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

Office Use Only
Application Number:

Application for resource consent or fast-track 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 Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**

◯ **Fast Track Land Use***

◯ **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.

◯ **Subdivision**

◯ **Existing Use Certicicate (s.139A)**

◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

◯ **Other (please specify)** _____

**The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

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? _____

Who else have you consulted with? _____

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: Angela Vujcich

Email:

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: Advance Build Ltd

Email:

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: S Thomas, N Peat, M Sharp, T Ruhe, ASolomon, L Jobbit, H Solomon, A Piri - trustees

Property address/
location:

8. Application site details

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

Name/s: Solomon Dwelling

Site address/ location: 180 Whakataha Rd, Waimate North
Part Tapapanui A1C2A Block and Tapapanui A1C2A Block
Postcode 0472

Legal description: as above **Val Number:**

Certificate of title: 494933

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.

Please provide notice on site visit - we require 24-48hrs notice as people live on the property.

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 Factory built dwelling to be delivered to site:
1 bedrooms, office, 2 bathrooms, living area, dining, kitchen and laundry
metal vehicle circulation area, water tanks, changes to wastewater system

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):

☑ **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**
- ◯ **Changing the use of a piece of land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **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**

IIf yes, please be advised that the timeframe will be suspended for 5 working days 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) Advance Build Ltd

Email:

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) Angela Vujcich

Signature:
(signature of bill payer)

Date 30-Jun-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) Angela Vujcich

Signature

Date 30-Jun-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- [x] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [ ] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] Copies of other relevant consents associated with this application
- [x] Location and Site plans (land use) AND/OR
- [ ] Location and Scheme Plan (subdivision)
- [x] Elevations / Floor plans
- [x] 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.

LAND USE RESOURCE CONSENT APPLICATION

TO CONSTRUCT A PAPAKĀINGA RESIDENTIAL UNIT

180 WHAKATAHA ROAD, WAIMATE NORTH
PART TAPAPANUI A1C2A BLOCK AND PART TAPAPANUI A1C2A BLOCK

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
TARA SOLOMON / TE AHI MAIHI

Rev A
JUNE 2026

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APPENDICES:

Concept plans

Certificate of Title

Project Information Memorandum

Form 4

Geotechnical Report

TP58 Wastewater Report

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	180 Whakataha Road, Waimate North 0472
Applicant's name:	Advance Manufacturing Limited trading as Advance Build (Agent)
Address for service:	Advance Build Attn: Katerina Dvorakova 2077 State Highway 10 Waipapa, 0295
Legal description:	Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block
Site area:	22.1484ha / 221,484m² more or less
Site owner/s:	Arvind Solomon and Lance Jobbit and Ngawai Peat and Anthony Piripo and Mary Piripo and Tausi Ruhe and Margaret Sharp and Henare Solomon and Selwyn Thomas
Land status:	Māori Freehold Land
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Historic / archaeological significance shown on Council mapping. The mapped feature is understood to be on the southern side of the property and does not affect the proposed building works.
Proposed zoning/overlays:	Māori Purpose Zone - Rural
Overlays/resource areas:	Sites and Areas of Significance to Māori / archaeological notation
Brief description of proposal:	To establish one additional factory-built two-bedroom papakāinga residential unit with office, two bathrooms, living, dining, kitchen, laundry, deck, water tanks, wastewater connection and associated access/earthworks.
Summary of reasons for consent:	Resource consent is required as a Controlled Activity under Rule 8.6.5.2.2 Papakainga Housing of the Operative Far North District Plan. The PIM identifies the operative trigger as Rule 8.6.5.1.1 Residential Intensity, as the proposal results in the sixth residential unit on the site. Under the Proposed District Plan Māori Purpose Zone - Rural framework, the papakāinga activity is assessed as permitted.

2.0 PROPOSAL

Tara Solomon propose to establish one additional factory-built papakāinga residential unit at 180 Whakataha Road, Waimate North.

The proposed residential unit is a single level two-bedroom dwelling with office, living area, dining, kitchen, laundry, bathroom and ensuite. The floor area, excluding the slatted deck, is 112m² and a roof area of 137.28m². The proposed dwelling will be supported by associated water tanks, wastewater connection, limited access formation and minor earthworks.

The application is for the proposed residential unit only. The future shed shown indicatively on the plans is not part of this resource consent assessment and no consent is sought for that building as part of this application.

There are existing lawfully established residential units on the site. The proposal will result in the sixth residential unit on the property. The land is Māori Freehold Land and the proposed dwelling is sought as papakāinga housing for the occupation, use and ongoing relationship of the owners/whānau with their ancestral land.

Council has issued a Project Information Memorandum and Form 4 confirming that resource consent is required prior to building work commencing. The consent trigger identified by Council is Rule 8.6.5.1.1 Residential Intensity. This AEE assesses the proposal under the Operative District Plan and the Proposed District Plan, given the current transition period.

3.0 SITE CONTEXT

The subject site is located at 180 Whakataha Road, Waimate North and is legally described as Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block. The site has an area of 22.1484ha and is held in Record of Title 494933. The title records the land as Māori Freehold Land.

The site is rural in character and contains existing residential development near the western boundary, accessed from Whakataha Road. The proposed dwelling is located within the existing developed cluster, to the west of the existing dwelling and near the established access and servicing area. The wider property contains grassed areas and areas of bush and scrub, with Waipatukahu Stream along the eastern part of the wider site.

The proposed development area is near level to gently sloping. The geotechnical report prepared by Wilton Joubert Limited identifies Kerikeri Volcanic Group soils, a low risk of instability and negligible liquefaction susceptibility. A geotechnical review of final foundation plans will be undertaken at building consent stage.

There are no public underground service connections available to the site. Water will be provided by roof collection to tanks. Wastewater will be managed by way of the existing septic tank, subject to drainlayer inspection, with additional trenches as recommended by the TP58 report.

Council has identified archaeological significance affecting the site. The mapped heritage / archaeological feature is understood to be located on the southern side of the property and away from the proposed building works. The proposed development is within the existing developed area and does not require works within the mapped southern feature. An accidental discovery protocol will apply to all earthworks.

4.0 DISTRICT PLAN ASSESSMENT

Both the Operative Far North District Plan and the Proposed Far North District Plan have been considered. The Operative District Plan remains the primary consent framework for this application. The Proposed District Plan is also relevant and, under the Māori Purpose Zone - Rural framework, the papakāinga activity is assessed as permitted.

Operative Far North District Plan - Commercial Zone

Rule / matter	Permitted Standards	Assessment
8.6.5.1.1 Residential Intensity	Residential development is limited to one unit per 12ha. Each unit is to have at least 3,000m² exclusive use area plus 11.7ha elsewhere on the property. The rule note refers papakāinga housing to Rule 8.6.5.2.2.	The PIM identifies this standard as the reason for consent because the proposal creates the sixth residential unit on the site. The proposal is therefore assessed under Rule 8.6.5.2.2 Papakainga Housing.
8.6.5.2.2 Papakainga Housing	Papakainga housing is a controlled activity in the Rural Production Zone where permitted standards are met except residential intensity, each residential unit has at least 3,000m² exclusive use area, and the balance land meets the discretionary residential intensity standard. Council's control is restricted to: number and location of dwellings; location and standard of access; and screening and planting.	The site is 22.1484ha and the plans identify six residential units, equating to 36,914m² per unit. Sufficient land is available to provide the required exclusive use areas and balance land. The proposed dwelling is within the existing developed cluster, uses established access, and will not require new visually prominent development elsewhere on the property. **Controlled activity consent is required.**
Other ODP matters	Compliance required with relevant Commercial Zone and district-wide provisions.	No other District Plan breaches have been identified in the PIM or by this assessment.
8.6.5.1.3 Stormwater Management	Maximum impermeable surface coverage is 15% of gross site area.	The plans identify total impermeable surfaces of 20,095.18m², equating to 0.9% of the site. The proposal complies.
8.6.5.1.4 Setback from Boundaries	No building shall be erected within 10m of any site boundary, subject to specified exceptions.	The proposed dwelling is shown outside the 10m setback lines. The proposal complies.

8.6.5.1.8 Building Height	Maximum building height is 12m.	The proposed single level dwelling is well below 12m. The proposal complies.
Chapter 15 Transportation	Access, parking and traffic generation are to comply with the relevant transportation rules.	The proposal is for one additional residential unit within an existing residential cluster. Existing access from Whakataha Road will be used and an indicative metal driveway/turnaround area is shown. No adverse access or traffic effects are expected.
Earthworks / district-wide matters	Compliance is required with relevant district-wide provisions.	Earthworks are minor, with a total cut area of 80.92m² and cut volume of 9.7m³ shown on the plans. Erosion and sediment controls and the accidental discovery protocol will apply. No additional operative breach has been identified in the PIM or by this assessment.

Proposed Far North District Plan - Māori Purpose Zone – Rural

Rule / matter	Permitted Standards	Assessment
MPZ-R5 Papakāinga	In the Māori Purpose Zone - Rural, papakāinga is a permitted activity where the number of residential units does not exceed the greater of one residential unit per 40ha of site area or 10 residential units per site. Commercial activity associated with papakāinga must not exceed 250m² GFA.	The proposal results in six residential units on the site, which does not exceed 10 residential units. No associated commercial activity is proposed. **The proposal complies.**
MPZ-R2 / Impermeable surfaces	Impermeable surface coverage is permitted where it does not exceed 25% of the site.	Total impermeable surfaces are identified as 20,095.18m², equating to 0.9% of the site. The proposal complies.
MPZ wastewater / servicing standards	Where reticulated wastewater is not available, residential units require sufficient exclusive use area and wastewater systems are to be contained within the	The site has substantial available land. Wastewater is addressed by the TP58 report, which confirms that the existing septic tank can cater for the proposed additional two-bedroom dwelling, subject to

	site and disposed of in a sanitary manner.	inspection, with two additional trenches and a 100% reserve area. The proposal complies or can be conditioned to comply.
Historic / archaeological matters	Mapped sites and areas of significance are to be protected and accidental discovery requirements apply to earthworks.	The mapped feature is understood to be on the southern side of the property and will not be affected by the proposed building works. An accidental discovery protocol will apply to all earthworks.

Overall, resource consent is required as a Controlled Activity under the Operative District Plan. Under the Proposed District Plan Māori Purpose Zone - Rural provisions, the same proposal is assessed as **permitted.**

5.0 NOTIFICATION

The applicant does not request public notification. The application is for a controlled activity papakāinga residential unit on Māori Freehold Land. The proposal is located within the existing developed residential cluster on a large rural site and is not expected to give rise to adverse effects on any person.
Public and limited notification are not considered necessary. The proposal is controlled, and Council's assessment is restricted to the number and location of dwellings, the location and standard of access, and screening and planting. No written approvals are considered necessary.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Papakāinga, residential intensity and rural character

The proposal results in one additional residential unit within a 22.1484ha Māori Freehold Land holding. While the PIM identifies the sixth residential unit as a breach of the operative residential intensity standard, the Operative District Plan specifically provides a controlled activity pathway for papakāinga housing in the Rural Production Zone. The proposal therefore fits the anticipated papakāinga framework for Māori land rather than representing conventional rural lifestyle intensification.

The dwelling is modest in scale, single level, and located near the existing developed area rather than in an isolated or visually sensitive part of the property. The wider rural character of the site will remain unchanged, with the majority of the land retained in its current rural/bush character.

Number and location of dwellings

The proposed residential unit is the sixth dwelling on the site. The plans identify an available site area per unit of 36,914m². The proposed dwelling is located within the existing residential cluster and is appropriately separated from boundaries and the wider rural environment. The location avoids the southern archaeological feature shown on Council mapping and does not require development in the more vegetated parts of the site.

Access, parking and safety

The proposal will use the existing Whakataha Road access arrangement and existing metal driveway network, with a minor new metal driveway/turnaround area identified on the plans. The additional traffic generated by one residential unit will be low and typical of residential use. No adverse traffic or safety effects are expected.

Servicing, stormwater and wastewater

The site is not connected to public water, wastewater or stormwater infrastructure. Roof water will be collected to tanks, including two 25,000L Promax Enduro tanks shown on the site plan. Stormwater dispersal is shown to the existing natural stormwater course and will be managed to avoid uncontrolled concentrated discharge.

The TP58 report confirms that the existing septic tank can cater for the additional wastewater volumes from the proposed two-bedroom dwelling, subject to inspection by a registered drainlayer. The report recommends two 24m long, 1m wide trenches, excavated to a depth not greater than 450mm, together with a 100% reserve area. It also confirms that relevant setbacks from surface water, stormwater flow paths and groundwater are achieved. Waipatukahu Stream is over 190m from the proposed trenches.

Earthworks and geotechnical matters

Earthworks are limited to the building platform and servicing works. The plans identify a total cut area of 80.92m² and cut volume of 9.7m³. The geotechnical report concludes that the site has a low risk of instability and negligible liquefaction susceptibility. Foundation design, expansive soil response and construction monitoring will be addressed through the building consent process.

Heritage / archaeological matters

Council has identified the site as having archaeological significance. The mapped feature is understood to be located on the southern side of the property and does not affect the proposed building works. The proposed works are within the existing developed area and are not expected to disturb the mapped feature. An accidental discovery protocol will apply to all earthworks, and if any archaeological material is identified, works will cease and the appropriate statutory process will be followed.

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4, this assessment of environmental effects has been prepared in such detail as corresponds with the scale and significance of the effects the proposal may have on the environment.

7.0 SECTION 104 ASSESSMENT

Under s104(1)(a), the actual and potential effects of allowing the activity are considered less than minor. The proposal is a modest one-unit addition to an existing residential papakāinga cluster on a large Māori Freehold Land site. Servicing, access, stormwater, earthworks and heritage matters can be appropriately managed through standard conditions and the supporting technical recommendations.

Under s104(1)(b), the proposal is consistent with the Operative District Plan framework for papakāinga housing in the Rural Production Zone. Although the residential intensity standard is exceeded, Rule 8.6.5.2.2 specifically provides a controlled activity pathway for papakāinga housing. The proposal is also consistent with the direction of the Proposed District Plan, which provides for

papakāinga as a permitted activity in the Māori Purpose Zone - Rural where the number of residential units does not exceed the relevant threshold.

Other Matters

There are no other matters considered relevant to the proposal.

8.0 OVERALL CONCLUSION

Resource consent is sought to establish one additional factory-built papakāinga residential unit at 180 Whakataha Road, Waimate North. The application is required under the Operative Far North District Plan because the proposed dwelling results in the sixth residential unit on the site, triggering Rule 8.6.5.1.1 Residential Intensity. The proposal is assessed as a Controlled Activity under Rule 8.6.5.2.2 Papakainga Housing.

The proposal is located within the existing developed residential cluster, on a 22.1484ha Māori Freehold Land site. It is modest in scale, uses existing access, can be appropriately serviced, and avoids the mapped southern heritage / archaeological feature. The future shed shown on the plans is indicative only and does not form part of this application.

Under the Proposed District Plan Māori Purpose Zone - Rural framework, the proposal is assessed as permitted. Overall, adverse effects are less than minor and the matters over which Council has control can be appropriately addressed through standard conditions of consent. It is therefore concluded that the application can be granted on a non-notified basis.

AUTHOR
Katerina Dvorakova
Registered Architect NZRAB / Pre-construction Manager

30 June 2026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
QUALIFIED

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

R.W. Muir
Registrar-General
of Land

Identifier	**494933**
Land Registration District	**North Auckland**
Date Registered	01 September 2009 09:00 am

Prior References
8273030.1

Type	Partition Order	**Instrument**	MFPO 8273030.1
Area	22.1484 hectares more or less		
Legal Description	Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block		

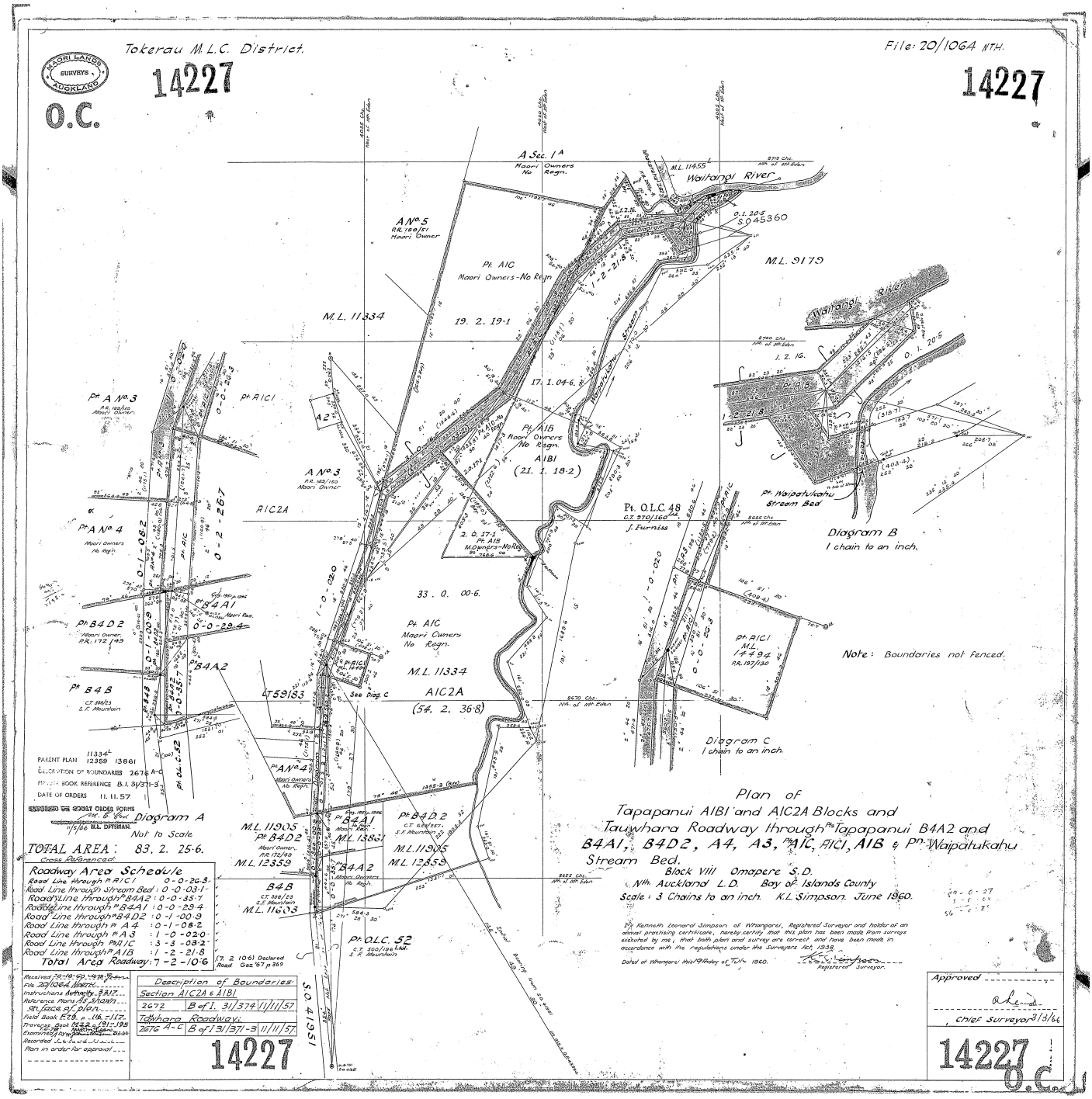
Registered Owners

Selwyn Thomas, Ngawai Peat, Margaret Sharp, Tausi Ruhe, Arvind Solomon, Lance Jobbitt, Henare Solomon, Anthony Piripo and Mary Piripo as responsible trustees

Interests

The within order has been embodied in the register pursuant to Section 124(1) Te Ture Whenua Maori Act 1993. It will not be finally constituted a folium of the register until a plan has been deposited pursuant to Section 167(5) Land Transfer Act 1952

8273030.3 Status Order determining the status of the within land to be Maori Freehold Land - 1.9.2009 at 9:00 am


Tokerau M.L.C. District.
14227
O.C.
File: 20/106A NTH.
14227
A Sec. 1A
Maori Owners No Regn.
M.L. 11455
Waitangi River
A No 5
RR. 160/51
Maori Owner
Pt. AIC
Maori Owners-No Regn.
M.L. 9179
M.L. 11334
19. 2. 19·1
17. 1. 04·6.
Pt. AIB
Maori Owners No Regn.
AIB1
(21. 1. 18·2)
A No 3
RR. 183/150
Maori Owner
AIC2A
Pt. A No 3
Pt. AIC1
Pt. A No 4
Maori Owners No Regn.
Pt. B4A1
Pt. B4D2
Maori Owner RR. 172/149
Pt. B4A2
Pt. B4B
CT 388/23
S.F. Mountain
LT59183
See diag. C
AIC2A
(54. 2. 36·8)
33. 0. 00·6.
Pt. AIC
Maori Owners No Regn.
M.L. 11334
Pt. O.L.C 48
C.T. 570/160 Ltd.
J. Furniss
Pt. AIC1
M.L. 14494
RR. 197/130
Diagram B
1 chain to an inch.
Pt. Waipatukahu Stream Bed
Note: Boundaries not fenced.
Diagram C
1 chain to an inch.
PARENT PLAN 11334L 12359 13861
EXCLUSION OF BOUNDARIES 2676 A-C
BOOK REFERENCE B.I. 31/371-3
DATE OF ORDERS 11. 11. 57
Diagram A
Not to Scale
TOTAL AREA: 83. 2. 25·6.
Cross Referenced:
Roadway Area Schedule
Road Line through Pt AIC1 0-0-26·3.
Road Line through Stream Bed: 0-0-03·1.
Road Line through Pt B4A2: 0-0-35·7
Road Line through Pt B4A1: 0-0-29·4
Road Line through Pt B4D2: 0-1-00·9
Road Line through Pt A4 : 0-1-08·2
Road Line through Pt A3 : 1-0-02·0
Road Line through Pt AIC : 3-3-03·2
Road Line through Pt AIB : 1-2-21·8
Total Area Roadway: 7-2-10·6
(7. 2. 106) Declared Road Gaz 57 p 869
Description of Boundaries
Section AIC2A & AIB1
2672 B of L 31/374 11/11/57
Tauwhara Roadway:
2676 A-C B of L 31/371-3 11/11/57
14227
Plan of
Tapapanui AIB1 and AIC2A Blocks and
Tauwhara Roadway through Pt Tapapanui B4A2 and
B4A1, B4D2, A4, A3, Pt AIC, AIC1, AIB & Pt Waipatukahu
Stream Bed.
Block VIII Omapere S.D.
N.th Auckland L.D. Bay of Islands County
Scale: 3 Chains to an inch. K.L. Simpson. June 1960.
I Kenneth Leonard Simpson of Whangarei, Registered Surveyor and holder of an annual practising certificate, hereby certify that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1938.
Dated at Whangarei this 19th day of July 1960.
Registered Surveyor.
Approved
Chief Surveyor 3/3/61
14227 O.C.

Report on Maori Land details for the following Record(s) of Title

Record(s) of Title

494933	Identified as potentially Maori Freehold Land

***** End of Report *****

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

2 June 2026

Selwyn Thomas, Ngawai Peat, Margaret Sharp, Tausi Ruhe, Arvind Solomon, Lance Jobbitt, Henare Solomon, Anthony Piripo and Mary Piripo as resonsible trustees
180 Whakataha Road
RD 2
Kaikohe
0472

Tēnā koe,

Building consent number:	EBC-2026-959/0
Property ID:	3347212
Address:	180 Whakataha Road, Waimate North 0472
Description:	PIM Only: New Factory built dwelling to be delivered to site – 2-bedrooms, office, 2 bathrooms, living area, dining, kitchen and laundry

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
Far North Proposed District Plan (isoplan.co.nz)

The site is zoned **Rural Production** under the Operative District Plan and Resource Consent is required for breach of the following:

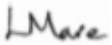
Rule:	8.6.5.1.1 RESIDENTIAL INTENSITY Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.
Reason:	This application proposes the 6th residential unit on this site.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Nāku iti nei, nā



Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: planning@advancebuild.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2026-959/0

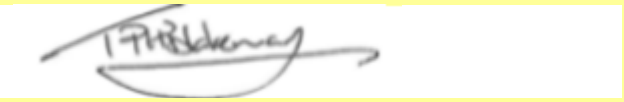
RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent**(s) under the Resource Management Act 1991:

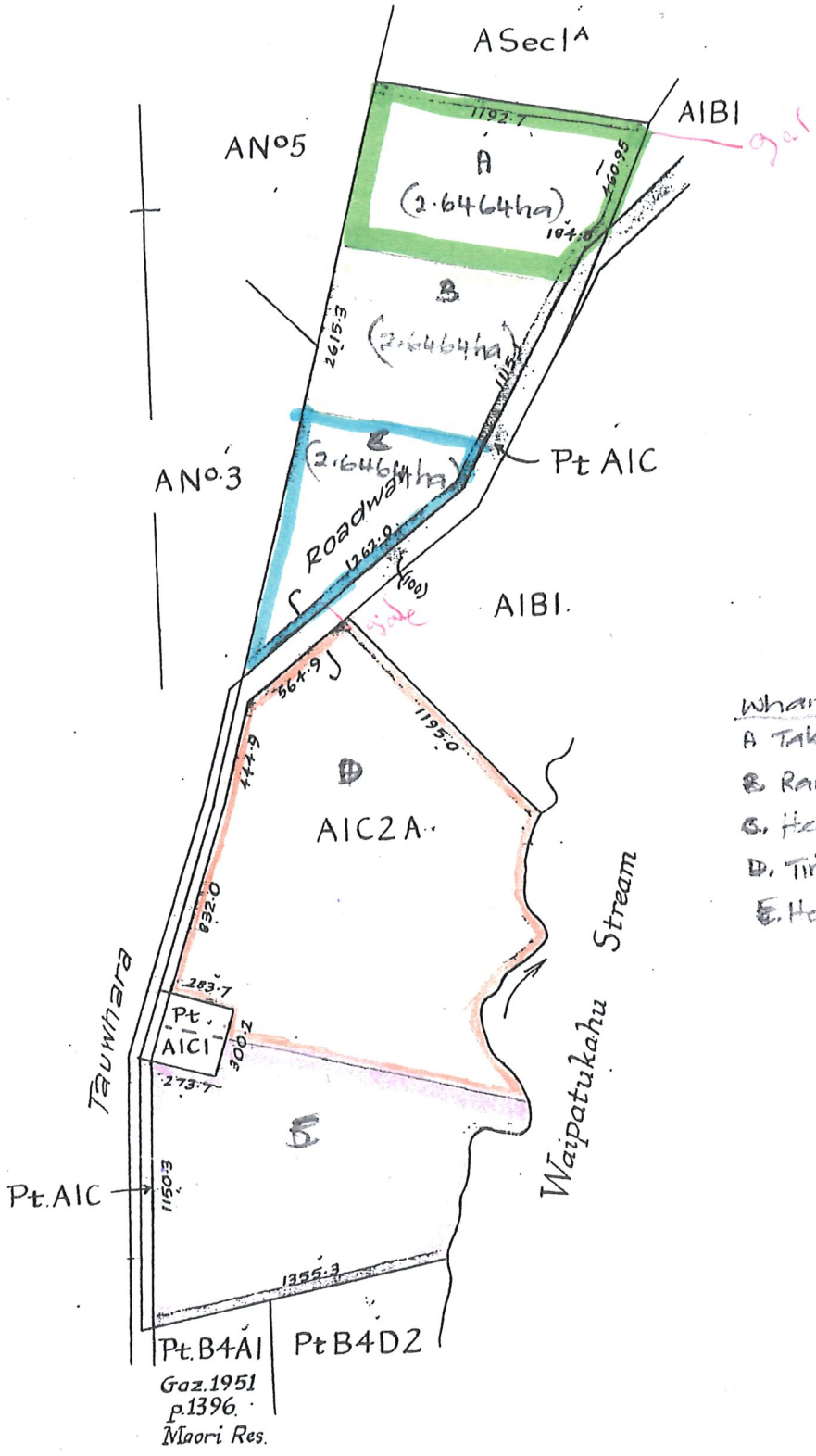
- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:	
	Trent Blakeman
Position:	Manager - Building Services – Delivery and Operations
On behalf of:	Far North District Council (Building Consent Authority)
Date:	2 June 2026

BLK VIII OMAPERE S.D.



Whanau Areas
A Taku Williams
B Rangi Tauia Whanau Trust
C Henare Kihe
D Tirita Horomona/Bishop
E Hauwaiwe Rivers

Tapapanui AIC2A Block

Scale 6 chains to inch

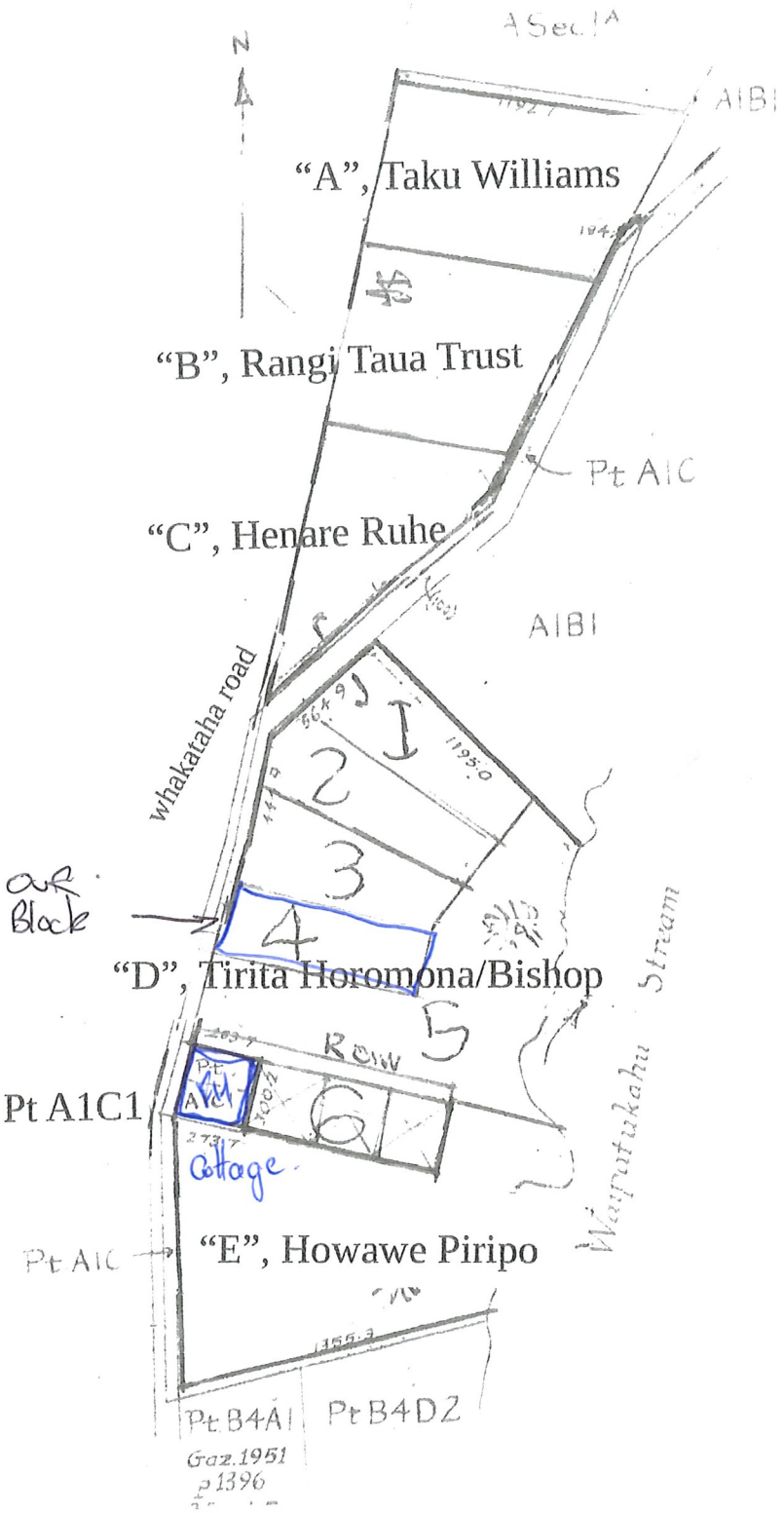
P.: 14227

Northern End 19:2:19·1 (7·9394ha)
Southern End 35:0:17·7 (14·2094ha)
Total Area AIC2A 54:2:36·8 (22·1484ha)

Blk V111 OMAPERE S.D.

whakataha maunga

waitangi river



tauwhara marae

Tapapanui A1C2A Block

Northern end 7.9394 ha
Southern end 14.2094 ha
total 22.1484 ha

TAPAPANUI A1C2A AHU WHENUA TRUST

and shall apply to the described Maori freehold land
the plans attached identifies the following family groups
allocation whithin whanau areas, consistance with share allocations, where applicable,
the Trustee,s, give resolution in any dispute

Whanau Areas

portion "A" shaded green to be allocated to, Matire Taku, Ruhe, "Williams" Whanau

1, Nuirangi May Thomas
2, Ngawaiririana Diddy Peat
3, Dennis Hoi Williams, "Johnny", inherits shareholding

portion "B" shaded yellow to be allocated to Rangi Ruhe Taua Whanau Trust

portion"C" shaded blue to be allocated to, Henare Ruhe family, see attached shareholders page

portion"D" shaded orange to be allocated to, Tirita George Horomona and George BishopWhanau

family allocations

1,Charlie Bishop or Kathleen Jobbit
2, Henare Don Horomona/ Maria Rihari
3, Charlie Bishop or Kathleen Jobbit
4, Tirita Hiiti Horomona
Awene Solomon and Leighanne McManus
5, common and bush area, for whanau use, gardening, etc
ROW to be created to access area 6, 10.0m wide, off Whakataha Road
6, George/ElizaSolomon whanau residue off A1C2A, access via ROW "5"
area off allocation to be min 3000sq m, as required, adjacent too and west off Pt A1C1
Peter,Kathleen,Henare and Hinemoa and or decendants

portion"E"shaded pink to be allocated to, Houwawe Mick Piripo whanau
1, Anthony Piripo

Pt A1C1,"freehold title" (not part off the ahuwhenua trust)
to be distributed equally to George/Eliza Solomon whanau
Peter,Kathleen,Henare and Hinemoa or decendants,
may need to claim right off succession, with MLC

TE KOOTI WHENUA MAORI
MAORI LAND COURT

Ownership Details

Ownership for block: **Tapapanui A1C2A**
Reference: 11-NOV-1957 31 BI 374
Total Shares: 0.9666
Land Administrator's trust: Tapapanui A1C2A Trust
Administrators: Anthony Piripo
Arvind Solomon
Henry or Henare Solomon
Lance Jobbit
Margaret Sharp
Mary Piripo
Ngawai Peat
Selwyn Thomas
Tausie Ruhe

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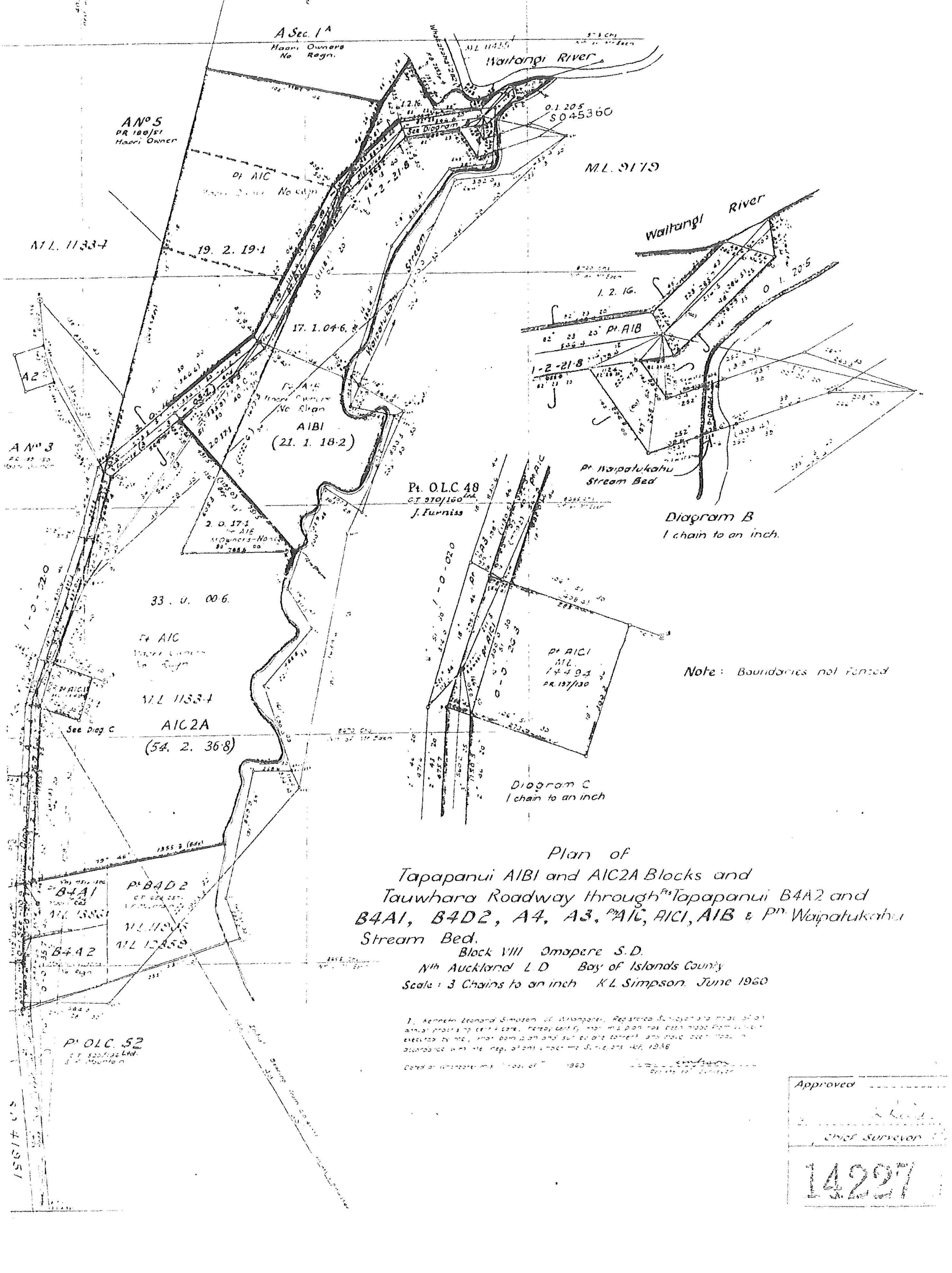
MLOL Help
Glossary
Printer-friendly version

Page 1 of 1

#	Shareholders:	Gender:	Type:	Shares:
1	Carmell Ruhe	F		0.0025
2	Charlie Bishop	M		0.0833
3	Debra Joanne Roderick	F		0.0124
4	Dennis Micheal Ruhe	-		0.0025
5	Dove Williams	M	Life Interest	0.1111
	Denny Williams	-	Remainder	0.037
	Ngawaiririana Peat	-	Remainder	0.037
	David John Williams	M	Remainder	0.0062
	Veiana Gladys Marshall	F	Remainder	0.0062
	Denise Matilda Thomas	F	Remainder	0.0062
	Linda May Samuels	F	Remainder	0.0062
	Selwyn Ralph Thomas	M	Remainder	0.0062
	Lee-ann Sharon Thomas	F	Remainder	0.0062
6	Fern Angela Jobbitt	F		0.0278
7	Hiiti Hori Horomona	F		0.0832
8	Hori Te Ao Hori Horomona	M		0.0501
	or George Solomon	M		-
9	Hubert Ruhe	M		0.0124
10	Judith Anne Ruhe	F		0.0024
11	Lance Charlie Jobbitt	M		0.0278
12	Manly Ruhe	M		0.0025
13	Mark Godfrey Jobbitt	M		0.0278
14	Martha Annis Piripo	F	Life Interest until Remarriage	0.3333
	Anthony Philip Piripo	M	Remainder	-
15	Rangi Taua Whanau Trust	-	Trustee	0.1111
16	Tau Matini Ruhe	M		0.0123
17	Te Wehengarua Crawley	F		0.0617
18	Wikaitara Henare Joseph Ruhe	M		0.0024
	Total Shares:			0.9666

Back to block details



Plan of
Tapapanui A1B1 and A1C2A Blocks and
Tauwhara Roadway through Pts Tapapanui B4A2 and
B4A1, B4D2, A4, A3, Pt A1C, A1C1, A1B & Pt Waipatukahu
Stream Bed.
Block VIII Omapere S.D.
Nth Auckland L.D Bay of Islands County
Scale: 3 Chains to an inch K.L. Simpson. June 1960

14227

dotyme jetpark.co.nz

TE KOOTI WHENUA MAAORI

MAORI LAND COURT

Our Ref: A20000058476
Your Ref:

19 July 2002

Arvind Solomon
PO Box 729
KERIKERI

Tena koe
Subject: **Tapapanui A1C2A - Vary the trust**
Section: **244/93**

Please find enclosed a copy of the Order from the Court hearing at Whangarei Minute Book 94 WH 158 dated 26 June 2002.

Kia ora

Karen Hardstaff
Deputy Registrar
(encl.)

DEPARTMENT FOR COURTS
TE TARI KOOTI

2nd Floor, Manaia House, Rathbone Street, PO Box 1764, DX AP24518, Whangarei, New Zealand
Telephone: 0-9 983 9940 Fax: 0-9 983 9941

COPY FOR YOUR INFORMATION

MB Ref: 94 WH 158
A20000058476

ORDER TO APPOINT AHU WHENUA TRUSTEES

Te Ture Whenua Maori Act 1993
Section 220 and
Section 222
The Maori Land Court Rules 1994
Rule 66 (3)

IN THE MAORI LAND COURT
OF NEW ZEALAND
TAITOKERAU DISTRICT

IN THE MATTER of the **TAPAPANUI A1C2A** Ahu Whenua Trust

At a sitting of the Court held at Whangarei (Chambers) on 26 June 2002 before Andrew Duncan Spencer, Esquire, Judge

UPON READING the application of **MARGARET SHARP** and upon hearing evidence in support the Court acting in pursuance of the powers vested in it under Section 222 of Te Ture Whenua Maori Act 1993 DOTH HEREBY APPOINT

Selwyn Thomas and Ngawai Peat for Taku Williams family,
Margaret Sharp for Rangi Taua Whanau Trust,
Tausi Ruhe for Henare Ruhe family,
Arvind Solomon, Lance Jobbitt and Henare Solomon for Tirita Horomona/Bishop family, and
Anthony Piripo and Mary Piripo for Houwawe Piripo family

as the responsible trustees in their respective whanau areas of the **TAPAPANUI A1C2A** ahu whenua trust

AND THE COURT FURTHER ORDERS that the Maori freehold land described in the schedule hereto is HEREBY VESTED in the said trustees pursuant to Section 220 of Te Ture Whenua Maori Act 1993

AND IT IS FURTHER ORDERED that this order shall issue forthwith pursuant to Rule 66 (3) of the Maori Land Court Rules 1994

AS WITNESS the hand of the Deputy Registrar and the Seal of the Court

Deputy Registrar

SCHEDULE

Land	**Area**
Tapapanui A1C2A – See attached plan for identified whanau areas	**22.1484ha**

COPY FOR YOUR INFORMATION

MB Ref: 94 WH 158
A20000058476

ORDER VARYING TERMS OF AN AHU WHENUA TRUST

Te Ture Whenua Maori Act 1993
Section 244 and
Section 220
The Maori Land Court Rules 1994
Rule 66 (3)

IN THE MAORI LAND COURT
OF NEW ZEALAND
TAITOKERAU DISTRICT

IN THE MATTER of the Maori freehold land known as **TAPAPANUI A1C2A** being all the land held under Partition Order dated 11 November 1957 and containing 22.1484ha

At a sitting of the Court held at Whangarei (Chambers) on 26 June 2002 before Andrew Duncan Spencer, Esquire, Judge

WHEREAS the Court did by order dated 3 March 1989 create the **TAPAPANUI A1C2A** trust

AND WHEREAS application has been made by **MARGARET SHARP** to vary the said trust order by incorporating the five whanau areas identified on the plan attached hereto

NOW THEREFORE this Court acting in pursuance of the powers vested in it under Section 244 of Te Ture Whenua Maori Act 1993 DOTH HEREBY ORDER that this order shall issue in substitution for that order made on 3 March 1989

AND FURTHER the Court at Whangarei (Chambers) on 26 June 2002 did appoint:

Selwyn Thomas and Ngawai Peat for Taku Williams family,
Margaret Sharp for Rangi Taua Whanau Trust,
Tausi Ruhe for Henare Ruhe family,
Arvind Solomon, Lance Jobbitt and Henare Solomon for Tirita Horomona/Bishop family, and
Anthony Piripo and Mary Piripo for Houwawe Piripo family

as responsible trustees and the land described in the schedule hereto shall vest in them under Section 220 of Te Ture Whenua Maori Act 1993 upon the terms and trusts following:

TITLE

This trust shall be known as the **TAPAPANUI A1C2A AHU WHENUA TRUST** and shall apply to the above described Maori freehold land.

The above described land is more particularly described in the plan attached as the schedule. The plan identifies the following family groups:

Portion "A" shaded green to be allocated to Taku Williams family.
Portion "B" shaded yellow to be allocated to Rangi Taua Whanau Trust
Portion "C" shaded blue to be allocated to Henare Ruhe family
Portion "D" shaded orange to be allocated to Tirita Horomona/Bishop family
Portion "E" shaded pink to be allocated to Houwawe Piripo family

OBJECTS

Subject to any express restrictions set out in this order, the objects of the trust shall be to promote and facilitate the use and management of the land to the best advantage of the beneficial owners or their blood descendants for the better habitation or use by beneficial owners. To ensure retention of the land for the present Maori beneficial owners and their successors, make provision for any special needs of the owners as a family group or groups, and to represent the beneficial owners or their blood descendants in all matters relating to the land and to the use and enjoyment of the facilities associated therewith.

POWERS

The trustees are empowered:

I GENERAL

In furtherance of the objects of the trust and except as they may be limited hereinafter provided, the trustees are empowered to do all or any of the things which they would be entitled to do in respect of the respective papakainga areas (which they have been elected to represent as trustees) which are described in the schedule hereto as if they were the absolute owners of the land PROVIDED HOWEVER that the trustees shall not alienate the whole or any part of the fee simple by gift or sale other than by way of exchange on the basis for land for land value and then effected by Court order or in settlement of a proposal acquisition pursuant to the Public Works Act or similar statutory authority and PROVIDED FURTHER that the specific responsibility for the respective papakainga areas which they represent shall not derogate from their general powers and responsibility for the land as a whole as circumstances require and permit.

II SPECIFIC

The following specific powers shall not be interpreted to limit the foregoing general powers.

1 To permit occupation by the owners

At the trustees' discretion in any arrangement made for the use of the land to reserve or otherwise provide for any one or more of the beneficial owners to personally occupy, use or otherwise enjoy such defined part or parts of the land as the trustees shall determine having regard to the comparative shareholdings and if any such right is reserved, licensed or otherwise provided for but to one or some only of the beneficial owners then the trustees will determine the extent to which participation in rentals and profits are to abate for the purposes of receiving the benefit of such reservations, licences or provisions or otherwise be adjusted. The decision as to granting licences to occupy a part of the respective papakainga shall be made by the trustees for that papakainga.

2 To consent to the erection of dwellings

(a) To consent to the erection of dwellings on the land by those beneficial owners who have been granted a right to occupy by the trustees without partition of their interest and to enter into and execute such Deed or Deeds as required by any lending institution for the repayment of loans granted by such body to any one or more of the beneficial owners for

the erection of dwellings on the said land. SUBJECT TO the rights of the lending institution to remove dwellings erected on the said land and to do such things and exercise all such powers for the purpose set out above as if the trustees owned the land absolutely. All trustees shall execute such documents required to give effect to such decisions for the respective papakainga, for the purposes of providing security for the erection of dwellings, obtaining building permits and whatever other requirements as are necessary.

(b) If any trustees should refuse to execute the documents referred to in (a) above the trustees representing the papakainga area upon which a dwelling is being erected and for which security documents are required may sign the same and add a certificate that they have been submitted to the the other trustees for execution, they have failed to sign them and the same are executed in reliance upon this clause. The execution of the documents in this manner shall be binding upon all the trustees and shall have the same force and effect as if signed by all the trustees.

3 To make other special provisions for owners

At their discretion to alienate by way of lease or licence to any beneficial owner or to any blood relatives of a beneficial owner at a reduced rent or otherwise upon terms more favourable to the lessee than those obtainable on the open market PROVIDED THAT such proposal has first been approved by a resolution of a meeting of beneficial owners called by the trustees and that the land is free of all mortgages and encumbrances.

4 To lease

After making such provision for the beneficial owners' personal occupation of the land as the trustees think fit to lease the whole or any part or parts of the land for such terms as may be suitable upon such covenants and conditions as the trustees shall think reasonable. The trustees shall have the power to accept the surrender of any such lease, and to vary the same.

5 To exercise powers under existing leases and duties of former trustees

To exercise the rights duties powers and obligations of the lessors under any lease existing at the date of this order over any of the land (if those rights duties powers and obligations lawfully pass to the trustees). If the trustees lawfully hold and are entitled to hold an estate or interest in any lease existing at the date of this order they may accept a surrender of such lease or enter into a variation of the provisions thereof which affect their estate or interest.

6 To enter joint ventures

Subject as herein provided, the trustees may enter into joint venture agreements or grant rights in the nature of profit-a-prendre with any person or body considered appropriate by the trustees for a term no longer than forty (40) years subject to confirmation by the Court and upon such terms and conditions as the trustees think fit subject however to the following restrictions:

(a) that the trustees shall first make provision for the beneficial owners in their personal occupation of the land

(b) that no compensation for improvements shall be payable by the trustees or the beneficial owners to any partner manager or any other person

(c) the land subject to this trust shall not be mortgaged or charged in any way for the purpose of a joint venture by the parties to the agreement other than the trustees.

(d) that the trustees shall not exercise their powers pursuant to this clause unless they have first obtained a resolution for any longer term at a general meeting of beneficial owners.

7 To farm and afforest

To develop the land for farming and or forestry with power to appoint managers and other persons for that purpose.

8 To sell or mortgage forest produce

To sell or mortgage any forest products, or any interest in trees or any relative forestry right upon such terms as the trustees shall think fit.

9 To buy, lease or exchange

To purchase, take on lease, take in exchange, hire or otherwise acquire any real and personal property and rights or privileges which the trustees may think necessary or convenient for the purpose of the trust and in particular any land, buildings, easements, right of way, restrictive covenants, licences, rights or other interests in land.

10 To subdivide

To subdivide the land in any manner permitted by law into such subdivisions or part as may seem expedient to the trustees.

11 To improve

To develop and improve the trust land and to erect thereon such buildings fences yards and other constructions or erections of whatsoever nature as may seem necessary or desirable.

12 To employ

To employ engage and dismiss professional advisers, agents, servants, workmen required to carry out the objects of the trust provided that the trustees shall first consider employment of the beneficial owners who are suitably qualified. The trustees may employ or engage any one of their number, provided that remuneration shall not exceed the market rate and the amount of the payment and the name of the payee shall be separately identified in the annual accounts for the trust.

13 To borrow

To borrow money for the purpose of the furtherance of any of the trusts or powers herein contained whether or not with security over any real or personal property of the trust.

14 To set aside cash reserves

To accumulate income and to set aside such cash reserves as the trustees in their discretion shall think fit for contingencies or for capital expenditure or to meet the cost of any investigation and so to retain in an accumulated profit account any portion of the profits which the trustees think it prudent not to distribute to the beneficial owners.

AND IT IS FURTHER ORDERED that this order shall issue forthwith pursuant to Rule 66 (3) of the Maori Land Court Rules 1994

SCHEDULE

Tapapanui A1C2A – See attached plan for identified whanau areas **22.1484ha**

AS WITNESS the hand of the Deputy Registrar and the Seal of the Court.

Deputy Registrar

Angela Vujcich <angela@advancebuild.co.nz>

Fwd: FW: PIM Application Submission for 180 Whakataha Road

3 messages

Advance Build Planning <planning@advancebuild.co.nz> Wed, May 20, 2026 at 3:43 PM
To: Angela Vujcich <angela@advancebuild.co.nz>

---------- Forwarded message ---------
From: **Building Support** <Building.Group@fndc.govt.nz>
Date: Wed, May 20, 2026 at 2:59 PM
Subject: FW: PIM Application Submission for 180 Whakataha Road
To: Advance Build Planning <planning@advancebuild.co.nz>

Hi there

As discussed on the phone, please see attached authorisation from Tara regarding consent EBC-2026-930/0.

Are you happy for us to use this authorisation for this PIM Application also, or confirmation from Tara again will surffice?

Regards,

Shauna

Building Support

Building Services Administration

P 6494070423 | Building.Group@fndc.govt.nz

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

Authorisation.pdf
1288K

Angela Vujcich <angela@advancebuild.co.nz> Wed, May 20, 2026 at 4:06 PM
To: tarasolomon19@hotmail.com

Hi Tara

Council have sent me the attached authorisation that was used for your shed consent - are you happy for council to use the same authoursiation for your PIM application and other consents if required?

If you can please let me know that would be great

Thanks
Ange

Angela Vujcich | Project Administration
Mob: 021 351 467 Free-Call 0800 327 828
Web www.advancebuild.co.nz

[Quoted text hidden]

Authorisation.pdf
1288K

Tara Solomon <tarasolomon19@hotmail.com> Wed, May 20, 2026 at 5:41 PM
To: Angela Vujcich <angela@advancebuild.co.nz>

Yes please thankyou

Get Outlook for iOS

From: Angela Vujcich <angela@advancebuild.co.nz>
Sent: Wednesday, May 20, 2026 4:06:19 PM
To: tarasolomon19@hotmail.com <tarasolomon19@hotmail.com>
Subject: Fwd: FW: PIM Application Submission for 180 Whakataha Road

[Quoted text hidden]

Wilton Joubert Limited
185 Waipapa Road
Kerikeri 0230
Tel: (09) 527 0197

SITE	**180 Whakataha Road, Waimate North**
LEGAL DESCRIPTION	**Partition Order: Part Tapapanui A1C2A Block & Part Tapapanui A1C2A Block**
PROJECT	**Proposed Transportable Dwelling & Garage**
CLIENT	**Advance Build**
REFERENCE NO.	**146812**
DOCUMENT	**Site Assessment Report**
STATUS/REVISION NO.	**FINAL – A Geotechnical review of the final development and foundation plans is required for building consent.**
DATE OF ISSUE	**14 May 2026**

Report Prepared For	Email
Advance Build	accounts@advancebuild.co.nz

Authored by	**S. Page**	Engineering Technician	shaun@wjl.co.nz	
Reviewed by	**A. Brooke** *NZDE (Civil)*	Engineering Technician	aidan@wjl.co.nz	
Approved by	**C. Hegedus** *BETech (Geotech) CPEng, CMEngNZ*	Senior Geotechnical Engineer	csaba@wjl.co.nz	

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Development Type:	New transportable dwelling and garage.
Development Proposals Supplied:	Yes – Concept architectural drawings (14 sheets).
NZS3604 Type Structure(s):	Yes – Assumed to be.
Earthworks:	We anticipate minimal earthworks will be required for the development, associated with a minor cut-fill earthworks operation in forming a level garage platform and shallow footing excavations.
Geology Encountered:	Kerikeri Volcanic Group.
Topsoil Encountered:	Surficial layers of topsoil were encountered to depths ranging between 0.20m and 0.25m below present ground level.
Overall Site Gradient in Proximity to Development:	Near level/Gently Sloping.
Site Stability Risk:	Low risk of instability at the site.
Liquefaction Risk:	Negligible risk of liquefaction susceptibility.
Suitable Shallow Foundation Type(s):	**Dwelling:** Timber subfloor, suspended on bored, concrete encased, tanalised timber pile foundations. **Garage:** Concrete floor slab (either deepened strip footings or reinforced, stiffened raft slab).
Shallow Soil Bearing Capacity:	Yes – Natural Soils and Engineered Hardfill only. Geotechnical Ultimate Bearing Capacity = 300kPa.
NZBC B1 Expansive Soil Classification:	Class M – Highly Expansive (ys = 44mm).
Minimum Footing Embedment Depth:	0.60m below finished ground levels and 0.30m into competent natural ground, whichever is deeper.
NZS1170.5:2004 Site Subsoil Classification:	Class C – Shallow Soil stratigraphy.
Consent Application Report Suitable for:	A Geotechnical review of the final development and foundation plans is required for Building Consent.

2. INTRODUCTION

2.1. SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by **Advance Build** (the Client) to undertake a geotechnical assessment of ground conditions at the above site, where we understand, it is proposed to construct a new transportable dwelling and garage.

For the purposes of this report, we have assumed the dwelling and shed will comprise of lightweight buildings, designed and constructed generally in keeping with the requirements of NZS3604:2011.

2.2. SUPPLIED INFORMATION

Our assessment is based on the following development proposals supplied:

- Concept architectural drawings (14 sheets) depicting the proposed dwelling development, dated 14 April 2026 (Ref: 1330), prepared by the Client. The drawing set includes Site, Floor and Elevation Plans.

No development plans were supplied to us for the proposed garage. **A Geotechnical review of the final development and foundation plans is required for building consent.**

3. SITE DESCRIPTION

The proposed development will be constructed within the following property (the site), which is located off the eastern side of Whakataha Road, accessed approximately 1.8km north of the Te Ahu Ahu Road intersection:

- 180 Whakataha Road, Waimate North, legally described as Partition Order: Part Tapapanui A1C2A Block & Part Tapapanui A1C2A Block.

The subject site area is shown on our appended Site Plan (Drawing No. 146812-G600) and in Figure 1 below.

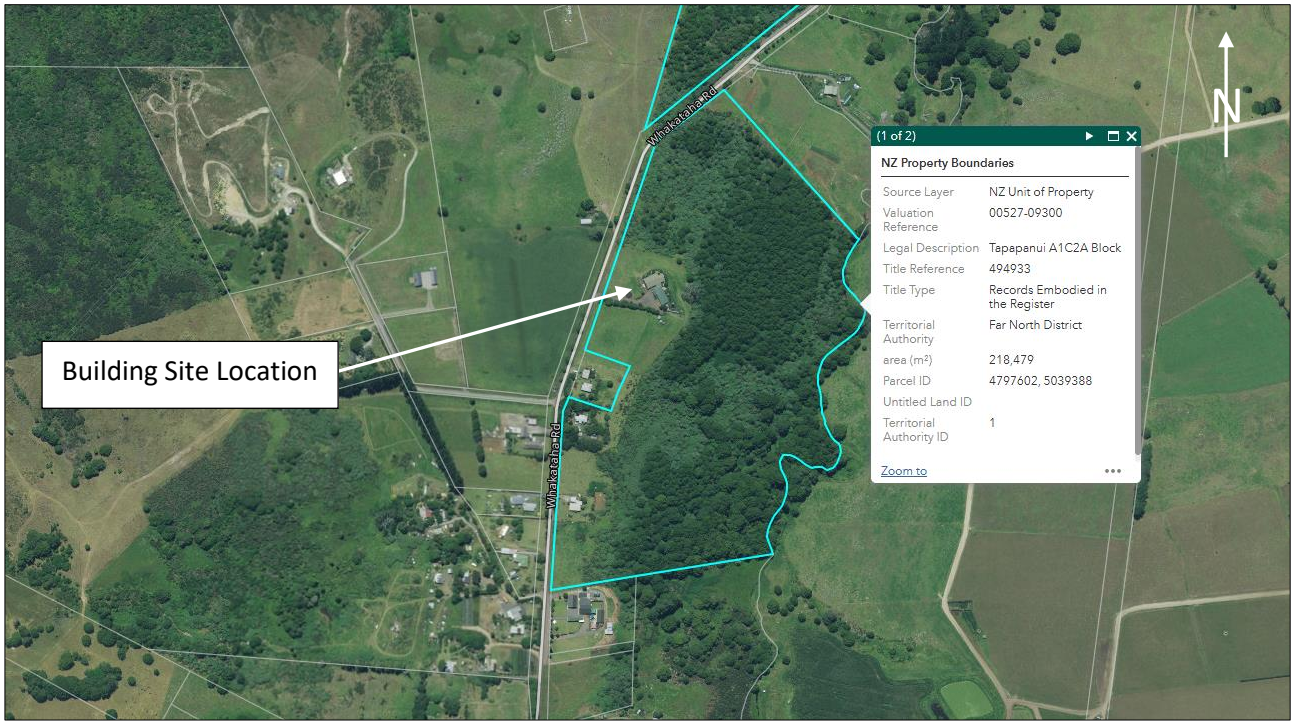


Figure 1: Aerial view with the subject property highlighted in cyan (from Northland Regional Council's online GIS database).

The surface area of the subject lot is approximately 22ha and is split in the middle by Whakataha Road, resulting in a southern section being located off the eastern side of the road and a northern section of the western side. The proposed development is to be constructed with the southern section which contains an existing residential development near the middle of the western boundary, along with two additional residential developments near the southwestern boundary.

Topographically speaking, the southern section is set around an elevated, broad volcanic crest that straddles the western boundary area at near level to gentle grades. The remaining site area is generally covered by moderate to steeply inclined side flanks that descend some 30m down to the Waipatukahu Stream along the eastern boundary. The side flanks are covered in very dense regenerating bush.

The FNDC online GIS Water Services Map indicates that public underground service connections are not currently available to the property.

4. DEVELOPMENT PROPOSALS

Based on our review of the concept architectural drawings supplied, it is our understanding the Client intends to construct a new 112m² single-level transportable dwelling within the southern section, to the west of the existing residential development near the middle of the western boundary.

Although not shown in Figure 2 below, a 36m² garage will also be constructed adjacent to the southeastern side of the dwelling, as depicted on our appended Site Plan. It should also be noted that the proposed dwelling location pegged on-site and shown on our appended Site Plan, differs from the location shown in Figure 2 below. The finalised architectural drawings should be revised to reflect the dwelling location change.

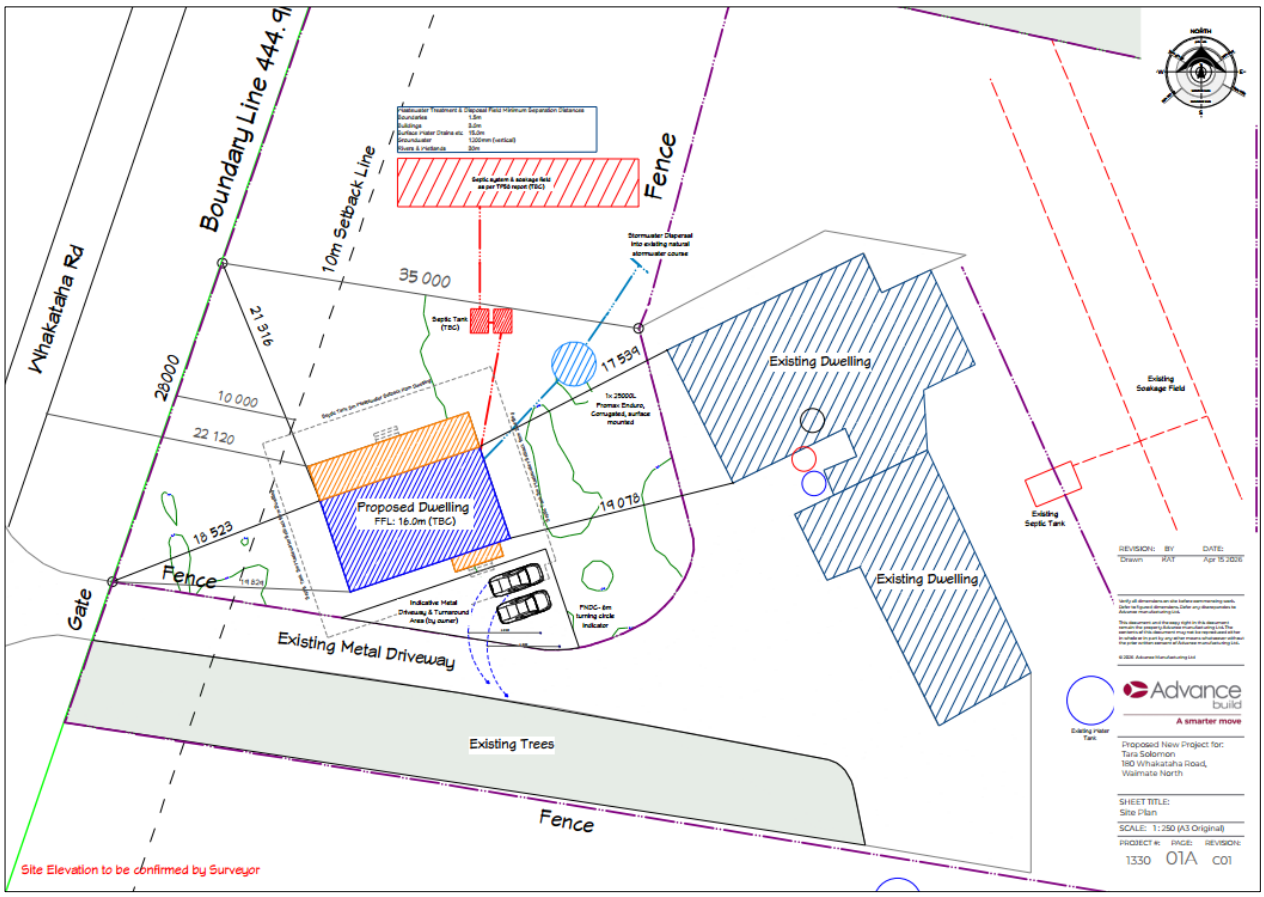


Figure 2: Concept architectural Site Plan depicting the proposed development (from Advance Build).

The dwelling will be found on a timber subfloor, suspended on bored, concrete encased, tanalised timber pile foundations, supporting lightweight timber framing, weatherboard cladding and a longrun steel roof. Timber decks, founded on similar foundations, will also be constructed off the northern and southeastern perimeter of the dwelling.

We generally anticipate the garage will be of standard design and found on a concrete floor slab, supporting lightweight timber framing, cladding and roofing.

We anticipate minimal earthworks will be required for the development, associated with a minor cut-fill earthworks operation in forming a level garage platform and shallow footing excavations.

A Geotechnical review of the final development and foundation plans is required for building consent.

As a result, the principal objectives of our work were to investigate and assess the suitability of the foundation options for the site subsoils, not only primarily in terms of bearing capacity, but also for differential foundation movement.

5. DESKTOP STUDY

Reference to the New Zealand Geology Web Map hosted by GNS Science indicates that the proposed building site and surrounding influential land is underlain by deposits of the **Kerikeri Volcanic Group Late Miocene Basalt of Kaikohe – Bay of Islands Volcanic Field**. These deposits are approximately 9.7 to 1.8 million years in age and described as; "*Basalt lava, volcanic plugs and minor tuff*."

The moderate to steeply inclined eastern side flanks and are mapped as being underlain by deposits of the **Melange of Northland Allochthon**. These deposits are approximately 95 to 22 million years in age and described as; "*Melange, comprising a matrix of sheared mudstone with included tectonic blocks of Northland Allochthon, Te Kuiti Group and Waitemata Group lithologies*."

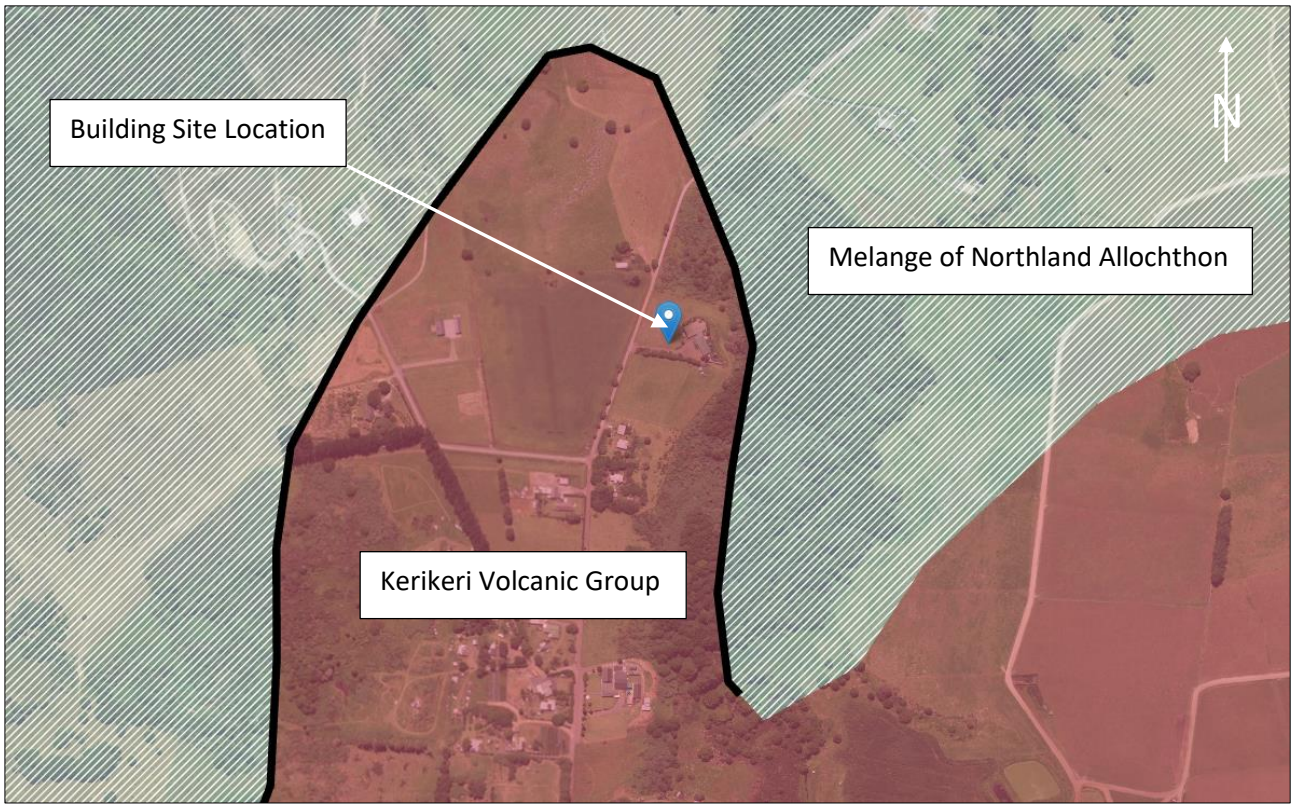


Figure 3: Screenshot from New Zealand Geology Web Map hosted by GNS Science.

6. GEOTECHNICAL INVESTIGATION

6.1. FIELDWORK

Our fieldwork, as shown on our appended Site Plan, was undertaken on 13 May 2026 and involved:

- Drilling 2 (no.) 50mm diameter hand auger boreholes (HA01 to HA02 inclusive) to refusal depths ranging between 0.50m and 1.0m below present ground level (bpgl), and
- Dynamic Cone Penetrometer (DCP-Scala) tests were undertaken through the base of each borehole to refusal depths ranging between 0.60m and 1.5m bpgl.

7. GEOTECHNICAL FINDINGS

The soil sample arisings from the boreholes were logged generally in accordance with the *"Field Description of Soil and Rock",* New Zealand Geotechnical Society (NZGS), December 2005.

The following is a summary of the ground conditions encountered in our investigation. Please refer to the appended logs for greater detail.

7.1. TOPSOIL

Surficial topsoil was encountered in both boreholes to depths ranging between 0.20m and 0.25m bpgl.

7.2. NATURAL GROUND

The underlying natural deposits encountered were consistent with our expectations of Kerikeri Volcanic Group soils, comprising a cap of very stiff to hard SILT, with no to minor amounts of clay and occasional to frequent gravels clasts, overlying shallow hard basalt which was inferred at depths of less than 1.0m bpgl.

Measured in-situ BS1377 adjusted peak Vane Shear Strengths all exceeded 195kPa, where soil strength was in excess of the shear vane capacity, or the cane could not penetrate the soil (UTP).

DCP-Scala testing below the base of the boreholes returned blow counts that ranged from 8 to greater than 20 blows per 100mm penetration, that latter being encountered at depths ranging between 0.60m to 1.5m bpgl, indicating dense to very dense stratum underlies the site from shallow depths.

Subsequently, no peak to remoulded vane shear strength value ratios were able to be obtained within the boreholes. Based on experience, we generally as the underlying subsoils as 'Moderately Sensitive' subgrade.

Sensitive soil subgrades require protection from rain, wind, heavy construction traffic and vibrating plants.

7.3. GROUNDWATER

Groundwater was not encountered within either borehole on the day of our investigation.

7.4. SUMMARY TABLE

The following table summarises our inferred stratigraphic profiling.

Table 1: Stratigraphic Summary Table

Investigation Hole ID	Termination Depth (m)	Depth to Base of Surficial Topsoil (m)	Vane Shear Strength Range within Natural Ground (kPa)	DCP-Scala Refusal Depth Below Borehole Base (m)	DCP-Scala Blow Count Range Per 100mm Penetration	Groundwater Depth (m)
HA01	1.0 (1)	0.25	195+ / UTP	1.5	8 – 20+	NE
HA02	0.50 (1)	0.20	195+ / UTP	0.60	20+	NE

Table Note: (1) Basalt Rock Inferred. NE Not encountered.

7.5. EXPANSIVE SOILS

Naturally occurring, seasonal moisture variations are a strong characteristic of most Upper North Island soils, which typically results in plastic soil masses swelling during winter months and then shrinking during summer months. Such volumetric changes in foundation soils (broadly termed 'Expansive Soils) vary according to clay mineralogy and geology and can be a significant risk to buildings.

In this instance, without any laboratory testing, but instead adopting the visual-tactile method as per AS2870, considering the no to low plasticity of the surficial volcanic silt cap which only contained no to minor amounts of clay, along with the presence of shallow hard basalt from less than 1.0m bpgl, we have adopted the following conservative primary classification estimate of the site subsoils as follows:

- NZBC B1 Expansive Soil Class M
- Upper Limit of Characteristic surface movement (y_s) 44mm

Effects of expansive soils for the construction type proposed here, will require mitigation by way of a specific engineering design (SED) deepened bored and/or strip footing, or a reinforced, stiffened raft slab. Foundation design recommendations are given in the appropriate Conclusion and Recommendation sections below.

8. GEOTECHNICAL ASSESSMENTS

As appropriate to the site conditions, we have carried out the following geotechnical analyses:

- Qualitative slope stability, and
- Liquefaction susceptibility assessments.

8.1. QUALITATIVE SLOPE STABILITY

The ground surface across the proposed building site is broad and near level, whilst the surrounding land falls at gentle inclinations averaging less than 10° for a considerable distance of no less than approximately 50m beyond the building platforms.

Our assessment also considered the followings:

- Very stiff to hard soils and inferred hard basalt of the Kerikeri Volcanic Group encountered during our investigations,
- DCP-Scala testing below the base of the boreholes returned blow counts that ranged from 8 to greater than 20 blows per 100mm penetration, that latter being encountered at depths ranging between 0.60m to 1.5m bpgl, indicating dense to very dense stratum underlies the site from shallow depths,
- Groundwater was not encountered within either borehole on the day of our investigation,

- The site is situated on an elevated, broad volcanic crest, with good water-shedding characteristics,
- There are no known active faults traversing through or close to the site,
- No visual signs of ground instability were observed within the vicinity of the proposed building site at the time of our investigation, and
- Very dense, regenerating bush covers the moderate to steeply inclined side flanks.

8.2. SLOPE STABILITY ASSESSMENT CONCLUSION

Based on our qualitative assessment, land instability is not considered to be a constraint or risk to the proposed development.

8.3. LIQUEFACTION SUSCEPTIBILITY

Liquefaction is the loss of effective strength of a cohesionless soil (typically sand) due to pore-water pressures generated during a seismic event (earthquake). The partial or complete loss of effective strength of loose, saturated soils can result in vertical settlement and/or horizontal movement (lateral spreading) of the ground.

A commonly accepted definition is: 'Areas susceptible to liquefaction generally correspond with geologically young deposits (less than 10,000 years) located in relatively flat areas close to active or abandoned waterways, in coastal or estuarine areas, and/or areas of uncompacted or poorly compacted fill.' None of these characteristics apply to this site.

We have carried out liquefaction susceptibility assessments in order to identify the risk of ground damage during a seismic event, based on the following items:

- The FNDC online GIS Hazards Map categorises the proposed building site as an '*Unlikely*' Liquefaction Vulnerability area,
- Very stiff to hard soils and inferred hard basalt of the Kerikeri Volcanic Group encountered during our investigations,
- DCP-Scala testing below the base of the boreholes returned blow counts that ranged from 8 to greater than 20 blows per 100mm penetration, that latter being encountered at depths ranging between 0.60m to 1.5m bpgl, indicating dense to very dense stratum underlies the site from shallow depths,
- Groundwater was not encountered within either borehole on the day of our investigation,
- The site is situated on an elevated, broad volcanic crest, set no less than approximately RL159m New Zealand Vertical Datum (NZVD), with good water-shedding characteristics,
- There are no known active faults traversing through or close to the site, and
- Soils of the Kerikeri Volcanic Group underlie the site (Geological Age +1.8My).

8.4. LIQUEFACTION ASSESSMENT CONCLUSION

Based on our susceptibility assessment, we conclude that the soils at the site have a negligible risk of liquefaction susceptibility, and therefore liquefaction induced ground damage is consequently unlikely.

8.5. ANALYSIS CONCLUSIONS

Based on our observations, site survey, record research, hand auger borehole investigation and in-situ testing as described herein, we confirm that we have considered both foundation and ground stability risks, and are of the Professional Opinion that the subject development as described above should not be exposed to unsatisfactory Geotechnical Risk, subject to the following requirements:

In the long-term, given that all the recommendations within this report, or subsequent revisions, are adhered to then we do not anticipate any significant risk of instability either within or immediately beyond the property boundaries.

With regard to the Building Act 2004; Sections 71-72, we believe on reasonable grounds that:

i. The current proposed site development and associated building work to which an application of Building Consent must be made to FNDC should not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

ii. The land beneath the building footprint and surrounding immediate amenity area is neither subject nor likely to be subject to slippage or subsidence, provided the development is undertaken in accordance with the recommendations and guidance of this report.

9. CONCLUSIONS AND RECOMMENDATIONS

On the basis of our assessments as described herein, we confirm that we have considered both foundation and ground stability risks, and are of the Professional Opinion that the subject development as described above should not be exposed to unsatisfactory Geotechnical Risk, subject to the following requirements:

9.1. FOUNDATION DESIGN

The dwelling will be found on a timber subfloor, suspended on bored, concrete encased, tanalised timber pile foundations. Minor timber decks, founded on similar foundations, will also be constructed off the northern and southeastern perimeter of the dwelling.

We generally anticipate the garage will be of standard design and found on a concrete floor slab.

Shallow foundations are suitable to support the proposed dwelling and garage provided they are designed to accommodate vertical movement of soil associated with Soil Reactivity **Class M – Moderately Reactive**.

9.1.1. SHALLOW FOUNDATIONS BEARING CAPACITY

The following bearing capacity values are considered to be appropriate for the design of shallow foundations, subject to founding directly on or within competent natural ground and/or engineered hardfill, for which careful Geo-Professional inspections of the subgrade should be undertaken to check that underlying ground conditions are in keeping with our expectations:

Table 2: Bearing Capacity Values

Parameters	Kerikeri Volcanic Group Soils
Geotechnical Ultimate Bearing Capacity	300 kPa
ULS Dependable Bearing Capacity (Φ=0.5)	150 kPa

When finalising the development proposals, it should be checked that all foundations lie outside 45° envelopes rising up from 0.50m below the invert of service trenches, unless such foundation details are found by SED to be satisfactory. Deeper foundation embedment or piles may be required for any surcharging foundations.

9.1.2. SHALLOW FOUNDATIONS ON EXPANSIVE SOILS

As described earlier in this report, we have estimated the following classification of the site soils as follows:

- NZBC B1 Expansive Soil Class M
- Upper Limit of Characteristic surface movement (y_s) 44mm

Given that the soils are not considered to lie within the definition of "*Good Ground*" in accordance with NZS3604:2011, the design of shallow foundations is no longer covered by NZS3604:2011. Care must be taken to mitigate against the potential seasonal shrinkage and swelling effects of expansive foundation soils on both superstructures and floors. We therefore recommend SED should be undertaken by a qualified engineer for the design of the proposed foundations.

All bored and strip footings (if required) should be embedded a minimum of 0.60m below finished ground levels and 0.30m into competent natural ground, whichever is deeper.

9.2. NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider the proposed development area to be underlain with a Class C – Shallow Soil stratigraphy.

9.3. SITE EARTHWORKS

We anticipate minimal earthworks will be required for the development, associated with a minor cut-fill earthworks operation in forming a level garage platform and shallow footing excavations.

Earthworks should be undertaken in accordance with the following standards:

- NZS4431:2022 "Code of Practice for Earth Fill Residential Development",
- Section 2 "Earthworks & Geotechnical Requirements" of NZS4404:2010 "Land Development and Subdivision Infrastructure", and
- The FNDC Engineering Standards (Version 0.6, dated May 2023).

9.4. SITE CLEARANCE & PREPARATION

The competency of the exposed subgrade underlying the garage floor slab and at the invert of all bored and strip (if required) footings should be confirmed by a Geo-Professional. In this regard, we recommend the stripping of all vegetation, topsoil and any non-engineered fill deposits encountered beneath the garage floor slab, prior to requesting Geo-Professional inspection/s of the stripped ground to confirm that the underlying natural subgrade conditions are in keeping with the expectations of this report. Without such inspections being undertaken, a Chartered Professional Geotechnical Engineer is unable to issue a Producer Statement - PS4 – Design Review which could result in the failure to meet Building Consent requirements as set by Council as conditions of consent.

9.5. SUBGRADE PROTECTION

The subgrade beneath the garage floor slab should not be exposed for any prolonged period but should be covered with a 100mm thick layer of granular fill, such as GAP40 basecourse, as soon as possible.

Likewise, all bored and strip footing (if required) inverts should be poured as soon as possible once inspected by a Geo-Professional or covered with a protective layer of site concrete.

If subgrade degradation occurs by:

- Excessive drying out resulting in desiccation shrinkage cracking, it will be necessary to either re-hydrate the subgrade or undercut the degraded material and replace with compacted hardfill, or
- Excessive subgrade softening after a period of wet weather resulting in weakened soils, it will be necessary to undercut the degraded material and replace with compacted hardfill.

9.6. HARDFILL COMPACTION

Engineered, compacted hardfill should be utilised for all proposed fills beneath the garage floor slab. The compaction of the hardfill should be undertaken using either a heavy plate compactor or a steel wheeled roller with low frequency dynamic compaction. Hardfill layers should not exceed 0.15m at a time, and where the total depths exceed 0.60m, there is likely to be a Building Consent condition for observation/testing of the hardfill by a Geo-Professional. We recommend achieving the following compacted target values, with equivalence testing using either a Clegg Impact Hammer or DCP-Scala.

Table 3: Compaction Criteria (for granular fill only)

Foundation Support Type	CBR	Equivalent Clegg Impact Value (CIV)	Equivalent DCP-Scala Penetrometer Blows
Foundation Footings & Beams **(Over a depth of no less than twice the foundation width)**	≥ 10%	Minimum 20 Average 25	≥5 blows/100mm (NZS3604)
Floor Slabs	≥ 7%	Minimum 18 Average 20	≥3.5 blows/100mm (NZS3604)

9.7. TEMPORARY & LONG-TERM EARTHWORK BATTERS

We recommend that earthworks only be undertaken during periods of fine weather.

During times of inclement weather, earthwork sites should be shaped to assist in stormwater run-off, as saturating site soils could result in a reduction of bearing capacities.

All cut and fills in forming the garage building platform should be formed at no steeper than 1V:4H (14°) and 1V:3H (18°), respectively. Any proposed batter grades beyond these imposed limits should be referred to WJL for review.

All exposed batters and soils should be covered with topsoil before being re-grassed and/or planted as soon as practicable to aid in stabilising the slopes.

The structural designer and building contractor should ensure that a satisfactory Factor of Safety (FoS) against ground instability is available at all stages of the development.

9.8. GENERAL SITE WORKS

We stress that any and all works should be undertaken in a careful and safe manner so that Health and Safety is not compromised, and that suitable Erosion and Sediment control measures should be put in place. Any

stockpiles placed should be done so in an appropriate manner so that land stability and/or adjacent structures are not compromised.

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015,
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate,
- The location of all services should be verified at the site prior to the commencement of construction,
- The Contractor is responsible at all times for ensuring that all necessary precautions are taken to protect all aspects of the works, as well as adjacent properties, buildings and services, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.9. LONG-TERM FOUNDATION CARE & MAINTENANCE

The recommendations given above to mitigate the risk of expansive soils, do not necessarily remove the risk of external influences affecting the moisture in the subgrade supporting the foundations.

All owners should also be aware of the detrimental effects that significant trees can have on building foundation soils, viz:

- Their presence can induce differential consolidation settlements beneath foundations through localised soil water deprivation, or conversely
- Foundation construction too soon after their removal can result in soil swelling and raising foundations as the soils rehydrate.

To this end, care should be taken to avoid:

- Having significant trees positioned where their roots could migrate beneath the house foundations, and
- Constructing foundations on soils that have been differentially excessively desiccated by nearby trees, whether still existing, or recently removed.

We recommend that homeowners make themselves familiar with the appended Homeowners' Guide published by CSIRO, with particular emphasis on maintenance of drains, water pipes, gutters and downpipes.

10. STORMWATER & SURFACE WATER CONTROL

Uncontrolled stormwater flows from new development areas must not be allowed to run onto or over site slopes, or to saturate the ground, so as to adversely affect foundation conditions.

All stormwater runoff from the new roof and paved areas should be collected in sealed pipes and be discharged to a FNDC approved stormwater system.

Under no circumstances should concentrated overflows from any source discharge into or onto the ground in an uncontrolled fashion.

11. ON-SITE WASTEWATER DISPOSAL

No reticulated sanitary sewer is available for the site; therefore, an on-site wastewater treatment and disposal system will be required to service the proposed development.

We recommend that all designs for on-site wastewater system should be carried out by an Engineer experienced in on-site wastewater disposal.

12. UNDERGROUND SERVICES

The FNDC online GIS Water Services Map indicates that public underground service connections are not available to the property. Considering the existing developed nature of the site, other underground services, public or private, mapped, or unmapped, of any type could be also present.

A thorough service-search should be carried out prior to commencement of any excavations to locate the exact locations of the underground services.

13. FUTURE CONSTRUCTION MONITORING

The foregoing statements are Professional Opinion, based on a limited collection of information, some of which is factual, and some of which is inferred. Because soils are not a homogeneous, manufactured building component, there always exists a level of risk that inferences about soil conditions across the greater site, which have been drawn from isolated "pinprick" locations, may be subject to localized variations. Generally, any investigation is deemed less complete until the applicability of its inferences and the Professional Opinions arising out of those are checked and confirmed during the construction phase, to an appropriate level.

It is increasingly common for the Building Consent Authorities (BCA) to require a Producer Statement – Construction (PS4) which is an important document. The purpose of the PS4 is to confirm the Engineers' Professional Opinion to the BCA that specific elements of construction, such as the verification of design assumptions and soil parameters (NZBC clause B1/VM4 2.0.8), are in accordance with the approved Building Consent and its related documents, which should include the subject Geotechnical Report. Where site works will involve the placement of fill, the PS4 should reference NZBC clause B1/VM1 10.1.

For WJL to issue a PS4 to meet the above clauses of the NZBC, we will need to carry out the site inspections in accordance with the Building Consent and FNDC requirements. We require at least 48 hours' notice for site inspections.

Site inspections should be undertaken by a Chartered Professional Geotechnical Engineer or their Agent who is familiar with both this site and the contents of this Geotechnical Report.

Prior to works commencement, the above Engineer should be contacted to confirm the construction methodologies, inspection, and testing frequency.

The primary purpose of the site inspections is to check that the conditions encountered are consistent with those expected from the investigations and adopted for the design as discussed herein. If anomalies or uncertainties are identified, then further Professional advice should be sought from the Geo-Professional, which will allow the timely provision of solutions and recommendations should any engineering problems arise.

Upon satisfactory completion of the above work aspects, WJL would then be in a position to issue the PS4 as required by Council.

At this time, the following Geotechnical Site Inspections and Testing should include, but are not limited to:

- Subgrade stripping (garage floor slab),
- Hardfill compaction testing (garage floor slab), and
- All pre-pour bored and strip footing (if required) excavations (both structures).

14. LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Building Consent application.

This report has been commissioned solely for the benefit of our Client, **Advance Build,** in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions and limitations, when issuing the subject consent. Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred to us for further evaluation. Copyright of Intellectual Property remains with WJL, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other geotechnical aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Appendices:

Site Plan (1 sheet)

Hand Auger Borehole Records (2 sheets)

'*Foundation Maintenance and Footing Performance*' homeowner's guide, published by CSIRO (4 sheets)

WJL's Construction Monitoring Information (1 sheet)

GENERAL NOTES

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

WILTON JOUBERT
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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
A	MAY 2026	A.B	ISSUED WITH GEOTECHNICAL REPORT

DESIGNED BY:
DRAWN BY: A.B
CHECKED BY:
SURVEYED BY:

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

GEOTECHNICAL
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **NEW TRANSPORTABLE DWELLING & GARAGE**

PROJECT TITLE: **TAPAPANUI A1C2A BLOCK 180 WHAKATAHA ROAD WAIMATE NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	WHANGAREI
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:500	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
146812-G600	A

HAND AUGER : HA01

CLIENT: Advance Build
PROJECT: New Transportable Dwelling & Garage
SITE LOCATION: 180 Whakataha Road, Waimate North

JOB NO.: 146812 **SHEET:** 1 OF 1
START DATE: 13/05/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.39 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, brown with occasional orange and yellow clast specks, very stiff, dry to moist, no to low plasticity.		0.4		195+	-	-		
	0.5m: Trace to minor clay, frequent orange and yellow clasts, very stiff to hard, no plasticity.		0.6						
	0.8m: Dark grey mottles.		0.8		UTP	-	-		
	0.9m: No to trace clay, hard.		1.0		UTP	-	-	8	
	EOH: 1.00m - Too Hard To Auger (Basalt Rock Inferred)		1.2					8	
			1.4					8	
			1.6					10	
			1.8					20+	

TOPSOIL FILL CLAY SILT SAND GRAVEL PEAT ROCK

REMARKS
End of borehole @ 1.00m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

CLIENT: Advance Build
PROJECT: New Transportable Dwelling & Garage
SITE LOCATION: 180 Whakataha Road, Waimate North

JOB NO.: 146812 **SHEET:** 1 OF 1
START DATE: 13/05/2026 **NORTHING:** **GRID:**
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SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.39 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, brown, very stiff, dry to moist, no to low plasticity. 0.3m: Frequent fine to coarse gravels and clasts, brown with orange, yellow and dark grey mottles.		0.4		195+	-	-		
	EOH: 0.50m - Too Hard To Auger (Basalt Rock Inferred)		0.6		UTP	-	-	20+	
			0.8						
			1.0						
			1.2						
			1.4						
			1.6						
			1.8						

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

REMARKS
End of borehole @ 0.50m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP
CHECKED BY: CSH

▼ Standing groundwater level
▽ GW while drilling

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FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

Preventing soil-related building movement

This Building Technology Resource is designed as a homeowner's guide on the causes of soil-related building movement, and suggested methods to prevent resultant cracking.

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the home owner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement. Generally soil classification is provided by a geotechnical report.

SOIL TYPES

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. Table 1 below is a reproduction of Table 2.1 from Australian Standard AS 2870-2011, Residential slabs and footings.

CAUSES OF MOVEMENT

SETTLEMENT DUE TO CONSTRUCTION

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction but has been known to take many years in exceptional cases.

These problems may be the province of the builder and should be taken into consideration as part of the preparation of the site for construction.

EROSION

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

SATURATION

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

SEASONAL SWELLING AND SHRINKAGE OF SOIL

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below, from AS 2870). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

SHEAR FAILURE

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

TREE ROOT GROWTH

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.

TABLE 1. GENERAL DEFINITIONS OF SITE CLASSES.

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

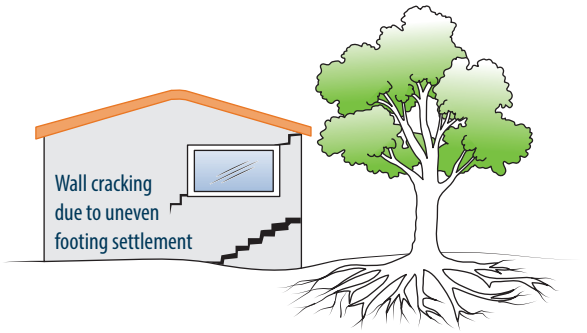

FIGURE 1 Trees can cause shrinkage and damage.

- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

UNEVENNESS OF MOVEMENT

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior through absorption. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Shrinkage usually begins on the side of the building where the sun's heat is greatest.

EFFECTS OF UNEVEN SOIL MOVEMENT ON STRUCTURES

EROSION AND SATURATION

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

SEASONAL SWELLING/SHRINKAGE IN CLAY

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated, and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry, and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

MOVEMENT CAUSED BY TREE ROOTS

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

COMPLICATIONS CAUSED BY THE STRUCTURE ITSELF

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

EFFECTS ON FULL MASONRY STRUCTURES

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also

exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

EFFECTS ON FRAMED STRUCTURES

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

EFFECTS ON BRICK VENEER STRUCTURES

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

WATER SERVICE AND DRAINAGE

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

SERIOUSNESS OF CRACKING

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. Table 2 below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

PREVENTION AND CURE

PLUMBING

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

GROUND DRAINAGE

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject may be regarded as an area for an expert consultant.

PROTECTION OF THE BUILDING PERIMETER

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill.

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

CONDENSATION

In buildings with a subfloor void, such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

TABLE 2. CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS.

Description of typical damage and required repair	Approximate crack width limit	Damage category
Hairline cracks	<0.1 mm	0 – Negligible
Fine cracks which do not need repair	<1 mm	1 – Very Slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 – Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3 – Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4 – Severe

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Warning: Although this Building Technology Resource deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders, and mould.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

THE GARDEN

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

EXISTING TREES

Existing trees may cause problems with the upheaval of footings by their roots, or shrinkage from soil drying. If the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. Soil drying is a more complex issue and professional advice may be required before considering the removal or relocation of the tree.

INFORMATION ON TREES, PLANTS AND SHRUBS

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information.

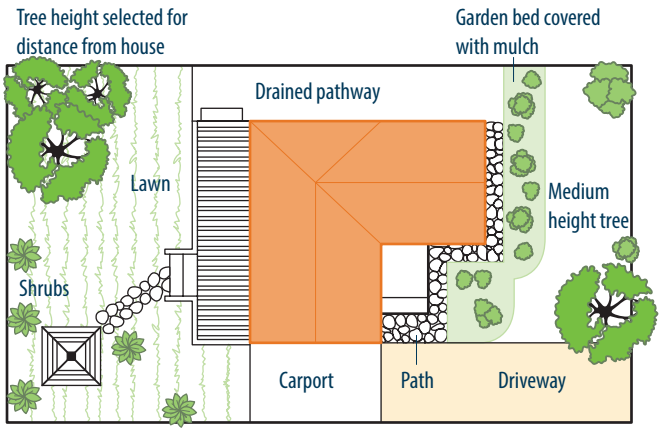

FIGURE 2 Gardens for a reactive site.

EXCAVATION

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

REMEDIATION

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the home owner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

Wilton Joubert Ltd.

SPECIALISTS IN RESIDENTIAL ENGINEERING

Helping Kiwis build with confidence.

CONSTRUCTION MONITORING

Construction monitoring is when our engineer visits the site at key stages of construction to check that the work is being built in accordance with the consented engineering drawings and specifications.

We offer construction monitoring throughout the build to ensure compliance with consented designs. Our team works closely with your builder and site manager to keep the project running smoothly and ensure a quality result at each inspection stage.

BOOKING INSPECTIONS

If your project requires construction monitoring, please contact us to book inspections at the required stages before work is covered.

Please book inspections with enough notice to avoid delays to your build.

PS4

A PS4 (Producer Statement Construction Review) is a document issued by an engineer after construction monitoring has been completed for the relevant engineered works.

RATE ADJUSTMENT

Standard construction monitoring rates will increase by 5% from 1 May 2026 due to rising fuel costs across New Zealand.

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Onsite Wastewater Report (TP58)

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Part Tapapanui A1C2A Block & Part Tapapanui A1C2A Block

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Rev: A
Date: 20th May 2026
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Onsite Wastewater Disposal Design
Assessment of the Environmental Effects

Executive Summary

Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block are a 22.1484 ha property located to the east of Whakataha Road, Waimate North. A dwelling with a sleepout is located on the southern block at 180 Whakataha Road, Waimate North. The owner plans to construct a 2-bedroom dwelling to the west of the dwelling and sleepout. The existing buildings are serviced by a septic tank with trenches. During the site visit the system and field appeared to be working well. No signs of failure such as breakout or odour were observed. The existing septic tank will cater for the increased wastewater volumes produced by the new 2-bedroom dwelling. Additional trenches will be required to absorb the wastewater.

Recommendations:

- The existing septic tank is to be inspected by a registered drainlayer. Provided it is working well it can remain in use and will cater for the additional volumes of wastewater produced by the proposed 2-bedroom dwelling.
- The existing distribution box is to be replaced to accommodate a new pipe. A sewer pipe from the new dwelling is to be connected to the exisitng rodding eye under the deck.
- 2 x 24m long, 1m wide trenches are required. Trenches should be excavated to a depth of no greater than 450mm. The wastewater disposal field is to be planted with grass and mown frequently to promote nutrient uptake and evapotranspiration. The field is to be grassed immediately following install.
- The wastewater field and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field. No existing intermittent stormwater flow paths were noted within 5m of the existing or proposed trenches.
- The wastewater field should not be used to graze heavy stock, be driven on or built over. These activities can result in damage to and failure of the effluent field.
- There is adequate area available to support a 100% reserve wastewater field.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including soil type, groundwater, and surface water setbacks. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

The installation of trenches is required to absorb wastewater from the proposed 2-bedroom dwelling.

1.3 Site Visit

The site investigation was undertaken on 19th May 2026 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth 2000mm was examined to acquire soil samples and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were referred to or reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Google Earth images, Certificate of Title and Consent Notices. There are no Consent Notices listed on the title. The land parcels are identified as Māori Freehold Land.

2.0 Site Evaluation

2.1 Site Description

Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block are located to the east of Whakataha Road, Waimate North. 180 Whakataha Road, Waimate North is the address of an existing dwelling and sleepout located on the southern block of land. Additional buildings are located on the parcel of land, further south. The property is zoned Rural Production in the Far North District Plan. The dwelling and sleepout are accessed via a metal driveway off Whakataha Road. Gardens surround the buildings then grassed paddocks. The majority of the land is covered with bush and scrub. A grass verge then Whakataha Road run along the western property boundary. Refer to the Northland Regional Council (NRC) Map, Section 2.2, showing Lot 2 and the surrounding area.

The proposed wastewater disposal field is to be located close to the existing trenches in a grassed, slightly sloping area as shown on the Site Plan, Section 8, Photograph 1 and the yellow arrow on the NRC Map, Section 2.2. The area is northeasterly facing, open and exposed to sunlight and wind increasing evapotranspiration rates.

The wastewater disposal field and reserve are to be situated a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. No intermittent flow paths were noted within 5m of the field and reserve.

No surface water bodies were noted in the near vicinity of the proposed wastewater disposal field (30m radius) meeting the 20m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b) for any river, lake, wetland or the boundary of the coastal marine area.

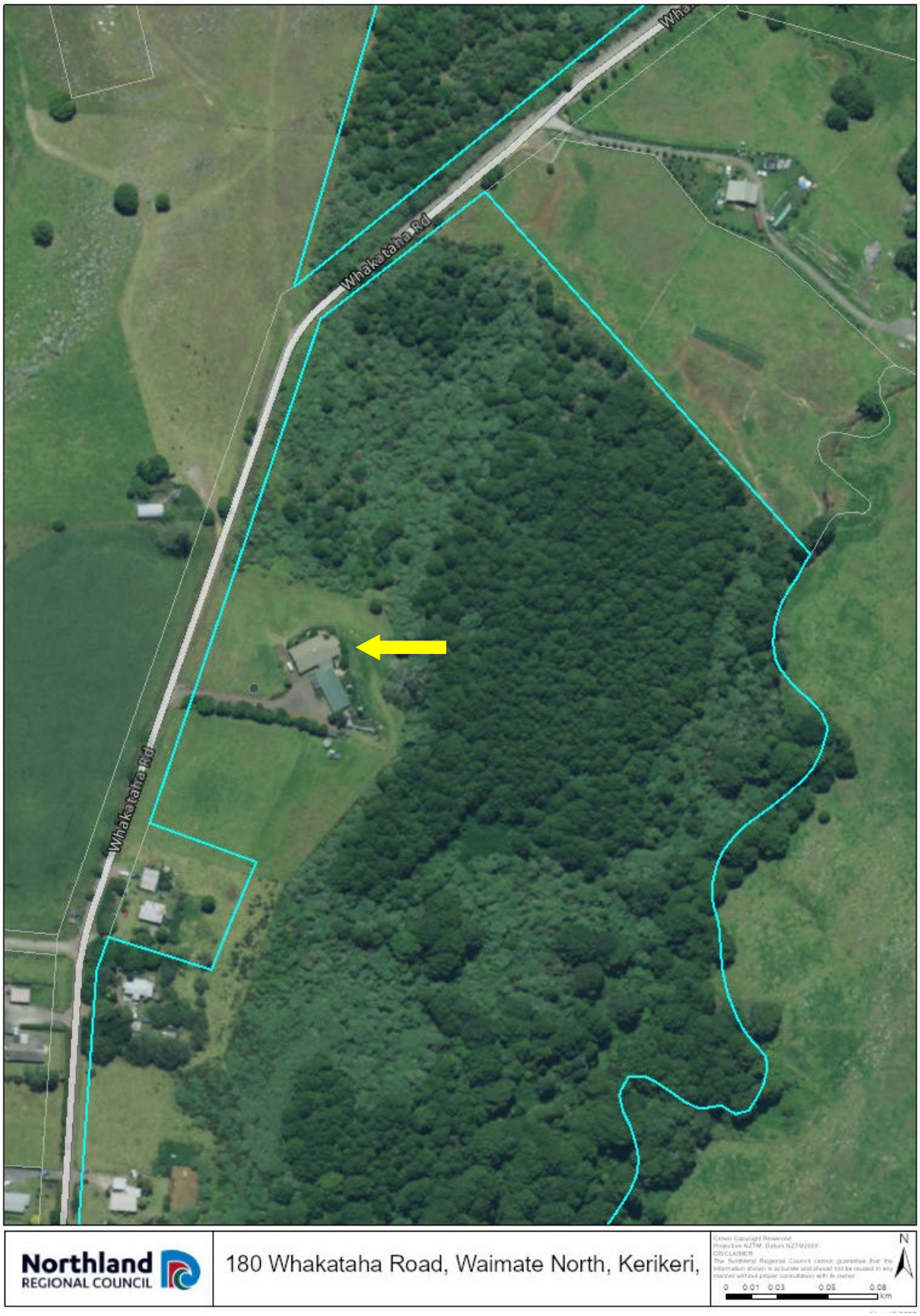
Waipatukahu Stream runs along the eastern property boundary. The stream is over 190m away from the proposed trenches.

According to Northland Regional Council Hazard maps the property is not identified as being in a flood area.

A 1.5m setback of the wastewater field from boundaries and 3m setback from buildings is required as per TP58, (2004), Table 5.2, p.43. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the wastewater field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed. A 3m setback of the system from boundaries and buildings is recommended. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements. The Site Plan, Section 8 shows the location of the proposed field and reserve along with setback requirements specific to the site.

Photograph 1: Showing the slightly sloping, grassed area proposed for wastewater disposal (photograph foreground).

2.2 NRC Map


Whakataha Rd
Whakataha Rd
Northland
REGIONAL COUNCIL
180 Whakataha Road, Waimate North, Kerikeri,
N

2.3 Groundwater

TP58 (2004), Table 5.2 and the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 states groundwater separation must be greater than 1200mm from the base of a conventional trench in category 4 soils. Groundwater was not intercepted during the 2000mm borehole taken during Autumn, 19th May 2026.

An active freshwater bore is shown on Far North Atlas map next to the southernmost building on the lot. This bore is over 250m to the southwest of the proposed wastewater field and reserve well over the 20m setback required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

2.4 Soil Profile

NRC Managing Northland Soils Map describe 2 soil types over the southern block. The proposed wastewater field and reserve are shown to be located in well drained Waimate North clay loam (WM).

The borehole showed soils to be category 4, friable, silty clay loam with moderate draining characteristics. Refer to Photograph 2 and the Borehole Log, Section 7.

Photograph 2: Borehole showing 200mm of category 4, slightly moist, dark brown, topsoil followed by category 4, slightly moist, brown, friable, silty, clay loam to a depth of approximately 1000mm.

3.0 On-site Effluent Disposal

3.1 System Requirements

The existing septic tank is to be inspected by a registered drainlayer. Provided it is working well the tank may remain in use and will cater for the additional volumes of wastewater produced by a maximum of 4 people in the 2-bedroom dwelling.

A sewer pipe from the new dwelling is to be connected to the exisitng rodding eye under the deck.

The existing distribution box is to be replaced to accommodate a new pipe. Which will service the new trenches for the increased loading.

3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling x litres per person per day / loading rate = area of wastewater disposal field

4 x 180 litres / 15 = 48m²

Potential occupancy is taken from TP58 (2004), Table 6.1, p.51. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 15 is assigned due to category 4 soils in line with TP58 (2004), Table 10.2, p.165.

2 x 24m long, 1m wide trenches are to be excavated to a depth of no greater than 450mm. The area shall be planted with grass and regularly mown to encourage nutrient uptake and evapotranspiration. Refer to the attached Site Plan, Section 8, for the required area and specific details of the wastewater disposal field.

The field should not be used to graze heavy stock, be driven on or built over. These activities can result in damage to and failure of the effluent field.

The field is to remain grass only. Avoid planting trees and shrubs too close to the field as the field works best when exposed to sun and wind which increases evapotranspiration rates. Tree and shrub roots can damage trenches over time.

Installation and maintenance notes can be found at the back of this report, Section 9, as a guide to the upkeep of the system and field.

3.3 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, as recommended by TP58 (2004), Table 5.3 and the Regional Plan for Northland (2009), Section C.6.1.3, 9a. The purpose of the reserve is to provide additional area for wastewater disposal, for example, in the event of failure of the original field or future expansion of the property (such as a renovation creating an additional bedroom increasing potential occupancy and wastewater volumes). The reserve area is to be protected from any development that would prevent its use in the future. Refer to the Site Plan, Section 8 showing the location of the reserve area.

The total reserve area for the existing dwelling, sleepout and new dwelling is 120m² or 5 x 24m long, 1m wide trenches. The reserve area is shown on the Site Plan, Section 8.

3.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling will be collected in water tanks. Overflow from the tanks is to be directed well away from the proposed septic tank and wastewater disposal field.

Excess stormwater, following heavy rain events, will sink into soils or follow the slight topography and flow to the northeast over grassland towards vegetation.

A cut off drain is not required due to minimal upslope catchment. The existing dwelling is located upslope of the proposed field.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code. This is a requirement by the Far North District Council for all new Building Consents. Interconnected smoke alarms as per NZS 4514:2021 are required as per NZ Building Code - Smoke Alarm Requirements | Cavius NZ, NZ-Building-Code.pdf (cavius.co.nz). Refer to Section 10 and the Cavius website for further details.

4.2 Earthworks

The proposed works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanula.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block.

5.0 Summary

The existing septic tank can cater for the increased wastewater volumes produced by the proposed 2-bedroom dwelling. 2 x 24m long, 1m wide, 0.45m deep trenches are required.

Setback distances from surface water, stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Names:	Tara Solomon
Company Name:	
Property Owner Name:	Jointly owned Maori Freehold Land
Nature of Applicant	Owner

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Nicola and Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road, Kerikeri	
	0230	
Contact Details	Phone	09 407 5208
	Mobile	027 444 6115
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	180 Whakataha Road		
	Waimate North		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: √	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m²)	221,484 m²		

2. Legal description of land (as shown on Certificate of Title)

Lot		DP No.		CT No.	494933
Other: Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope, in the area of the proposed disposal field is slight at <5°and showed no signs of slippage or instability.
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
The existing septic tank appeared to be working well during the site visit. No signs of failure such as odour or
breakout was observed. The tank is to be inspected by a registered drainlayer and may remain in use provided it is
working well.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Grass.
Slope Shape: (Please provide diagrams)
Waxing divergent.
Slope Angle:
<5°
Surface Water Drainage Characteristics:
Refer to Section 3.4
Flooding Potential: YES/NO
No. Refer to Section 2.1
Surface Water Separation:
Refer to Section 2.1 and the Site Plan, Section 8.

3. Site Geology

Well drained Waimate North clay loam (WM).

4. What Aspect(s) does the proposed disposal system face?

North		West	
Northwest		Southwest	
Northeast	√	Southeast	
East		South	

5. Site Clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Surface water	*20m minimum*	*20m minimum*
Stormwater flow paths & drains	*5m minimum*	*5m minimum*
Groundwater	-	*1.2m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Outside tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*3m minimum*
Flood area	Preferably outside the 100yr ARI flood event. Rule is 5% annual exceedance probability as per Regional Plan for Northland (2019).	

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured	2000mm deep	No of Boreholes	1
Other:	USDA feel method to determine soil texture and structure			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>2000mm
Spring	>2000mm
Summer	>2000mm
Autumn	>2000mm

Measured		Estimated	√
Measured		Estimated	√
Measured		Estimated	√
Measured	√	Estimated	

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	200mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	√
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 200mm of category 4, slightly moist, dark brown, topsoil followed by category 4, slightly
moist, brown, friable, silty, clay loam to a depth of 2000mm.
Soils are described as moderately draining, silty clay loam.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2		(New dwelling)
Design Occupancy	4		(Potential number of people)
Per capita Wastewater Production	180		(Litres per person per day)
Other - specify			
Total Daily Wastewater Production	720		(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes		No	√

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART F: Primary Treatment

(Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber, explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Dual Chamber	4500 Litres minimum
	Septic tank is existing.	
	Total Capacity	4500 Litres

2. Type of Septic Tank Outlet Filter to be installed?

Sim/Tech Filter or similar approved

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	√
Dosing Siphon	
Pump	

2. High water level alarm to be installed in pump chambers

Please Tick	Yes		No	

3. If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

(Refer TP58 Sections 9 and 10)

Specifically Designed Trench			
Standard Trench	√	As Per Attached Details	
Deep Trench			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	15		(Litres/m²/day)
Disposal Area	Design (m²)	48	
	Reserve (m²)	120	

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate for category 4 soils in line with TP58 (2004), Table 10.2, p.165.
The reserve of 120m² includes 48m² for the new field and 72m² for the existing dwelling with sleepout.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	120
Percentage of Primary Disposal Area (%)	100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.					
Plan Attached?	Yes	√	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

Name of Suppliers

It is the intension of the owner to obtain a maintenance agreement on purchase of the system.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	
Position: Director	Date	20th May 2026

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

7.0 Borehole Log

O'BRIEN DESIGN CONSULTING

BOREHOLE LOG 1

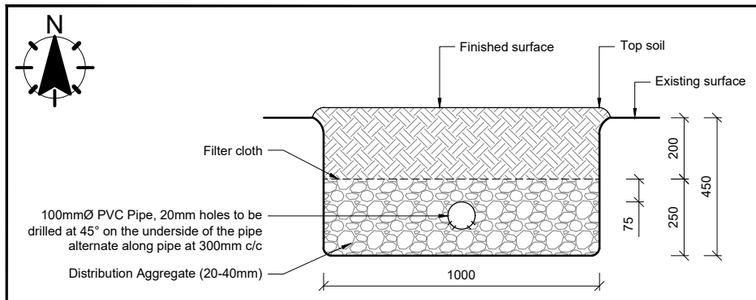
Client	Tara Soloman	**Job No.**	3078
Project	Installation of onsite wastewater	**Date Drilled**	18/05/2026
Site Address	180 Whakataha Rd, Waimate Nth	**Drilled By**	Martin O'Brien
Legal Description	Part Tapapanui A1C2A Block	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Ground water not intercepted	Waimate North clay loam (WM)		Slightly moist dark brown topsoil	4
200					
300				Slightly moist brown friable silty CLAY loam	4
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100				EOB	

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.



S01 Typical Trench Details
SCALE = 1:20

Legend

- Eave line
- Setbacks (Effluent disposal field)
- Effluent distribution line
- Wastewater disposal field
- Reserve area

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Trenches to follow contours, levels to be taken on site before excavation to ensure adequate fall along trench.
5. Trenches shall conform to the following set backs:
   - 3m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
7. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Reserve = 120m²
216m² total including spacing's

1m 1m

2 Trenches at 24m x 1m wide x 0.45m deep as per attached detail, must have a covering of grass, grass to be mown regularly
Standard trenches = 48m²
72m² total including spacing's

BH1

1.5m

1.5m Wastewater setback from boundary

Overflow from stormwater tanks to be located well away from wastewater disposal field

Proposed 2-bedroom dwelling

Existing 2-bedroom dwelling

Proposed distribution box

Sewer: 100mm Ø pipe, gradient 1:60

Replace existing distribution box to accommodate new pipe

Approximate location of existing trenches

Rodding eye

Existing 1-bedroom sleepout & shed

Approximate location of existing septic tank, to be inspected by a registered drain layer. If septic tank is in good working order it may remain in use. If not in good working order the installer should contact Advance Build and/or ODC for further instructions.

Proposed 100mm Ø sewer pipe, gradient 1:60 connected to existing rodding eye under deck.

O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Tara Solomon
180 Whakataha Road
Waimate North
Tapapanui A1C2A Block

Sheet Title
Wastewater Site Plan

Drawn 19 May 2026

Project No 3078

Rev A

Sheet A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

9.0 On Site Wastewater Maintenance for the Owner

Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.
The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

9.1 Northland Regional Council Public Information

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent storm water runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess storm water entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

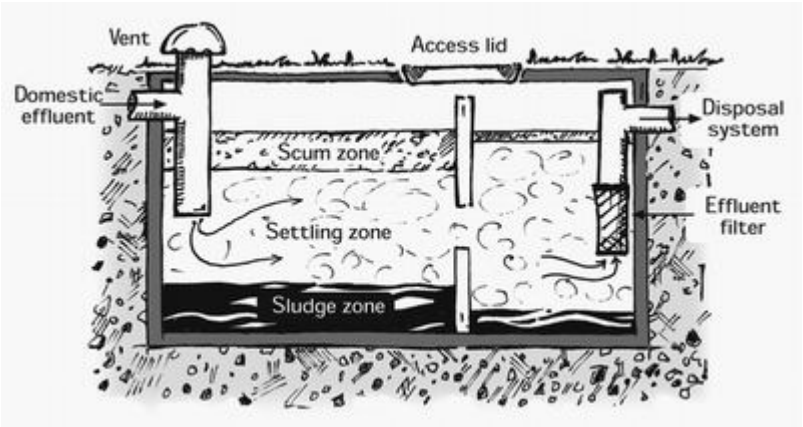
Septic tanks

Septic tanks prevent the suspended solids in household effluent from entering the disposal system. The escape of excessive suspended solids from a septic tank causes clogging of the disposal system and is the most common cause of early failure.

Three main processes take place in the septic tank:

1. The heavier, solid particles settle to the bottom of the tank forming a sludge layer.
2. Lighter materials such as fat and grease float to the surface forming a scum layer.
3. Within the septic tank there is little or no oxygen, and anaerobic bacteria (bugs that can live without oxygen) break down some of the solids. This helps to reduce the build-up of sludge in the tank.

The effluent that leaves a well operating septic tank contains only the smaller particles that are less likely to rapidly clog the disposal system.



The diagram shows a “standard” septic tank design. More sophisticated designs may be required for heavy load conditions and/or sites with poor soakage or other disposal constraints. Advice on these can be obtained from a qualified professional.

Effluent filters

An effluent filter installed on your septic tank outlet will allow only the smaller solids to enter your disposal system. This is a relatively cheap way to significantly reduce the possibility of the early failure of your disposal system. Most modern septic tanks should have an effluent filter installed on their outlet. With very little modification, effluent filters can also be installed on the outlets of older septic tanks.

Effluent disposal

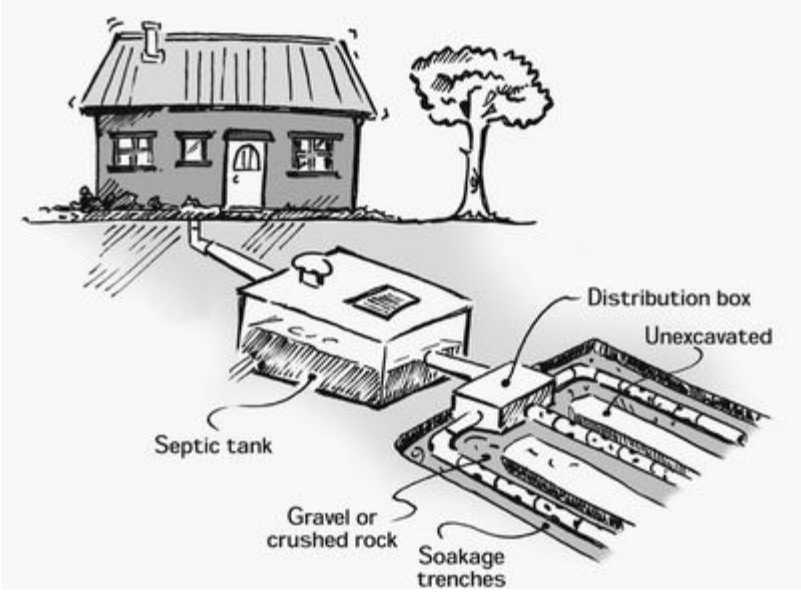
When the effluent leaves the septic tank, it is only partially treated. The natural processes occurring within the soils below the disposal system carry out the final treatment of the effluent. The type and size of the disposal system used

is normally determined by the site conditions, groundwater level and soil type. The following types of effluent disposal systems are most commonly used with septic tanks.

Soakage trench and bed systems

These are the most common type of effluent disposal systems used in association with a septic tank.
Perforated pipes (or in older systems field tiles) are laid in shallow trenches filled with gravel. Effluent flows out of the holes in the pipe and soaks into the surrounding soil (see diagram below). Beds are wider and shallower than normal trenches but should only be used where it is not possible to use trenches.

Every trench or bed system that has more than one pipe for effluent disposal will have a distribution box so that effluent is evenly distributed between each disposal pipe. It is very important that all the outlets from the distribution box to the disposal pipes are at the same level, as even a small difference can result in the failure of a trench or bed due to overloading.



Soakage trench and bed system.

Some distribution boxes may allow the effluent to be manually diverted from one trench / bed to another. This gives the trench / bed that is not receiving any effluent time to rest (recover) while the other is in use.

Evapo-Transpiration Seepage (ETS) Systems

These systems are normally installed where soils have poor soakage. They are similar to soakage trench and bed systems but are designed to use both soil soakage and selected plants for effluent disposal. This select range of plants must like wet feet as they take up some of the effluent and use the nutrients to grow while the liquid evaporates through their leaves. The disposal area needs to be properly planted to prevent effluent running off during wet periods and causing a problem.

10.0 NZ Building Code, Smoke Alarm Requirements

From November 2023 the Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) will be amended to make interconnected smoke alarms the minimum fire safety system for new built homes and substantial renovations, citing NZS 4514:2021 – *Interconnected smoke alarms for Houses.* The standard allows for wirelessly or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains powered alarms. The changes will have a 12-month transition period ending in November 2024.

Below are the key points of the changes to the acceptable solutions. Details can be found in the Standards New Zealand – NZS 4514:2021 interconnected smoke alarms for houses document, chrome extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cavius.co.nz/wp-content/uploads/2023/07/NZ-Building-Code.pdf.

KEY POINTS:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- In a multi-level household, there shall be at least one smoke alarm on each level.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

The information above is designed as a guide only. There is more information contained in the NZS 4514:2021 interconnected smoke alarms for houses standard.

11.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. O'Brien Design Consulting check the area surrounding the proposed wastewater field as far as practical and use NRC and FNDC maps to investigate the property and surrounding area. For example, we investigate the area surrounding the proposed field during the site visit, use NRC Water Resources map for any known freshwater bore as well as ask the owner for local knowledge of bores. We do not have the authority to go onto other people's property. O'Brien Design Consulting do not accept responsibility for a site constraint such as a bore or surface water that is not visible from the property investigated (at the time of the site visit) or shown on maps.

9. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

10. Following installation it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

11. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

12. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

13. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

12.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: Tara Soloman.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 180 Whakataha Road, Waimate North, Part Tapapanui A1C2A Block & Part Tapapanui A1C2A Block.

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567……(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri, 0230
Phone Number: 09 407 5208, 027 407 5208
Date: 20th May 2026

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

Proposed New Project

180 Whakataha Road, Waimate

For: Tara Solomon Te Ahi Maihi

Advance build

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CONTENTS

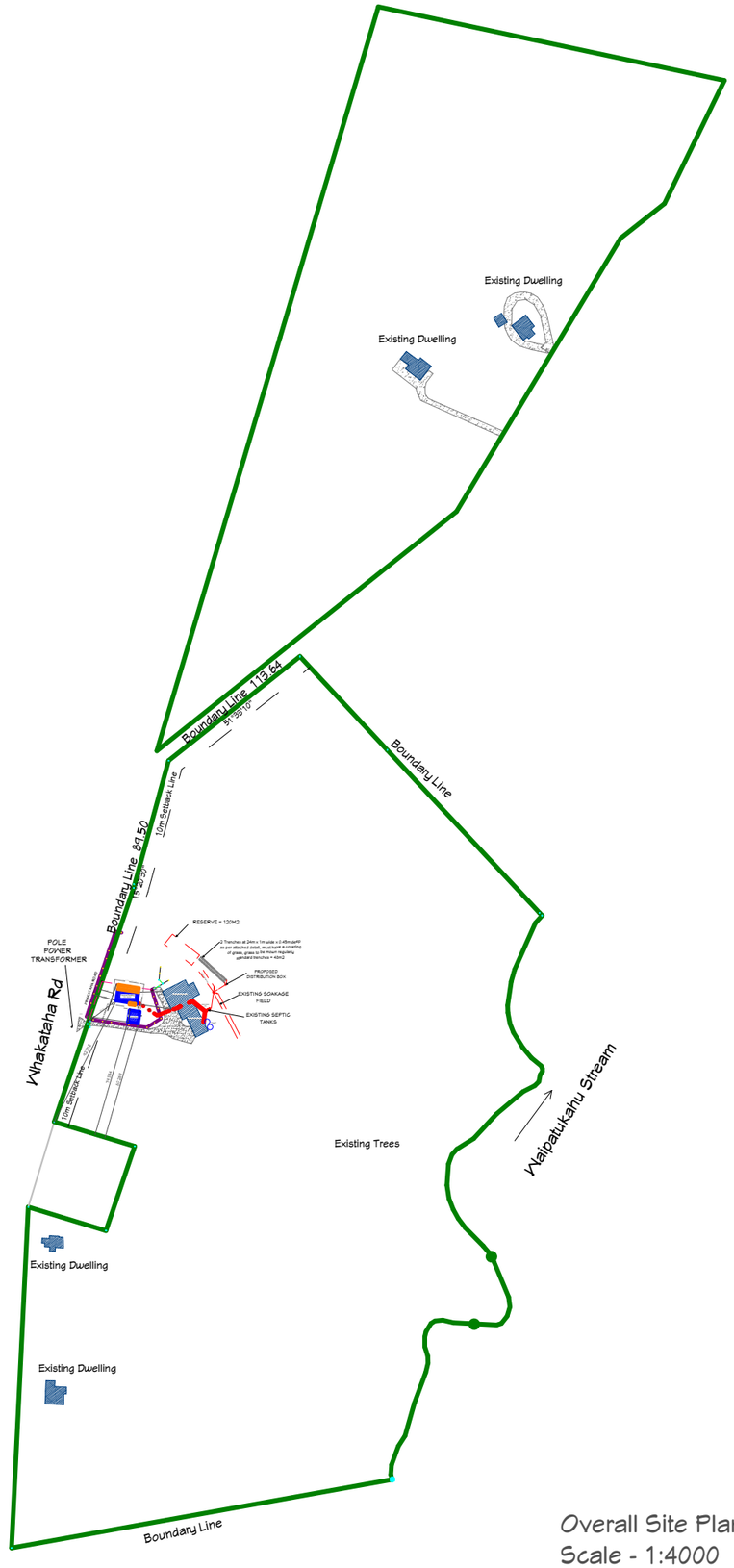
P01 SITE LOCATION PLAN
P01A SITE PLAN
P02 FLOOR PLAN
P03 ELEVATIONS
P04 ELECTRICAL PLAN
P05 FITTING PLAN
P06 KITCHEN PLAN

Concept Plans

Concept 1
June 2026

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

REVISION:	C01
PROJECT NO.	1330
DRAWN BY:	KAT
HC:	CMP



Overall Site Plan
Scale - 1:4000

NB: Boundary Lines are Indicative Only

Site Information

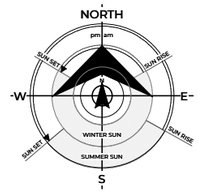
180 Whakataha Road, Waimate
Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block
Papakainga Housing
Very High Wind Zone
Corrosion Zone B
Earthquake Zone 1
Zone: Rural Production

Site area: 221,484 m2
New Driveway (Metal): 163.7 m2
Future Shed: 56 m2
New buildings area:
- Floor Area(excl. slatted Deck): 112 m2
- Roof Area: 137.28 m2

Existing buildings: 1200.09 m2
Existing Driveway (Gravel): 538.11 m2
Total impermeable surfaces: 20095.18 m2 = 0.9%
Earthworks:
- Total Cut Area: 80.92 m2
- Total Cut Volume: 9.7 m3

Papakainga Housing Site Area Calculation

Total Site Area: 221, 484 m2
Number of Residential units: 6
Site Area per unit: 36, 914 m2



REVISION:	BY:	DATE:
Drawn	KAT	Apr 14 2026
Rev	KAT	May 15 2026
Rev	KAT	Jun 03 2026

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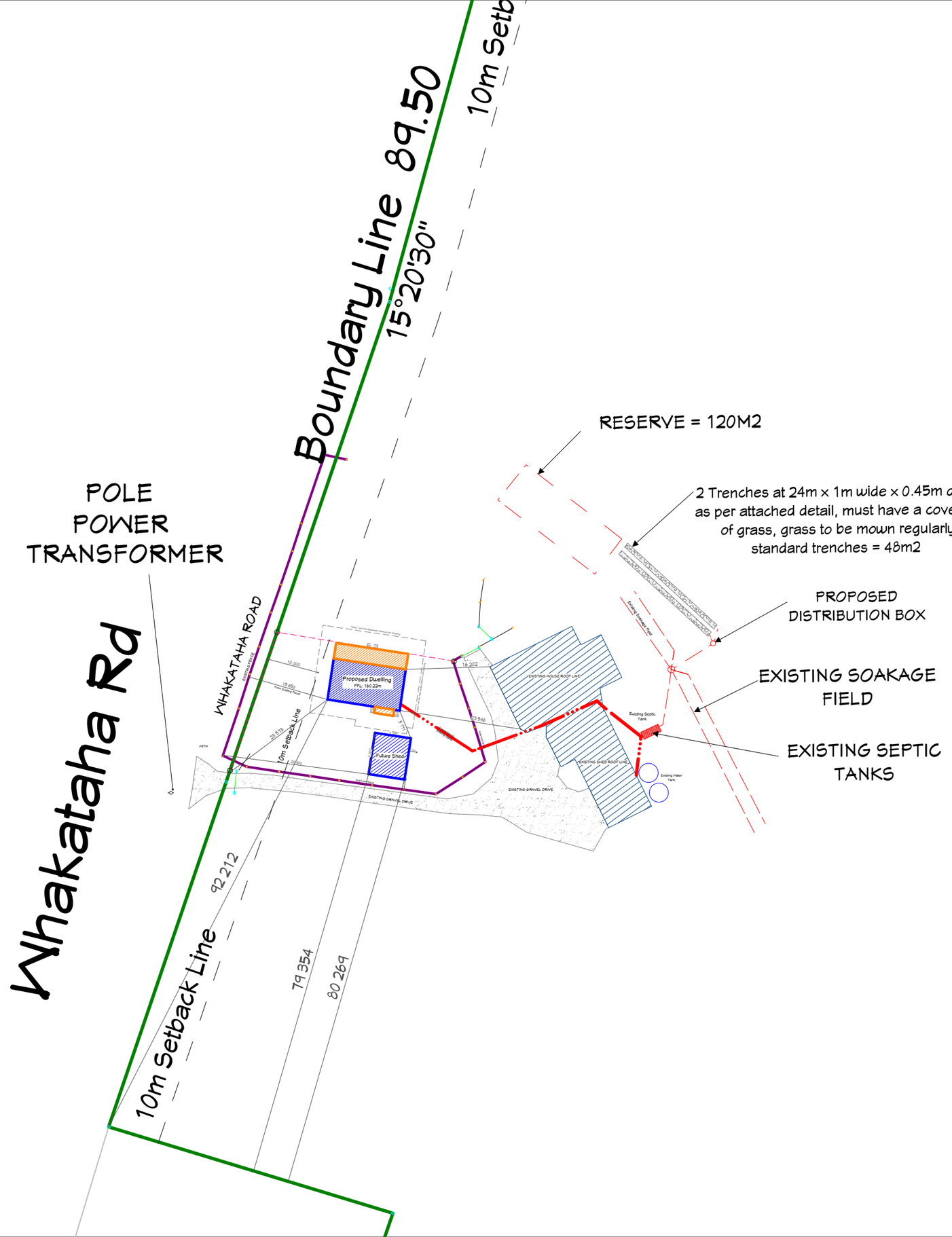
Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Site Location Plan

SCALE: NTS

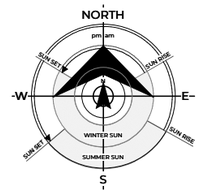
PROJECT #:	PAGE:	REVISION:
1330	01	C01



Overall Site Plan
Scale - 1:800

Site Information

180 Whakataha Road, Waimate
Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block
Papakainga Housing
Very High Wind Zone
Corrosion Zone B
Earthquake Zone 1
Zone: Rural Production



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REVISION:	BY:	DATE:
Drawn	KAT	Apr 14 2026
Rev	KAT	May 15 2026
Rev	KAT	May 18 2026
Rev	KAT	May 21 2026
Rev	KAT	Jun 03 2026

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Site Plan

SCALE: NTS

PROJECT #:	PAGE:	REVISION:
1330	01A	C01

Existing Trees

Wastewater Treatment & Disposal Field Minimum Separation Distances	
Boundaries	1.5m
Buildings	3.0m
Surface Water Drains etc	15.0m
Groundwater	1200mm (vertical)
Rivers & Wetlands	30m

NORTH
pm am
SUN SET
SUN RISE
W
E
WINTER SUN
SUMMER SUN
S

WHAKATAHA ROAD

Boundary Line

EXISTING FENCE

Septic Tank 3m Wastewater Setback from Dwelling

Stormwater Dispersal into existing natural stormwater course

35 000

10 000

15 658
From Existing Fence

28 000

STAKE
GL 159.61

STAKE
GL 159.31

Excavate to 154.70m

Proposed Dwelling
FFL: 160.22m

STAKE
GL 159.87

Excavate to 159.70m

STAKE
GL 159.47

Septic Tank 3m Wastewater Setback from Dwelling

16 202

EXISTING HOUSE ROOF LINE

Existing Soakage Field

Existing Septic Tank

23 546

FNDC- 6m turning circle indicator

STAKE
GL 159.70

7 000

STAKE
GL 159.47

Connection to Existing Septic

EXISTING FENCE

23 573

10m Setback Line

TOP OF POST
RL 161.34

STAKE ON BDY

8 000

Future Shed

1 500

2x 25000L
Promax Enduro,
Corrugated, semi buried to 1m max

28 300

STAKE
GL 159.92

STAKE
GL 159.61

TOP OF BANK

GATE

EXISTING FENCE

EXISTING GRAVEL DRIVE

EXISTING GRAVEL DRIVE

Indicative Metal Driveway & Turnaround Area

EXISTING SHE

REVISION:	BY	DATE:
Drawn	KAT	Apr 15 2026
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Rev	KAT	May 18 2026
Rev	KAT	Jun 03 2026

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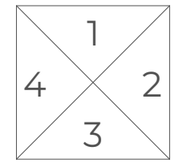
Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Site Plan

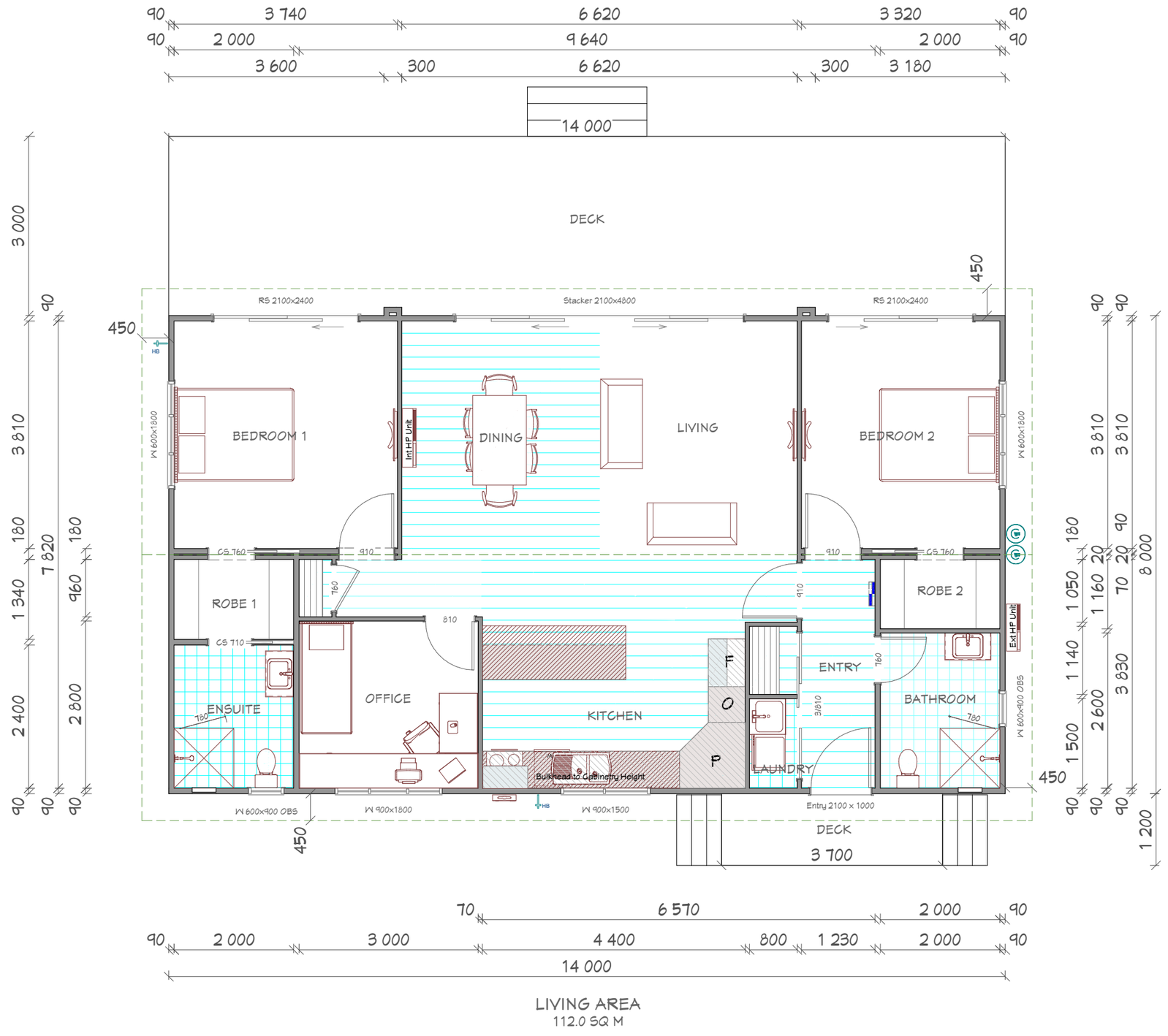
SCALE: 1 : 200 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1330	01A	C01

Roof Pitch 15 deg
Stud height- 2.4m Flat Throughout



Elevations



LIVING AREA
112.0 SQ M

REVISION:	BY:	DATE:
Drawn	KAT	Mar 17 2026
Rev	KAT	Mar 18 2026
Rev	KAT	Mar 19 2026
Rev	KAT`	Mar 20 2026
Rev	KAT	Mar 26 2026
Rev	KAT	Apr 29 2026
Rev	KAT	May 15 2026
Rev	KAT	May 28 2026

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Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Floor Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1330	02	P01

Roof Pitch 15 deg
Stud height - 2.4m Flat Throughout

Armorsteel 5-Rib, Standard
0.40mm

Weathertex Primelok
Smooth 200mm

140x35 Premium Smooth H3 Pine Decking - Uncoated, Nail Fixed

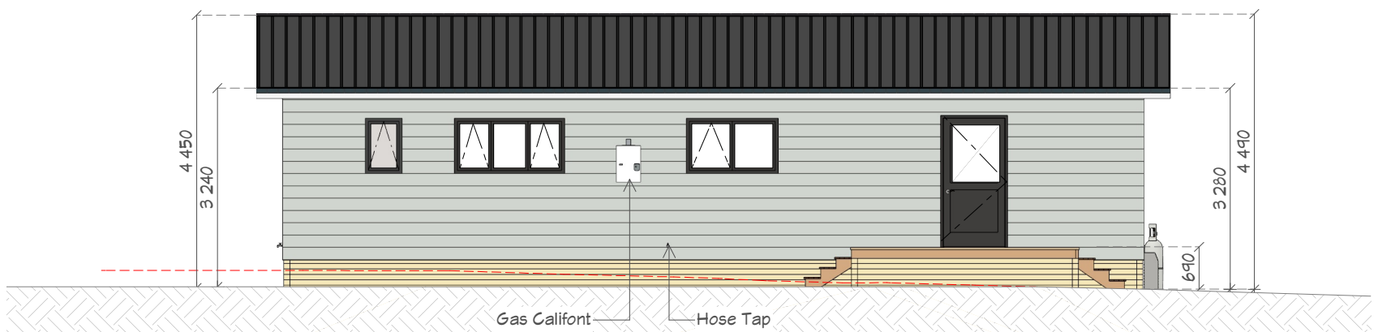
Double Glazed, Low-E Light Bridge

140x20 PG H3 Pine baseboards Unpainted

Elevation 1

Elevation 4

Elevation 2



Elevation 3

REVISION:	BY:	DATE:
Drawn	KAT	Apr 15 2026
Rev	KAT	Apr 29 2026
Rev	KAT	May 13 2026
Rev	KAT	May 15 2026
Rev	KAT	May 18 2026
Rev	KAT	May 20 2026
Rev	KAT	Jun 16 2026

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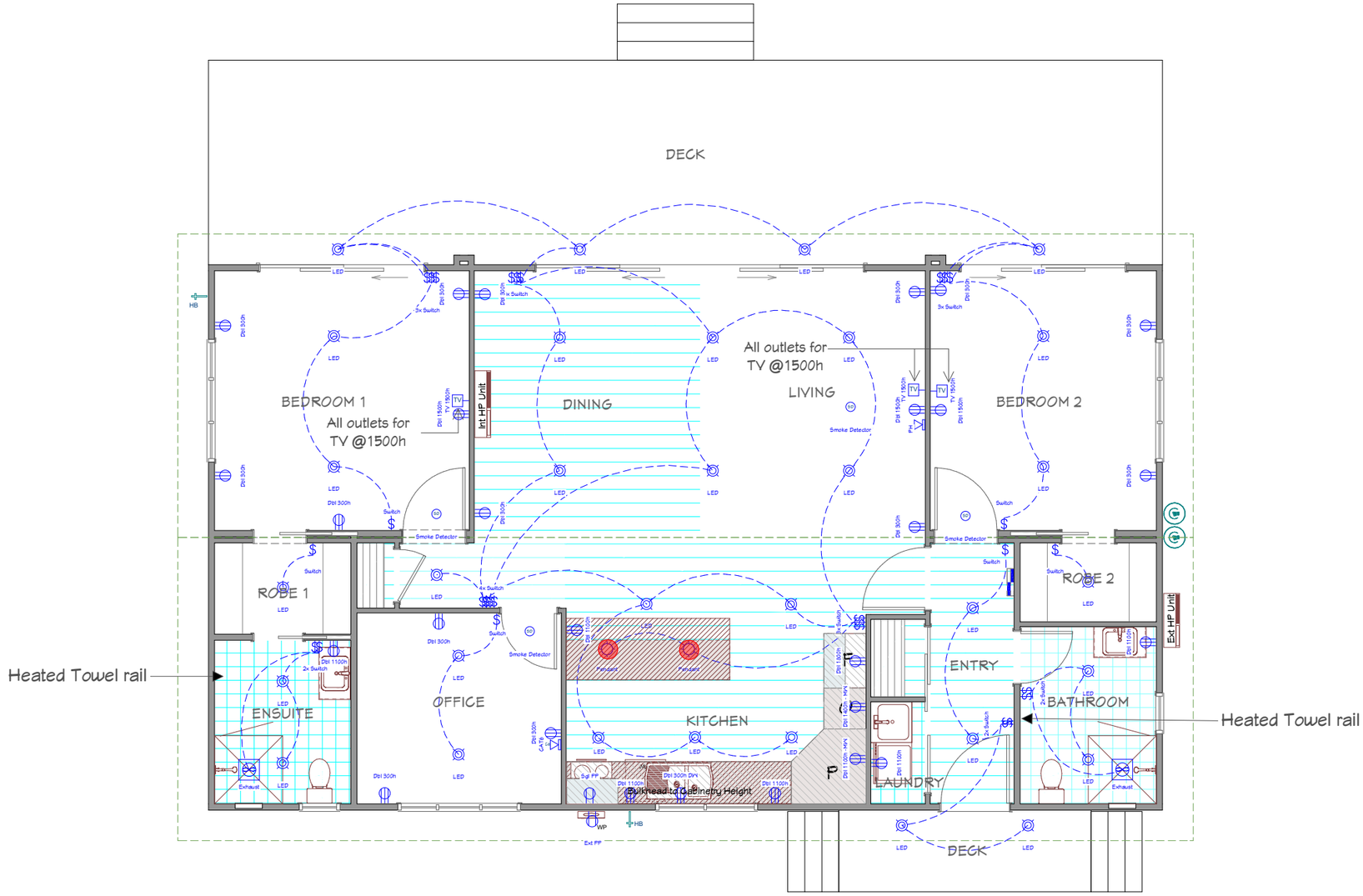
Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Elevations

SCALE: 1 : 100 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1330	03	C01

- Pendant Lighting - (Client Supplied, AB to Install)



LIVING AREA
112.0 SQ M

Electrical Legend

	Single Power Outlet	1
	Double Power Outlet	27
TV	Television Outlet	3
	Telephone Outlet	1
	Light Switch	28
	Inline Fan	2
	LED Down Light	32
WP	Weatherproof Power Outlet	1
	Distribution Board	1
SD	Battery Smoke Detector	4
	Pendant Light	2
	Cat 6	1

REVISION:	BY:	DATE:
Drawn	KAT	Apr 15 2026
Rev	KAT	Apr 22 2026
Rev	KAT	Apr 29 2026
Rev	KAT	May 15 2026
Rev	KAT	May 19 2026
Rev	KAT	Jun 16 2026
Rev	KAT	Jun 18 2026

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Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Electrical Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1330	04	C01

Interior Door Handles
SL=Sliding
PS=Passage
PV=Privacy
DM=Dummy

Exterior Door Handles
KL=Keyed Lock

Ceiling Height
2.4m Flat Throughout

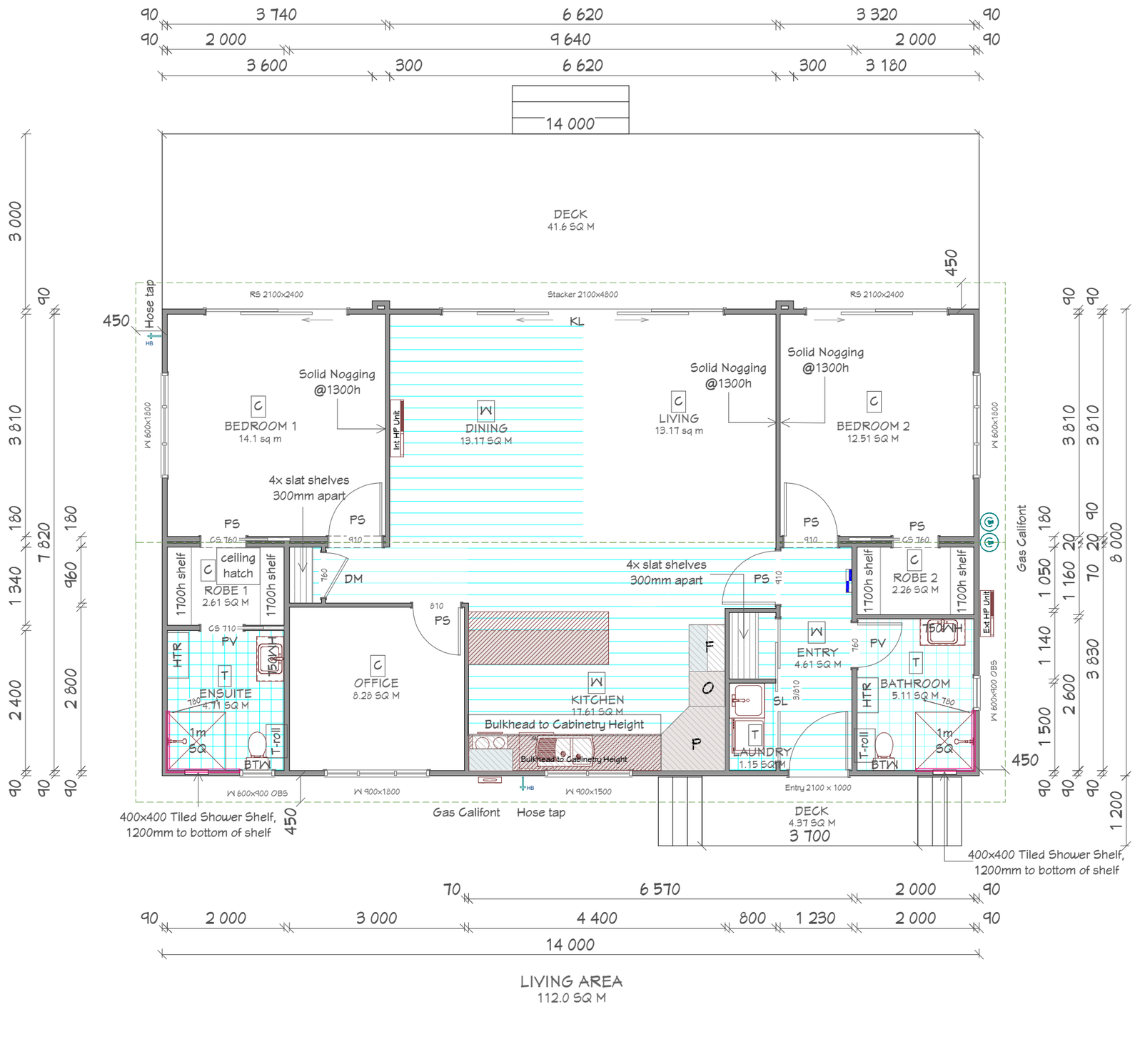
Floorcoverings
C=Carpet
Total Area: 52.93 m2
T=Tiles
Total Area: 10.91 m2
W=Wooden Planking
Total Area: 39.03 m2

All windows & doors at 2.1m lintel height

Exterior Sliding Doors rebated to Flush Entry

E-LOK Series Smart Lock to Entry Door

Shower Wall Tiles (refer to specs for details)



Truck Direction
(Reverse In)

Fit Off Legend

	Level Entry Tile Showers	2
	Acylic Showers	
	Baths	
	Vanities	2
	Basins	
	Toilets	2
	Toilet Roll Holders	2
	Towel Rails	
	Heated Towel Rails	2
	Laundry Tub	1
	Hose Tap	2
	Cavity Sliders	3
	Privacy Handles	2
	Passage Handles	6
	Dummy Handles	1
	Sliding Handles	1
	Robe Shelves & Closet Rail	4
	Robemaker Double	
	Robemaker Triple	1
	Linen Shelves (Per Shelf)	8
	Linen H Frames	
	Door Stops	6
	Floor Mounted Door Stops	1
	Dishwasher	1
	Rangehood	1
	Oven	1
	Smoke Detectors	4
	Keyed Lock	1
	Smart Lock	1

REVISION:	BY:	DATE:
Drawn	KAT	Apr 15 2026
Rev	KAT	Apr 22 2026
Rev	KAT	Apr 29 2026
Rev	KAT	May 15 2026
Rev	KAT	May 20 2026
Rev	KAT	Jun 18 2026

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Proposed New Project for:
Tara Solomon, Te Ahi Maihi
180 Whakataha Road,
Waimate North

SHEET TITLE:
Fittings Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #:	PAGE:	REVISION:
1330	05	C01

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PO Box 59, Awanui 0451
www.advancebuild.co.nz

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CREATED: June 5, 2026
VERSION: C01
REVISION: **BY:** **DATE:**
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DESIGNER: Luca Bill
TECHNICIAN:
JOB #
SCALE:

SHEET: 1

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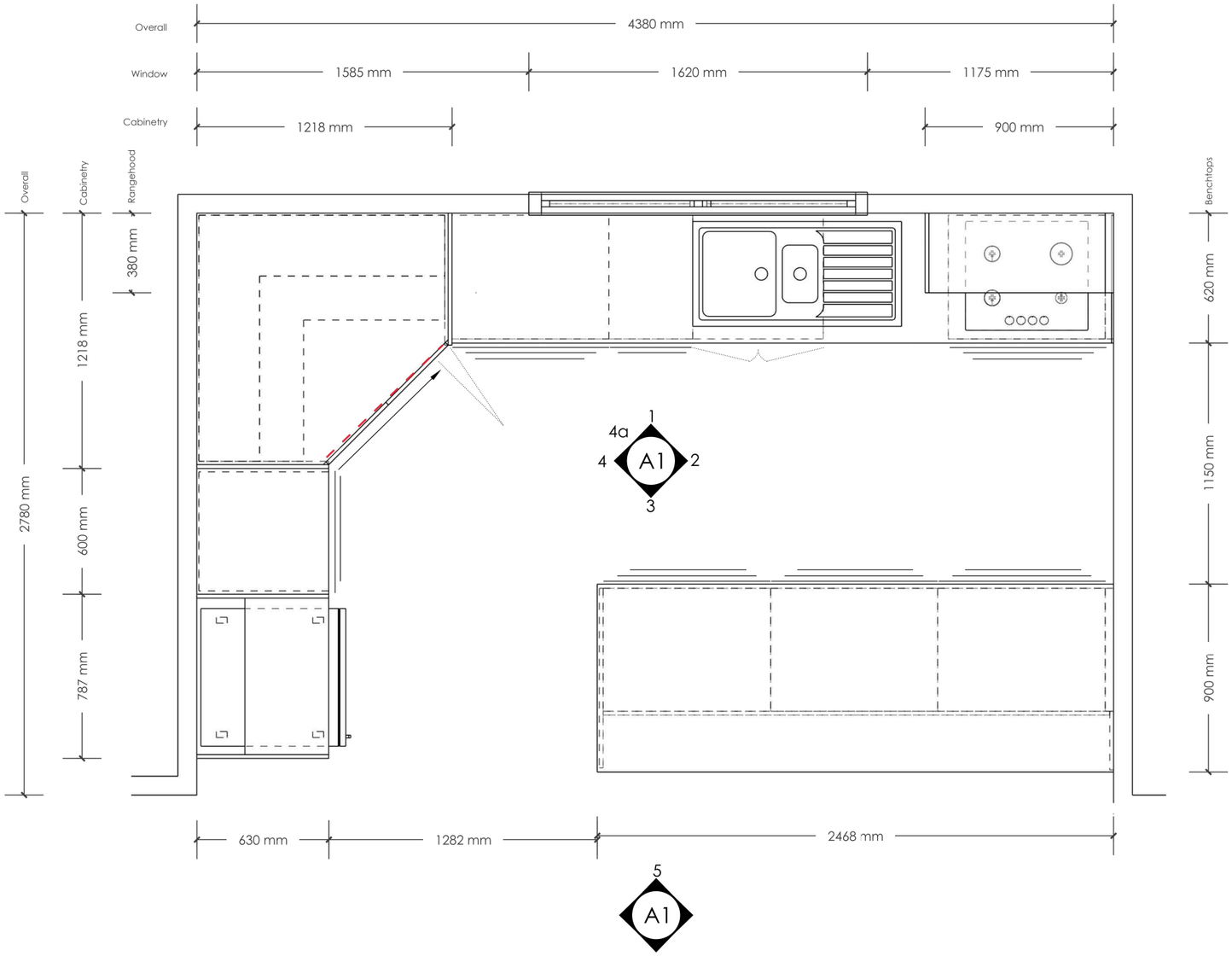

KITCHEN FLOORPLAN

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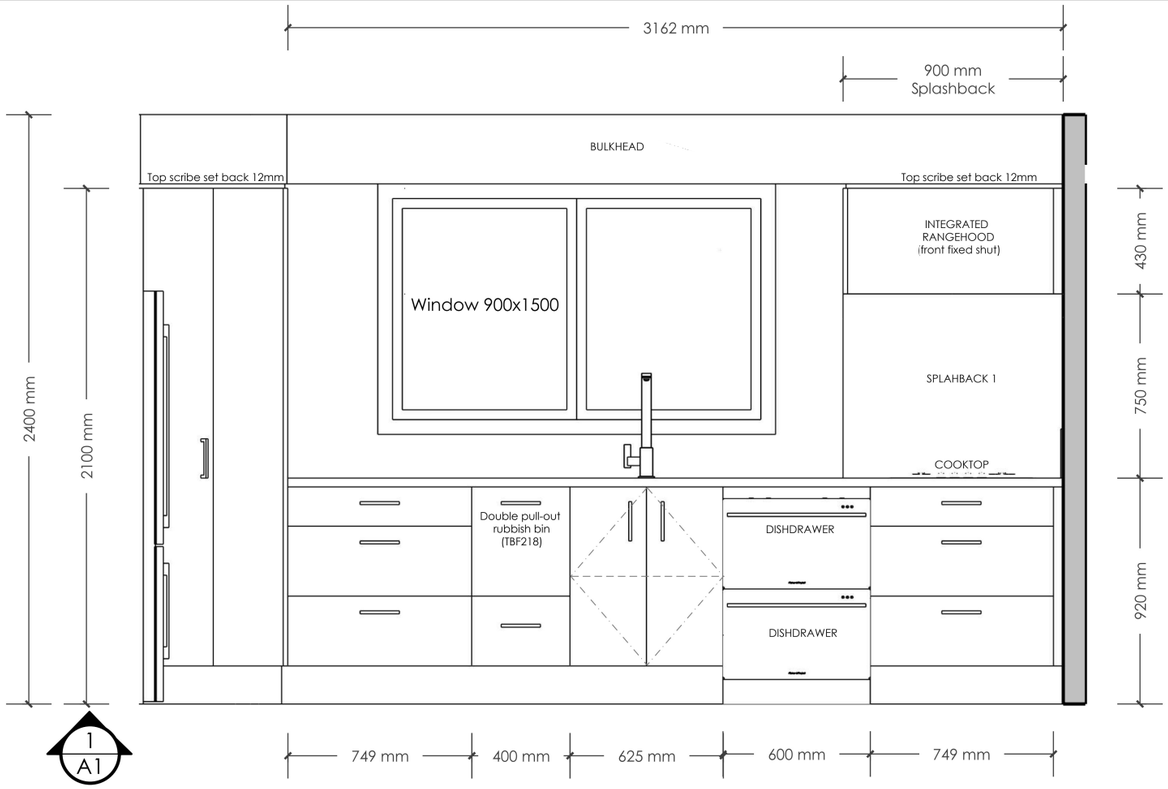
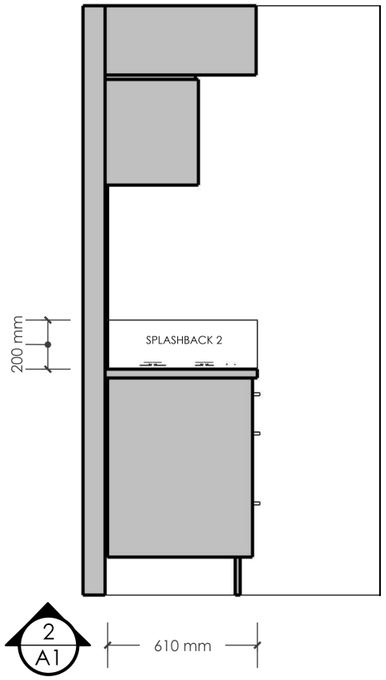
Drawn

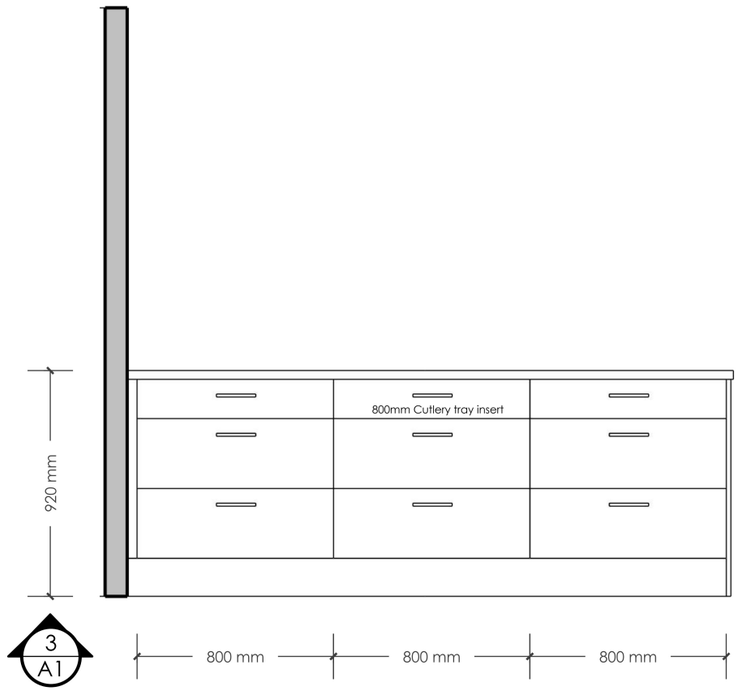
DESIGNER: Luca Bill
TECHNICIAN:
JOB #
SCALE:
SHEET: 1



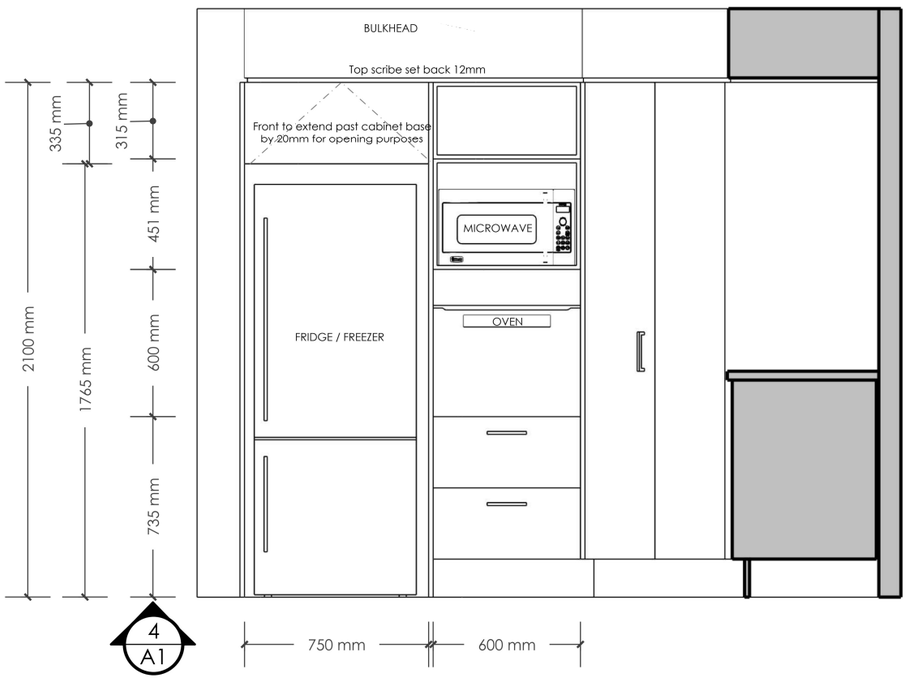
KITCHEN ELEVATION 1



KITCHEN ELEVATION 2



KITCHEN ELEVATION 3



KITCHEN ELEVATION 4

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www.advancebuild.co.nz

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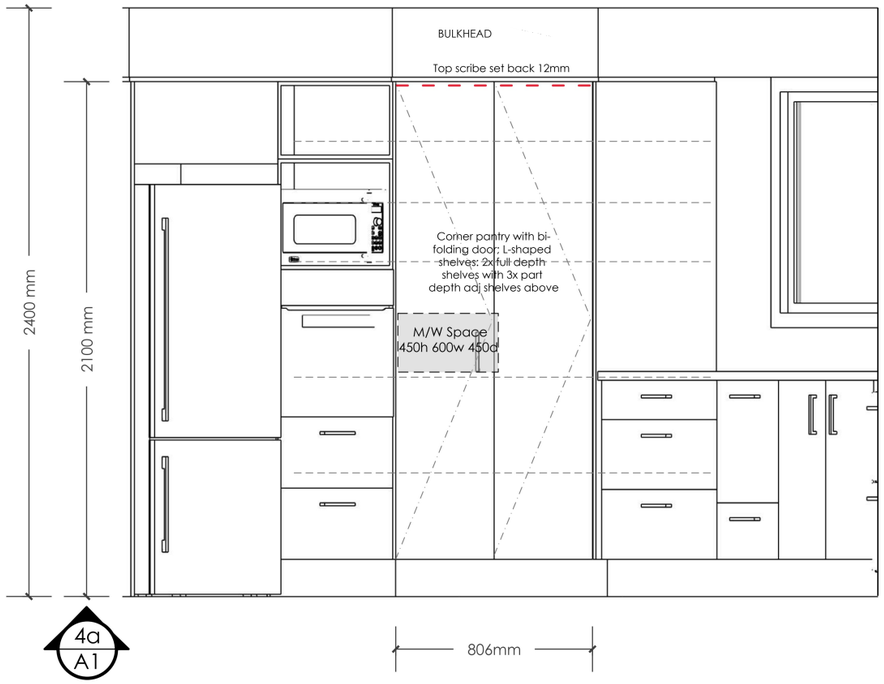
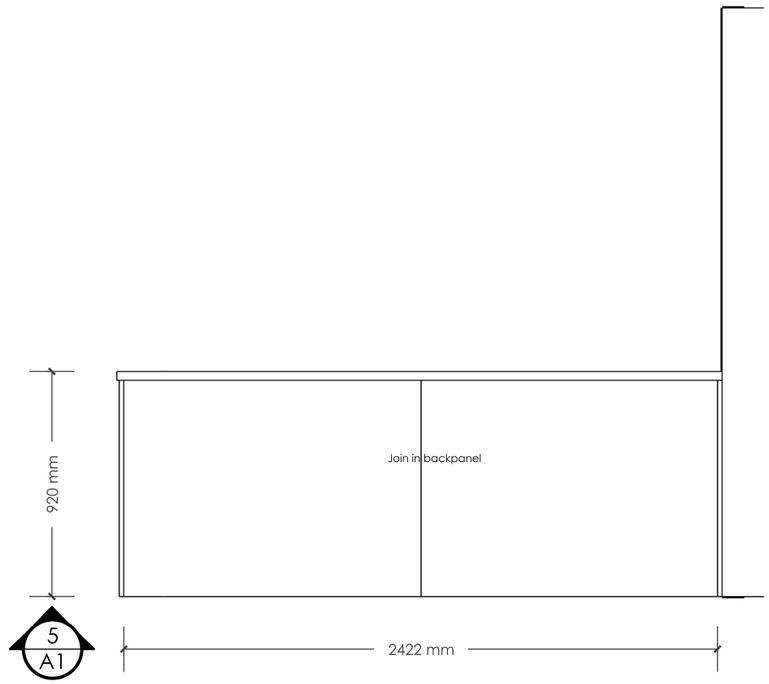
Drawn

DESIGNER: Luca Bill
TECHNICIAN:
JOB #
SCALE:
SHEET: 1



KITCHEN ELEVATION 4a



KITCHEN ELEVATION 5

Advance build
0800 327 828 Tel:09 4087 232
P.O Box 59, Awanui 0451
www.advancebuild.co.nz

DRAWING TITLE:
6342 AB Solomon

FULL ADDRESS:

NOTES:
Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd. This document and the copy right in this document remain the property Advance manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance manufacturing Ltd.

STAGE:
CREATED: June 5, 2026
VERSION: C01
REVISION: BY: DATE:
Drawn

DESIGNER: Luca Bill
TECHNICIAN:
JOB #
SCALE:

SHEET: 1

Advance build

Home Starter Pack

Authorisation for Council

As the legal owner of property at: 180 Whakatāhā Rd

I give authority and permission for the builder (Advance Manufacturing Ltd) or nominated designer to apply for a PIM Report, Resource Consent and Building Consents on my behalf and to undertake site visits on my property.

Date: 8/4/2026 Home Consultant: Chris Peterson

Client/s Name/s: Iara Sdomon

Client/s Signature:

Help us Support Starship:

Advance Build are thrilled to have come on board as a partner of the Starship Foundation in support of Starship children's hospital. We are inviting you to help us fundraise as we want to help ensure kiwi kids get the best level of care.

Starship Partner

To donate either **$30, $50, $100, $200 or $500** please scan the QR Code. We appreciate your support!

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

Property ID: 3347212

PROJECT INFORMATION MEMORANDUM

Section 34-39, Building Act 2004

Application Number: EBC-2026-959/0

THE BUILDING

Street Address of Building

180 Whakataha Road, Waimate North 0472

Legal description of land where building is located:

Part Tapapanui A1C2A Block and Part Tapapanui A1C2A Block

Building Name:

Location of Building within site / block number:

Level/unit number:

THE OWNER

Name of Owner:

Arvind Solomon and Lance Jobbit and Ngawai Peat and Anthony Piripo and Mary Piripo and Tausi Ruhe and Margaret Sharp and Henare Solomon and Selwyn Thomas

Contact Person Name:

Tara Solomon

Mailing Address:

180 Whakataha Road
RD 2
Kaikohe 0472

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:
027 3922243

Daytime:

After Hours:

Facsimile Number:

Email Address:
Tarasolomon19@hotmail.com

Website:

First point of contact for communications with the Territorial Authority:

Advance Build Ltd
Ange Vujcich
Po Box 111
Kerikeri
Ph: 021351467
Email: planning@advancebuild.co.nz

Building Work

This assessment has been carried out for the following building work:

PIM Only: New Factory built dwelling to be delivered to site – 2-bedrooms, office, 2 bathrooms, living area, dining, kitchen and laundry

Application Type:

Project Information Memorandum only

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

Property ID: 3347212

Council is aware of the following information that affects your project:-

Heritage Status and Special Features of the Land

This site has been identified as having archaeological significance. If you wish to do any work that affects an archaeological site you must obtain approval from Heritage New Zealand before you begin. Also note that under s.35 (f) of the NZ Building Act, Council is required to notify Heritage New Zealand about this proposal.

Natural Hazards

There are no known natural hazards affecting this site.

Land Features (Data from BRANZ Maps)

Wind zone:	Extra high	Earthquake zone:	Zone 1
Exposure zone:	Zone B	Climate zone:	Zone 1

Site Contamination

Council has no knowledge of any land contamination affecting this site.

Services Available to site

There are no services available to site.

Fire Evacuation Plan

N/A for the proposed building work.

Access and facilities for disabled persons

N/A for the proposed building work.

Network Utility Authorisations

N/A for the proposed building.

Building on two or more allotments

N/A for the proposed building work.

Details of authorisations which have been granted

N/A for the proposed building work.

Details of authorisations which have been refused

N/A for the proposed building work.

Notification of any authorisation which must be obtained before the proposed building work may be undertaken

Resource Consent is required prior to construction commencing.

This Project Information Memorandum is confirmation that

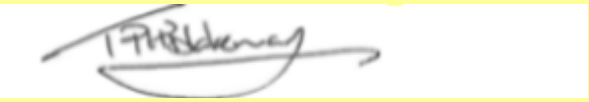
The proposed building work may be carried out subject to the requirements of a building consent and all other necessary authorisations being obtained.

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

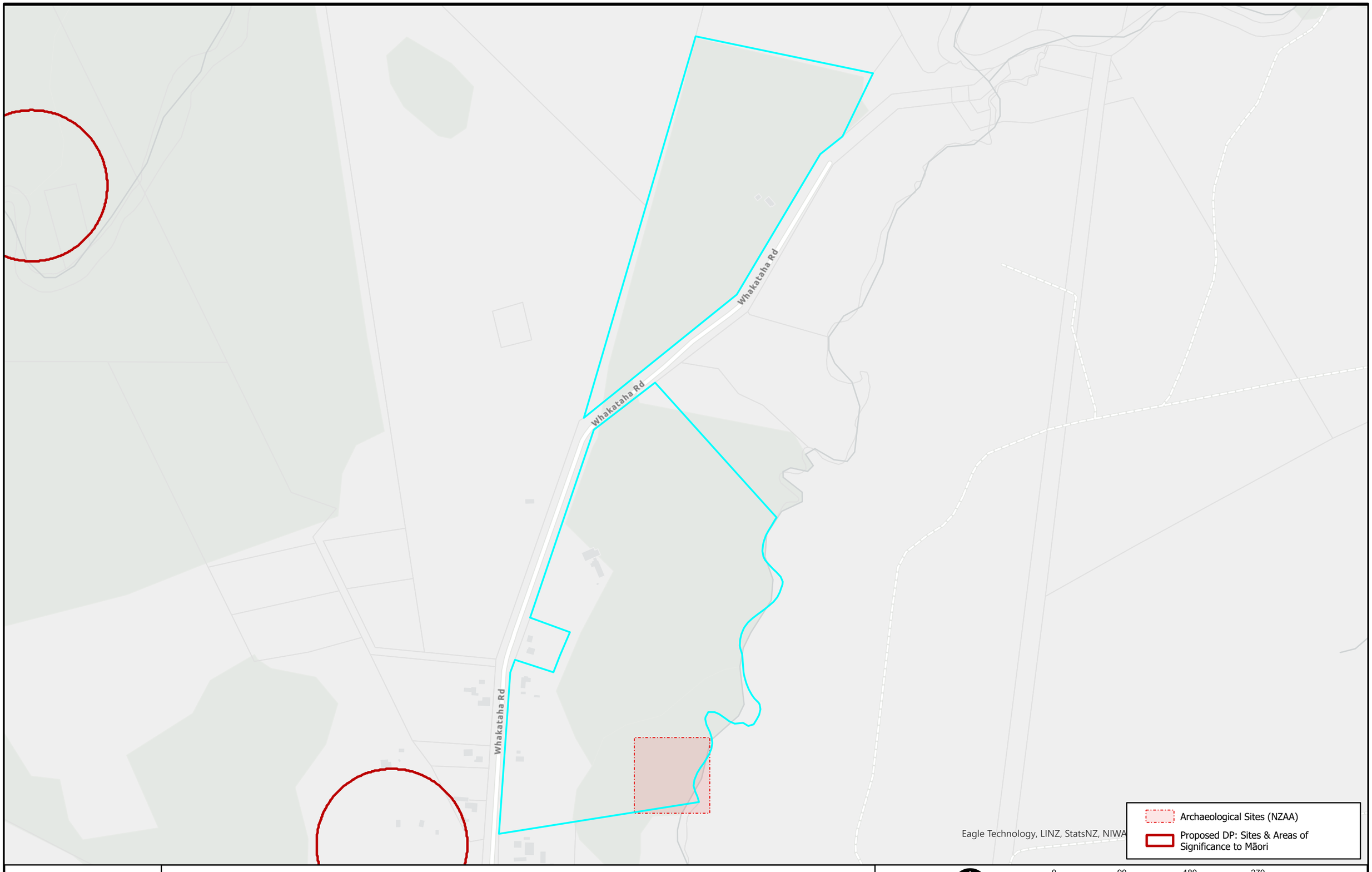
Property ID: 3347212

Attachments

Form 4 Certificate.
GIS Maps.

Signature: 

Trent Blakeman
Position: Manager – Building Services
On behalf of: Far North District Council
(Building Consent Authority & Territorial Authority)
Date: 02-Jun-2026



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

FNDC Historic Sites

0 90 180 270 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:4,514

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Created: 2/06/2026