Te Kaunihera o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
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0800 920 029
fndc.govt.nz

Application for resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9).
Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement discussion

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
☐ **Yes** ☑ **No** ☑ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
☐ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
☐ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
☐ **Fast Track (Land Use - Controlled Activity)**
☐ **Change of Consent Notice (s.221(3))**
☐ **Certificate of Compliance (s.139)**
☐ **Extension of time (s.125)**

☐ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent 3m³
☐ **Subdivision**
☐ **Existing Use Certificate (s.139A)**
☐ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

☐ **Other (please specify)** _____

3. Would you like to opt out of the fast track process?

☑ **Yes** ☐ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with?

Kororāreka Marae

Who else have you consulted with?

Department of Conservation
Heritage NZ

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Bruce Mitchinson - Mitchinson Simiona Architects

Email: [redacted]

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

◯ **Yes** ☑ **No**

If yes, please provide details:

6. Address for correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s: Bruce Mitchinson - Mitchinson Simiona Architects

Email: [redacted]

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Ken and Mary Finlayson

Property address/ location: [redacted]

8. Application site details

Location and/or property street address of the proposed activity:

Name/s:

Site address/ location: 39 Wellington St
Russell
0202 Postcode

Legal description: portion of block no.1 old land ... **Val Number:** 3318000

Certificate of title: NA512/226

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ◯ **Yes** ✔ **No**

Is there a dog on the property? ◯ **Yes** ◯ **No**

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

New sleep out building with bathroom addition&New retaining wall structure& Minor alterations to existing buildings
Restricted Discretionary Activity under FNDC Operative Plan 12.5A.6.3.2
Restricted Discretionary Activity under FNDC Proposed Plan HA-R4 [under appeal]

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ✔ **2023**

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

- [x] **Building Consent** Enter BC ref # here (if known)
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard Consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? ◯ **Yes** ◉ **No** ◯ **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? ◉ **Yes** ◯ **No** ◯ **Don't know**

- [ ] **Subdividing land**
- [x] **Disturbing, removing or sampling soil**
- [ ] **Changing the use of a piece of land**
- [ ] **Removing or replacing a fuel storage system**

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ◯ **Yes** ◉ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- [ ] **Flooding**
- [ ] **Landslips**
- [ ] **Coastal Erosion**
- [ ] **Coastal Inundation**
- [ ] **Active Faults**
- [ ] **Liquefaction**
- [ ] **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ◉ **Yes**

15. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ◉ **Yes** ◯ **No**

If yes, please be advised that the timeframe will be suspended as per s107G of the RMA to enable consideration for the draft conditions.

16. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full) Mitchinson Simiona Architects attn. Bruce Mitchinson

Email: [redacted]

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

Fees Information
An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees
I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full) Bruce Mitchinson

Signature:
(signature of bill payer) [redacted]

Date 08-Oct-2026

MANDATORY

17. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:
Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, **www.fndc.govt.nz** These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

18. Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name (please write in full) Bruce Mitchinson

Signature [redacted]

Date 08-Oct-2026

A[redacted]ion is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- ☐ Payment (cheques payable to Far North District Council)
- ☑ A current Certificate of Title (Search Copy not more than 6 months old)
- ☑ Details of your consultation with Iwi and hapū
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☑ Applicant / agent / property owner / bill payer details provided
- ☑ Location of property and description of proposal
- ☑ Assessment of Environmental Effects
- ☑ Written approvals / correspondence from consulted parties
- ☑ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☑ Location and site plans (land use) AND/OR
- ☐ Location and scheme plan (subdivision)
- ☑ Elevations / floor plans
- ☑ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans

mitchinsonsimiona
[architects]

planning and assessment of effects report

237-001 39 Wellington St Russell
8th October 2026
revision 1

P.O. Box 37828 Parnell Auckland 1151 p:+64 9 368 4300 e:home@myarchitect

mitchinsonsimiona
[architects]

report prepared for
Ken and Mary Finlayson

site street address
39 Wellington St Russell NZ

legal description
Freehold
Limited as to Parcels
Estate: Fee Simple
Identifier: NA 512 / 226 North Auckland
Legal Description: Portion of Block No.1 of Old Land Claims Nos.288A and 288E
Site Area: 617 sqm more or less
Registered Owners: Kenneth Ross Finlayson and Nigel Bruce Johnson

introduction
The proposal involves the addition of a second sleepout, adding an additional 2 beds to an existing 4 bed holiday batch complex, to accommodate a family of six.

The new sleepout includes a new bathroom, to be shared with the existing sleepout building, both located on higher ground, behind the main batch building.

The two sleepout buildings will be connected by a covered deck area.

The main batch building currently houses the only bathroom on site.

To accommodate the higher occupancy, a new connection to the town wastewater sewer is proposed, to replace the existing septic tank system. Two new 10,000 litre water tanks, at the top of the site, are also proposed.

Behind the existing batch is an historic unsupported excavated cut, created to form the existing batch building platform. It is proposed to construct a retaining wall along the cut line, to ensure continued ground stability.

Improved access between the sleepout, and existing batch levels is also proposed.

site and existing features
A triangular site, located at the first bend in the road, after the intersection with Kent St [boat ramp access] along Wellington St.

At street level, there is an existing single garage, the main water tank, and space for parking, off the sealed carriageway.

From this area there is pedestrian access only up to an existing 1950's batch, and on up to an existing sleepout, constructed in the early 2000's.

The existing batch has a large living room, kitchen, bathroom, two bedrooms, and a balcony
A small shed on the deck, opposite the main entry door to the batch, contains a laundry

The existing sleepout is one room, with an outdoor deck.

The site rises approximately 17.5m, steeply, from the road, to the back corner of the site.
Due to the elevation, and existing foliage, the batch and sleepout are not visible from the street.

The site has uninterrupted elevated views of Kororāreka Bay, and this is enhanced by the site slope.

Water supply is by on-site roof collection to the existing storage tank adjacent to the garage
Wastewater is currently processed through an existing septic tank system.

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legal requirements - planning

Legal requirements for sustainable management of natural and physical resources are contained in the **Resource Management Act 1991.**

Section 104 of the Resource Management Act 1991, sets out requirements for consideration of an application for a resource consent, subject to **Part 2** of the Act, and **Section 77M**, having regard to; actual effects on the environment, by allowing the activity, positive measures to offset any adverse effects on the environment, relevant provisions in documentation listed under **Section 104 [1][b]**, and any other matters the authority considers necessary to determine the outcome.

Section 104[1][b][vi] includes a plan, or proposed plan, and, given this proposal's narrow scope and alignment with the **Far North District Plan [operative]** and the **Far North District Plan [proposed – decision version dated 30th June 2026]**, objectives, policy, and rules, these form the basis of this assessment.

Section 104[1][b] specifies that both Plan, and Proposed Plan must be considered, however, it does not specify any weighting of the provisions in these documents. For this proposal, compliance with all rules and standards, and responding to all matters of discretion, under both plans, is the design objective. Any weighting between the plans is not a consideration.

More specifically the activity is defined as Restricted Discretionary, under both **Far North District Plan** [operative] and the **Far North District Plan** [proposed – decision version dated 30th June 2026], and specific provisions are set out under **Section 104C Determination of Applications for Restricted Discretionary Activities.** In this case the authority has restricted its discretion, in the plan, and proposed plan, in accordance with **Section 104C[1][b]** of the Resource Management Act 1991.

Due to the close alignment with the Plan, and Proposed Plan, we can confirm that the activity represents the sustainable management of natural and physical resources, in accordance with **Section** 5 of the Resource Management Act 1991.

This application does not include provisions under the **Medium Density Residential Standards** therefore it is not subject to **Section 77M**, in terms of consideration.

Furthermore the proposal does not trigger any matters of national importance, under **Section 6 of the Resource Management Act 1991,** maintains and enhances the amenity values under **Section 7**, and respects the principles of the Treaty of Waitangi under **Section 8 of the Resource Management Act 1991.**

plan rules in general

far north district plan [operative]
chapter 10 – coastal environment- russell township zone

- Activities under this zone are managed to protect the intrinsic and heritage character of Russell
- One residential unit per 1000sqm site area [for sites connected to the council sewer system]
- Activities other than residential to be restricted to 2 persons per 1000sqm
- Maximum building height 7.2m
- 20% of the net site area is maximum building coverage [building scale control]
- 2.5m max height on boundary with 45deg recession plane into site
- 3m road boundary set back, 1.2m setback from other boundaries
- 35% maximum building coverage relative to gross site area [stormwater management]
- 50% within 6m of road boundary must be landscaped
- Non residential activities must be screened [rubbish storage, vehicle parking, loading areas, work areas]

far north district plan [operative]
chapter 12 – natural and physical resources – natural hazards

- Restrictions on development in response to natural hazards
- Residential units must be at least 20m from the dripline of any trees in shrubland or forest

far north district plan [operative]
chapter 12 – natural and physical resources – section 5a heritage precincts – wellington st

- Maintain villa and bungalow residential development providing historical character
- Archaeological considerations when excavating or building over existing natural ground
- Development to support pedestrian use in the area
- Visible alterations to buildings in this precinct are restricted discretionary activities [consent may be granted subject to specific conditions the council may impose]
- Restrictions on exterior colours and materials apply
- Relationship of building to the street will be assessed

proposed plan rules in general

far north district plan [proposed – decision version at 30th June 2026].
kororāreka russell township zone

- Activities under this zone are managed to protect heritage character of Russell
- One residential unit per 1000sqm site area
- Maximum building height 7.2m
- 20% of the net site area is maximum building coverage [building scale control]
- 2.0m max height on northern boundary with 55deg recession plane into site
- 2.0m max height on southern boundary with 35deg recession plane into site
- 2.0m max height on western and eastern boundary with 45deg recession plane into site
- 3m road boundary set back, 2m setback from other boundaries, 25m setback from mean high water spring tide line
- 35% maximum impermeable area to gross site area [stormwater management]
- 50sqm outdoor living space per unit requirement
- Boundary fencing no more than 1.2m high
- 50% within 6m of road boundary must be landscaped
- Storage must be screened

coastal environment overlay

- Additions to buildings to be no greater than 20% of the existing floor area
- Maximum building height 5m or no greater than the ridgeline of an existing adjacent structure
- Earthworks not to exceed 50sqm over a 10 year period

heritage area overlay – kororāreka russell – part b wellington st

- Alterations that visually change the external appearance of a building, when viewed from a public place require a resource consent
- Heritage colour pallet applies to all buildings located in a heritage precinct
- Archaeological restrictions apply for any excavation under Accidental Discovery Protocol

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[a r c h i t e c t s]

operative far north district plan
section 1 standards and rules assessment

clause	comment	complies/does not comply
FNDC district plan part 2 **10.9.5 zone rules** Activities in the Russell Township Zone must comply not only with zone rules but also with the relevant rules under Part 3 of the Plan – District Wide Provisions An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the rules in Part 3.	**refer 10.9.5.1 below**	
10.9.5.1 permitted activities Permitted activity if a] it complies with standards 10.9.5.1.1 to 10.9.5.1.14 b] it complies with permitted activities under part 3 of the plan	a] complies with all permitted activity standards 10.9.5.1.1 to 10.9.5.1.14 **b] does not comply with all relevant permitted activities under part 3 [see 12.5A.6.2.3]**	not a permitted activity
10.9.5.1.1 relocated buildings Relocated buildings are permitted where they meet the standards for permitted activities in the plan. Building works to reinstate must be completed within 6 months of delivery to site	No relocated building proposed Standard not relevant	
10.9.5.1.2 residential activity Each residential unit must have the minimum site area: 1000sqm for sewered sites 3000sqm for unsewered sites Except that this rule does not limit the use of an existing site for a single residential unit for a single household provided all other zone standards are met	Existing use established for one household unit, unsewered, on a 617sqm site All other zone standards met.	complies

clause	comment	complies/does not comply
FNDC district plan part 2 **10.9.5 zone rules** Russell Township Zone [cont]		
10.9.5.1.3 scale of activities The number of people engaged in activities on site, in addition to those that normally reside, or are members of one household unit: 2 persons for sewered sites 2 persons for unsewered sites This number may be exceeded by not more than 60days, in any 12 month period for activities ancillary to the primary activity on site	Existing batch and sleepout rooms operate as a single household unit. Ancillary activities are not anticipated and if these do occur, will not exceed more than 60days in any 12 month period	complies
10.9.5.1.4 maximum height The maximum height of buildings shall be 7.2m	All buildings incl. existing structures do not exceed **5.2m** high	complies
10.9.5.1.5 building scale The maximum net ground floor area of all buildings shall not exceed 20% of the net site area Net floor area in Town Basin, Gateway or Heritage Precincts shall not exceed 20% net site area	Existing net floor area 102sqm [excl toilet areas] 103/617 x 100 17% Additional net floor area – heritage precinct 23sqm [excl toilet areas] [103+13]/617 x 100 **19%**	complies
10.9.5.1.6 sunlight No part of a building shall project beyond a 45deg recession plane measured inwards and set 2m above site boundaries. Except that this may be exceeded for a maximum distance of 10m along any boundary as long as the maximum height of any building exceeding the standard is 2.7m	All new and existing buildings fall within the 2m+45deg recession plane [including new water tanks]	complies

clause	comment	complies/does not comply
FNDC district plan part 2 **10.9.5 zone rules** Russell Township Zone [cont]		
10.9.5.1.7 stormwater management Maximum proportion of gross site area covered by buildings and other impermeable surfaces – 35%	Roof area extg and proposed [excl decking, paths and water tanks] 161sqm 161/617 x 100 = **26%**	complies
10.9.5.1.8 setback from boundaries a] Minimum setback from road boundaries = 3m b] Minimum setback from other boundaries 1.2m except no setback is required for a length of 10m along any one boundary c] Not less than 50% of the area 6m in from the road boundary must be landscaped	a] Existing use for existing garage on road boundary b]Existing shed within 1.2m for a distance of 2.3m on north boundary New access stair within 1.2m north boundary for 1.4m New water tanks within 1.2m north boundary for 4.5m [total 8.2m]along north boundary New water tank within 1.2m on south boundary for 2.1m All other buildings set back more than 3m of front and at least 1.2m off side boundaries c] 195sqm total site area within 6m of front boundary 157sqm landscaped **80%**	complies

clause	comment	complies/does not comply
FNDC district plan part 2 **10.9.5 zone rules** Russell Township Zone [cont]		
10.9.5.1.9 outdoor activites Any activity may be carried on outside except that any commercial non-residential activities shall be carried out within buildings	No commercial non-residential activities proposed	complies
10.9.5.1.10 transportation chapter 15 rules for zone apply	Existing use vehicle access and parking already established activity not changed	complies
10.9.5.1.11 hours of operation Hours of operation restricted for non-residential activities	Existing residential activities only	complies
10.9.5.1.12 keeping of animals No factory farming, breeding facilities, or animal boarding	No animal activities proposed	complies
10.9.5.1.13 noise a] all activities on site shall be conducted so that noise from at or within the boundary of any site in this zone, or notional boundary of any dwelling within the rural or coastal zone shall not exceed 55dBA L10 between 0700 and 2200 hrs and 45dBa L10 and 70dBa Lmax between 2200 and 0700 hrs	No noisy activities proposed	complies
10.9.5.1.14 helicopter landing area Helicopter landing areas not permitted	No Helicopter landing provision	complies

clause	comment	complies/does not comply
FNDC district plan part 2 **10.9.5 zone rules** Russell Township Zone [cont]		
10.9.5.2 restricted discretionary activity Restricted Discretionary Activity if a] it does not comply with one of the standards 10.9.5.1.1 to 10.9.5.1.8 and 10.9.5.1.10 and 10.9.5.1.13 b] complies with all other standards under 10.9.5.1 c] it complies with standards 10.9.5.2.1 to 10.9.5.2.9 d] it complies with permitted, controlled or restricted discretionary activities under part 3 of the plan. Exercise of discretion restricted to those matters set out in Assessment Criteria 11.21 and matters contained in 10.5.9.2.1 to 10.5.9.2.9	a] complies with all standards listed – not relevant b] complies with all other permitted activity standards c] complies with 10.9.5.2.1 to 10.9.5.1.9 d] complies with permitted , controlled or restricted discretionary activities under part 3	restricted discretionary activity
10.9.5.2.1 to 10.9.5.2.9	not relevant as Permitted Activity rules are met	

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clause	comment	complies/does not comply
FNDC district plan part 2 **Assessment Criteria 11.21** Russell Township Basin and Gateway Area as defined on maps 89 and HP4 a] where existing buildings are altered or added to the roof pitches of new roofs should be the same b] where existing buildings are altered or added to this should be in a manner that preserves essential character c] window size and shape should be appropriate to the building d] traditional construction methods and materials to be used [timber frame, timber cladding, corrugated sheet steel] e] dormer windows only where consistent with historic style of building f] low level of ornamentation g] protection and enhancement of existing vegetation encouraged and soft landscaping preferred for site boundary screening h] buildings not to be visually obtrusive viewed from the Strand or Kororāreka Bay and buildings on the skyline should not exceed maximum height	a] new roof pitches match existing apart from connecting flat roof over deck b] building scale and forms match existing to preserve essential character c] window sizes and proportions are consistent with existing d] timber cladding, corrugated steel roofing and timber window and door joinery used to match existing. translucent polycarbonate roofing only used on roof over deck e] no dormer windows f] no ornamentation g] existing vegetation and soft landscaping enhanced h] building scale and forms broken up so as not to be visually obtrusive	

summary FNDC operative district plan part 2 zoning rules
See 10.9.5 and 10.9.5.1 in the zone rule commentary above.
The development complies with all zone rules for a Permitted Activity, however, as it does not comply with one of the rules under Part 3 [eg.12.5A.6.2.2], it is a Restricted Discretionary Activity.
Exercise of discretion is restricted to Assessment Criteria under 11.21 only, as Permitted Activity rules are met for general zoning rules.

clause	comment	complies/does not comply
FNDC district plan part 3 **12.3.6 soils and minerals** Must comply with not only the rules under this section but also with zone rules and with other relevant rules under Part 3 of the Plan – District Wide Provisions		
12.3.6.1 permitted activities Activity is permitted if: a] it complies with the standards 12.3.6.1.1 – 12.3.6.1.5 b] complies with permitted activity standards under part 2 c] complies with other part 3 permitted activities	a] complies with standards where applicable b] complies with permitted standards under part 2 **c] does not comply with other permitted standards under part 3**	not a permitted activity under this rule
12.3.6.1.1 and 12.3.6.1.2	Not applicable to Russell Township Zone	
12.3.6.1.3 excavation or filling Excavation and filling Permitted in the Russell Township Zone if a] it does not exceed 200cum b] does not involve a cut or filled face of more than 1.5m note1: compliance with Council earthworks by-law required note2: where a site is within a coastal hazard area 1 or 2, more restrictive rules apply note3: some rural excavations are excluded	a] excavation does not exceed 200cum b] involves an existing cut face of 1.7m protected by a retaining wall [1.5m – 3m retained cut excluded from cut/fill under definitions **note 1** must comply with by-law **note 2** not in a coastal hazard area **note 3** not in a rural zone	permitted activity

clause	comment	complies/does not comply
FNDC district plan part 3 **12.3.6 soils and minerals** [cont]		
12.3.6.1.4 nature of fill Filling in any zone must meet the following standards a] it must not contain hazardous components b] does not consist of material other than soil, rock c] fill must not contain more than 5% vegetation by volume	Proposed retaining backfill consists of permeable drainage metal and soil from on site	complies

12.3.6.1.5 excavation within national grid yard	Not applicable	
12.3.6.2 restricted discretionary activities Restricted Discretionary Activity if a] it does not comply with one of the standards 12.3.6.1.1 to 12.3.6.1.3 b] complies with 12.3.6.1.4 c] complies with 12.3.6.2.1 to 12.3.6.2.3 d] it complies with permitted, controlled, or restricted discretionary standards under part 2 of the plan. e] it complies with other relevant standards for permitted, controlled or restricted discretionary activities under part 3 Exercise of discretion restricted to those matters specified in the relevant rule, the assessment criteria applicable in the relevant zone, and in section 12.3.7	**a] complies with all standards therefore does not meet requirements under this rule** b] complies with nature of filling material c] complies d] complies e] complies	not a restricted discretionary activity under this rule
12.3.6.2.1	Not relevant to Russell Township Zone	

summary FNDC operative district plan part 3 soils and minerals
Not a permitted activity under rule 12.3.6.1, due to not meeting other relevant standards for permitted activities under part 3.
However, under rule 12.3.6.1.3, subject to specific criteria, the activity is permitted.
Compliance with FNDC Earthworks By-law is one of these criteria, which is mandatory regardless of the note in the district plan.
Excavation does not exceed 200 cubic metres, and cut faces that are retained do not fall under the 1.5m rule.

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[architects]

clause	comment	complies/does not comply
FNDC district plan part 3 **12.5A heritage precincts** [Wellington st Heritage Precinct]		
12.5A.6.1 permitted activities Activity is permitted if: a] it complies with the standards 12.5A.6.1.1 – 12.5A6.1.4 b] complies with permitted activity standards under part 2 c] complies with other part 3 permitted activities	**a] does not comply with 12.5A.6.1.1** b] complies c] complies	not a permitted activity
12.5A.6.1.1 maintenance of buildings Maintenance of existing buildings is permitted if: a] the building is in the Pouerua Heritage Precinct or b] the existing visual appearance of the building is not changed c] the structure of the building is not altered d] Heritage colours are used in The Strand and Christ Church heritage precincts	a] not relevant **b] visual appearance of buildings is changed** **c] structure of buildings is altered** d] not relevant	does not comply
12.5A.6.1.2 signs in the strand and Kerikeri inlet heritage precincts	not relevant	
12.5A.6.1.3 parking and access in the strand	not relevant	
12.5A.6.1.4 alterations to land in the strand , pouera and Kerikeri inlet heritage precincts	not relevant	
12.5A.6.1.5 planting of trees in the Kerikeri inlet heritage precinct	not relevant	

clause	comment	complies/does not comply
FNDC district plan part 3 **12.5A heritage precincts** [cont]		
12.5A.6.2 controlled activities Activity is controlled if: a] it does not comply with 12.5A.6.1.1 b] complies with rules 12.5A.6.1.2-12.5A.6.1.5 c] complies with rules 12.5A.6.2.1-12.5A.6.2.3 d] complies with permitted or controlled activity standards under part 2 e] complies with other part 3 permitted or controlled activities	a] does not comply with 12.5A.6.1.1 b] rules not applicable **c] does not comply with 12.5A.6.2.3** d] complies e] complies	not a controlled activity
12.5A.6.2.1 maintenance of buildings Activity is controlled if it does not comply with standards set under 12.5A.6.1.1	not relevant	
12.5A.6.2.2 alterations in all heritage precincts except kerikeri basin Alterations to the exterior of a building that are not visible from a public place is a controlled activity	Alterations to existing buildings are **visible** from Kororāreka Bay	does not comply
12.5A.6.2.3 new buildings which are not visible to the public Construction of a new building in any of the heritage precincts, except the strand, and Kerikeri, is a controlled activity if it is not visible from a public place	New building **visible** from Kororāreka Bay	not a controlled activity

clause	comment	complies/does not comply
FNDC district plan part 3 **12.5A heritage precincts** [cont]		
12.5A.6.3 restricted discretionary activities Restricted Discretionary Activity if a] it does not comply with one or more of the standards under 12.5A.6.1 and 12.5A.6.2 b] complies with rules 12.5A.6.3.1 to 12.5A.6.3.4 c] it complies with relevant standards for permitted, controlled, or restricted discretionary standards under part 2 of the plan. d] it complies with all other relevant standards for permitted, controlled or restricted discretionary activities under part 3	**a] does not comply with** **12.5A.6.1.1** **12.5A.6.2.2** b] complies with 12.5A.6.3.1 and 12.5A.6.3.2. 12.5A.6.3.3 and 12.5A.6.3.4 not relevant c] complies d] complies	restricted discretionary activity
12.5A.6.3.1 alterations to buildings in all heritage precincts If alterations are visible from a public space the activity is Restricted Discretionary provided it is not a listed heritage building under the plan. Exercise of discretion restricted to: a] location in relation to buildings on site and adjacent sites and consistent relationship to the street b] exterior design and appearance c] colour of exterior finishes d] materials used e] heritage value of building and effect on heritage value of the precinct f] effect on the heritage and archaeological value of the precinct g] relationship of the building to the landscape and archaeological sites	Alterations are visible from Kororāreka Bay a] existing structures established on site alterations do not adversely affect the relationship between buildings on site the existing relationship to adjacent sites and the street is not affected b] building scale and forms match existing to preserve essential character c] colours are consistent with the existing colour scheme of buildings	restricted discretionary activity

clause	comment	complies/does not comply
12.5A.6.3.1 alterations to buildings in all heritage precincts [cont]	d] timber cladding, corrugated steel roofing and timber window and door joinery match existing. ornamentation e] new and existing buildings follow the policy of the precinct building scale and forms broken up so as not to be visually obtrusive f] contributes to the heritage value no archaeological effects g] location is not close to listed archaeological sites so not read in detailed context and forms blend with the surrounding context.	

clause	comment	complies/does not comply
FNDC district plan part 3 **12.5A heritage precincts** [cont]		
12.5A.6.3.2 new buildings within heritage precincts New Construction visible from Public Space is Restricted Discretionary Exercise of discretion restricted to: a] location in relation to buildings on site and adjacent sites and consistent relationship to the street b] exterior design and appearance c] colour of exterior finishes d] materials used e] heritage value of building and effect on heritage value of the precinct f] effect on the heritage and archaeological value of the precinct g] relationship of the building to the landscape and archaeological sites	Alterations are visible from Kororāreka Bay a] existing structures established on site alterations do not adversely affect the relationship between buildings on site the existing relationship to adjacent sites and the street is not affected b] building scale and forms match existing to preserve essential character c] colours are consistent with the existing colour scheme of buildings d] timber cladding, corrugated steel roofing and timber window and door joinery match existing. ornamentation e] new and existing buildings follow the policy of the precinct building scale and forms broken up so as not to be visually obtrusive f] contributes to the heritage value no archaeological effects	restricted discretionary activity

clause	comment	complies/does not comply
12.5A.6.3.2 new buildings within heritage precincts [cont]	g] location is not close to listed archaeological sites so not read in detailed context and forms blend with the surrounding context.	
12.5A.6.3.3 alterations and new buildings within Kerikeri basin heritage precincts	Not relevant	
12.5A.6.3.4 maintenance of buildings Is restricted discretionary where buildings are not painted in heritage colours within the Christ Church and Strand heritage precincts	Not relevant	
12.5A.6.6 affected persons Where resource consent application is required under rules 12.5A.6.2, 12.5A.6.3 and 12.5A.6.4 and the written approval from Historic Places Trust, and DOC has been obtained the application will be dealt with as non-notified.	Correspondence with Historic Places Trust and DOC included in **appendix c**	

summary FNDC district plan part 3 heritage precincts

All alterations, additions and new buildings, proposed in the Wellington St Heritage Precinct are automatically Restricted Discretionary activities, if visible from a public place.

A public place, by definition, in the District Plan, can be adjacent public space, such as a road or a reserve, or broader context, like in this case, Kororāreka Bay.

Exercise of discretion is restricted to assessment criteria contained in Heritage rules, 12.5A.6.3.1 and 12.5A.6.3.2, for alterations, and new structures, respectively.

For this proposal the minor alterations to the existing batch and sleep out structures, are not relevant, as these are not visible from a public place.

While the new sleep out is a separate structure, for compliance reasons under the Building Act, it is visually connected to the old sleep out, and the argument as to whether this is an alteration, or a new structure is ambiguous.

However, the Assessment Criteria for exercising discretion are the same, for either alterations or new structures, which simplifies the response to effects.

Heritage rules state that affected parties are the Historic Places Trust and the Department of Conservation, and their input is mandatory, in this instance, for historic and archaeological assessment.

The site is not adjacent to, or located on, whenua of cultural importance to Māori.

clause	comment	complies/does not comply
15 transport		
15.1.6A traffic		
15.1.6A.2 permitted activities Activity is permitted if: a] complies with the standards under 15.1.6A.2.1 b] complies with relevant standards for permitted activities under part 2 c] complies with all other relevant standards for permitted activities under part 3	a] complies b] complies c] does not comply	not a permitted activity
15.1.6A.2.1 traffic intensity Traffic intensity determined by table 15.1.6A.1 Rule only applies when establishing a new activity. Exemption for first residential unit on a site	Traffic intensity for existing first and only residential unit exempt	complies
15.1.6A.3 controlled activities Commercial, industrial, Hort processing and Orongo Bay Special zone only	Not relevant	
15.1.6A.4 restricted discretionary activities Restricted discretionary in any zone if: a] does not comply with traffic intensity values under 15.1.6A.2.1 or 15.1.6A.3.1 b] complies with 15.1.6A.4.1 c] complies with relevant standards for permitted, controlled of restricted discretionary activities under part 2 d] complies with all other relevant standards for permitted, controlled of restricted discretionary activities under part 3 Council may approve or refuse an application and impose conditions on any consent	a] complies therefore not a restricted discretionary activity under this rule b] same effect as permitted activity c] complies d] does not comply	

clause	comment	complies/does not comply
15.1.6A traffic [cont]		
15.1.6A.4.1 traffic intensity Traffic intensity determined by table 15.1.6A.1 Rule only applies when establishing a new activity. Exemption for first residential unit on a site	Traffic intensity for existing first and only residential unit exempt, [same as 15.1.6A.2.1]	complies
15.1.6A.7 assessment criteria Matters contained in s104 and s105 of the act in addition to assessment criteria listed under this rule	Assessment criteria under this rule relate to traffic intensity affects which remain unchanged from the established residential activity	
15.1.6B parking		
15.1.6B.1 permitted activities Activity is permitted if: a] complies with the standards under 15.1.6B.1.1 to 15.1.6B.1.6 b] complies with relevant standards for permitted activities under part 2 c] complies with all other relevant standards for permitted activities under part 3	a] not relevant b] complies **c] does not comply**	not a permitted activity
15.1.6B.1.1 on site carparking Where an activity establishes, or changes the minimum number of carparking spaces provided under Appendix 3C applies [Appendix 3C 2 carparks per residential unit required]	Existing 1 carpark space provided on site No requirement to add extra carpark – Appendix 3C deleted	minimum carpark number rules removed December 2025
15.1.6B.1.2 – 15.1.6B.1.6	Not relevant	

clause	comment	complies/does not comply
15.1.6B parking [cont]		
15.1.6B.2 restricted discretionary activities Activity is restricted discretionary if: a] it does not comply with rule 15.1.6B.1.1 b] complies with other standards under 16.1.6B.1 c] complies with 16.1.6B.2.1 and 16.1.6B.2.2 d] complies with relevant standards for permitted, controlled, or restricted discretionary activities under part 2 e] complies with all other relevant standards for permitted, controlled, or restricted discretionary activities under part 3	a] not relevant b] not relevant c] not relevant d] complies e] complies	minimum carpark number rules removed December 2025

summary FNDC district plan part 3 transport
There is no change to the traffic intensity as defined in 15.1.6A.2.1 and 15.1.6A..4.1. Alterations and additions to an existing single residential unit do not constitute a change in use.
Restricted Discretionary activity status cannot be assigned under 15.1.6A.4 as it meets the traffic intensity criteria under a Permitted Activity, therefore assessment criteria for traffic intensity effects are not relevant.
Minimum parking rules were removed by mandate under Section 55 of the Resource Management Act 1991, and this overrides any previous parking provision rules, under the District Plan.

proposed far north district plan [decision version at 30th June 2026].
section 2 standards and rules assessment

clause	comment	complies/does not comply
FNDC Proposed District Plan KRT Kororāreka Russell Township Zone		
KRT-R1 new buildings and alterations to existing buildings Activity is permitted where: **PER-1** The new building or structure or alteration to an existing building or structure will accommodate a permitted activity. **PER-2** For multi unit development the building or complies with standard KRT-9 **PER-3** The new building or structure or alteration to an existing building or structure complies with standards KRT-S1 to KRT-S8	PER-1 alterations and new structures accommodate a permitted activity PER-2 not applicable PER-3 complies with standards KRT-S1 to KRT-S8	complies permitted activity
KRT-R2 impermeable surface coverage Activity is permitted where: **PER-1** The impermeable surface coverage of any site is not more than 35%	PER-1 Roof area extg and proposed [excl decking, paths and water tanks] 160sqm 161/617 x 100 = **26%**	complies permitted activity
KRT-R3 residential activity Activity is permitted where: **PER-1** The site area per standalone unit is at least 1000sqm **PER-2** The activity is not multi unit	PER-1 Existing residential activity PER-2 Not multi unit	complies permitted activity

clause	comment	complies/does not comply
FNDC Proposed District Plan KRT Kororāreka Russell Township Zone [cont]		
KRT-R4 visitor accommodation Activity is permitted where: **PER-1** The visitor accommodation is within a residential unit or accessory building **PER-2** The occupancy does not exceed 6 guests per night **PER-3** The site does not share access with another site	PER-1 activity within residential unit or accessory buildings PER-2 activity does not exceed 6 guests per night, not including owner household PER-3 access not shared with another site	complies permitted activity
KRT-R5 to KRT-R20	Standards not applicable	
KRT-S1 maximum height maximum height of a building or structure, or extension or alteration to an existing building or structure is 7.2m above ground level	Max height is **5.2m**	complies permitted activity
KRT-S2 height in relation to boundary Building or structure must be contained under recession planes 55deg at 2m on northern boundaries 45deg at 2m on eastern and western boundaries 35deg at 2m on southern boundaries	Buildings including new water tanks fall within permitted standards	complies permitted activity

clause	comment	complies/does not comply
FNDC Proposed District Plan KRT Kororāreka Russell Township Zone [cont]		
KRT-S3 setback building or structure, or extension or alteration to an existing building or structure must be set back 1. 3m from road boundaries 2. 2m from any other site boundary Except that no setback is required for 10m along any one such boundary Excludes uncovered decks less than 1m high Underground wastewater infrastructure Water tanks less than 2.7m in height	Existing shed encroaches 2m north boundary setback for 2.3m New stair encroaches 2m north boundary setback for 3m New sleepout encroaches 2m north boundary setback for 4.6m [not incl. eaves] New 2.9m high water tanks buried so that height does not exceed 2.7m so encroachment not included in total of 9.9m on north boundary. Water tank encroachment on southern boundary setback not applicable due to buried height. New access steps encroach 2m south boundary setback for 2.4m New return retaining/screen and deck encroaches 2m south boundary setback for 5.8m [total 8.2m]	complies permitted activity

KRT-S4 setback from MHWS building or structure, or extension or alteration to an existing building or structure must be set back at least 27m from MHWS	Alteration and new build set back more than 27m from MHWS	complies permitted activity
KRT-S5 building or structure coverage The maximum combined net floor area building or structure coverage is no more than 20% of the net site area	Existing net floor area 102sqm [excl toilet areas] 103/617 x 100 17% Additional 13sqm sleepout added plus existing structures extended out under eaves by 1.25 sqm [excl covered or uncovered outdoor areas and decks] [103+13]/617 x 100 **19%**	complies permitted activity

clause	comment	complies/does not comply
FNDC Proposed District Plan KRT Kororāreka Russell Township Zone [cont]		
KRT-S6 outdoor living space Each residential unit must have an exclusive outdoor living space of: 50sqm at ground level with minimum dimension of 5m 8sqm with minimum dimension of 2m where not located on the ground floor	Existing outdoor living space provided	complies permitted activity
KRT-S7 fencing and boundary walls All fences and boundary walls must not exceed a maximum height of 1.2m above ground	No fencing proposed	complies permitted activity
KRT-S8 outdoor storage Any area used for storage or stockpiling must be screened from view from adjoining sites and public places	No outdoor storage proposed	complies permitted activity
KRT-S9 multi unit residential size 1 bed unit 45sqm 2 bed unit 62sqm 3 bed unit 82sqm	Standard not applicable	

summary FNDC proposed district plan KRT zoning standards
The proposal complies with all zone standards for Permitted Activities.

clause	comment	complies/does not comply
FNDC Heritage Area **HA-R_** Part B Wellington St Overlay		
HA-R1 maintenance and repair of buildings rule only applies to maintenance or repair otherwise HA-R2 applicable	rule not applicable	
HA-R2 additions and alterations to existing buildings or structures Permitted activity in heritage area overlays where: **PER-1** building not a scheduled heritage resource **PER-2** building or structure complies with standards HA-S1 and HA-S2 Standard HA-S2 does not apply if alteration or addition is painted to match the existing colour scheme of the building or structure **PER-3** addition or alteration is not located between the street boundary and the street facing elevation of the principal building on site	PER-1 not a scheduled heritage resource PER-2 no heritage resource within 20m of alterations and additions. HA-S2 not applicable as additions and alterations will be painted to match the existing colour scheme. PER-3 addition is not located between the street boundary and the street facing elevation in Wellington St Overlay Compliance achieved with PER-2 and PER-3 therefore not a restricted discretionary activity	permitted activity
HA-R3 strengthening or fire protection to scheduled heritage resource	HA-R3 not applicable	

clause	comment	complies /does not comply
FNDC Heritage Area **HA-R_** [cont]		
HA-R4 new buildings or structures and relocated buildings Restricted Discretionary activity in Kororāreka Russell Part B Wellington St Overlay where: **RDS-1** if located in part A heritage overlay it does not have a frontage to the marine coastal area **RDS-2** complies with HA-S1 setback from heritage resource, and HA-S2 heritage colours **Matters of discretion are restricted to:** a. whether the proposed building or structure will adversely affect the heritage values of the heritage area overlay b. whether the proposed building or structure will adversely affect the heritage values of any adjacent scheduled heritage resource c. the colour of all exterior surfaces and their appropriateness within the heritage area overlay d. any landscaping or fencing e. the location and relationship of the building or structure in relation to adjoining sites, coastal marine area, roads f. any assessments or advice from a suitably qualified and experienced heritage or cultural expert [where provided] g. any consultation with Heritage NZ Pouhere Taonga, Department of Conservation and Tangata Whenua [where provided] h. in the Kororāreka Russell Heritage Overlay, the matters listed in Policy KRT-P6	RDS-1 not applicable as not in Part A area overlay RDS-2 no heritage resource within 20m of new building, and new building painted in heritage colours – Resene Sea Fog BS5252 N92-005-100 Matters of discretion: a. New small scale cottage structure added to existing low-key, and informally sited simple gable form buildings, as b. New building is not located close to a scheduled heritage resource, therefore any affect will be less than minor c. Exterior colours to HA-S2 Heritage Colours d. Existing garden setting and backdrop retained, no fencing proposed e. New building is not visible from the street, due to the site contours, and that it is located behind the existing main batch structure. It is visible from Kororāreka Bay, although its small scale in relation to existing residential building clusters, on site, and adjacent sites will mean it will blend into the mix. f. no heritage or cultural experts have been consulted g. consultation with Heritage NZ, DOC, and Kororāreka Marae in appendix c h. policy KRT- P6 KRT- P6 [a] not applicable KRT- P6 [b] not applicable KRT- P6 [c] protects integrity of build form by mimicking style and scale of existing building forms on site and general building arrangement is low key and informal KRT- P6 [d] not applicable KRT- P6 [e] not applicable KRT- P6 [f] not applicable KRT- P6 [g] not applicable KRT- P6 [h] existing landforms, or setting not affected KRT- P6 [i] not applicable	restricted discretionary activity

clause	comment	complies /does not comply
FNDC Heritage Area **HA-R_** [cont]		
HA-R5 Earthworks Kororāredka/ Russell part B overlay Activity permitted if: **PER-3** The earthworks 1.do not exceed 200cubic, 2. Are not within 20m of scheduled heritage resource, 3.complies with HA-S3 Accidental Discovery Protocol	PER-3 complies	complies permitted activity
HA-R6 to HA-R14	Not applicable	

HA-S1 Setback from a Scheduled Heritage Resource 20m setback from scheduled heritage resource	Existing and new structures located approximately 75m from the closest heritage resource	complies permitted activity
HA-S2 Heritage Colours Exterior facades finished in heritage colours	See HA-R2 and HA-R4	complies permitted activity

summary FNDC proposed district plan HA heritage overlay rules and standards
All new buildings or structures in the Koprorāreka Russell Part B Wellington St Overlay are Restricted Discretionary Activities under the rules, noting that applicable rules are subject to appeal
Matters of discretion are restricted to matters listed under rule HA-R4.

clause	comment	complies /does not comply
EW-S3 Accidental Discovery Protocol On discovery of any suspected sensitive material the person must take the following steps: 1.Cease all works within 20m of any part of the discovery immediately and secure the area, including: a] shutting down all earth disturbing machinery and stopping all earth moving activities; and b] establish a sufficient buffer area to ensure that all material remains undisturbed. 1.Within 24 hours of the discovery the owner of the site, tenant or the contractor must: a] inform the following parties of the discovery: i] The New Zealand Police if the discovery is of human remains or kōiwi; ii] The Council in all cases; iii] Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; and vi] Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.	Conditions accepted	

clause	comment	complies /does not comply
EW-S3 Accidental Discovery Protocol [cont] 1.No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: a] If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or b] If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives. 1.Recommencement of work: a] Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required; b] Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and c] Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.	Conditions accepted	

summary FNDC proposed district plan EW earthworks standards
All earthworks in the Koprorāreka Russell Part B Wellington St Overlay are subject to Accidental Discovery Protocol.

clause	comment	complies/non-compliant
FNDC Proposed District Plan CE Coastal Environment		
CE-R1 new buildings and structures and alterations to existing structures **PER- 1** If located in an Kororāreka Township Zone it: 1. Is no greater than 300sqm and 2. located outside high or natural character areas and 3.Complies with: CE-S1 Max Height CE-S2 Colours and Materials CE-S4 Setback from MHWS PER-1[1] does not apply to Kororāreka Russell **PER-2** If not located within any of the zones referred to in PER-1 it: 1.Is not used for residential activity 2.is no greater than a] 25sqm within an outstanding character area b]50sqm within a high natural character area c]110sqm in all other areas of the coastal environment 3.Complies with: CE-S1 Max Height CE-S2 Colours and Materials CE-S4 Setback from MHWS **PER-3** extension to lawfully established building is: 1.no greater than 20% extg GFA 2.complies with CE-S1 **PER-4** any new building or structure and relocated building not provided for by PER-1, PER-2 or PER-3 where it is: 1.fencing for stock exclusion 2.Upgrade of an existing above ground utility	PER-1 1.Koriorāreka Russell 300sqm rule not applicable 2. Outside high or natural character areas 3. Complies with CE-S1, CE-S2, CE-S4 PER-2 located in one of the zones referred to in PER-1 rule not applicable PER-3 existing buildings GFA 110sqm x 20%= 22sqm. 21sqm proposed in new additions and alterations Complies with CE-S1 PER-4 new buildings and alterations provided for in PER-1 and PER-3 Rule not applicable	complies permitted activity
CE-R2 – CE-R9 not applicable		
CE-S1 maximum height 1.Max height of new structure not to exceed 5.5m above ground level or 2. Any extension to an existing building or structure not to exceed height of existing building above ground level	1. Maximum height of new sleepout is 4.8m at the western corner 2. Maximum height of building extensions do not exceed height of existing sleepout structure.	complies permitted activity

clause	comment	complies/non-compliant
CE-S2 colours and materials Exterior surfaces of new buildings shall: 1.be constructed of natural materials or 2.be finished to achieve a reflectance value no greater than 30% and 3.if the exterior surface is painted, have an exterior finish within groups A,B, or C as defined within the BS5252 tandard colour palette in appendix 6, or equivalent. Standard does not apply to: a.Orongo Bay Zone b.Kohukohu, Mangonui, Paihia, Rawene, and Kororāteka Russell Heritage area overlays	Site located in Kororāreka Russell heritage overlay Rule not applicable	
CE-S3 earthworks or indigenous vegetation clearance Any earthworks must [where relevant]: 1.not occur in outstanding natural character areas; 2.not exceed a total area of: a.50sqm within a calendar year in an area of high natural character b.100sqm within a calendar year outside high or outstanding natural character areas; 3.not exceed a cut height or fill depth of 1m, or 1.5 where this relates to telecommunication facilities, and 4.screen any exposed faces visible from a public space Any indigenous vegetation clearance must: 1.not occur in outstanding natural character areas; 2. not exceed a total area of: a.50sqm within any 10 year period in an area of high natural character b.400sqm within any 10 year period outside high or outstanding natural character areas	Earthworks 1. not applicable 2a. not an area of high natural character 2b.do not exceed 100sqm 3.existing cut height of 1.7m to be retained 4. no exposed faces are visible from a public place Indigenous vegetation clearance 1.Not in outstanding natural character area 2a.not in an area of high natural character rule not applicable 2b. no indigenous vegetation clearance proposed	complies permitted activity

CE-S4 setbacks from MHWS New buildings and structures and relocated buildings or an extension to an existing building or structure must be set back at least: 1.30m from MHWS in the rural production, rural lifestyle, rural residential and horticulture processing facilities zones and Waitangi Estate sub zones – Te Pitowhenua, PapaRehia and Ahuwhenua sub zone or; 2,26m in all other zones Standard does not apply a. where there is a legally formed and maintained road between the property and MHWS	Legally formed and maintained road [Wellington St] between the property and MHWS Standard not applicable	
CE-R8 to CE-R15 **Coastal hazard area**	Not applicable Not in Coastal Hazard Area	
CE-S5 and CE-S6	Not applicable Not in Coastal Hazard Area	

summary FNDC proposed district plan coastal environment overlay standards
The proposal meets the Permitted Activity Standards within the Coastal Environment overlay.

mitchinsonsimiona
[architects]

section 3
summary - assessment of effects restricted to restricted discretionary matters of discretion

FNDC operative district plan part 2 zone rules
assessment criteria 11.21
a] where existing buildings are altered or added to the roof pitches of new roofs should be the same
b] where existing buildings are altered or added to this should be in a manner that preserves essential character
c] window size and shape should be appropriate to the building
d] traditional construction methods and materials to be used [timber frame, timber cladding, corrugated sheet steel]
e] dormer windows only where consistent with historic style of building
f] low level of ornamentation
g] protection and enhancement of existing vegetation encouraged and soft landscaping preferred for site boundary screening
h] buildings not to be visually obtrusive viewed from the Strand or Kororāreka Bay and buildings on the skyline should not exceed maximum height

FNDC operative district plan part 2 zone rules
response to criteria 11.21
a] new roof pitches match existing roof forms apart from the proposed connecting flat roof over the sleepout deck area, which reads as a secondary pergola veranda feature.
b] new building scale and forms match the existing sleep out structure to preserve the essential character of the existing buildings.
c] window sizes and proportions are consistent with existing windows.
d] timber cladding, corrugated steel roofing , timber window and door joinery are the proposed materials, to match existing. translucent polycarbonate roofing is proposed for the pergola roof structure over the sleep out level deck.
e] there are no dormer windows proposed
f] there is no ornamentation proposed
g] existing vegetation and soft landscaping will be enhanced, by gradual removal of exotic species, and replacement with natives.
h] buildings do not break the skyline, and in any case do not exceed maximum permitted height. scale of new structures are consistent with existing modest structures, to ensure that they are not visually obtrusive [see sk100 for context image].

mitchinsonsimiona
[architects]

FNDC operative district plan part 3 heritage precinct rules
assessment criteria under 12.5A.6.3.2 new buildings within heritage precincts
new construction is visible from the pubic space, namely Kororāreaka Bay [see sk100] therefore consideration must be given to:
a] location in relation to buildings on site and adjacent sites and consistent relationship to the street
b] exterior design and appearance
c] colour of exterior finishes
d] materials used
e] heritage value of building and effect on heritage value of the precinct

FNDC operative district plan part 3 heritage precinct rules
response to criteria under 12.5A.6.3.2 new buildings within heritage precincts
a] new sleepout structure is designed to integrate with the existing sleepout structure, and this, and observing the permitted activity boundary set-backs, and height in relation to boundary rules maintains a similar relationship to structures on adjacent sites. Additions are not visible from the street, as they sit behind the existing batch building. This means the existing relationship between structures and the street is unchanged.
b] new building scale and form matches existing structures to maintain consistent appearance and character.
c] exterior wall paint and roof colours are consistent with the colour scheme of the existing buildings
d] new timber cladding, corrugated steel roofing and timber window / door joinery match existing materials, which are consistent with predominant materials defining the built heritage character of the precinct.
e] existing buildings hold no listed heritage status
building scale and forms broken up so as not to be visually obtrusive
f] contributes to the heritage value no archaeological effects
g] location is not close to listed archaeological sites so not read in detailed context
forms follow the grain of the surrounding context.

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FNDC proposed district plan HA-R4 new buildings or structures and relocated buildings heritage area – part b wellington st overlay
assessment criteria / matters of discretion are restricted to:
a. whether the proposed building or structure will adversely affect the heritage values of the heritage area overlay
b. whether the proposed building or structure will adversely affect the heritage values of any adjacent scheduled heritage resource
c. the colour of all exterior surfaces and their appropriateness within the heritage area overlay
d. any landscaping or fencing
e. the location and relationship of the building or structure in relation to adjoining sites, coastal marine area, roads
f. any assessments or advice from a suitably qualified and experienced heritage or cultural expert [where provided]
g. any consultation with Heritage NZ Pouhere Taonga, Department of Conservation and Tangata Whenua [where provided]
h. in the Kororāreka Russell Heritage Overlay, the matters listed in **Policy KRT-P6**

Policy KRT-P6
Maintain the integrity of Kororāreka Russell Heritage Area Overlay and protect the heritage values by:
a.maintaining the architecture and integrity of the built form within part A, The Strand, recognising the use of veranda, roof forms, and materials that reflect an earlier architectural style.
b.maintaining Part A The Strand as predominantly a pedestrian area.
c. protecting the architecture and integrity of the built form within part B, Wellington Street, recognising the low key informal siting of buildings, bush backdrop, and villa and bungalow style form.
d.protecting and recognising the foreground and informal area upon entry of the village, created by the open space of the Christ Church building and yard of Part C Christ Church.
e. limiting the scale and form of development in part D Remainder of Overlay as it provides a backdrop to the village setting and land entrance to Kororāreka Russell and also supports the heritage values of Part A The Strand, Part B Wellington Street, and Part C Christ Church.
f. ensuring subdivision reflects the form of the early township and the surviving historical boundaries and street layout.
g. protecting scheduled archaeological sites from damage or destruction, and retrieving archaeological information whenever unscheduled archaeological sites are discovered.
h. acknowledging and protecting the landforms and setting of Kororāreka Russell which have an important relationship to the values of the heritage area
i. protecting boundary treatments and landscape areas associated with scheduled heritage resources.

mitchinsonsimiona
[a r c h i t e c t s]

FNDC proposed district plan HA-R4 new buildings or structures and relocated buildings heritage area – part b wellington st overlay
response to assessment criteria / matters of discretion

a. The existing modest, batch and separate sleepout structure, both located in the middle of the site, and surrounded by natural landscaping, typify the local historic character, and definition.
The Part B Wellington St Heritage Overlay is defined, by the proposed district plan as: the low key informal siting of buildings, bush backdrop, and villa, or bungalow style forms.
The design of the new sleep out and connecting veranda roof follows the low key informal siting theme, by mimicking the existing built form and scale of individual structures.
This design methodology seeks to enhance the defined heritage values, therefore there is no adverse affects on the heritage values of the overlay.
b. Proposed buildings and structures are not located close to any adjacent scheduled heritage resource, therefore there are no adverse affects on heritage resources.
c. Exterior colours of the new sleep out structure will match the colours of the existing sleepout structure, for continuity. While it hasn't been confirmed it is expected the existing colour scheme conforms to scheduled BS5252 heritage colours.
d. It is proposed to enhance the existing landscaping by gradual removal of exotic species and replacement with native species. There are no fence structures proposed in order to maintain the existing open connection to the street, and adjacent sites.
e. The relationship to the street remains unchanged, with the existing batch, and landscaping concealing the sleepout structures behind. Structures sit centrally between the long boundaries, to maintain established visual separation to the adjacent sites. The buildings are visible from the coastal marine area, however, due to the modest scale of the proposal, there is no discernible change to the the existing visual impact.
f. No assessments or advice have been sought from suitably qualified and experienced heritage or cultural experts.
g. Consultation with Heritage NZ Pouhere Taonga, Department of Conservation and Tangata Whenua is underway.

h. Relevant matters listed in **Policy KRT-P6** include:

c. Architecture and integrity of the built form in Part B Wellington is achieved by recognising the low key informal siting of buildings, bush backdrop, and villa and bungalow style form, in the new alterations and additions.

f. While there is no subdivision of the site proposed, it is important to recognise that the existing historic land boundaries remain in tact.

g. Accidental Discovery Protocol is deemed appropriate, in order to retrieve any possible archaeological finds on this unscheduled archaeological site. Some excavation is required for new foundations for buildings and retaining walls.

h. The site rises from Wellington St, following existing contours, which extend well beyond the site to the highest point, on Te Maiki, a prominent heritage landmark. The proposal follows the existing contours to acknowledge and protect the existing landform, both physically and visually.

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[architects]

appendix a – land title

P.O. Box 37828 Parnell Auckland 1151 p:+64 9 368 4300 e:home@myarchitect

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

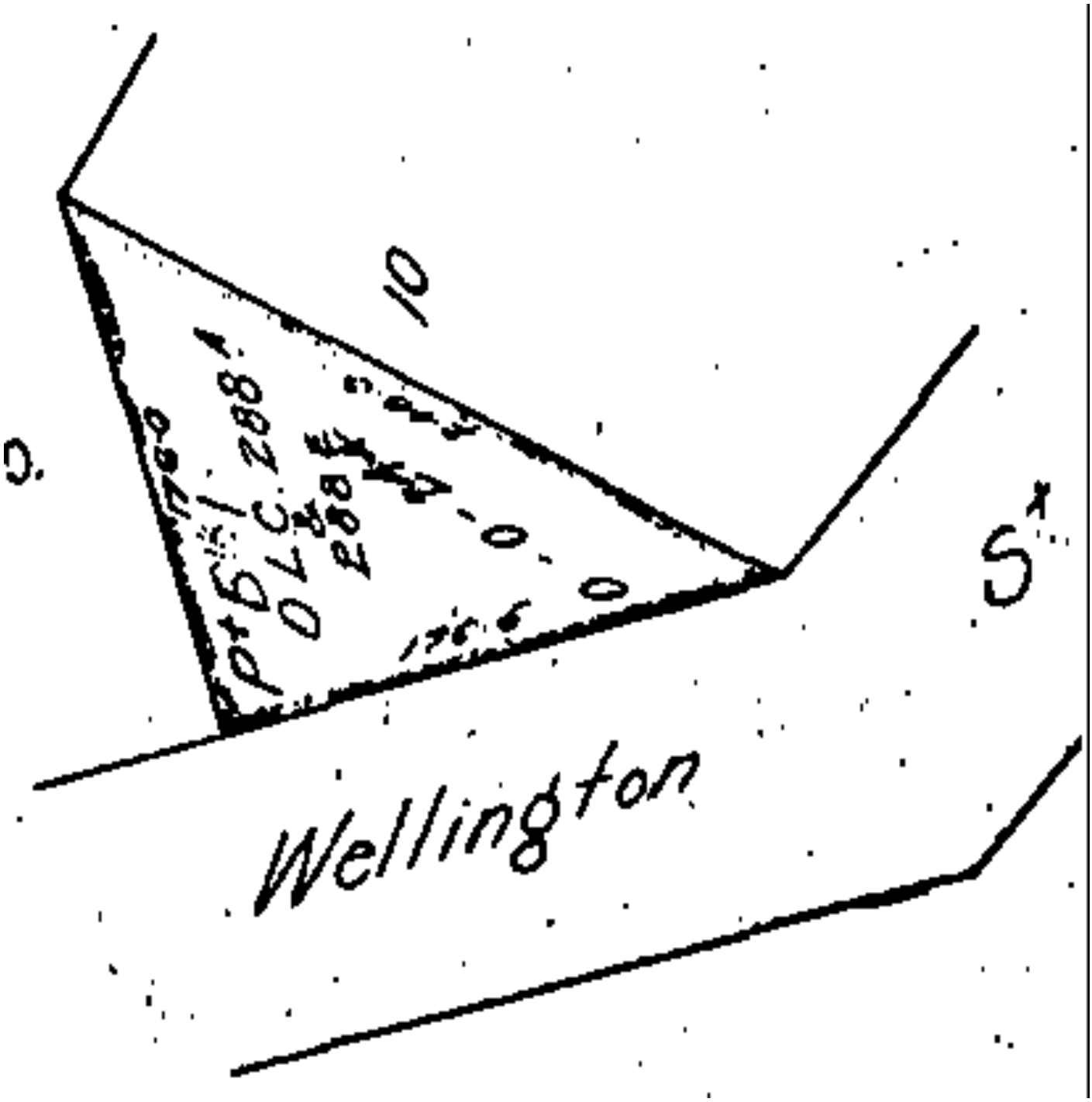
Identifier	**NA512/226**
Land Registration District	**North Auckland**
Date Issued	08 October 1928

Prior References
DI 1E.193

Estate	Fee Simple
Area	617 square metres more or less
Legal Description	Portion of Block No. 1 of Old Land Claims Nos. 288A and 288E

Registered Owners
Kenneth Ross Finlayson and Nigel Bruce Johnson

Interests
13111757.1 Mortgage to Bank of New Zealand - 27.9.2024 at 3:55 pm


10
Wellington
S

appendix b – proposed plans

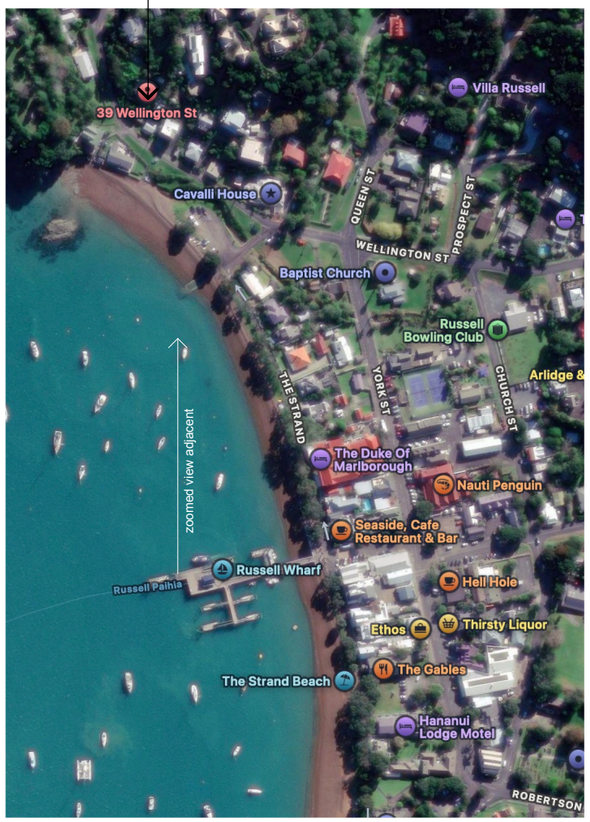
237-001-dwg-sk100-010926	Site location and context
237-001-dwg-sk101-140826	Site plan
237-001-dwg-sk102-140826	Batch level plan
237-001-dwg-sk103-140826	Sleep out level plan
237-001-dwg-sk104-140826	Elevations

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site location



location plan

new sleep out

existing batch

existing sleep out



zoomed view to northern end kororareka bay from russell wharf

planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed]
southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

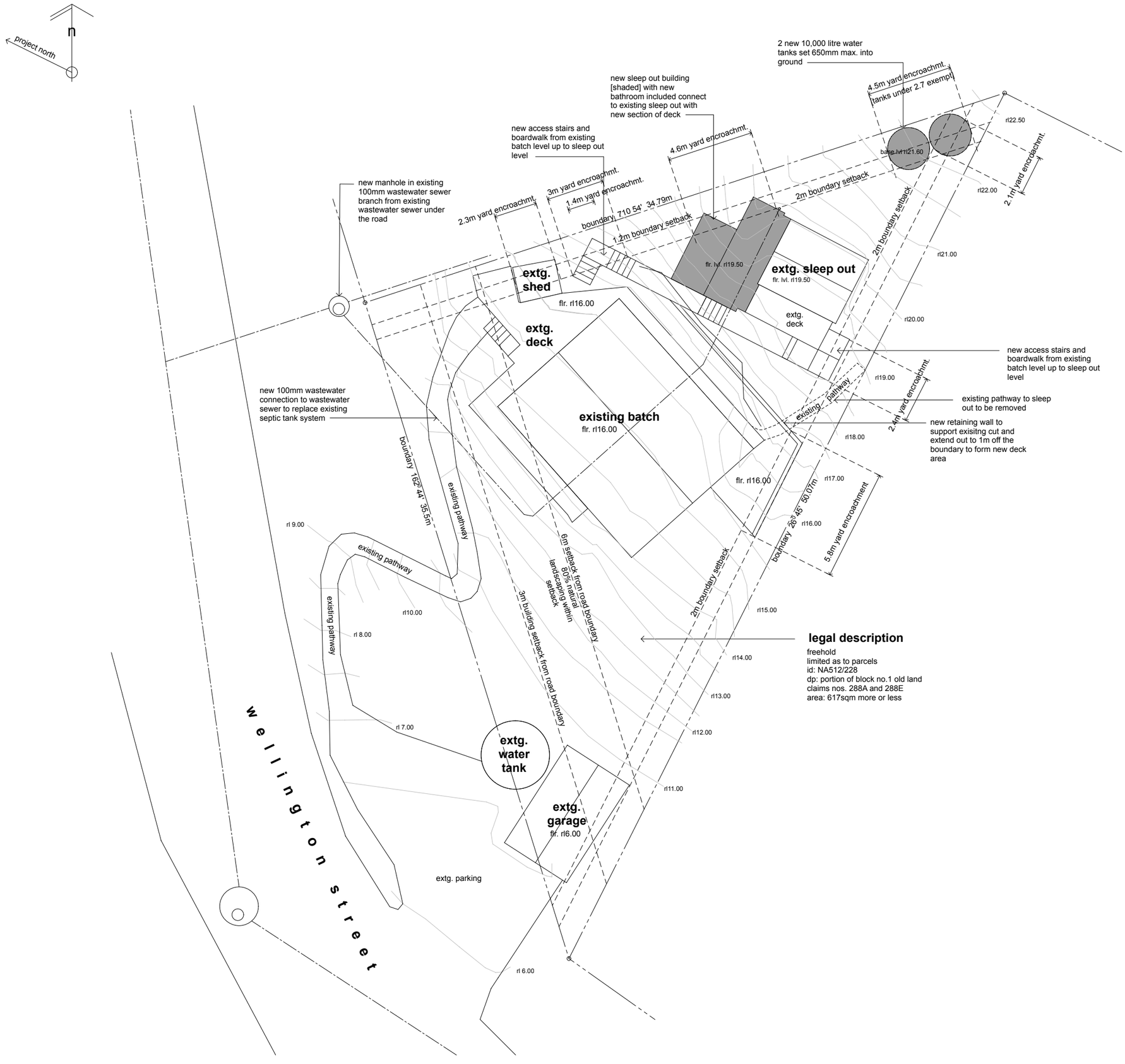
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

site location and context

scale A1 nts. A3 nts.
date september 2026
project number **237-001**
drawing number **sk100**



legal description

freehold
limited as to parcels
id: NA512/228
dp: portion of block no.1 old land claims nos. 288A and 288E
area: 617sqm more or less

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planning notes

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FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

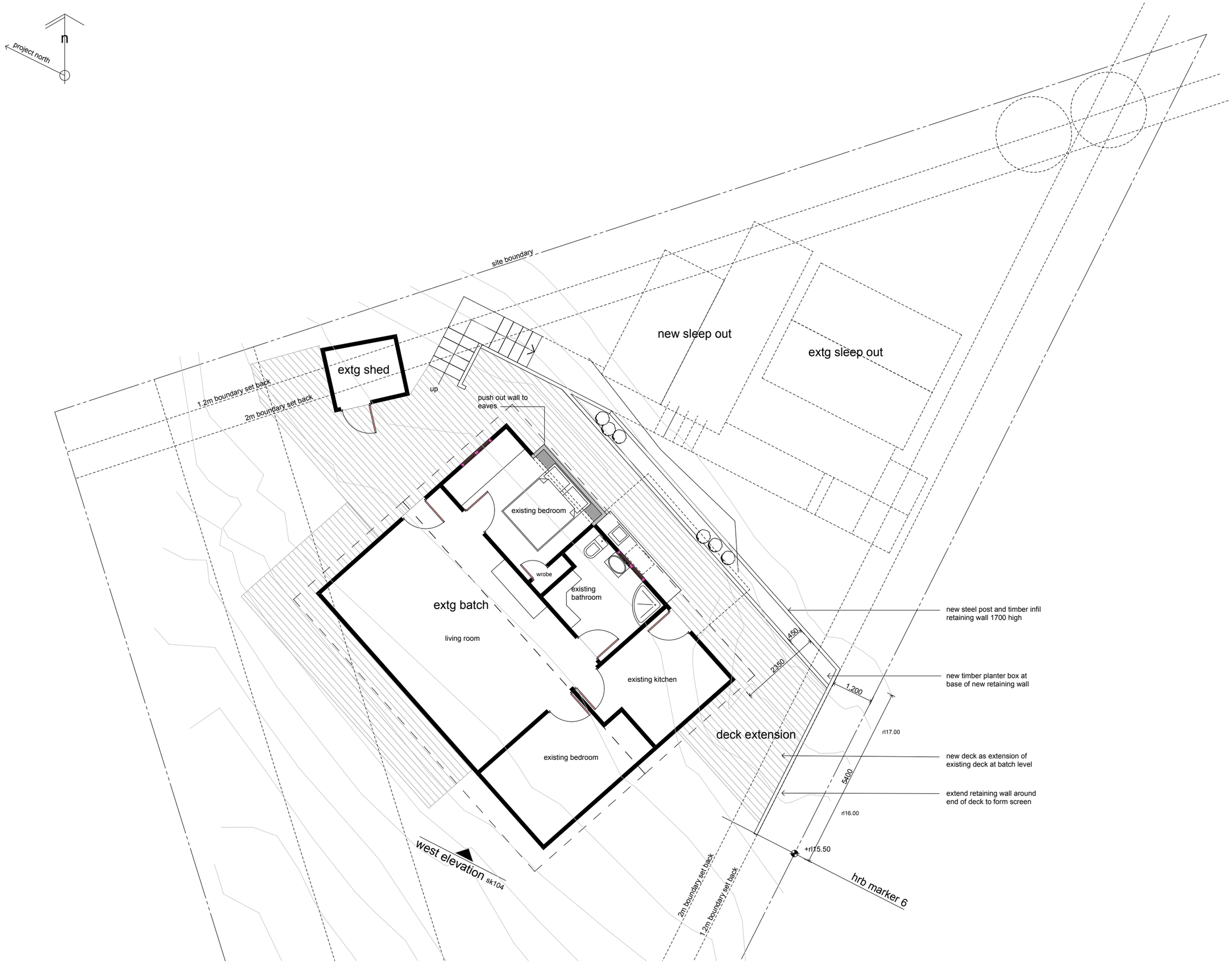
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

site plan

scale A1 1:100 A3 1:200
date july 2026
project number **237-001**
drawing number **sk101**



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planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed]
southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

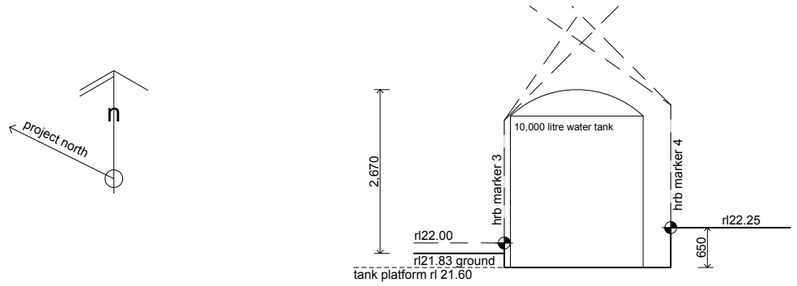
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

batch level plan

scale A1 1:50 A3 1:100
date july 2026
project number **237-001**
drawing number **sk102**



t a n k h r b d i a g r a m

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planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

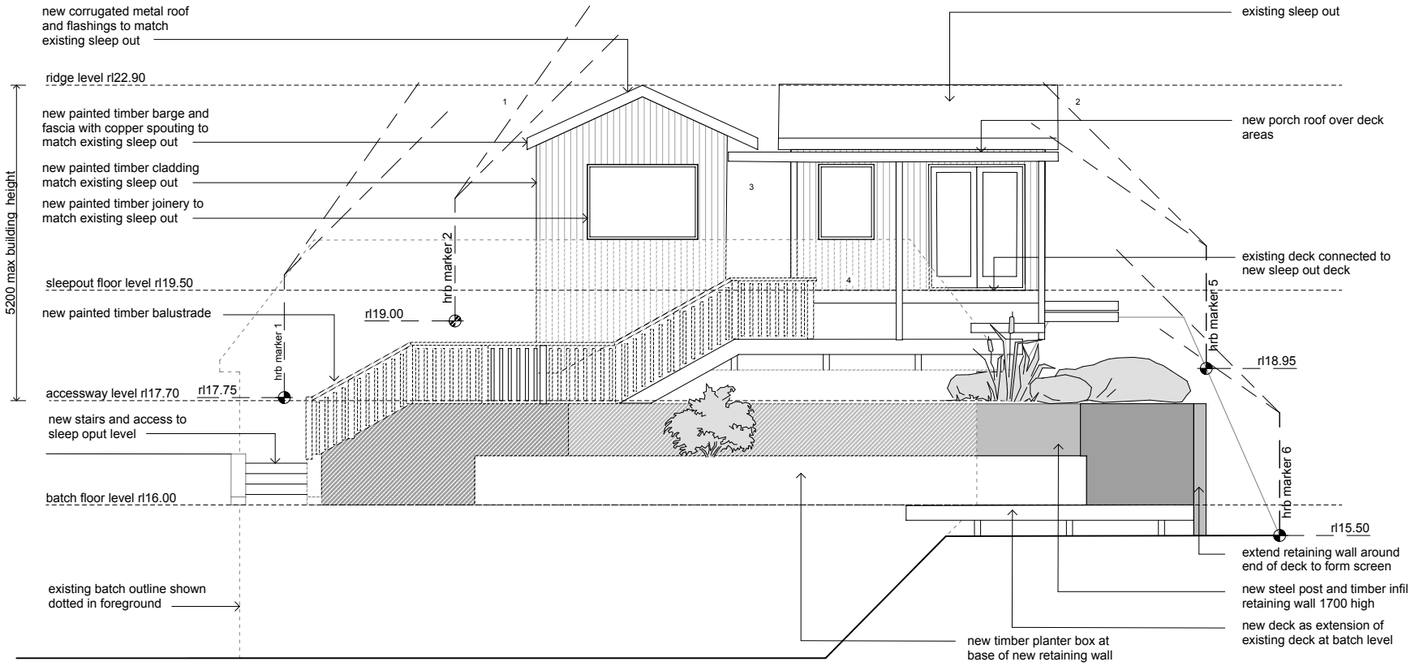
sleepout level plan

scale A1 1:50 A3 1:100

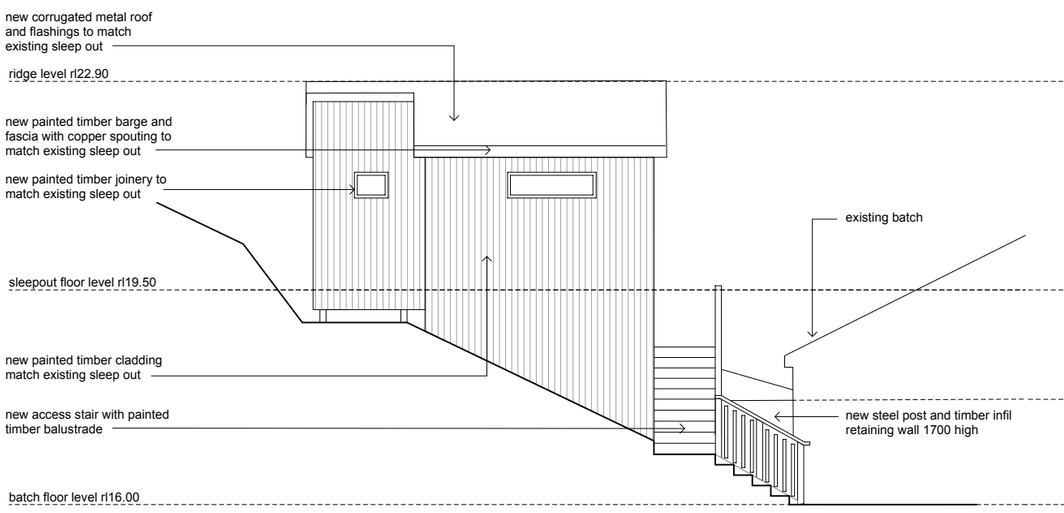
date july 2026

project number **237-001**

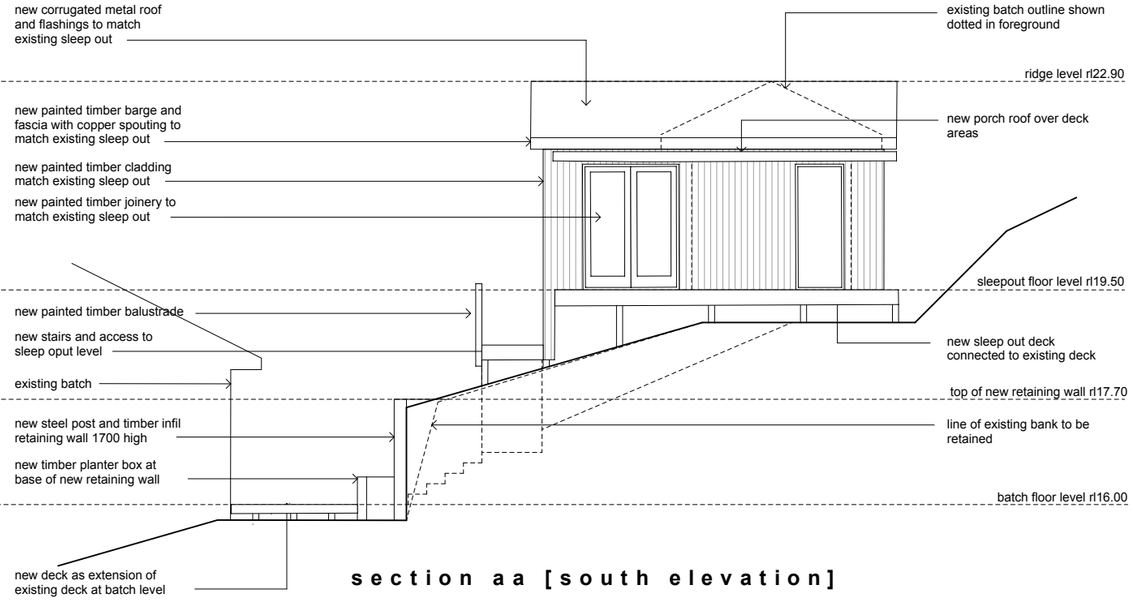
drawing number **sk103**



w e s t e l e v a t i o n



n o r t h e l e v a t i o n



s e c t i o n a a [s o u t h e l e v a t i o n]

mitchinsonsimiona
[a r c h i t e c t s]

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planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

elevations

scale A1 1:50 A3 1:100

date august 2026

project number **237-001**

drawing number **sk104**

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[architects]

appendix c – affected parties consultation

email response from the Department of Conservation
email response from Heritage New Zealand
email response from Kororāreka Marae

P.O. Box 37828 Parnell Auckland 1151 p:+64 9 368 4300 e:home@myarchitect

[redacted]

R

Kia Ora,

Your request for comments on the Resource Consent application from Applicant was sent to RMA@doc.govt.nz with DOC reference NC922.

The RMA team considered there are **no comments** regarding the proposal as described on (date).

Thank you for your consideration for best interests of the Department.

If you have any questions regarding this email, please contact RMA@doc.govt.nz using the DOC reference number.

Kia pai to ra, tena koe

Trix Heigan
Statutory Process Officer – Resource Manangement | Whakahaerenga rauemi a te apiha tukanga ture
Hamilton Office | Kirikiriroa
Department of Conservation| Te Papa Atawhai
www.doc.govt.nz

Kia piki te oranga o te ao turoa, i roto i te ngatahitanga, ki Aotearoa.
To work with others to increase the value of conservation for New Zealanders.

www.doc.govt.nz



From: Bruce Mitchinson
Sent: Friday, September 18, 2026 9:08 AM
To: RMA
Cc: K & M Finlayson
Subject: Re: Re: Alterations and Additions to 39 Wellington St Russell - Mitchinson Simiona Limited

Hi Trix

We are after comments to support our application, to FNDC, for a resource consent.

DOC, must be consulted, as an affected party under the operative plan 12.5A.6.6.

While relevant parts of the proposed plan are still under appeal , namely HA-R4, the summary of effects and response is best covered in the response at the end of our report.
The matters of discretion are covered, in addition to the heritage and archaeological policy response under KRT-P6, and this closely aligns with the operative plan.

Let me know if you have any further queries.

regards
Bruce

[redacted]

On 17 Sep 2026, at 12:26 PM, RMA <RMA@doc.govt.nz> wrote:

Kia ora Bruce,
Can you please tell me if you are asking for resource consent or for comments?

Kia pai to ra, tena koe

Trix Heigan
Statutory Process Support Officer – Resource Management I Apiha Tautoko Tukanga Ture – Whakahaere Rauemi
Hamilton Office I Kirikiriroa
Department of ConservationI Te Papa Atawhai
www.doc.govt.nz

Kia piki te oranga o te ao turoa, i roto i te ngatahitanga, ki Aotearoa.
To work with others to increase the value of conservation for New Zealanders.

www.doc.govt.nz



From: Adrian Walker <awalker@doc.govt.nz>
Sent: Wednesday, 16 September 2026 1:43 pm
To: RMA <RMA@doc.govt.nz>
Cc: NNI Statutory Team <NNIStatutoryTeam@doc.govt.nz>
Subject: Fw: Alterations and Additions to 39 Wellington St Russell - Mitchinson Simiona Limited

Kia ora RMA Team

Lodging this proposal for RMA Team response.

Proposal for alterations/additional building - 39 Wellington St Russell - Mitchinson Simiona Limited.

Kind regards

[redacted]

[redacted]

Subject: Alterations and Additions to 39 Wellington St Russell

Hi Adrian

James Robinson, from Heritage NZ, suggested i sent this to you, as first point of contact.

regards
Bruce

[redacted]

From [redacted]
Subject
Date
To
Cc

LA

Hi Bruce,

Thank you for the opportunity to comment on this resource consent application.

The proposal has been discussed with our Northland Area Office. Though the site is not listed with HNZPT, the proximity of several historic places and a Wāhi Tapu place make it a sensitive location. This is recognised by its inclusion within the FNDC Heritage area overlay – Kororāreka Russell – Part B Wellington St. The proposals are very small in scale, linked to an existing dwelling. If it is finished externally in matching materials of the same colour of the linked building, its visual impact will be very minor, and it will not degrade the environment or visual context of the listed places nearby. Although the new building will be visible, it will not be visually obtrusive when viewed from the Strand or from out on the water in Kororāreka Bay.

The modesty and small scale of the scheme is welcomed and therefore HNZPT has no objection to the proposals.

HNZPT recommends that the ADP procedures be followed should anything be uncovered during works. Please find attached ADP for your information.

Ngā mihi,
Lisa

Lisa Ahn I Planner/Kaiwhakamāhere – Northern Region
Heritage New Zealand Pouhere Taonga
L10 SAP Tower 151 Queen Street Auckland CBD I Private Box 105 291, Auckland City 1143 I DDI: (07) 577 4535 I Ph: 027 267 3197 I visit www.heritage.org.nz and learn more about NZ's heritage places.
Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future
This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

[redacted]

Subject: Proposed Additions and Alterations to 39 Wellington St Russell

Hi James

Attached documentation as discussed this morning.

regards
Bruce

mitchinsonsimiona limited
p- 09 3684300



[redacted]

DR

I love that Cottage [so cute and warm with great views...]
Delphine [Conservator at Pompallier]lived there with her partner Stefan so was very familiar.
No issues that I can see and haven't been informed of any Historical relevance.
Ngaa mihi
Deb

> On 02/10/2026 15:16 NZDT Bruce Mitchinson <bm@myarchitects.co.nz> wrote:
>
> Hi Deb
>
> Here are the plans we intend to submit to Council for a resource consent.
>
> Site is 39 Wellington St, on the corner next to Libby's cottage.
>
> Existing batch, black with green roof, and small sleep out behind, we propose to add another sleep out, connected to the existing one.
>
> regards
> Bruce

N

LOT 3
DEEDS 1016
RT NA512/224 LTD

STAKE
71° 54' 34.79m
ADPT DEED 1016
STAKE
STAKE

OLD PEG
OLD POST

SHED
STAIRS
DECK
DWELLING
RIDGELINE
TOP OF WALL
GUTTER
DWELLING
FL = 19.50
DECK
STAIRS
GARDEN
WATER TANK
SHED

162° 44' 35.51m
ADPT SO 47715

WELLINGTON STREET

CONCRETE PATH
WATER
POWER
FIBRE
METAL
WATER TANK
WATER SUPPLY TAP
SHED
CONC.

26° 45' 50.07m
ADPT SO 12268

PT BLK 1
OLC 288A & 288E
617m²
RT NA512/226 LTD
#39 WELLINGTON ST

LOT 10
SECTION 1
TOWN OF RUSSELL
RT NA64/271 (Guaranteed)

LOT 2
DP 333542

LOT 1
DP 333542

IMPORTANT NOTE:

This Topographical Survey has been undertaken on land held under a title recorded as Limited as to Parcels.

Boundary positions shown have been complied from LINZ records and confirmed by field measurements (±60mm); however, they have not been legally redefined and remain subject to LINZ approval.

If boundary relationships are critical, or if any certification of boundary position is required by Council, a cadastral redefinition survey will be necessary.

NOT FOR CONSTRUCTION

NOTES
1. COORDINATES ARE IN TERMS IN OF NZGD2000 - MT EDEN CIRCUIT.
2. LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM (NZVD2016).
3. ORIGIN OF LEVELS SM 1109 SO 58876 (C8EH) RL: 5.56m (LINZ 2018-3V).
4. BOUNDARIES HAVE BEEN CALCULATED FROM LINZ RECORDS AND VERIFIED BY FIELD SURVEY. ESTIMATED ACCURACY ±60MM.
5. MEASUREMENTS HAVE BEEN OBTAINED USING RTK GPS. ESTIMATED ACCURACY IS ±30MM.
6. ADJOINING BOUNDARIES HAVE BEEN SOURCED FROM LINZ DATA SERVICE.
7. AERIAL IMAGERY IS SOURCED FROM LINZ DATA SERVICE - FLOWN 2014-2015.
8. MAJOR CONTOUR INTERVAL = 2.0m
   MINOR CONTOUR INTERVAL = 0.5m
9. SURVEYED ON 28 JANUARY 2026.

I, KIERAN KEN STUART, BEING A LICENSED CADASTRAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS UNDERTAKEN BY ME OR UNDER MY PERSONAL DIRECTION AND THAT BOTH PLAN AND SURVEY ARE CORRECT WITHIN THE PROJECT CONSTRAINTS.

SIGNED: _____

DATE: 10/02/2026

SCALE 1:200
0 2 4 6 8 10

cook | costello
www.coco.co.nz
Whangarei | Auckland | Wellington | Christchurch

REV.	REVISION DETAILS	DRAWN	APP.
C			
B			
A	1ST ISSUE	18-02-26 KH	KS

PROJECT DETAILS
MARY & KEN FINLAYSON
39 WELLINGTON STREET
RUSSELL
PT BLOCK 1
OLD LAND CLAIM 288A & 288E

TITLE
TOPOGRAPHICAL PLAN

DATE CREATED	DRAWN	DESIGNED	APPROVED
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Geotechnical Investigation Report

Project

39 Wellington Street, Russell 0202

Job No.

17908

Client

Mrs Mary and Mr Ken Finlayson

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Date of issue

18/02/2026

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1. Executive Summary

Site Description:

Address	39 Wellington Street, Russell 0202
General	The site strongly slopes southwards with an average slope angle of 17 degrees. The site is vegetated with garden grasses and young trees. The site is accessible through an accessway connecting to the northeastern end of Wellington Street. It has an existing garage and stormwater tank near the site entrance. There is an existing dwelling, and a sleepout unit at its upslope extent.
Proposed works	The proposed development includes extensions to the sleepout, a new bathroom and an outdoor stairway. Retaining walls are also proposed.
Soil profile	The site predominantly consists of 0.4m of topsoil. It is underlain by firm to very stiff clays and silts, reaching depths of 1.6m below existing ground level. Completely weathered siltstone from greywacke was encountered below the clays and silts and is inferred to be up to 5m below the existing ground level. It is underlain by siltstone with decreasing weathering and increasing strength with depth.
Groundwater	No groundwater was encountered during shallow investigations up to 3.2 m below ground level at the property during the summer season. Ru=0.3 was adopted for the top 3 m of soils during raised groundwater conditions during severe storm events throughout the wet season.

Site Classification:

NZ Building Code Expansive Soil Class	H – Highly Expansive Soils
AS/NZS 1170.5:2004 Soil Class	C – Shallow soil sites

Bearing Capacity Summary based on Scala Penetrometer results:

Depth to 200 kPa Uncorrected UBC: (100 kPa Dependable)	0.4 m bgl
Depth to 300kPa Uncorrected UBC: (150 kPa Dependable)	0.8 m bgl

Site Foundation Options:

Shallow Foundations:	A stiffened slab (i.e. RibRaft) foundation can be designed for a UBC of 200 kPa or 300 kPa UBC if founded 0.4 m and 0.8 m below any topsoil, respectively. The stiffened slab should be specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm. It is recommended that 100mm of GAP40 hardfill be placed and compacted prior to construction.
Pile Foundations:	Specifically designed pile foundations embedded to a minimum depth of 1.5 m below finished ground level, adhering to NZ Building code B1/ VM2. Pile foundation design should be carried out in accordance with NZ Building Code B1/ VM2 and will require specific engineering design by a suitably qualified engineer.
Proposed Retaining Walls	Based on slope stability analysis, the proposed timber pole retaining wall B at the downslope of the dwelling requires a minimum embedment depth of 2 m to mitigate global slope instability risks. Compaction of engineered fill should not be taken directly adjacent to the installed retaining wall to avoid additional lateral loading.

2. Introduction

Mrs Mary and Mr Ken Finalyson ('Clients') have engaged Cook Costello to provide a Geotechnical Report in support of building consent to the Far North District Council (FNDC) for the proposed development at 39 Wellington Street, Russell. The Clients have proposed to construct a new bathroom, sleepout extension and retaining walls at the property. This report provides the geotechnical assessment for the proposed extension and retaining walls, based on desktop studies and the geotechnical site investigation conducted on 28th January 2026.

The conceptual architectural plans provided by the Client are attached in Appendix 1. A site testing plan is attached as Appendix 2, showing the property boundaries and associated site investigations.

2.1. Relevant Documentation

- NZ Building Code – Clause B1 (2025)
- AS2870:1996 - Construction of residential slabs and footings
- NZS3604:2011 - Timber-framed buildings
- NZS4402:1986 - Methods of testing soils for civil engineering purposes
- NZS4431:2022 – Engineered fill construction for lightweight structures
- NZS1170.5:2004 Part 5: Earthquake actions
- NZGS Earthquake Geotechnical Practice Guidelines (Revision 1, issued November 2021)
- FNDC & Northland Regional Council (NRC) GIS Maps
- FNDC Engineering Standards (Version 0.6, 2023)
- Resource Management Act 1991

2.2. Building Code – B1 Good ground definition

The requirement for specific engineer design depends on whether the site subsoils fall within the NZS3604:2011 & NZ Building Code B1 definition of 'Good Ground'. 'Good Ground' – means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. a dependable bearing capacity of 150 kPa using a reduction factor of 0.5) but excludes;

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils are those that have a liquid limit of more than 50% when tested in accordance with NZS4402:1986 Test 2.2 and linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS4402:1986 Test 2.6 and,

c) Any ground which could foreseeably experience a movement of 25 mm or greater for any reason, including one or a combination of the following: land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.

3. Desktop Studies

3.1. Site Description

39 Wellington Street, Russell has a legal description of Part Section 1 TN OF Russell and a total survey area of approximately 617 m^2. It is a triangular lot that strongly slopes from north to south, with an average slope angle of 17 degrees.

Site access is provided via its southeastern accessway, which connects to the northern side of Wellington Street. The property is approximately 40 m away from the Kororareka Bay coastline.

The site has an existing dwelling at its centre. An existing sleepout unit is located at the north of the dwelling. An existing stormwater tank and garage are located between the southern end of the dwelling and the southeastern property boundary.

The site extent, its property boundaries and surrounding land features are shown in Figure 1 below.

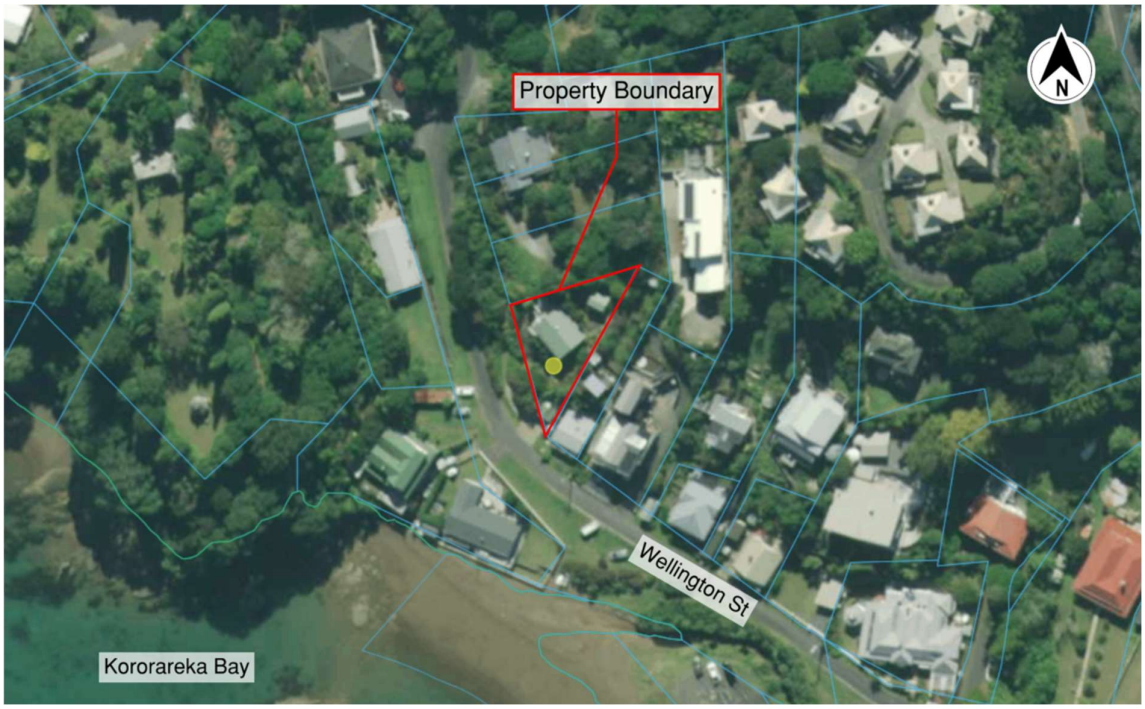


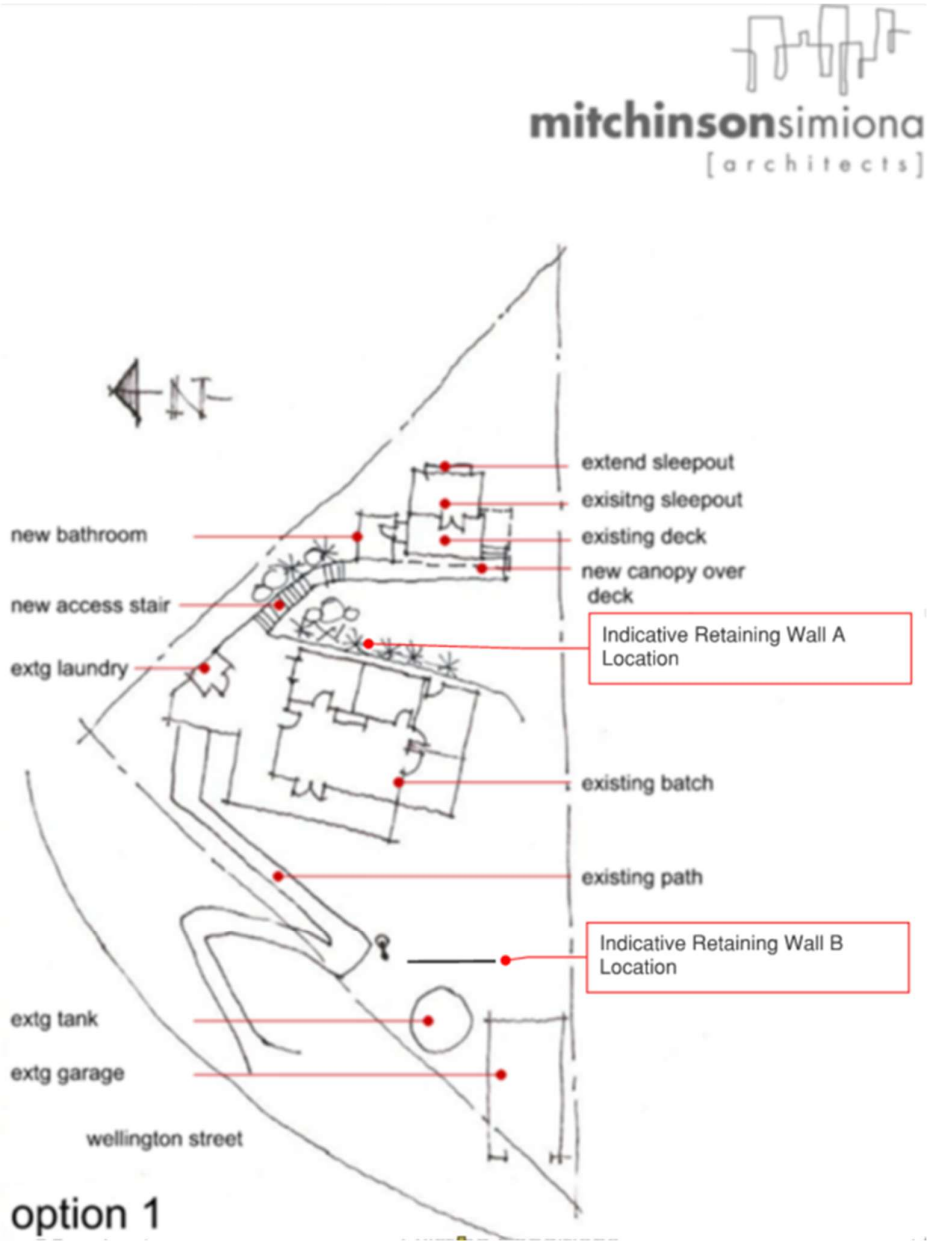
Figure 1. Aerial imagery showing the site extent and location (FNDC GIS Maps).

3.2. Proposed Development

It is proposed to extend the existing sleepout at the northern corner of the property. A new bathroom and outdoor stairway are also proposed at the west of the sleepout. A retaining wall is proposed to just below the sleepout – Retaining wall A, to retain the bank.

There is a discussion of adding a western retaining wall to just above the garage and water tank area, Retaining wall B. While not necessarily included in the current plans, this has also been explored in this report.The retaining walls have been added to the figure below to provide clarification.

The conceptual plan for the proposed development provided by the Client is shown in Figure 2 below. For full details of the conceptual site development plans, refer to Appendix 1.



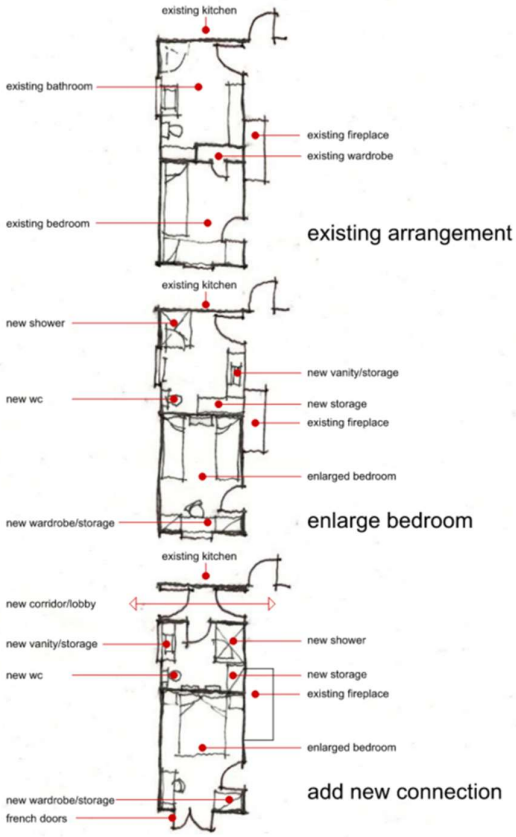


Figure 2. Schematic plans of the proposed site development (top) and proposed sleepout extension (bottom).

3.3. Published Geology

Based on GNS 1:250k online geological maps, the underlying geology of the site is defined as Waipapa Group sand and siltstone (Waipapa Composite Terrane), consisting of massive to thin-bedded lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert, and siliceous argillite.

O1S6+ (Early to Middle Pleistocene) undifferentiated estuary, river and swamp deposits are also mapped at a distance away from the southeastern extent of the site. Refer to Figure 3 below for the mapped geological formations.

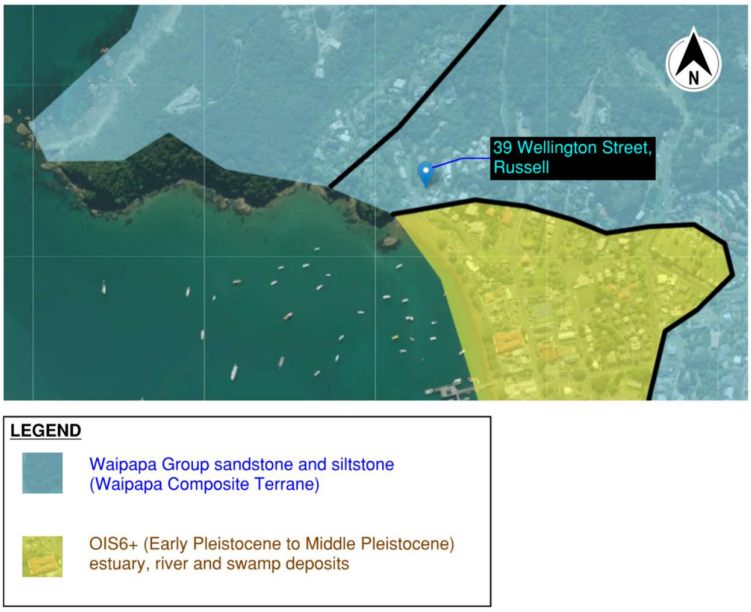


Figure 3. Geological Formation of the site (GNS 1:250k Geological Maps).

The Northland Regional Council's (NRC) Soils Factsheet Viewer has mapped Rangiora clay, clay loam, and silty clay loam (RAH) near the property, which are types of mature greywacke soil.

These are regionally scaled documents and should not be relied on for site-specific acceptance.

3.4. Published Groundwater Table

The GNS National Water Table indicates that groundwater is expected to be encountered between 0 and 20 metres below the existing ground level, as shown in Figure 4 below. It should be noted that 0—20 metres instead of 0 – 5 mbgl is a more accurate depth range of the encountered groundwater table, as the depths are influenced by the Kororareka Bay mapped near the site extent.

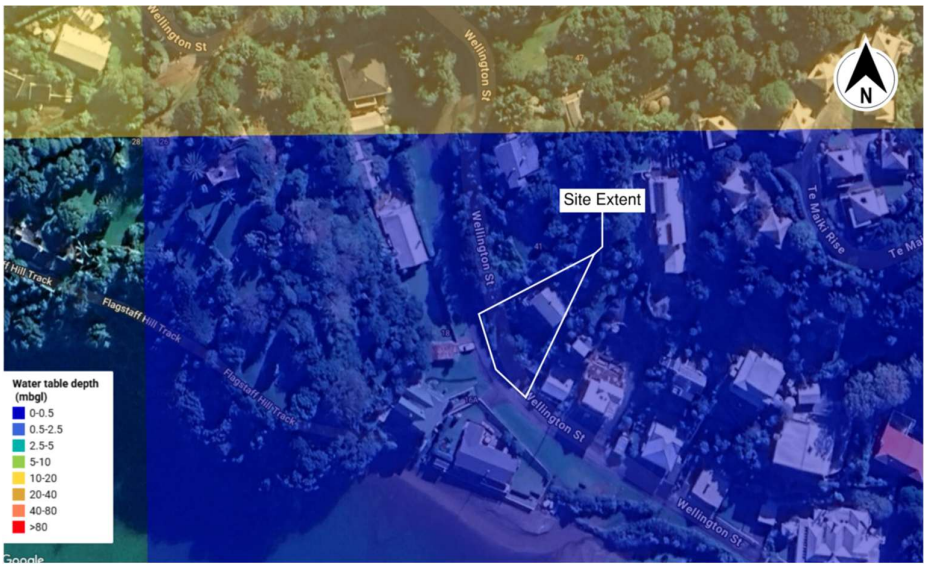


Figure 4. Site extent with indicative groundwater level range (Source: GNS National Water Table).

However, the spatial data provided is regionally scaled and should not be fully relied on for site-specific information.

3.5. Hazards

Desktop studies show that the site is underlain by Waipapa Group geology and has an average slope angle of 17 degrees. As per the FNDC Engineering Standards Section 2.3.3, the site is considered to have medium slope instability potential. This is based on local literature stating medium instability risk is expected when the ground within the Waipapa group has a slope angle of 18 degrees to 45 degrees. It is noted that while the average angle of the site is 17 degrees, this is exceeded in many locations within the property boundary and is therefore considered medium risk.

NRC hazards maps show that the site is approximately 30 metres away from the 0, 50, 100 and 100+ year coastal flooding hazard zones. 100-year river flooding hazard zones are also mapped near the property (Figure 5). This is not expected to affect the site.

NRC hazards maps also show that the site is mapped within the tsunami inundation hazard zone (Figure 6).

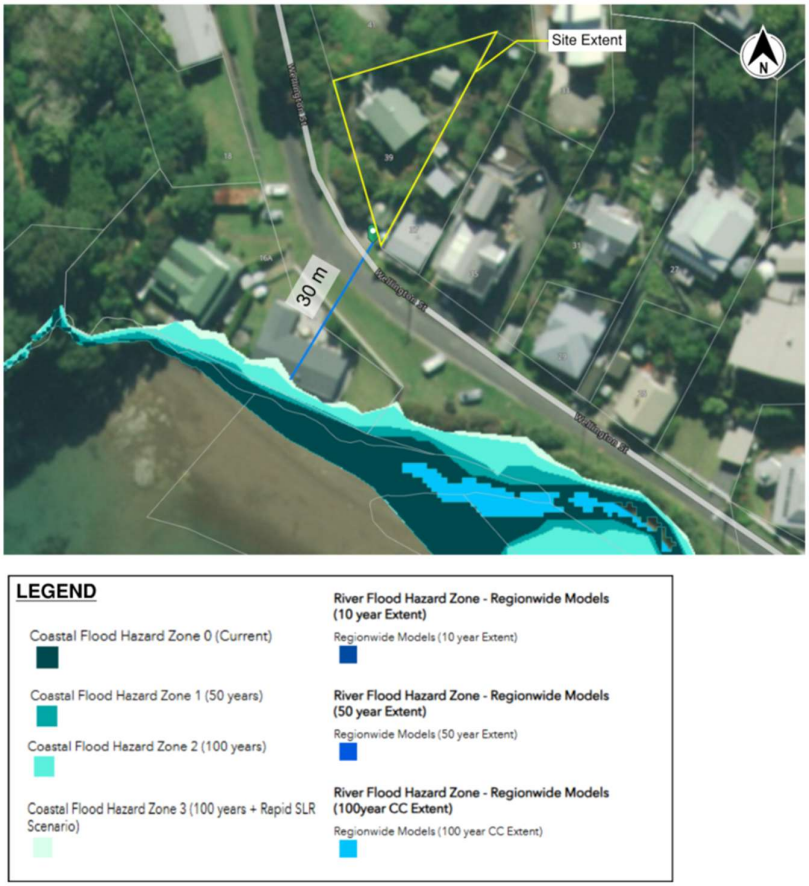


Figure 5. Mapped coastal and river flood hazard zones near 39 Wellington Street (Source: NRC Hazards Maps).

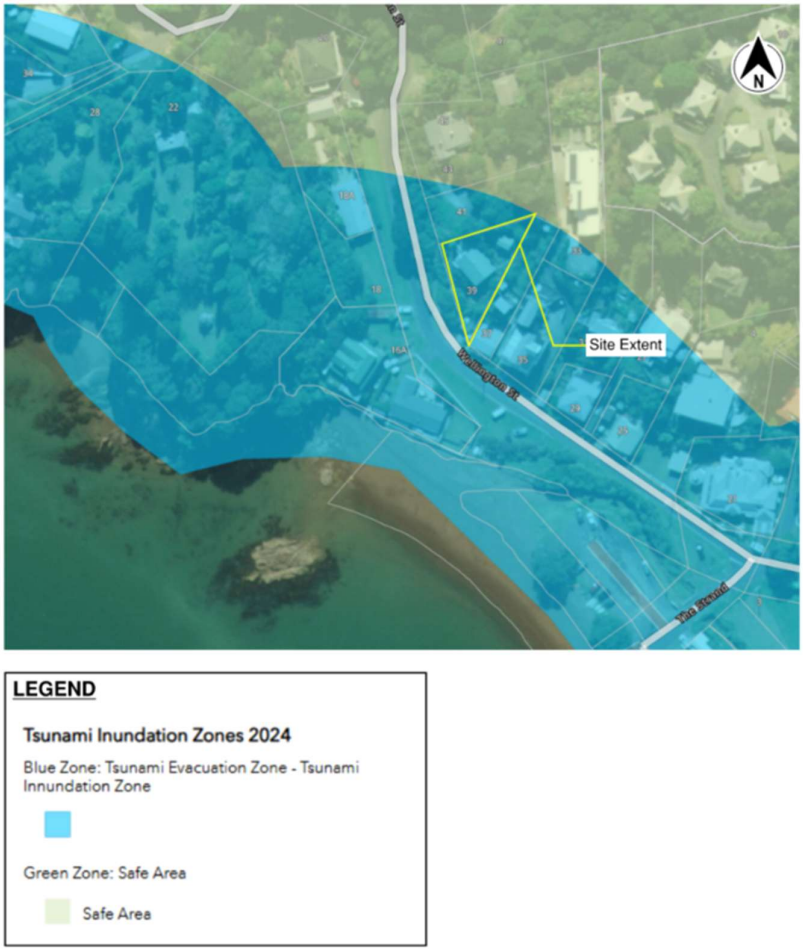


Figure 6. Mapped tsunami inundation zones within and around the site extent (Source: NRC Hazards Maps).

No other hazards have been mapped within or near the site extent. However, the GIS data shall not be solely relied upon for site-specific information.

4. Ground Investigation

A Cook Costello Geotechnical Engineer undertook a site investigation on 28th January 2026. The ground investigation included the following activities:

- Visual inspection and site walkover.
- 2 no. Hand-augured boreholes (HA01 to HA02) to determine the nature of near-surface soils.
- 4 no. Scala penetrometer tests (SP01 to SP04) to determine the strength/stiffness of near-surface soils.

The test locations are shown on the site investigation plan attached as Appendix 2. Full site testing results are attached in Appendix 3. Testing has been spread across the site to account for any variation in building orientation. Refer to Appendix 4 for site investigation photographs.

4.1. Site Walkover Observations

The following observations were noted during the site investigation on 28th January 2026:

- The weather was dry and sunny.
- The banks were observed to be covered with short grass, while the rest of the site was vegetated with bushes and short grass.
- There were no visible signs of instability around the existing sleepout and dwelling.
- Tension cracks were observed at the north of the existing stormwater tank and garage shed.
- Shrinkage cracks were also observed, indicating the presence of expansive soils.
- There are no other signs of global land instability observed on site.

4.2. Hand Auger Investigations

The results from the hand auger investigation carried out at the site are summarised in Table 1 below. The test locations are shown in Appendix 2. For full details of the logs and testing results, refer to Appendix 3.

Table 1. Summary of Hand Auger results.

Test ID	Depth *(m bgl)*(1)	Groundwater depth *(m bgl)*	Test Results		
			mbgl(1)	Soil Type	Corrected Vane Shear Strength *(kPa)*
HA01	3.2 (refusal; rock encountered)	Not Encountered	0.0 – 0.2	**TOPSOIL (Silt)**, with rootlets. Soft, moist, moderate plasticity.	-
			0.2 – 0.9	Silty **CLAY**, with traces of gravel. Stiff, moist, moderate plasticity.	0.5m: 85/17
			0.9 – 1.6	Completely weathered **SILTSTONE**; silty CLAY. Stiff to very stiff, moist, low plasticity.	1m: 99/28 1.5m: 155/53
			1.6 – 2.2	Completely weathered **SILTSTONE;** silty CLAY. Very stiff, moist, low plasticity.	2m: UTP
			2.2 – 3.2	Completely weathered **SILTSTONE;** some silty CLAY, hard, moist, moderate plasticity.	2.5m: 198+ 3m: 198+

Test ID	Depth *(m bgl)*[1]	Groundwater depth *(m bgl)*	Test Results		
			mbgl[1]	Soil Type	Corrected Vane Shear Strength *(kPa)*
HA02	3.0 (refusal; rock encountered)	Not Encountered	0 – 0.4	**TOPSOIL (SILT)**. Firm, moist, moderate plasticity.	
			0.4 – 1.3	Clayey **SILT**, with minor gravels; light grey. Hard, moist, moderate plasticity. Gravels	0.5m: UTP 1m: 198+
			1.3 – 1.7	Completely weathered **SILTSTONE**. Very stiff, moist, low to moderate plasticity.	1.5m: 198+
			2.2 – 3	Completely weathered **SILTSTONE**. Very stiff, moist, low to moderate plasticity.	2m: 198+ 2.5m: 198+

NOTES

1. mbgl = meters below ground level

2. Groundwater was not encountered at either of the hand-augered boreholes.

4.3. Scala Penetrometer Investigations

Uncorrected ultimate bearing capacities (UBC) derived from Scala penetrometer tests were estimated using the procedure presented by M.J. Stockwell in the paper 'Determination of allowable bearing pressure under small structures (June 1977)'. Bearing capacities should be corrected for the proposed foundation dimensions once these are determined.

The scala penetrometer results show that a UBC exceeding 200 kPa (100 kPa dependable) is available from approximately 0.4 m below the existing ground level across the site, below any topsoil or fill.

UBC exceeding 300 kPa (150 kPa dependable) is also available from approximately 0.8 m below the existing ground level, below any topsoil or fill. The results from the scala penetrometer test carried out at the site are summarised in Table 2.

Table 2: Summary of uncorrected ultimate bearing capacity identified at each SP location.

Test ID	Depth Below Ground (m)	Scala Penetrometer (blows/100mm)	Uncorrected Ultimate Bearing Capacity (kPa)
SP01	0.1	2	>200
	0.7	3	>300
SP02	0.1	2	>200
	0.5	3	>300
SP03	0.4	2	>200
	0.8	3	>300
SP04	0.3	3	>300

Refer to Appendix 3 for the detailed results of the shear vanes and the scale penetrometers undertaken throughout the site investigations.

4.4. Groundwater Table

Groundwater was not encountered in any of the hand-augured boreholes, which terminated at depths of up to 3.2 metres below ground level.

Based on soil moisture conditions observed from hand-augured boreholes and desktop studies of published groundwater data from GNS, the site is susceptible to shallow ground instability due to increased pore pressures from rainwater infiltration during severe storm events. As a result, an Ru coefficient of 0.3 was adopted for the top 3 m of soil in the slope stability analysis.

5. Geotechnical Assessment

5.1. Site Subsoil Profile

Based on the geological desktop studies and site investigation results, the subsoil profile is dominated by firm silty CLAY to a depth of up to 1 m, underlain by very stiff clayey SILT to a depth of up to 1.6 mbgl. The clayey SILT is underlain by completely weathered SILTSTONE with silty clay content, with an inferred depth of up to 5 mbgl. It is conservatively assumed that the SILTSTONE has a decreasing degree of weathering with depth.

Hand shear vanes were undertaken at 0.5 m intervals in the hand auger to assess the peak and residual shear strengths. The ratio of peak to residual shear strength indicates the clay's sensitivity. Clays with high sensitivity can undergo rapid, unpredictable changes in strength and behaviour when subjected to external forces. Clays with a ratio over 4 are considered sensitive and require special consideration and assessment.

All measured ratios are below 4, except for the soils at 0.5m measured from HA01. Therefore, the clayey and silty layers are considered to be moderately sensitive to sensitive. Special consideration for clay sensitivity must be taken during the detailed design stages for the foundations of the proposed buildings and retaining walls.

Based on shallow geotechnical investigations, the interpreted geological profile of the site is outlined in Table 3 below.

Table 3. Subsoil profile based on the shallow soil investigations.

Soil/ Rock Type	Depth m bgl[1]	Unit Weight (γ), kN/m^3	Effective Cohesion (c'), kPa	Effective Angle of Internal Friction (ϕ'), deg.	Undrained Shear Strength (S_u), kPa
TOPSOIL	0.0 – 0.4	16	0	20	10
Firm Silty **CLAY**	0.4 – 1.0	17	3	25	40
Very stiff Clayey **SILT**	1.0 – 1.6	18	5	30	70
CW **SILTSTONE**[2]	1.6 – 5.0	19	10	35	180
HW **SILTSTONE**[3]	> 5.0	21	15	36	200

NOTES

1. m bgl = metres below ground level.

2. Inferred geological layer.

3. Assumed to have a decreasing degree of weathering with depth.

5.2. Site Subsoil Classification

The general soils encountered across the site are consistent with the site subsoil classification Class C – Shallow Soil sites as per NZS1170.5:2004.

Therefore, the site is conservatively assumed to be Class C. Further investigation could be undertaken, however, to refine the subsoil classification.

5.3. Seismic Assessment

5.3.1. Seismic Parameters

Peak horizontal ground accelerations (PGA) have been calculated in accordance with MBIE/NZGS Module 1 (November 2021) using the following formula:

$$PGA = C_{0,1000} * R * f * g / 1.3$$

- $C_{0,1000}$ = 0.15 for Auckland Region (NZTA Bridge Manual Commentary (2018) Table C6)
- R = 1.0 for a 500-year return period event (NZS1170.5:2004 Table 3.5)
- f = 1.33 for site Class C (shallow soils)

Thus, the PGA = 0.15 x 1.0 x 1.33 g / 1.3 = 0.15 g

As a lower bound, the ultimate limit state effects to be designed for shall not be taken to be less than those due to a 6.5 magnitude earthquake at 20 km distance, for which the peak ground acceleration coefficients shall be derived from Table 6.3 of The NZ Transport Agency's Bridge manual SP/M/022 (version October 2018).

Thus, the PGA = 0.19 g, and the ULS Earthquake magnitude of 6.5 should be adopted for site assessments.

The PGA may be affected by the topographic amplification factor Atopo, as illustrated in NZGS – Module 6, combined with adaptation from Eurocode 8, Part 5: BS EN 1998-5: 2004 (Annexe A). Certain topographic features, including long ridges and cliff tops, may significantly amplify ground shaking. The amplification factors are provided below based on the respective topographic conditions:

- For cliff features >30m in height, A_{topo} = 1.2 at the cliff edge and the area on top of the cliff of a width equal to the height of the cliff;
- For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 30°, A_{topo} = 1.4 at the crest, diminishing to unity at the base;
- For ridge lines >30m in height with crest width significantly less than base width, and average slope angle greater than 15° and less than 30°, A_{topo} = 1.2 at the crest, diminishing to unity at the base;

  The topography effects may be neglected for average slope angles of less than 15 degrees, or if there are no cliff features or ridge lines above 30m in height (A_{topo} = 1.0)

Since the site is adjacent to a ridgeline exceeding 30 m in height and has an average slope angle of 15°-30°, A_{topo} = 1.2 shall be adopted for seismic assessment.

As such, the PGA = 0.19 g x 1.2 = 0.228 g

The wall displacement factor W_d shall be confirmed after the detailed design of the southern retaining wall system.

The seismic parameters for the site are summarised in Table 4 below.

Table 4. Seismic parameters.

Limit State	Magnitude	Peak Ground Acceleration (PGA)
ULS(1)	6.5	0.228(3)
SLS(2)	5.9	0.05

NOTES

1. ULS = Ultimate Limit State.

2. SLS = Serviceability Limit State.

3. A_{topo} of 1.2 applied to PGA coefficient of 0.19..

5.3.2. Liquefaction Assessment

The ground conditions encountered are defined as CLAY and the fines content in the soil layers will exceed 35%, indicating that cohesive soil properties will dominate the behaviour of the soil layers. The soil classification as SILT/CLAY with a relatively high plasticity index. When the fines content is greater than 35% and the plasticity index is greater than 12%, based on Lade et.al. 1988 and Bray et. al. 2004b, the soils at the site can be classified as “non-susceptible to liquefaction”.

5.4. Slope Stability Assessment

The risk of slope failure is determined by the Factor of Safety (FOS), which is the ratio of stabilising to destabilising forces. The criteria for an acceptable slope generally require a FOS of 1 to 1.5, with a normal factor of 1.5 for residential construction. Geotechnical engineers have developed these FOS to accommodate uncertainties in geometric accuracy, rock properties, analysis methods, and the validity of assumptions made.

It is important to note that the modelled FOS does not assure safety from instability or slope movement but indicates a reduced risk of failure. Table 5 below shows the approximate likelihood of failures for different FOS *(Meyerhof, G., Canadian Geotechniques, Vol. 7, No. 4 (11/70); Wu, T. H., et al, ASCE, SM2 (3/70); Semple, R. M., Ground Engineering (9/81))*.

Table 5. Approximate likelihood of failures for factors of safety (FOS).

Factor of Safety (FOS)	Likelihood of Failure Per Annum
1.1	1:10
1.3	1:50
1.5	1:200
1.7	1:1000

Generally, the higher the risk category for the asset under consideration, the higher the design FOS to be adopted. The Building Research Association of New Zealand (BRANZ) has completed two quantitative study reports (SR004 and SR083) on slope stability at potential building sites. It is from these reports that we have adapted our methodology for slope stability analysis.

The likelihood of slope failure was modelled using the software "SLIDE2" by Rocscience. The analyses have been performed on one cross-section (XS), A-A' (refer to Appendix 5). This XS shows the worst-case section of the proposed subdivision for slope stability.

We have modelled these separate scenarios for XS A-A':

- Normal groundwater conditions
- Raised groundwater conditions – applied a Ru value of 0.3 for all shallow soil units up to 3 metres below the existing ground level to model infiltration from severe storm events.
- Seismic conditions (ULS) – modelled as per NZS 1170.5:2004 & NZGS Earthquake Geotechnical Engineering Module 1 & the NZTA Bridge Manual. As per Section 5.3.1 of this report, the design PGA shall be 0.228 g.

For all scenarios modelled, potential non-circular failure surfaces using the Morgenstern-Price method were assessed.

Site investigation results suggest that the site geology consists of firm to very stiff clays mixed with greywacke siltstone, which are inferred to have decreasing weathering with depth. The topsoil layer was not included in the slope stability model.

Geotechnical design parameters for slope stability have been determined based on the in-situ test data, site walkovers, and engineering knowledge of the local geology. Some parameters have been conservatively estimated and inferred where available data is lacking. Refer to Table 6 below for the geotechnical parameters used for the slope stability analyses on SLIDE2.

Table 6. Ground model parameters used for slope stability analysis.

Soil Type	Depth range (m)	Density (γ) kN/m^3	Effective Cohesion (c') kPa	Effective Friction Angle (ϕ') deg.	Undrained Strength (Su) kPa	Ru Value[(1)]
Firm Silty **CLAY**	0 – 1	17	3	25	40	0.3
Very stiff Silty **CLAY**	1 – 1.6	18	5	30	70	0.3
Completely weathered **SILTSTONE (mixed silty clay)**	1.6 – 5	19	10	35	180	1.6-3m: 0.3 3-5 m: 0
Highly weathered **SILTSTONE**	> 5	21	15	36	-[(x)]	0

NOTES

1. Assigned to model infiltration during saturated conditions under severe storm events.

2. Inferred parameters from encountering rock without reaching the bottom depth due to refusal from shallow hand auger investigations.

The FOS results from the analyses are summarised in Table 7 below. The detailed analysis results are attached in Appendix 5.

Table 7. Summary of stability results using Rocscience's SLIDE2.

Cross-section Model	Assumed surface model	Static current groundwater conditions	Assumed 'raised' groundwater conditions[(1)]	Seismic loading ULS
A-A' (Existing Conditions) Sleepout location and Retaining Wall A	Non-circular	**1.6**	**1.4**	**1.8**
A-A' (Existing Conditions) RTW B location	Non-circular	**1.3**	**0.9**	**1.8**
A-A' (Proposed RTW B) RTW location	Non-circular	**1.7**	**1.3**	**1.8**
Required	**Non-circular**	**1.5**	**1.3**	**1.0**

NOTES

1. Modelled shallow soil layers with Ru=0.3.

The slope stability models indicate that there are no existing global instability risks for the proposed sleepout extension, bathroom, and outdoor stairway (FOS > 1.5 for the static case; FOS > 1.3 for the high groundwater case). It should also be noted that while instability features beneath the underside of the existing dwelling were modelled in long-term static conditions (critical slip surface FOS < 1.5), the

existing foundations of the dwelling are expected to mitigate these land instability risks and is not inside the scope of this report.

Soil creep to a depth of 0.75m is expected to slowly occur on all significant slopes unless retained regardless of global stability.

During the site investigation, tension cracks were observed above the garage area, which were also modelled as the critical failure surface in the back analysis (FOS = 0.9 from Table 7). Refer to Photo 5 in Appendix 4.

If retaining wall B is added in order to retaining the slope above the garage, this should provide a shear capacity of at least 47 kN per metre of wall length. A minimum depth of 2 m for the retaining wall between the stormwater tank and the existing dwelling should be required to provide the required shear capacity for global stability. If the plan is to later add a southern retaining wall, detailed design of the retaining wall systems shall be confirmed at later stages of the development by a Chartered Professional Structural Engineer. It is assumed that the lower instability risk to the main dwelling is already mitigated by the existing dwelling foundations and outside the scope of this report.

5.5. Expansive Soils Assessment

Expansive soils undergo significant volumetric changes alongside changes in water content. The classifications range from S for slightly reactive soils, through M and H, moderately and highly reactive, to E for extremely reactive soils.

The standard industry procedure in New Zealand, as defined in MBIE B1 Structure 2021, Section 3.2, is to adopt an active depth, Hs, of 1.5m (adopted from BSR120A).

The site classification was determined from the value of the characteristic surface movement, y_s, in which the range of values and the corresponding soil expansivity classes are based on Table 2.3 of Australian Standard – AS 2870:1996, as listed in Table 8 below.

B1 structure has also factored up the return period drought from 1 in 300 years to 1 in 500 years by a factor of 1.11, which is applied to y_s at New Zealand sites.

Table 8. Classification by characteristic surface movement (from Table 2.3 of AS 2870:1996).

Characteristic surface movement	Classification of site
0 mm $<y_s \leq$20 mm	S – Slightly reactive
20 mm $<y_s \leq$40 mm	M – Moderately reactive
40 mm $<y_s \leq$70 mm	H – Highly reactive
70 mm $<y_s$	E – Extremely reactive

The classification provided in Table 8 is based on Australian standards, and B1 Structure clause 7.5.13.1.2 Expansive soil class shall be defined as

> (a) Slightly 'S', having an Iss range of 0–1.9%, and a 500-year design characteristic surface movement return (ys) of 22 mm, or

(b) Moderately ‘M’, having an Iss range of 2.0–3.7% and a 500-year design characteristic surface movement return (ys) of 44 mm, or

(c) Highly ‘H’, having an Iss range of 3.8–6.5% and a 500-year design characteristic surface movement return (ys) of 78 mm, or

(d) Extremely ‘E’, having an Iss range of 6.6–7.5% and a 500-year design characteristic surface movement return (ys) of 90 mm.

Based on the observed cracks among the cohesive soils from the site walkovers, the site classification is conservatively considered as Class ‘H’ - highly reactive. The differential movement resulting from varying classes of expansivity should be considered from the highest estimate of 78 mm to 0 mm.

A 78 mm differential settlement between shallow piles may cause cracks in the building's internal and external linings. Therefore, these shallow piles should be founded in a shallow raft or deepened below the seasonal moisture zone.

6. Geotechnical Engineering Recommendations

6.1. Foundation and Expansive Soil Recommendations

Where possible, the sleepout and bathroom area should adopt a single consistent type of foundation, either shallow or piled, not a combination of both, to limit the effects of differential movement. Where multiple foundation types are required for the proposed development, they should be designed to perform uniformly across the foundation plane to minimise differential movements resulting from settlement and expansive soils.

6.1.1. Shallow Foundations

Shallow foundations are considered appropriate for the proposed sleepout extension and bathroom. A flat building platform must be constructed before installing the shallow foundations.

To mitigate the effects of expansive soils for a slab foundation, we recommend designing a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1/AS1 (Amendment 19) for Class 'H' soils for a characteristic surface movement of 78 mm. Further design will be needed at the detailed design stage.

Scala penetrometer results show that an Ultimate Bearing Capacity (UBC) exceeding 200 kPa (100 kPa dependable) is available from approximately 0.4 m below the existing ground level, below any topsoil or fill. A UBC in excess of 300 kPa (150 kPa dependable) is available from approximately 0.8 m below the existing ground level, below any topsoil or fill.

Alternatively, for scenarios where a stiffened concrete slab may not be suitable, such as on sites with irregular ground conditions or where specific architectural needs dictate, a different approach to shallow foundation construction may be considered. This involves using a well-compacted hardfill raft to provide a stable base for the structure, ensuring that seasonal soil moisture fluctuations do not compromise foundation integrity.

For both foundation options, attention to site preparation and compaction standards is critical. Ensuring the building platform is level and that all fill materials are adequately compacted will help support the long-term performance of the foundation system in expansive soil conditions. Adopting robust detailing at slab edges, appropriate placement of control joints, and diligent waterproofing and drainage design further reduces the risk of differential movement and moisture ingress.

The raft will provide bridging within the firm clays and very stiff clayey silts at depths of around 1.5 to 2 m. It is recommended that approximately 100 mm of hardfill, such as GAP40, be placed to provide a continuous, solid platform to support the rib-raft foundation.

6.1.2. Pile Foundations

Specifically designed pile foundations are recommended for the proposed building sites to mitigate the effects of potentially expansive soils, we recommend designing piles to be embedded at least 1.5 m below the finished ground level. At this depth, it is considered to be below the effects of seasonal moisture variations that cause the expansive soils to shrink and swell, inducing uplift forces on the piles.

For shaft capacity and lateral capacity of piles, the upper 0.75 mbgl should not be relied upon to provide shaft resistance in tension and/or compression due to the presence of expansive soils, which may shrink away from the pile face.

The bearing capacity of pile foundations is determined using the methods provided in NZ Building Code B1/VM2 and the design parameters provided in Table 9 below.

Table 9. Pile design parameters.

Soil Type	Depth range (m)	Unit Weight (γ) kN/m^3	Effective Cohesion (c') kPa	Effective Friction Angle (ϕ') deg.	Undrained Shear Strength (Su) kPa	Unit Skin Friction for Bored Piles (kPa)[1]	Unit Skin Friction for Driven Piles (kPa)[1]
Firm Silty **CLAY**	0.75 – 1.0	17	3	25	40	28	35
Very stiff Clayey **SILT**	1.0 – 1.6	18	5	30	70	43	45
CW **SILTSTONE**	1.6 - 5	19	10	35	180	72	45
HW **SILTSTONE**	>5.0	21	15	36	200	80	50

NOTES

1. The skin friction values are ultimate values. A suitable strength reduction factor should be adopted in accordance with NZ Building Code B1/VM2 (refer to Section 6.6.3 below).

6.1.3. Strength Reduction Factor

As required by Section B1/VM2 of the New Zealand Building Code, a strength reduction factor of 0.50 or 0.80 must be applied to all recommended geotechnical ultimate soil capacities when used in factored design load cases for static and earthquake overload conditions, respectively.

6.2. Retaining Wall Design

All retaining wall designs must consider the surcharges imposed from slope angles and any other surcharges applied on or behind the wall, and follow the guidance of NZGS Guideline Module 6: Earthquake Resistant Retaining Wall Design.

6.2.1. Design Parameters

The soil parameters presented in Table 10 may be utilised in the design of retaining walls at the site. It should be noted that engineered fill must be placed on the active side of the retaining wall to mitigate local instability risks. The engineered fill is assumed to be suitably compacted granular material. Care should be taken not to undertake compaction directly adjacent to the retaining wall, as this will impact additional loading on the wall.

Table 10. Soil parameters for retaining walls.

Material Type	Depth (m bgl)(1)	Unit Weight γ (kN / m^3)	Friction Angle ϕ (degrees)	Interface Friction Angle δ (degrees)(2)
Engineered **FILL**(3)	-	19	33	22
Firm Silty **CLAY**	0.3 – 1.0	17	25	16
Very stiff Clayey **SILT**	1.0 – 1.6	18	30	20
Completely Weathered **SILTSTONE**	1.6 – 5.0	19	35	23
Highly Weathered **SILTSTONE**	>5.0	21	36	24

NOTES

1. m bgl = metres below ground level.

2. Friction angle between soil and timber retaining wall calculated at 2/3 ϕ. Values should be reassessed if other materials are used.

3. Engineered fill is assumed to comprise suitably compacted granular material; care should be taken not to undertake compaction directly adjacent to the retaining wall, as this will impact additional loading on the wall.

Static active and passive earth pressure coefficients (Ka and Kp, respectively) should be used for retaining wall design. Ka has been calculated using the Coulomb Wedge Theory. In contrast, Kp has been calculated using the closed-form 'stress plasticity' formulation by Mylonakis et al (2007) of timber pole retaining walls that are leaning back towards the retained soil. The corresponding earth pressure coefficients across the depths are outlined in Table 11.

Table 11. Active and passive earth pressure coefficients for retaining wall design.

Material Type	Depth (m bgl)(1)	Ka(2)	Kp(3)
Engineered **FILL**	-	0.26	6.85
Firm Silty **CLAY**	0.3 – 1.0	0.38	3.87
Very stiff Clayey **SILT**	1.0 – 1.6	0.30	5.47
Completely Weathered **SILTSTONE**	1.6 - 5.0	0.24	8.00
Highly Weathered **SILTSTONE**	-	0.23	8.73

NOTES

1. m bgl = metres below ground level.
2. Ka = active earth pressure coefficient.
3. Kp = passive earth pressure coefficient.

6.3. Earthworks

Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022.

Wherever filling or soft native ground is present at the foundation level, it should be undercut and replaced with approved compacted hardfill. Its suitability, or otherwise, as a bearing material beneath the floor slab, should be determined on-site by the Engineer.

All engineered or structural hardfill should be placed in ≤ 300 mm lifts and compacted to a minimum of 95% of the maximum dry density and to its moisture content greater than or equal to its optimum moisture content. Compaction should be achieved using standard plant and methodology suitable for the imported material. A water source should be maintained on-site for moisture control. The fill must be tested and certified in accordance with NZS 4431 if its thickness exceeds 300 mm, and it must be monitored by a suitably qualified engineer.

Fill may be battered down to the natural ground at a maximum grade of 1V in 2H if possible. Alternatively, any compacted fill on-site should be retained by retaining structures.

Where site-won fill is proposed to be used as hard FILL material, this material must be approved for use by a suitably qualified geotechnical engineer.

All cuts should not be left exposed for an extended period; they should be made efficiently during retaining wall construction. Cuts should have a maximum grade of 1V in 2H if possible.

7. Construction Monitoring

It is recommended that a Cook Costello engineer observes the excavations to confirm whether the ground conditions encountered are as assumed during the preparation of this report. In the case that the actual ground conditions deviate from the ground conditions presented in this report, Cook Costello would be able to recommend appropriate design and/or construction modifications that suit the actual ground conditions.

The following inspections are suggested as a minimum:

- Review of foundation excavations to confirm the founding material is of suitable bearing capacity.
- Compaction testing is required if engineered fill exceeding 300 mm depth is used on-site.
- Pre-pour inspection of any retaining walls/ pile foundations, if required.

Inspections, in addition to those stated above, may be required depending on the chosen foundation solution; this should be confirmed in consultation with the structural engineer once the final foundation solution has been finalised. Inspections should be undertaken by a suitably qualified engineer.

8. Conclusions

Geotechnical investigations indicate that the site is presently stable for the proposed Sleepout and Bathroom addition, and the subsoil properties have adequate strength parameters necessary for the proposed development, provided that the recommendations made in this report are followed:

1. Soils are assessed as Highly Expansive, Class H, soils per NZ Building Code Clause B1, indicating that the clays encountered at shallow depths may be prone to high volumetric changes (swelling and shrinking) directly related to changes in water content, up to 78 mm. Shrinkable soils are a significant risk to foundations. Expansive soils fall outside the definition of "Good Ground" according to NZS3604:2011; therefore, specific foundation design is required for the site.
2. Based on the expansive soil classification, differential movements in the building foundations may range from 0 to 78 mm. If this occurs between shallow piles (one beneath an external wall and the other beneath an internal wall), it will cause cracks in the building's internal and external linings. Therefore, it is recommended that shallow pile foundations be founded on a shallow 1.2m-deep gravel raft or deepened to 1.5m, which is below the seasonal moisture zone.
3. The site meets the definition of Class C – Shallow soil sites as per NZS1170.5:2004. A topographic amplification factor of 1.2 shall be adopted on site. Therefore, the PGA for ULS seismic loading shall be 0.228g.
4. Slope stability results indicate that the proposed development is not expected to exacerbate global instability risks at the property, provided that retaining wall systems are installed to support the foundation of the sleepout and the dwelling and bathroom.
5. All rainfall and stormwater are adequately captured and collected, and the discharge is controlled and drained off the site away from building platforms.
6. <u>Shallow Foundation Recommendations</u>
    a. Shallow foundations are a suitable option for the proposed development.
    b. It is recommended that an undercut be undertaken, the subgrade compacted, and the 100mm GAP40 hardfill placed and compacted to provide a sound platform supporting a ribraft foundation. Suitable raft foundation types are Firth RibRaft® X-Pod® or Allied SuperSlab.
    c. The shallow foundations, such as a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' – Moderately reactive soils for a characteristic surface movement of 78 mm, are suitable and recommended for the proposed lot.

7. Pile Foundation Recommendations

    a. Specifically designed timber piles embedded to a minimum depth of 1.5 mbgl are a suitable foundation option for the site. They will mitigate the effects of expansive soils as they are founded below the likely moisture change zone.

    b. The lateral and shaft capacity of the upper 0.75 mbgl should not be relied upon to provide resistance due to the presence of expansive soils, as this is considered to be the cracked zone.

8. Retaining Wall Recommendations

    a. At this stage, a minimum depth of 2m for the timber pole retaining wall B at the downslope side of the dwelling may be used to retain the lower bank, however it is assumed that the lower instability risk to the dwelling is already mitigated by the existing dwelling foundations and outside the scope of this report.

9. Earthworks

    a. Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022.

    b. It is recommended to have cuts and fills no greater than 1V: 2H.

    c. All engineered or structural hardfill should be placed in ≤ 300 mm lifts and compacted to a minimum of 95% of the maximum dry density at no less than the optimum moisture content.

    d. Compacted hardfill beneath the building platform exceeding a depth of 300 mm will require testing and certification by a suitably qualified engineer.

10. All work should be carried out under the guidance of a Chartered Professional Engineer with relevant geotechnical experience.

9. Limitations

This report has been prepared for the benefit of Mary and Ken Finlayson as our client(s) with respect to the geotechnical investigation of the proposed development and the Far North District Council's approval of the proposal as defined in the Short Form Agreement. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from testing and observations undertaken on-site. The nature and continuity of subsoil conditions away from the tests are inferred, and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil may require further investigation and modification of the design based on this report. In any event, the firm must be notified if there is any variation in subsoil conditions from those described in the report, as it may affect the design parameters recommended in the report.

Cook Costello has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

No investigation is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

APPENDIX 1: Conceptual Site Development Plan

appendix a – land title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General of Land

Identifier	**NA512/226**
Land Registration District	**North Auckland**
Date Issued	08 October 1928

Prior References
DI 1E.193

Estate	Fee Simple
Area	617 square metres more or less
Legal Description	Portion of Block No. 1 of Old Land Claims Nos. 288A and 288E

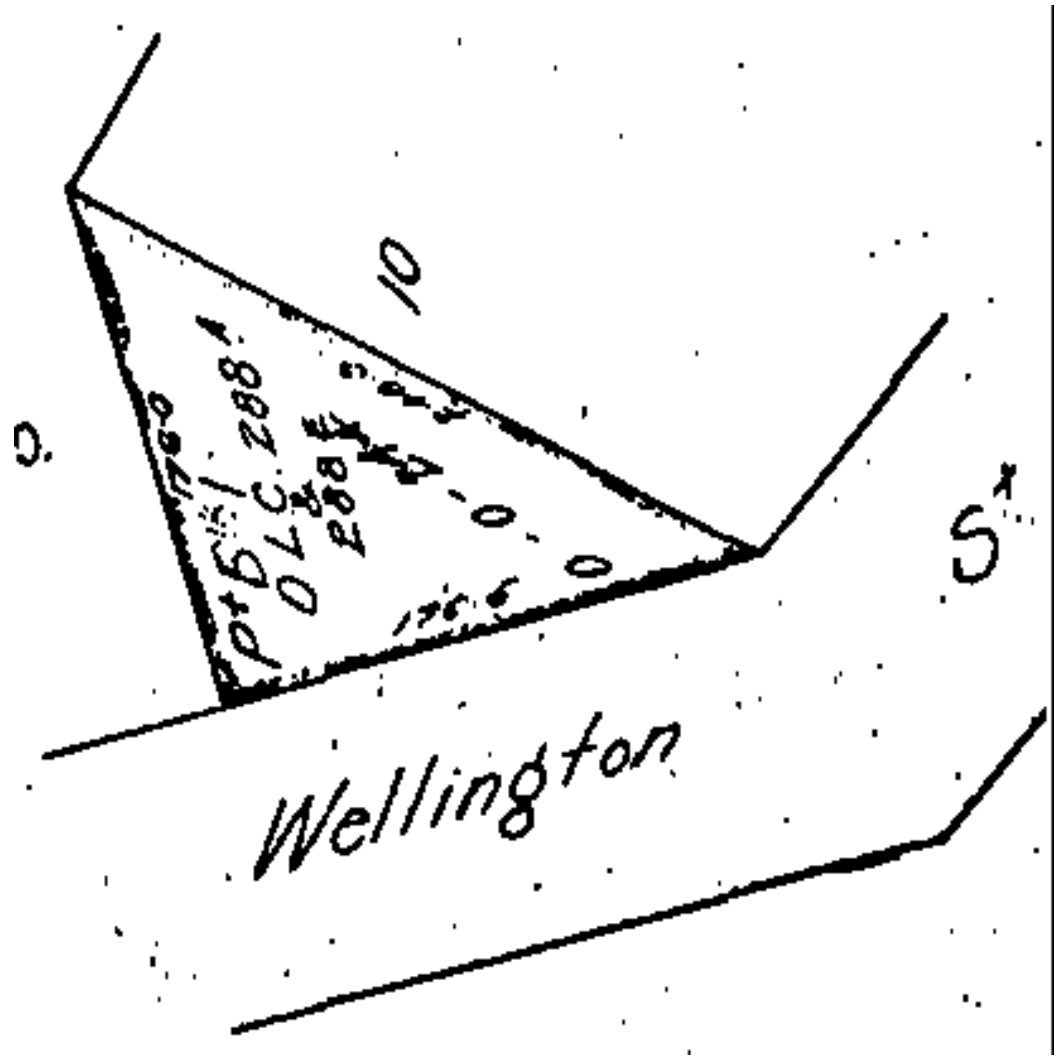
Registered Owners
Kenneth Ross Finlayson and Nigel Bruce Johnson

Interests
13111757.1 Mortgage to Bank of New Zealand - 27.9.2024 at 3:55 pm

P.O. Box 37828 Parnell Auckland 1151 p:+64 9 368 4300 e:home@myarchitects.co.nz

mitchinsonsimiona
[architects]

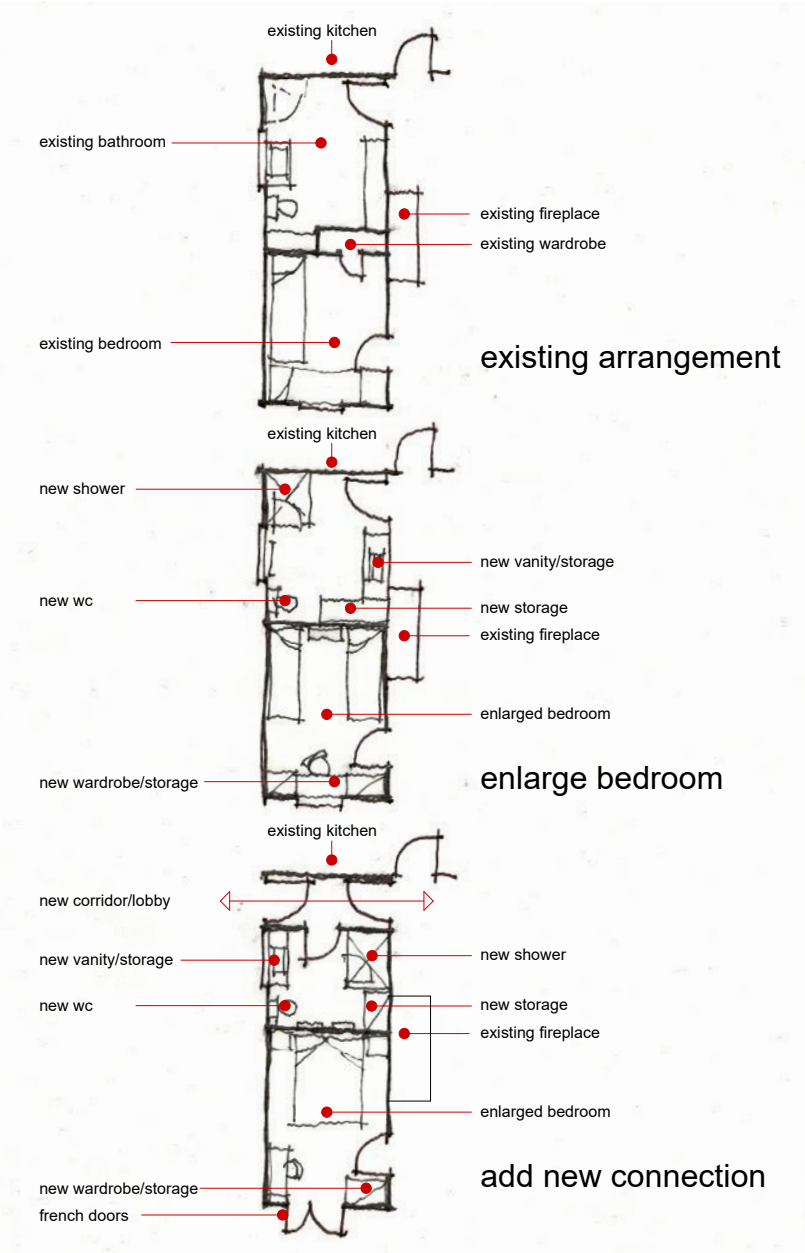
Identifier **NA512/226**



P.O. Box 37828 Parnell Auckland 1151 p:+64 9 368 4300 e:home@myarchitects.co.nz

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[architects]

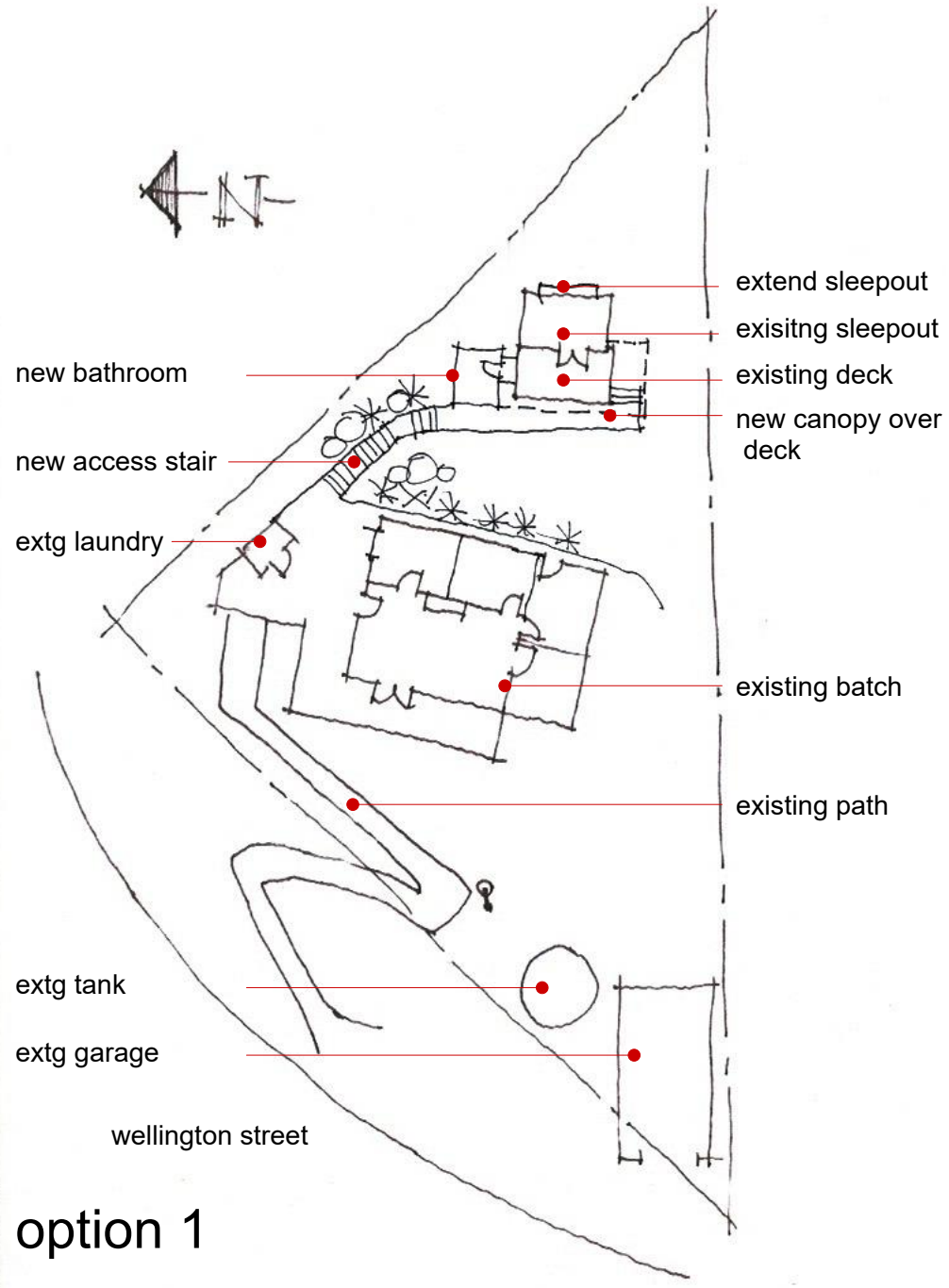
appendix b – images



As part of the overall plan is to add a second bathroom, there is the opportunity to reconfigure the existing bedroom/bathroom arrangement to add space to the existing second bedroom. The current arrangement [top] includes a large bathroom space, with a very tight bedroom space adjacent. By eliminating the wardrobe and straightening the existing dog-leg wall layout [middle layout], more space can be gained in the bedroom. Wardrobe space is shifted to the window wall. To add privacy between the bathroom and the existing dining room, a lobby can be introduced [lower layout], which can also provide access out to the sleepout and second bathroom. This also adds privacy to the second bedroom, as access to the sleepout can be via this alternative route, and French doors could replace the existing window to open out into the enlarged garden area in this corner

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[architects]

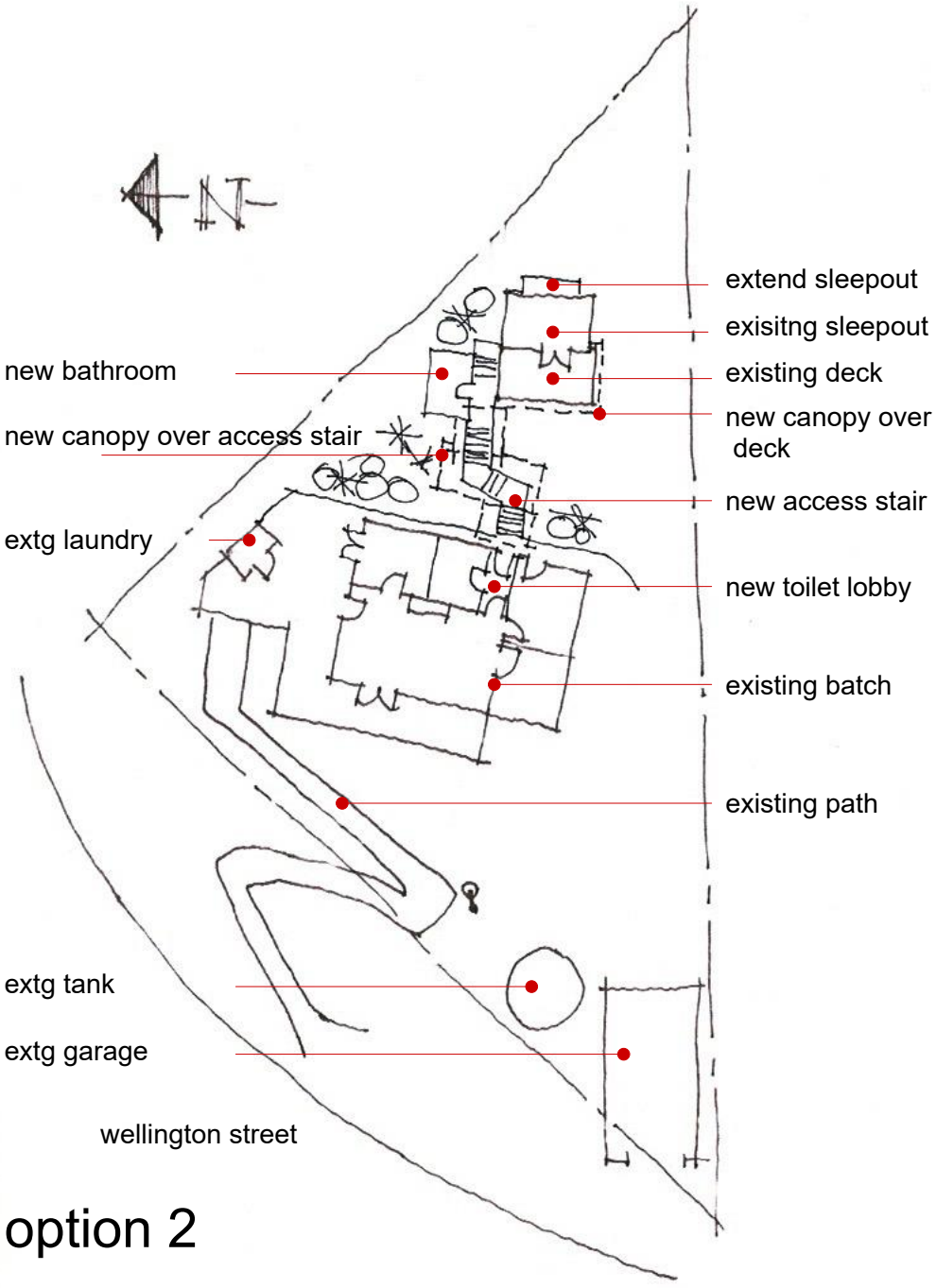


option 1

Starting with a new access stair and path from the main entry level deck, with the base of the stair in the new enlarged/cleared garden corner, as a more direct route to the sleepout. This provides some separation between the batch and sleepout adding privacy between the two zones, by eliminating the need to use the corridor behind the batch. As the arrangement promotes separation, the new bathroom is located at the same level as the sleepout, off the existing deck, for sleepout occupant use. A new canopy over the existing sleepout deck, connects to the new bathroom, and allows the deck space to be used as outdoor living, even when raining, without interrupting the view out to the bay. In order to enlarge the sleepout space, to rotate the bed, it is proposed to push the wall out at the back, to form a larger recess than the existing shelf/seat.

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mitchinsonsimiona
[architects]



option 2

This layout promotes a connection between the batch and the sleepout, although the two zones still retain some privacy from each other, due to positioning. The connection is possible using the lower diagram showing bedroom bathroom layouts, off a new toilet lobby. The second bathroom is located on a level between the batch and sleepout levels, so that both zones share both bathrooms, if required. Stair access between the levels is steeper, but shorter, making it feasible to add a series of canopies, to give full rain protection between the two zones. While the access space is open, there is privacy between the sleepout and the second bathroom by virtue of the change in level and low balustrade screening. As with the previous diagram the existing sleepout deck has a full canopy added, so that this space can be used as an outdoor room, even when it is raining.

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APPENDIX 2: Site Investigation Plan



LEGEND

- Slope Cross Sections
- Scala Penetrometers
- Hand Augers
- Property Boundaries
- 1m Contours

NOT FOR CONSTRUCTION

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REV.	REVISION DETAILS	DRAWN	APP.
C			
B			
A	FIRST ISSUE	06/02/2026 JL	PC

PROJECT DETAILS:

39 WELLINGTON STREET, RUSSELL 0202
PROPOSED DEVELOPMENT

TITLE:

SITE TESTING PLAN

DATE CREATED	DRAWN	DESIGNED	APPROVED
06/02/2026	JL	JL	PC

CCL REF NO	SCALE	STATUS
17908	1:429	FOR INFORMATION

DWG NUMBER	REVISION
DWG_17908_01	01

DO NOT REPRODUCE WITHOUT WRITTEN AUTHORITY

APPENDIX 3: Site Investigation Results

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BOREHOLE LOG AND TEST SHEET

NZGS December 2005

Ref.: 17908
Client: Mary and Ken Finlayson
Date: 28/01/2026
Borehole No.: HA01
Location: 39 Wellington Street, Russell 0202
Drilling Method: Hand Auger

Page: 1
Tested by: TW
Logger: JL

Depth (mbgl)	Legend	Soil Description	Water Level (mbgl)	Vane Shear Strength maximum/ residual corrected (kPa)
0.2		**TOPSOIL** (**SILT**), trace of rootlets; dark brown. Soft, moist, mderate plasticity.	-	-
0.9		Silty **CLAY**, with trace of gravels; yellowish brown. Stiff, moist, moderate plasticity.		0.5m: 85/17
1.6		Completely weathered, light reddish-brown **SILTSTONE**, with some silty clay. Stiff, moist, low plasticity [WAIPAPA GROUP greywacke].		1.0m: 99/28
2.2		Completely weathered, brownish red **SILTSTONE,** with some silty clay. Very stiff to hard, moist, low plasticity [WAIPAPA GROUP greywacke].		1.5m: 155/53 2.0m: UTP
3.2		Completely weathered, brown **SILTSTONE**, with some silty clay. Hard, moist, moderate plasticity [WAIPAPA GROUP greywacke].		2.5m: 198+ 3.0m: 198+
		End of Hand Auger (Refusal due to rock encountered).		

Remarks: No groundwater was encountered.
Shear vane correction factor = 1.417

Topsoil
Fill
Clay
Silt
Sand
Gravel
Peat
Rock

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BOREHOLE LOG AND TEST SHEET

NZGS December 2005

Ref.: 17908
Client: Mary and Ken Finlayson
Date: 28/01/2026
Borehole No.: HA02
Location: 39 Wellington Street, Russell 0202
Drilling Method: Hand Auger

Page: 1
Tested by: TW
Logger: JL

Depth (mbgl)	Legend	Soil Description	Water Level (mbgl)	Corrected Vane Shear Strength; Maximum/ Residual (kPa)
0.4		**TOPSOIL (SILT),** with rootlets; dark brown. Firm, moist, moderate plasticity.	-	-
1.3		Clayey **SILT**, with minor gravels; brownish yellow. Hard, moist, moderate plasticity. Gravels, 7 mm, subangular to subrounded.		0.5m: UTP 1.0m: 198+
1.7		Completely weathered, brownish red, mottled yellowish brown **SILTSTONE**, with silt. Hard, moist, low to moderate plasticity [WAIPAPA GROUP greywacke].		1.5m: 198+
3		Completely weathered, brownish red, mottled yellowish brown **SILTSTONE**. Hard, moist to wet, low to moderate plasticity [WAIPAPA GROUP greywacke].		2.0m: 198+ 2.5m: 198+
		End of Hand Auger (Refusal due to rock encountered).		

Remarks: Shear vane not conducted at 3m due to the presence of gravel and rock.
Shear vane correction factor = 1.417.

Topsoil
Fill
Clay
Silt
Sand
Gravel
Peat
Rock

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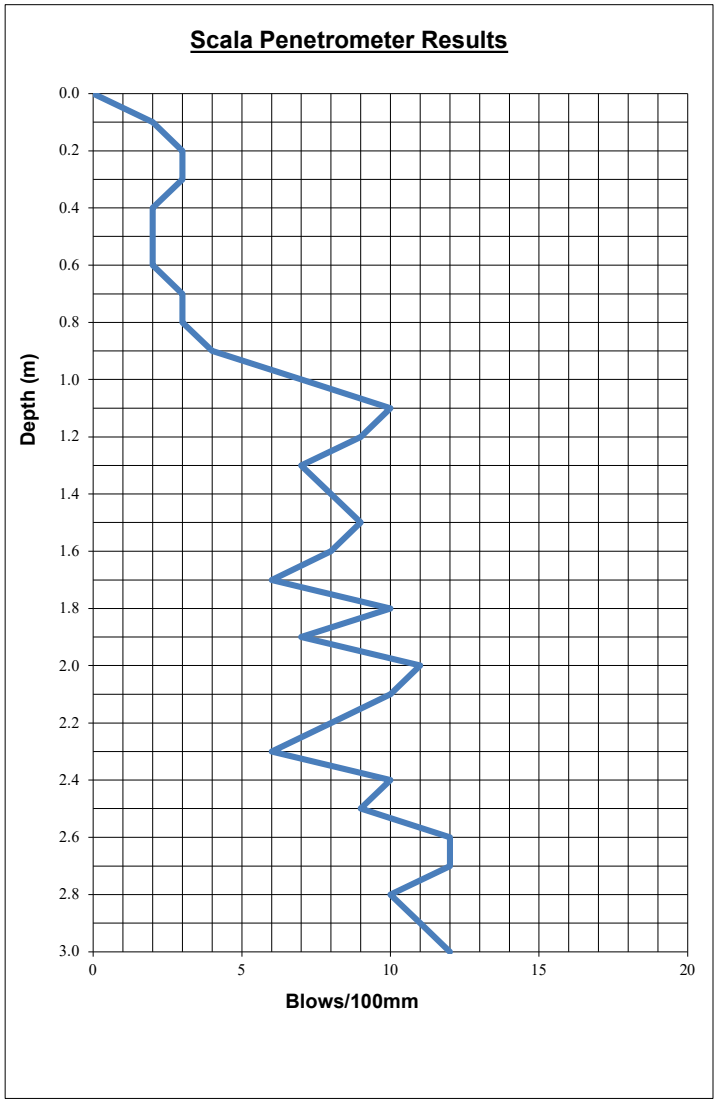
DYNAMIC CONE (SCALA) PENETROMETER

Test 23 / NZS 4402 : 1988 Test 6.5.2

Job: 17908
Client: Mary & Ken Finlayson
Date: 28/01/2026
Location: 39 Wellington Street, Russell 0202
Scala No.: SP01

Tested by: JL
Logged by: JL

blows/100 mm	depth (m)
0	0.0
2	0.10
3	0.20
3	0.3
2	0.40
2	0.50
2	0.6
3	0.70
3	0.80
4	0.9
7	1.00
10	1.10
9	1.2
7	1.30
8	1.40
9	1.5
8	1.60
6	1.70
10	1.8
7	1.90
11	2.00
10	2.1
8	2.20
6	2.30
10	2.4
9	2.50
12	2.60
12	2.7
10	2.80
11	2.90
12	3.0



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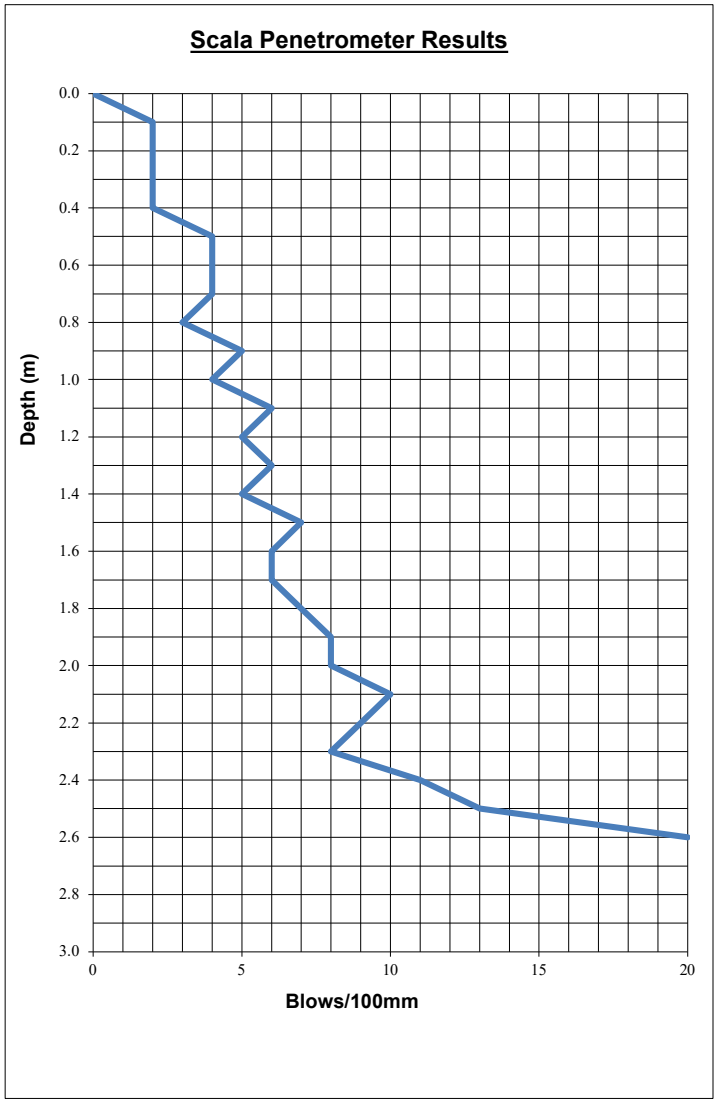
DYNAMIC CONE (SCALA) PENETROMETER

Test 23 / NZS 4402 : 1988 Test 6.5.2

Job: 17908
Client: Mary & Ken Finlayson
Date: 28/01/2026
Location: 39 Wellington Street, Russell 0202
Scala No.: SP02

Tested by: JL
Logged by: JL

blows/100 mm	depth (m)
0	0.0
2	0.10
2	0.20
2	0.3
2	0.40
4	0.50
4	0.6
4	0.70
3	0.80
5	0.9
4	1.00
6	1.10
5	1.2
6	1.30
5	1.40
7	1.5
6	1.60
6	1.70
7	1.8
8	1.90
8	2.00
10	2.1
9	2.20
8	2.30
11	2.4
13	2.50
20	2.60
	2.7
	2.80
	2.90
	3.0



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2 Norfolk Street
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P 64 9 4389529
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E ccl@coco.co.nz

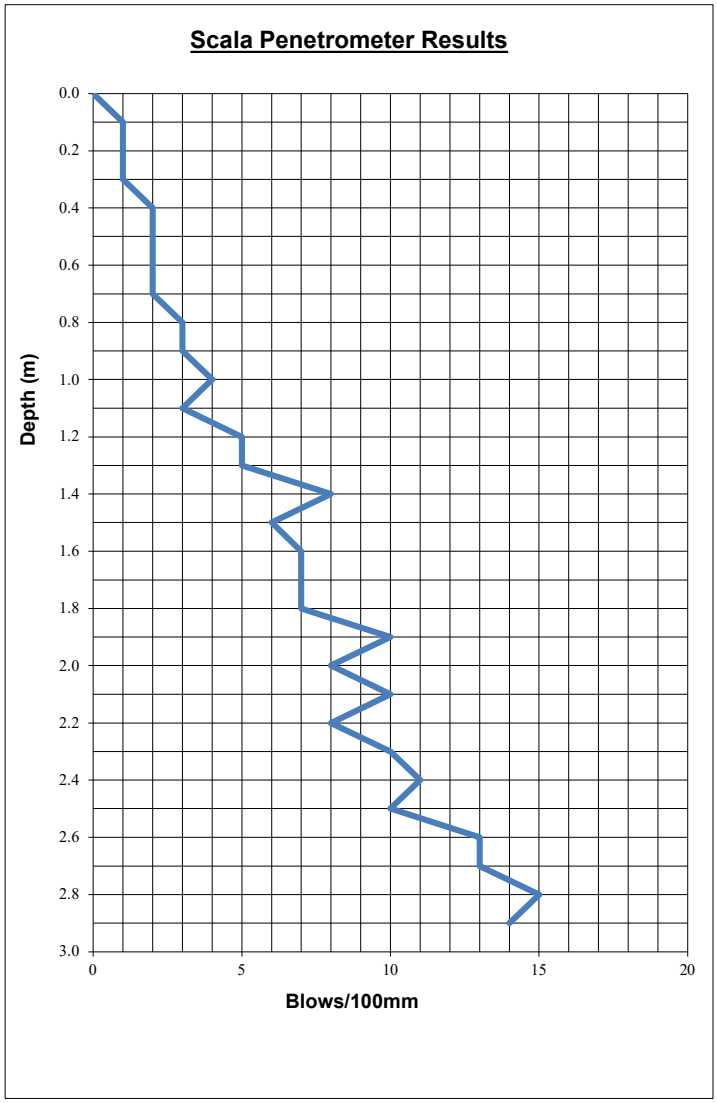
DYNAMIC CONE (SCALA) PENETROMETER

Test 23 / NZS 4402 : 1988 Test 6.5.2

Job: 17908
Client: Mary & Ken Finlayson
Date: 28/01/2026
Location: 39 Wellington Street, Russell 0202
Scala No.: SP03

Tested by: JL
Logged by: JL

blows/100 mm	depth (m)
0	0.0
1	0.10
1	0.20
1	0.3
2	0.40
2	0.50
2	0.6
2	0.70
3	0.80
3	0.9
4	1.00
3	1.10
5	1.2
5	1.30
8	1.40
6	1.5
7	1.60
7	1.70
7	1.8
10	1.90
8	2.00
10	2.1
8	2.20
10	2.30
11	2.4
10	2.50
13	2.60
13	2.7
15	2.80
14	2.90
	3.0



Consulting Engineers
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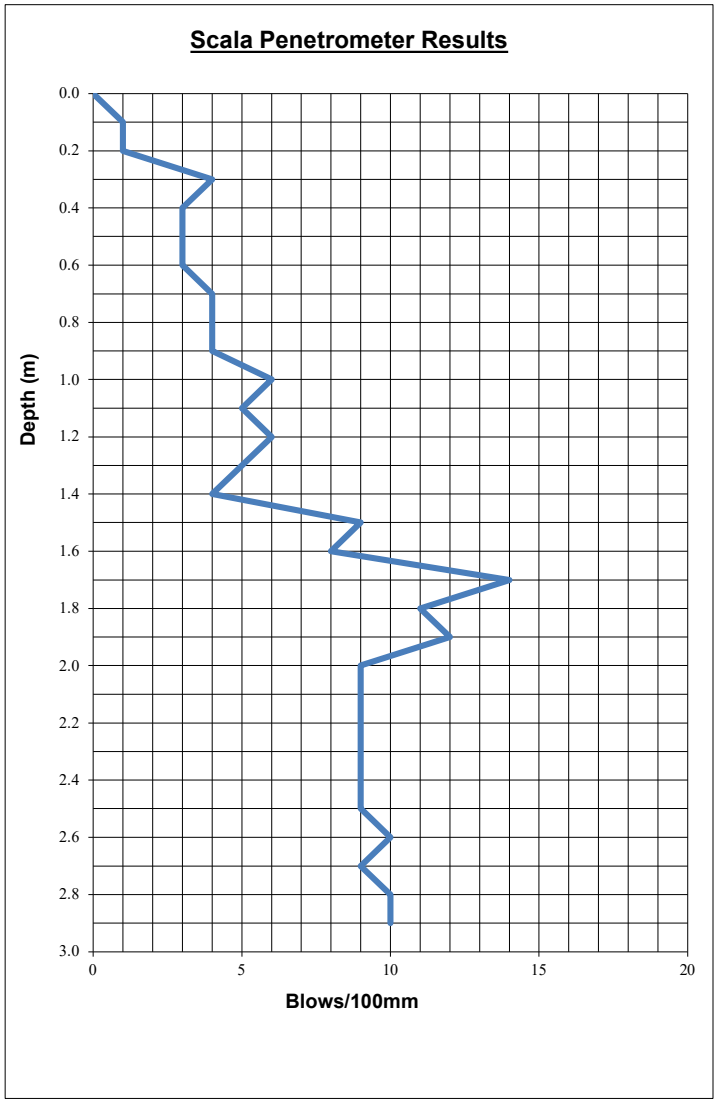
DYNAMIC CONE (SCALA) PENETROMETER

Test 23 / NZS 4402 : 1988 Test 6.5.2

Job: 17908
Client: Mary & Ken Finlayson
Date: 28/01/2026
Location: 39 Wellington Street, Russell 0202
Scala No.: SP04

Tested by: JL
Logged by: JL

blows/100 mm	depth (m)
0	0.0
1	0.10
1	0.20
4	0.3
3	0.40
3	0.50
3	0.6
4	0.70
4	0.80
4	0.9
6	1.00
5	1.10
6	1.2
5	1.30
4	1.40
9	1.5
8	1.60
14	1.70
11	1.8
12	1.90
9	2.00
9	2.1
9	2.20
9	2.30
9	2.4
9	2.50
10	2.60
9	2.7
10	2.80
10	2.90
	3.0



APPENDIX 4: Site Photographs taken on 28th January 2026

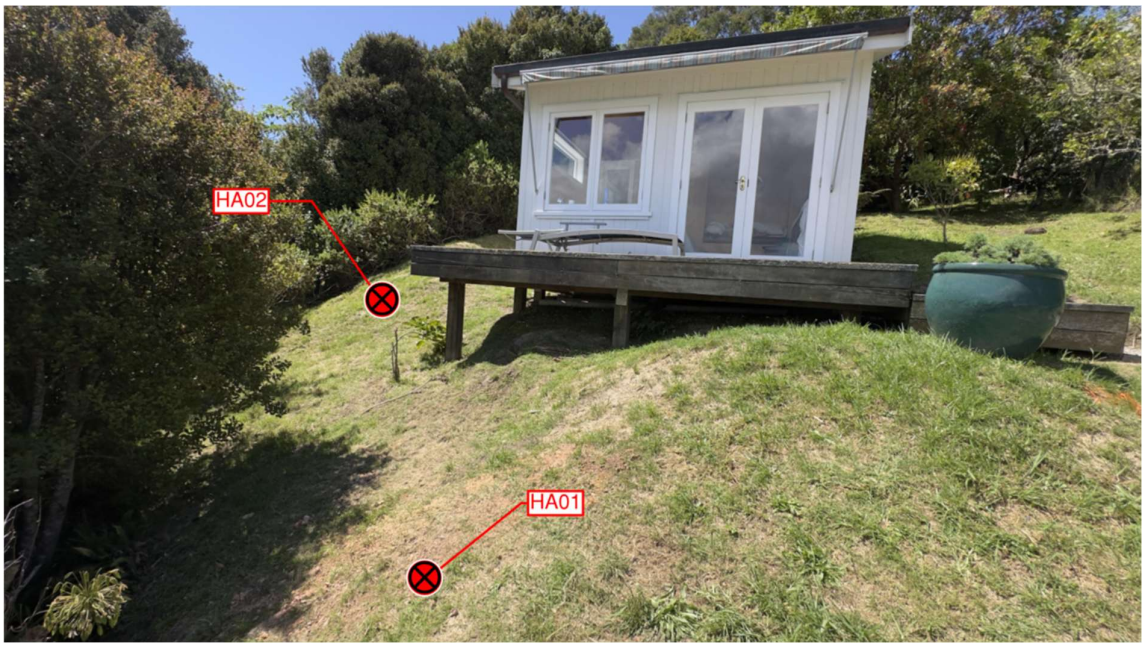


Photo 1: Observed conditions of the sleepout; HA01 & HA02 indicative locations shown.



Photo 2: HA01 core.



Photo 3: HA02 core.



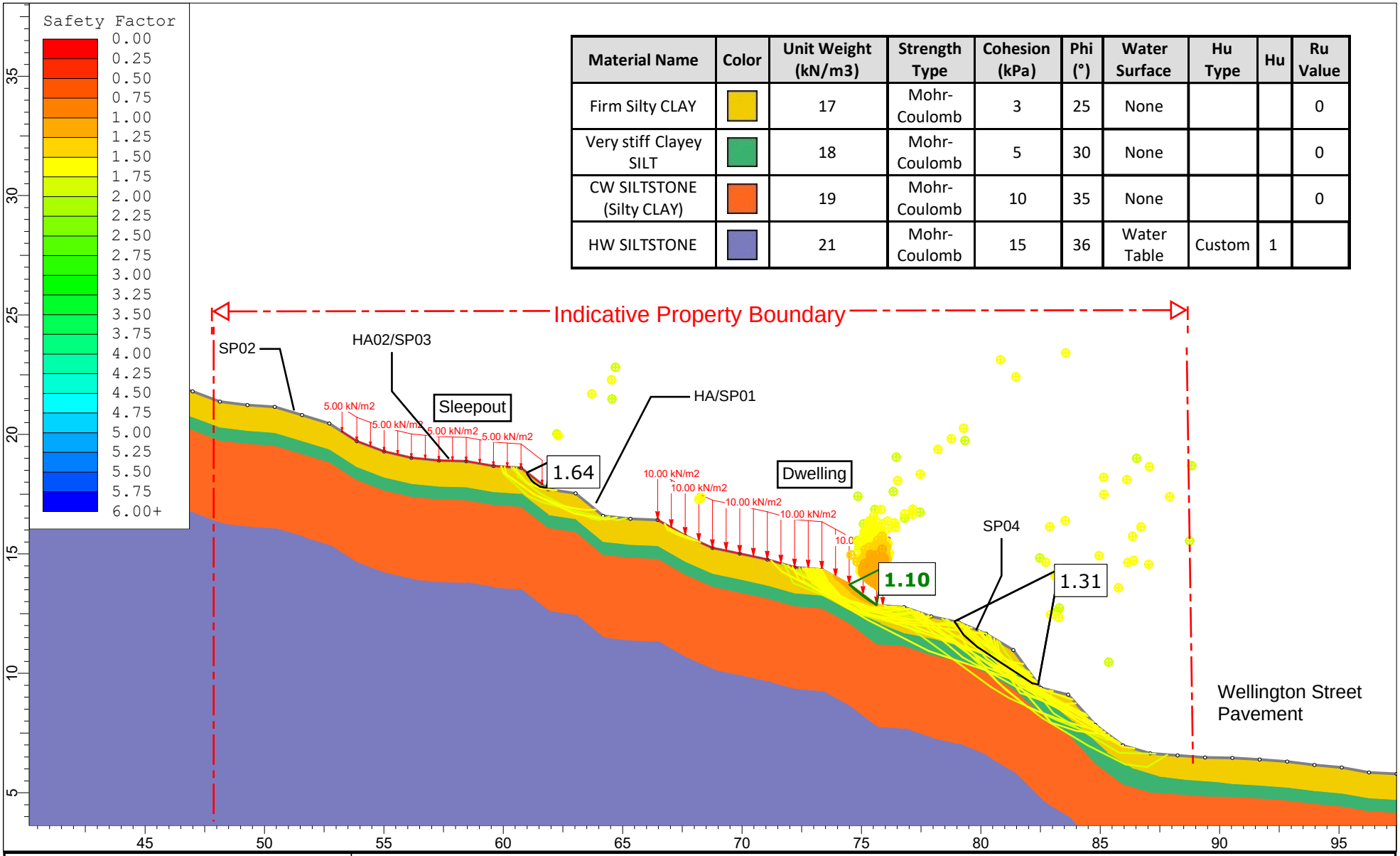
Photo 4: Indicative location of the proposed retaining wall below the existing dwelling.



Photo 5: Tension cracks observed near the existing stormwater tank and garage.

APPENDIX 5: Slope Stability Results

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY		17	Mohr-Coulomb	3	25	None			0
Very stiff Clayey SILT		18	Mohr-Coulomb	5	30	None			0
CW SILTSTONE (Silty CLAY)		19	Mohr-Coulomb	10	35	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36	Water Table	Custom	1	



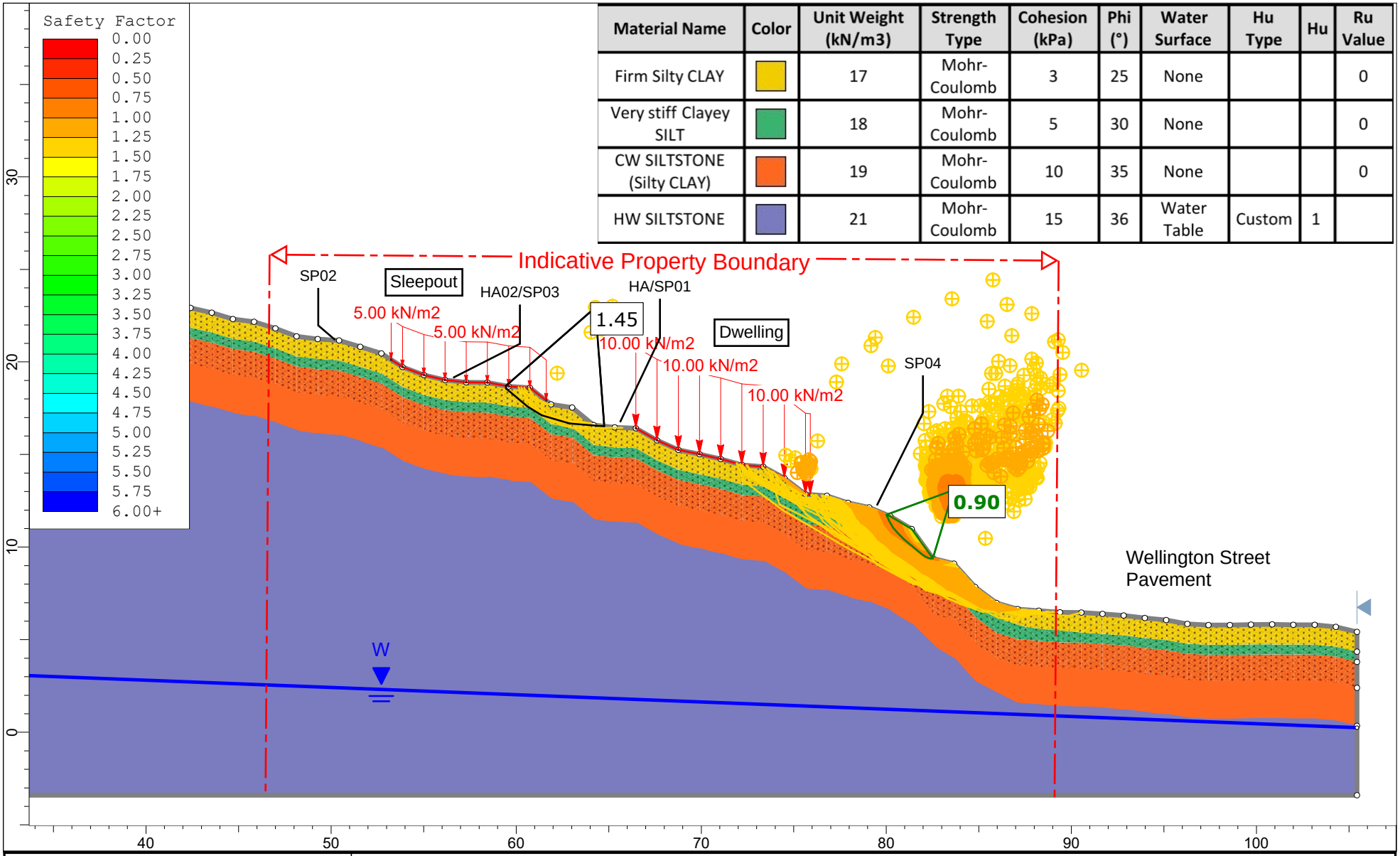
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SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

Group	Existing Conditions	*Scenario*	Static Normal Case
Drawn By	JL	*Company*	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	*File Name*	XS A-A'.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY		17	Mohr-Coulomb	3	25	None			0
Very stiff Clayey SILT		18	Mohr-Coulomb	5	30	None			0
CW SILTSTONE (Silty CLAY)		19	Mohr-Coulomb	10	35	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36	Water Table	Custom	1	



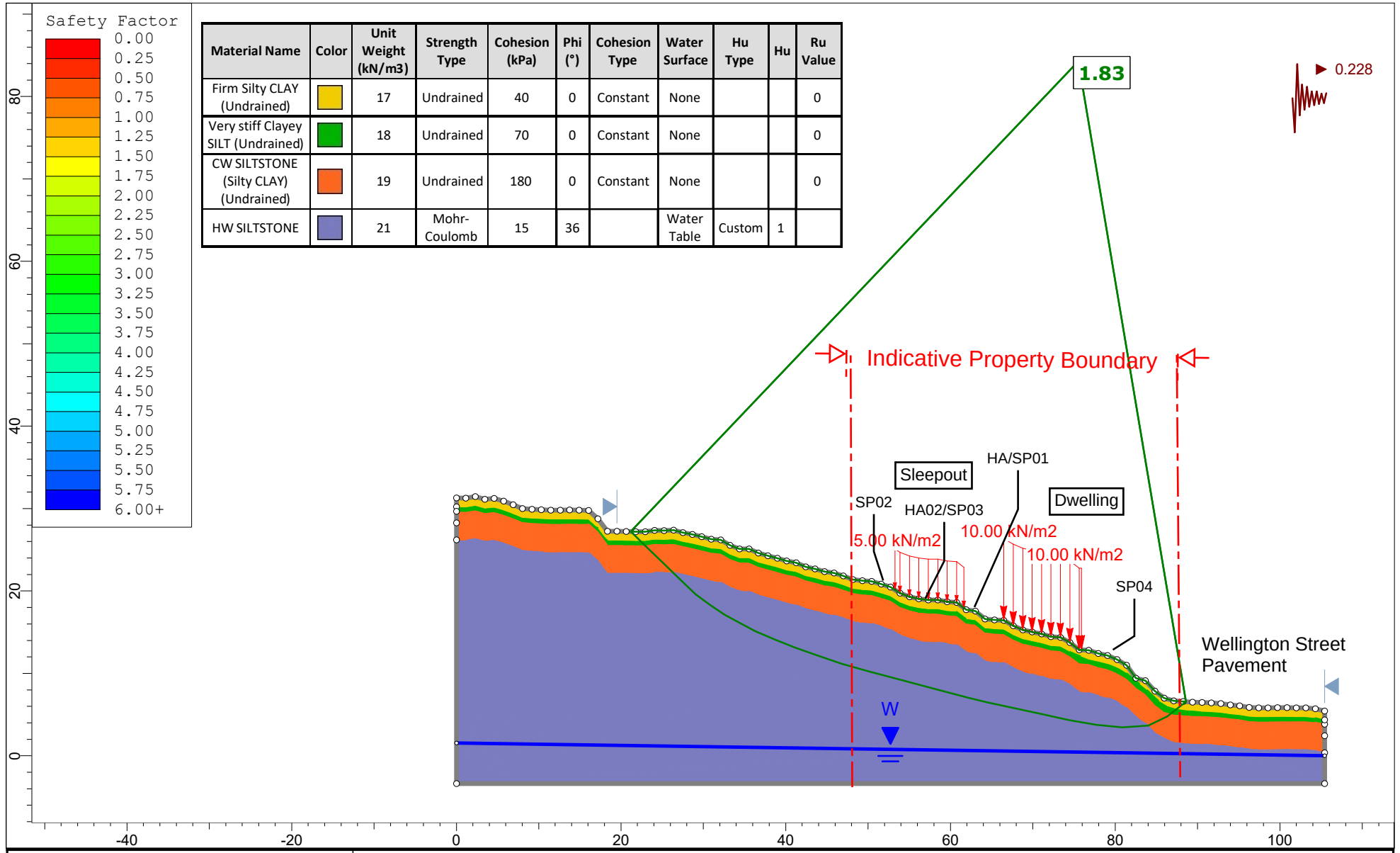
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SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

Group	Existing Conditions	Scenario	Raised Groundwater Case (Back Analysis)
Drawn By	JL	Company	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	File Name	XS A-A'.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Cohesion Type	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY (Undrained)		17	Undrained	40	0	Constant	None			0
Very stiff Clayey SILT (Undrained)		18	Undrained	70	0	Constant	None			0
CW SILTSTONE (Silty CLAY) (Undrained)		19	Undrained	180	0	Constant	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36		Water Table	Custom	1	

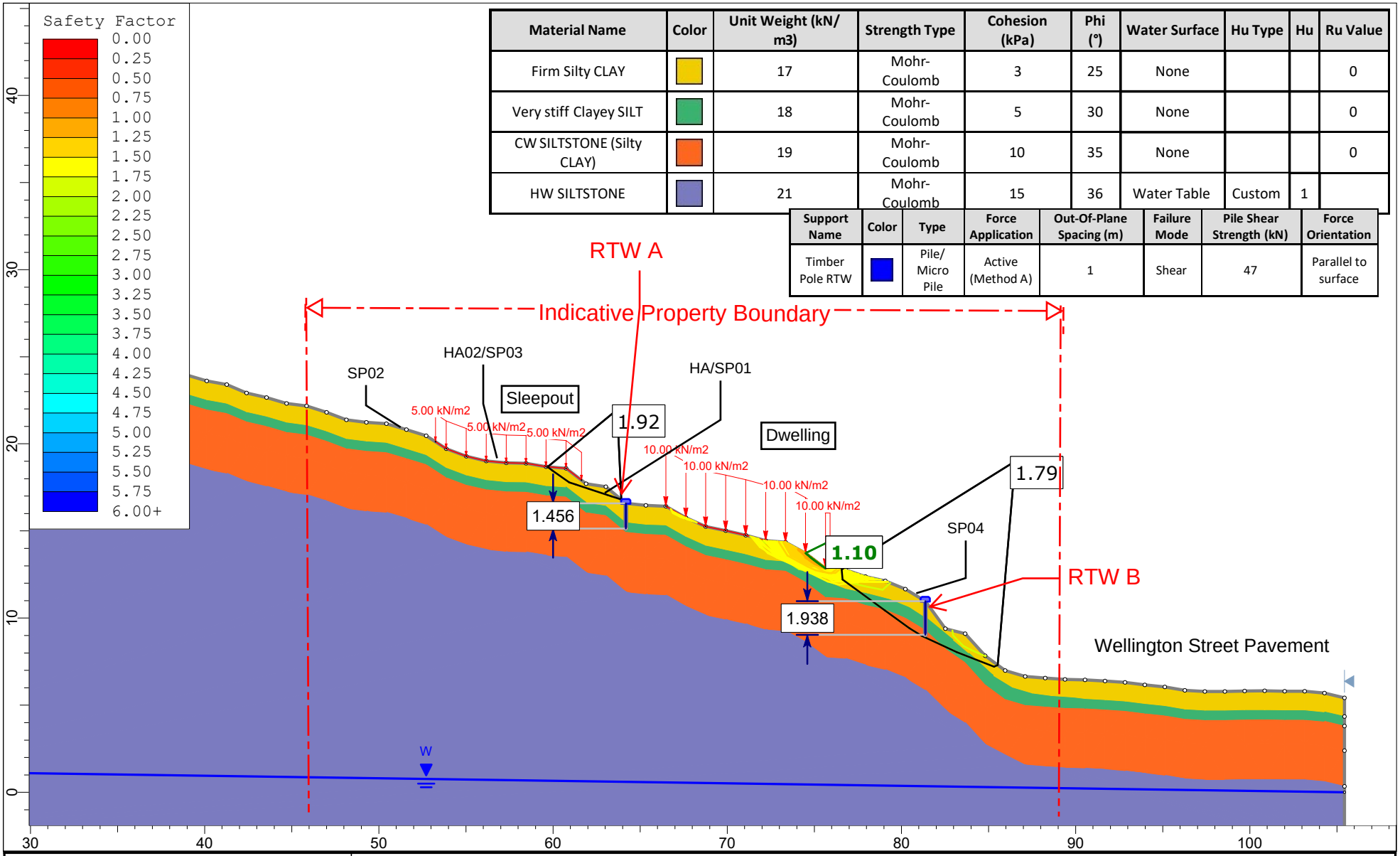


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SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

Group	Existing Conditions	*Scenario*	Seismic Case (kh=0.228)
Drawn By	JL	*Company*	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	*File Name*	XS A-A'.slmd



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY		17	Mohr-Coulomb	3	25	None			0
Very stiff Clayey SILT		18	Mohr-Coulomb	5	30	None			0
CW SILTSTONE (Silty CLAY)		19	Mohr-Coulomb	10	35	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36	Water Table	Custom	1	

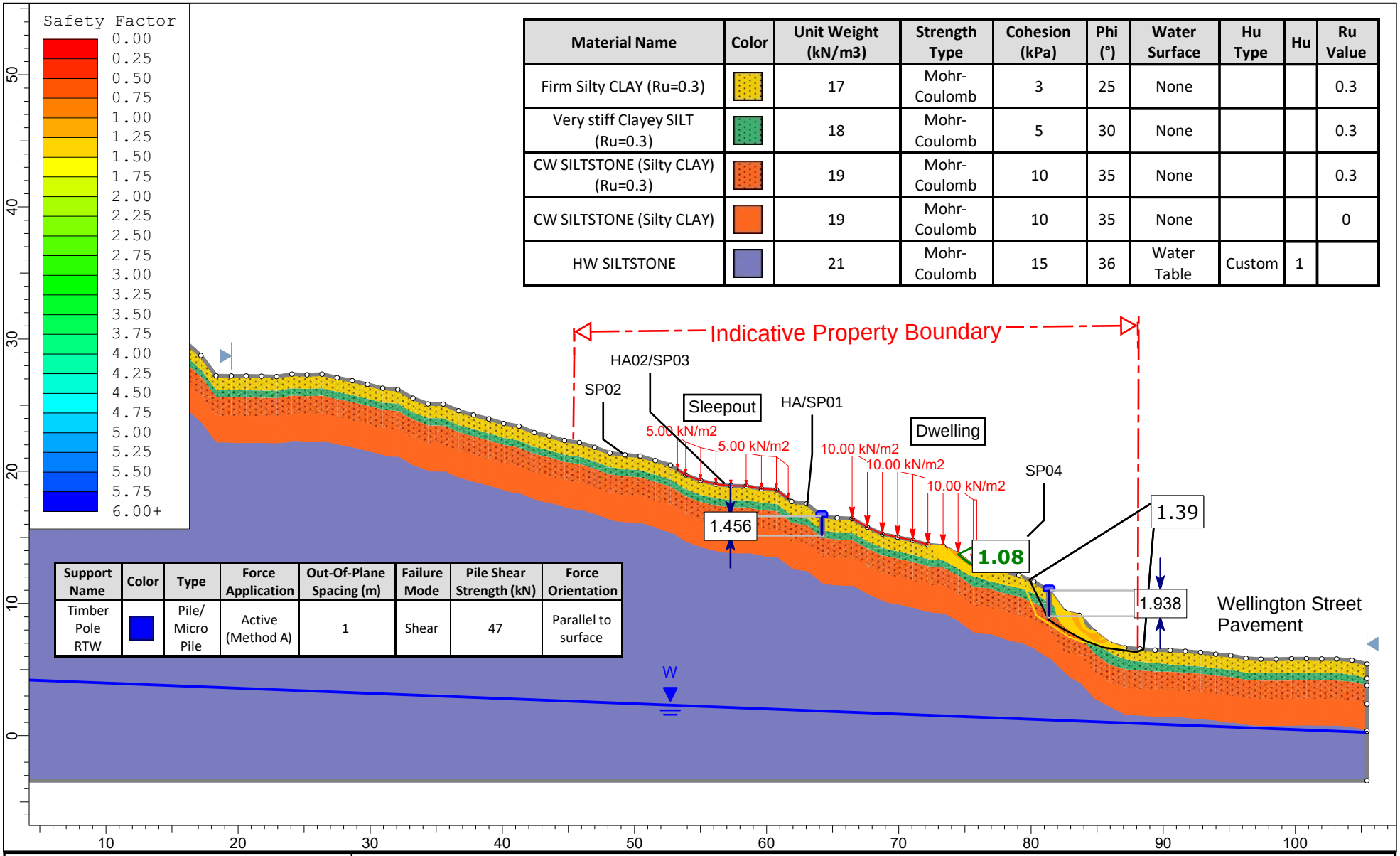
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Timber Pole RTW		Pile/ Micro Pile	Active (Method A)	1	Shear	47	Parallel to surface

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SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

Group	Proposed RTW Solution	*Scenario*	Static Normal Case
Drawn By	JL	*Company*	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	*File Name*	XS A-A'.slmd



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY (Ru=0.3)		17	Mohr-Coulomb	3	25	None			0.3
Very stiff Clayey SILT (Ru=0.3)		18	Mohr-Coulomb	5	30	None			0.3
CW SILTSTONE (Silty CLAY) (Ru=0.3)		19	Mohr-Coulomb	10	35	None			0.3
CW SILTSTONE (Silty CLAY)		19	Mohr-Coulomb	10	35	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36	Water Table	Custom	1	

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Timber Pole RTW		Pile/ Micro Pile	Active (Method A)	1	Shear	47	Parallel to surface

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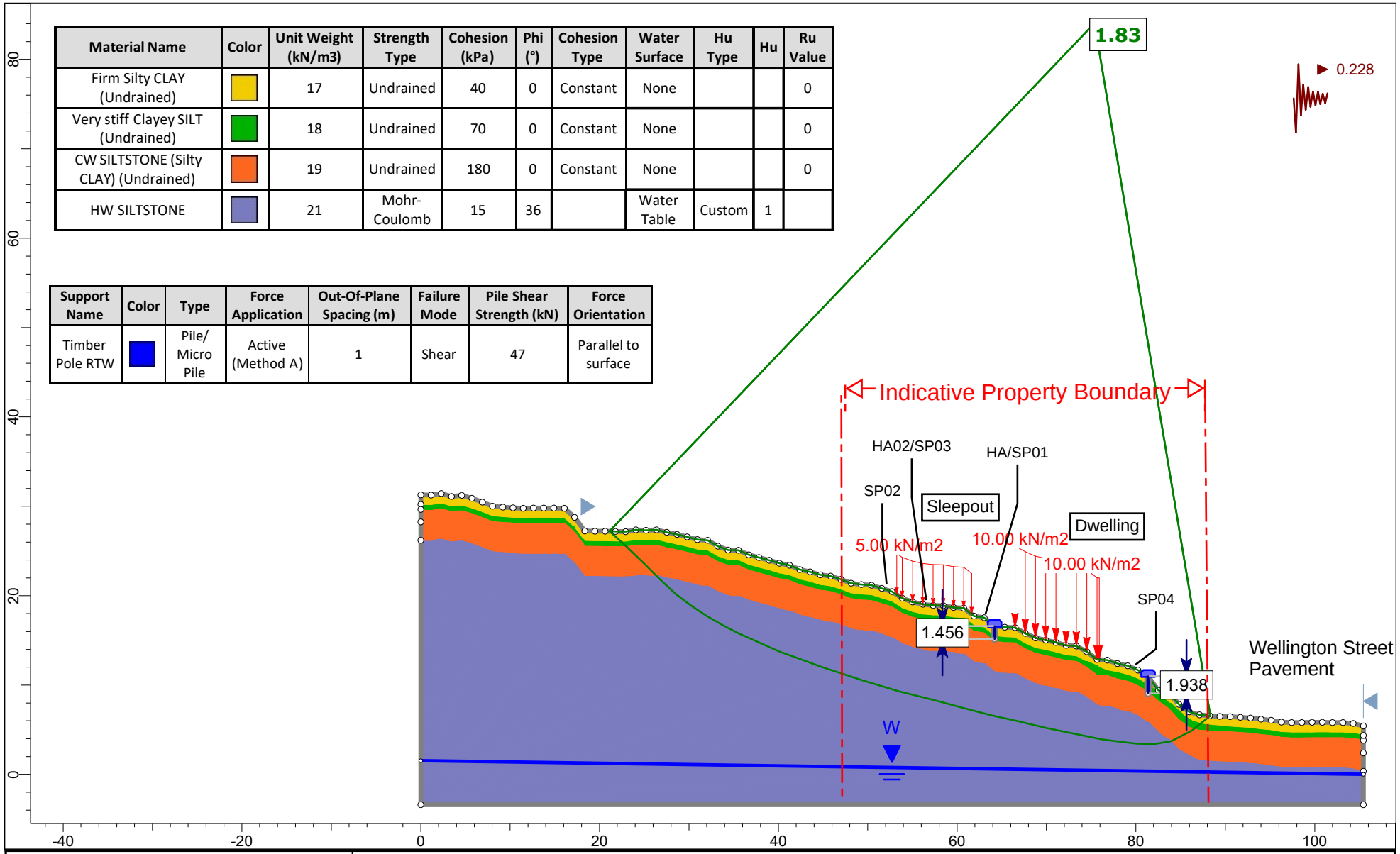
SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

Group	Proposed RTW Solution	*Scenario*	Raised Groundwater Case (Ru=0.3)
Drawn By	JL	*Company*	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	*File Name*	XS A-A'.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Cohesion Type	Water Surface	Hu Type	Hu	Ru Value
Firm Silty CLAY (Undrained)		17	Undrained	40	0	Constant	None			0
Very stiff Clayey SILT (Undrained)		18	Undrained	70	0	Constant	None			0
CW SILTSTONE (Silty CLAY) (Undrained)		19	Undrained	180	0	Constant	None			0
HW SILTSTONE		21	Mohr-Coulomb	15	36		Water Table	Custom	1	

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Timber Pole RTW		Pile/ Micro Pile	Active (Method A)	1	Shear	47	Parallel to surface



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SLIDEINTERPRET 9.041

17908 - 39 WELLINGTON STREET, RUSSELL 0202
Proposed Development

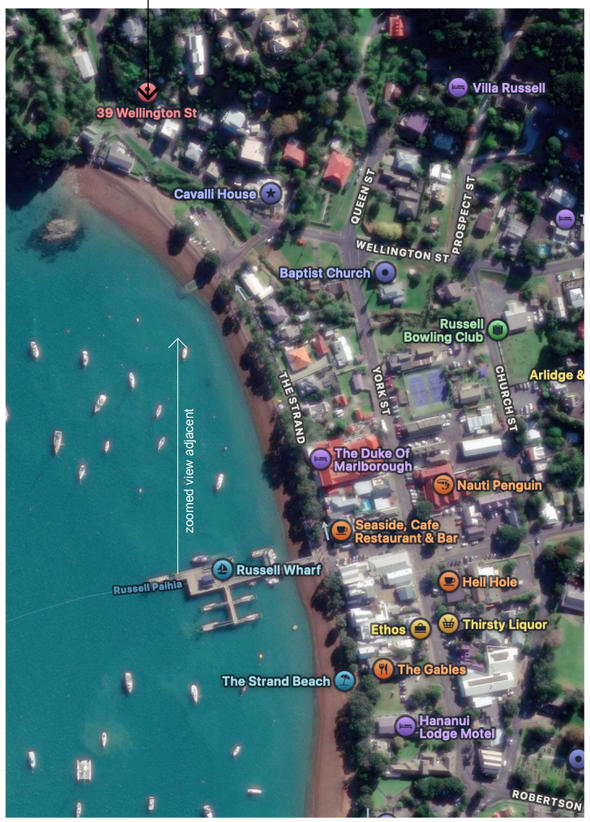
Group	Proposed RTW Solution	*Scenario*	Seismic Case (kh=0.228)
Drawn By	JL	*Company*	Cook Costello Limited
Date	5/02/2026, 9:06:19 am	*File Name*	XS A-A'.slmd

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site location



location plan

new sleep out

existing batch

existing sleep out



zoomed view to northern end kororareka bay from russell wharf

planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed]
southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

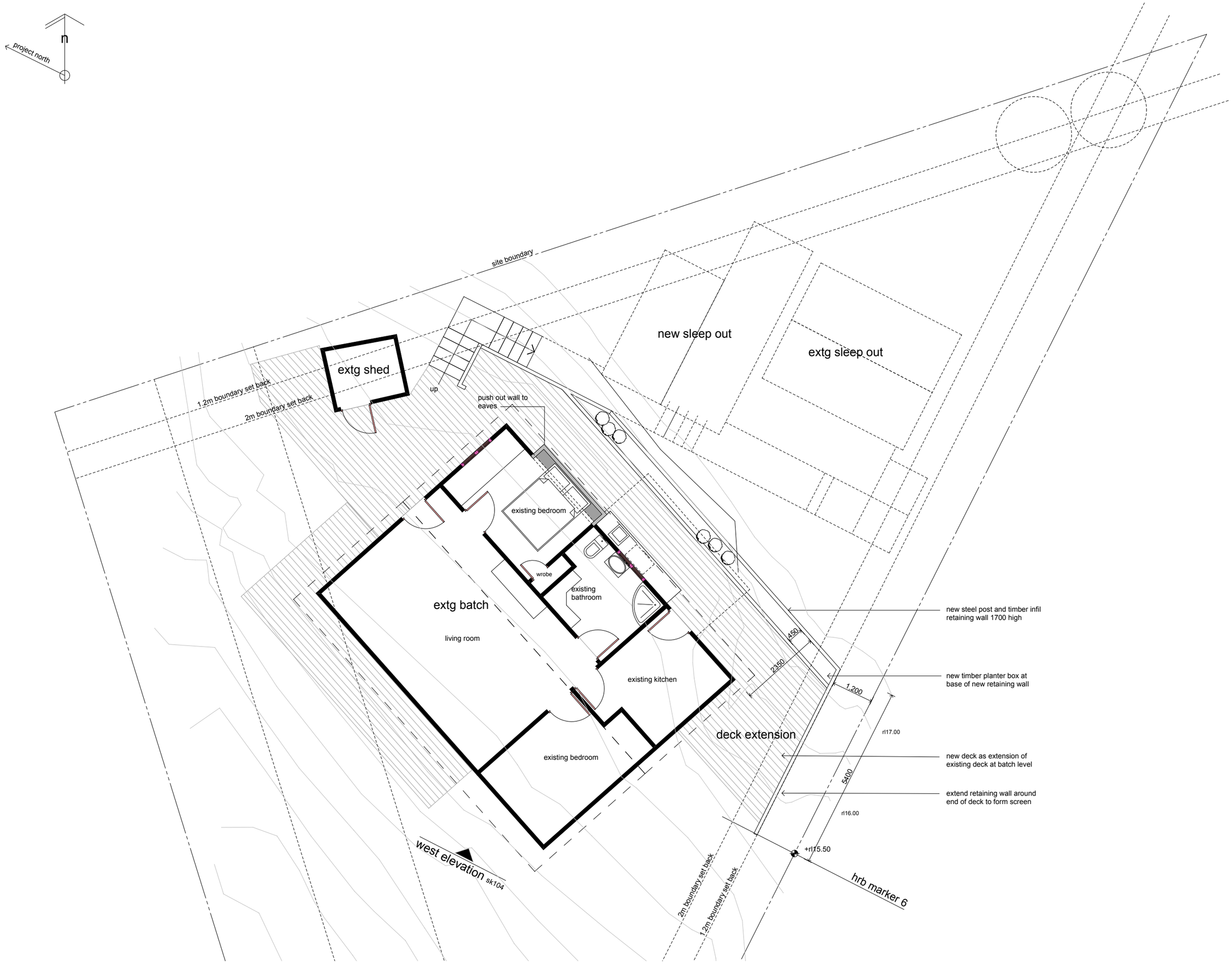
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

site location and context

scale A1 nts. A3 nts.
date september 2026
project number **237-001**
drawing number **sk100**



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planning notes

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10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed]
southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

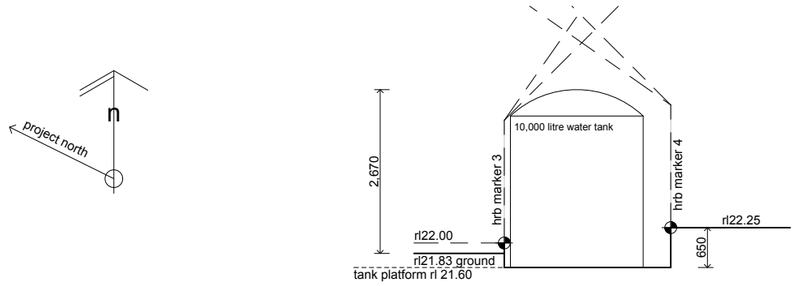
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

batch level plan

scale A1 1:50 A3 1:100
date july 2026
project number **237-001**
drawing number **sk102**



t a n k h r b d i a g r a m

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planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

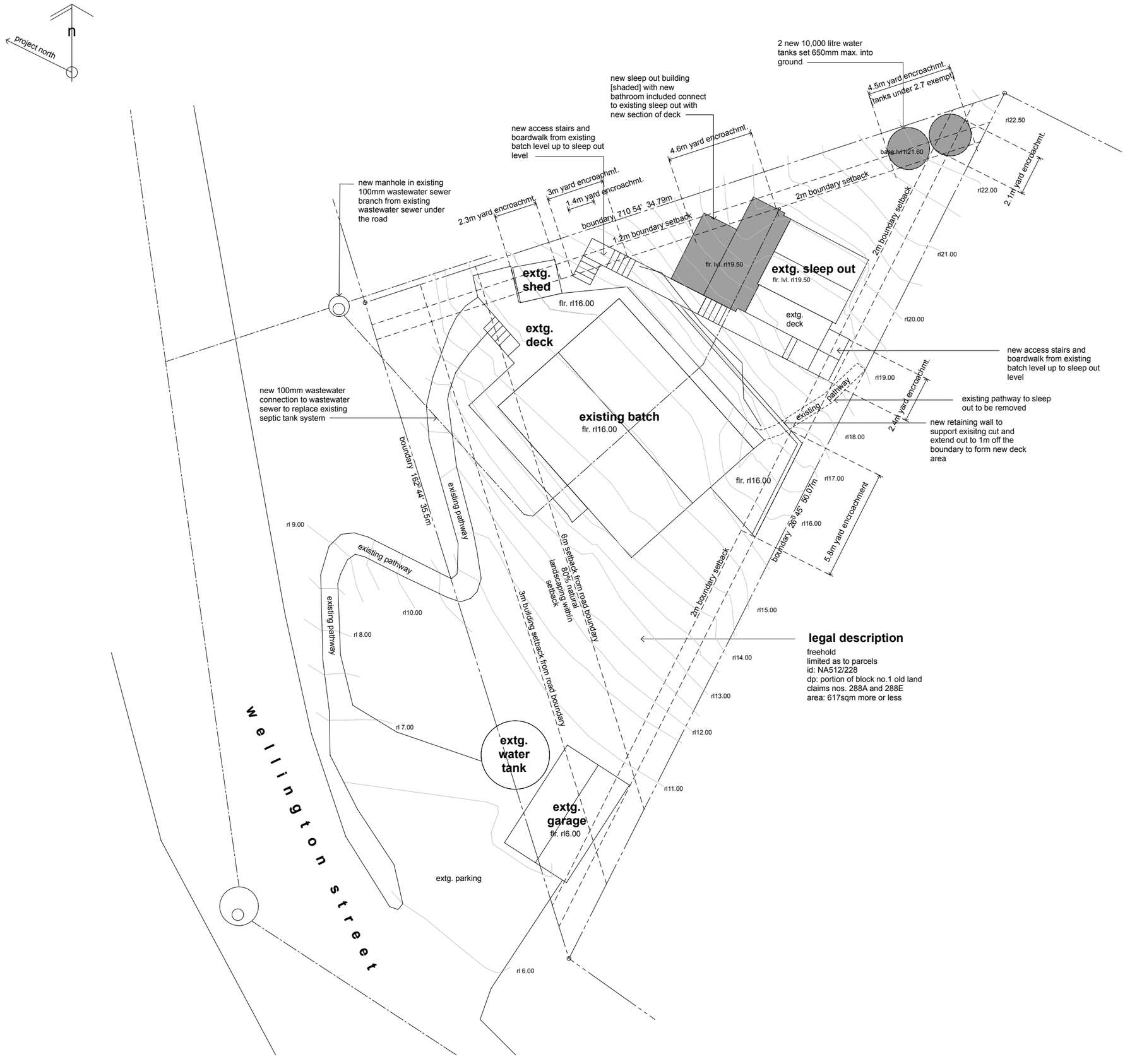
sleepout level plan

scale A1 1:50 A3 1:100

date july 2026

project number **237-001**

drawing number **sk103**



legal description

freehold
limited as to parcels
id: NA512/228
dp: portion of block no.1 old land claims nos. 288A and 288E
area: 617sqm more or less

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planning notes

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FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

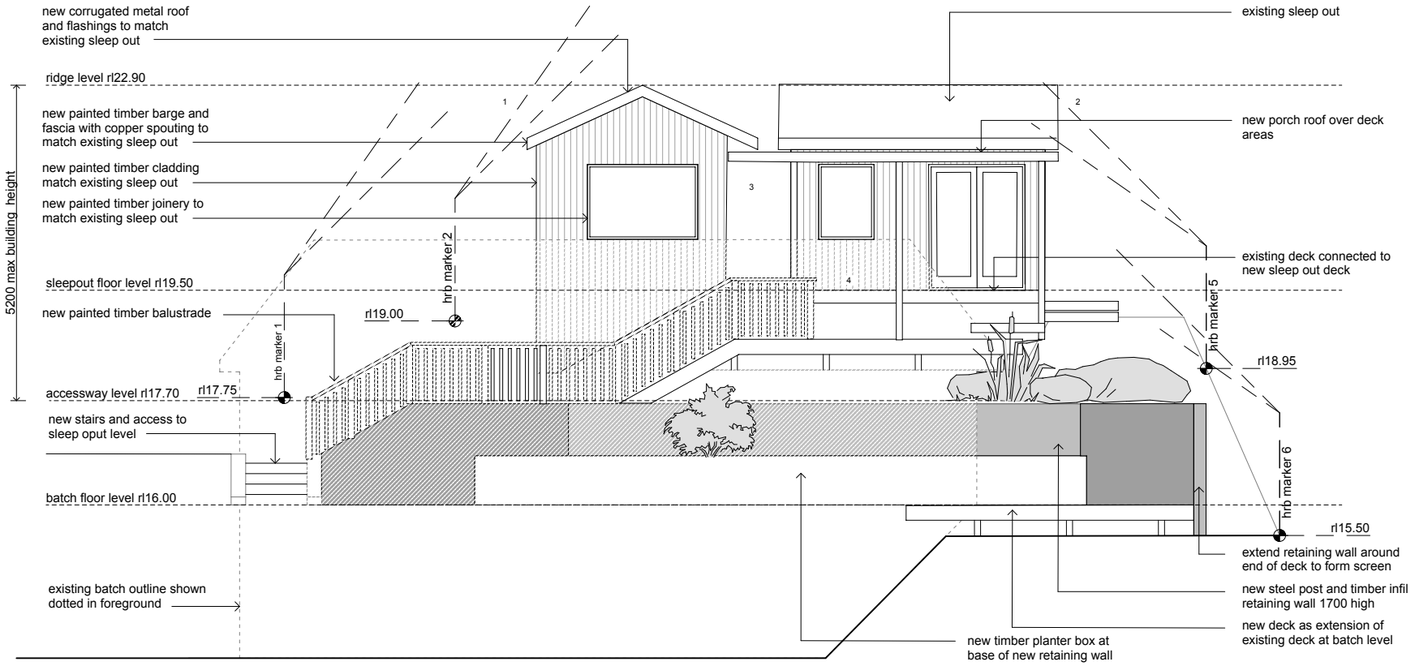
CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

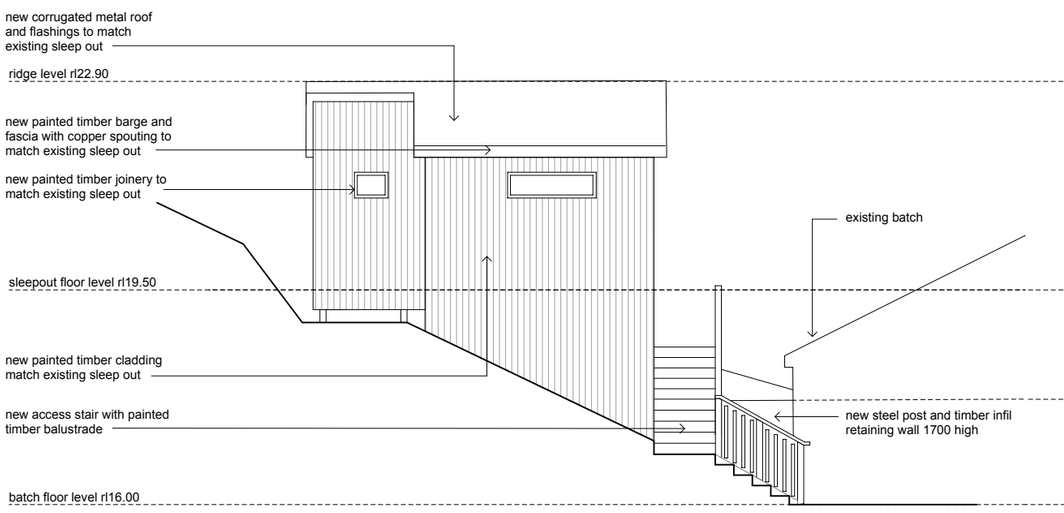
alterations and additions for
ken and mary finlayson
at
39 wellington st russell

site plan

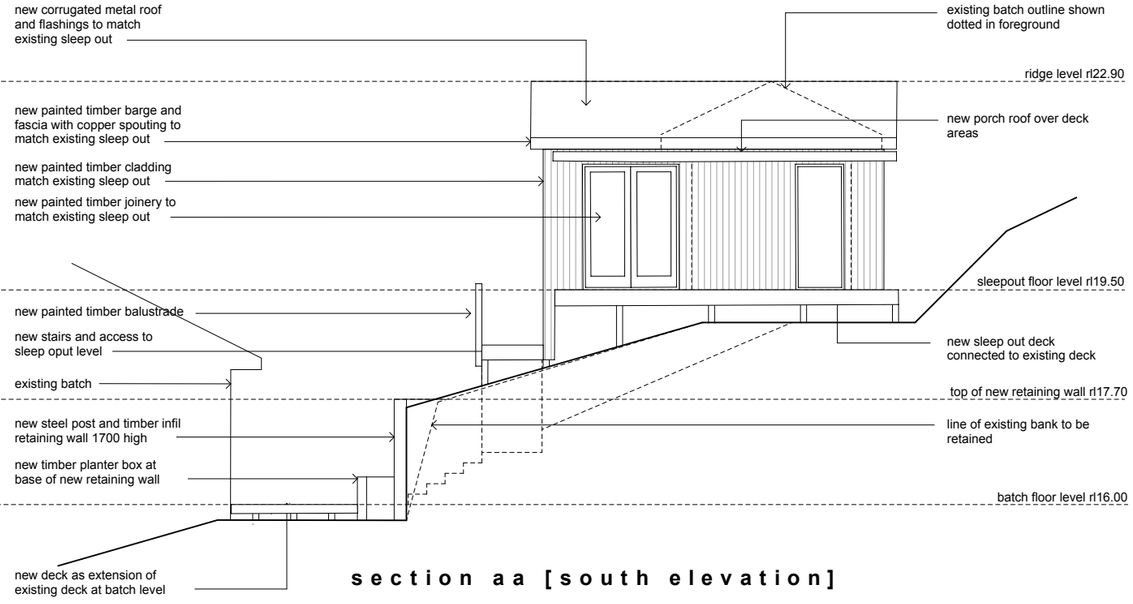
scale A1 1:100 A3 1:200
date july 2026
project number **237-001**
drawing number **sk101**



w e s t e l e v a t i o n



n o r t h e l e v a t i o n



s e c t i o n a a [s o u t h e l e v a t i o n]

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planning notes

refer to the planning report / assessment of effects for full details however, in general:

FNDC operative plan

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

FNDC proposed plan

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]
southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R3permitted activity

HA-R5 to HA-R14 permitted activity

HA-R4 restricted discretionary activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R15 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions for
ken and mary finlayson
at
39 wellington st russell

elevations

scale A1 1:50 A3 1:100

date august 2026

project number **237-001**

drawing number **sk104**