

Application for resource consent

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

1. Pre-Lodgement discussion

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

☐ Yes ☒ No ☐ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

☐ Yes ☒ No ☐ N/A

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

☐ Yes ☐ No ☒ N/A

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

2. Type of consent being applied for

(more than one circle can be ticked):

☒ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent 3m³

☐ Subdivision

☐ Existing Use Certificate (s.139A)

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

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

☐ Yes ☐ No

NA ✓



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:

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:

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:

Property address/
location:

<i>E Rutemant K Piotrowska</i>
Postcode <i>0573</i>

8. Application site details

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

Name/s:

Site address/
location:

<i>538 Whangawa Rd Kaeo</i>
Postcode <i>0448</i>

Legal description:

Lot 1 DP 39846

Val Number:

Certificate of title:

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

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

9. Description of the proposal

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

<i>See Consent</i>

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
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard Consent
- ☐ Other (please specify)

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 ☐ Disturbing, removing or sampling soil
- ☐ Changing the use of a piece of land ☐ Removing or replacing a fuel storage system

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

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

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

- ☒ Flooding ☐ Active Faults
- ☐ Landslips ☐ Liquefaction
- ☐ Coastal Erosion ☐ Tsunami
- ☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

15. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

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

16. Billing Details:

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

Name/s: (please write in full)

R. Ruitman & K. Piotrowska

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)

Rick Ruitman & Kasia Piotrowska

Signature:

(signature of bill payer)

Date 7-10-26

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)

R. A. RUITSMAN

Signature

Date 7-10-26

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

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

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

Earthworks Permit Application

For control of earthworks pursuant to Clause 2203.2 of Chapter 2 Control of Earthworks Bylaw 2019 Schedule A

1. Applicant details

Name / s

R Ruiterman & K Piotrowska

Postal address

(or alternative method of service under section 352 of the Act)

Work phone

Email

(Electronic address for service)

Note: Applicant must be a person or legal entity. Full name of individual, limited liability company or trust is required.

2. Address for correspondence

Name / s

Evolve Planning + Landscape Architecture

Postal address

(or alternative method of service under section 352 of the Act)

Work phone

Email

(Electronic address for service)

3. Billing details

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.

Name / s

R Ruiterman & K Piotrowska

Postal address

(or alternative method of service under section 352 of the Act)

Work phone

Email

(Electronic address for service)

Billing details (continued)

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 of bill payer
(please print)

R Ruileman + K Piotrowske

Signature of bill payer
(mandatory)

[Redacted signature]

4. Application site details

Location and/or property street address of the proposed activity

Site address/location

538 Whangarei Rd Kaeo

Postcode 0478

Valuation number
(from rates notice)

00123-09402

Legal description
(from Certificate of Title)

Lot 1 DP 39846

Certificate of title
identifier

NA10A / 792

Please attach a certificate of title search copy (should be no more than 6 months old)

Are there any sites of significance to Māori on the property? ☐ Yes ☒ No

If you answered yes to the above question, have you consulted with the local Iwi authority? ☐ Yes ☒ No

Are there any archaeological sites on the property? ☐ Yes ☒ No

If you answered yes to the above question, have you consulted with Heritage New Zealand Pouhere Taonga? ☐ Yes ☒ No

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 detail)

[Empty box for entry restrictions]

5. Description of the proposed earthworks - See application

Enter the volume of earthworks, the depth of cut, height of fill on site and a description of the proposed earthworks (continue on a separate sheet if necessary). Attach a detailed report by a suitably qualified professional and a site plan drawn to a recognised scale e.g. 1:100, 1:200 to illustrate your proposal. Please note that the plan detail must be such that the plan can be stamped as approved for construction (refer to the checklist below for detail required).

Volume of cut

[Box] m3

Volume of fill

[Box] m3

Total volume of earthworks
(cut + fill)

[Box] m3

Depth of cut

[Box] m

Fill height

[Box] m

5. Description of the proposed earthworks (continued)...

Please provide details of any other entry restrictions that council staff should be aware of
e.g. health and safety, caretaker's detail:

See application

6. Erosion & soil sediment control measures

Please specify what erosion and soil control measures you propose to undertake. Please note that these must be constructed in accordance with GD05 and shown on your site plan.

See application

7. Other consents required/being applied for under different legislation

(more than one box can be ticked)

☒ Resource consent:

☐ Building consent:

☐ Regional council consent:

☐ National Environmental Standard consent:

☐ Other (please specify):

See application

8. National Environmental Standard (NES) consents

Your site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which is a list of categories of activity that involve the use, storage and disposal of significant quantities of hazardous substances such as pesticides and heavy metals.

Is this site on Council's HAIL Database? ☐ Yes ☒ No

Is the site currently or has it historically been used for an activity on the HAIL? ☐ Yes ☒ No

More Information can be found by visiting Council's website www.fndc.govt.nz



9. Checklist (please tick the box if information is provided)

- ☐ Payment (cheques should be made payable to the Far North District Council)
- ☒ A current certificate of title (Search Copy should not be more than 6 months old) with any listed encumbrances e.g. consent notices, covenants and easements
- ☒ Site plan showing location and dimensions of all property boundaries, existing and/or proposed buildings, locations of any watercourses, contours, proposed fill disposal area, depths of cut or fill faces, earthworks volume, cross section through earthworks area, proposed erosion and sediment control measures, proposed retaining walls.
- ☐ Suitably qualified SQEP report (if required)

Please Note: All drawings and plans should be labelled, numbered and dated and drawn to a recognised metric scale e.g. 1:200; 1:100. Refer to Council's engineering standards for the definition of a SQEP.

- ☒ The proposed works will comply with archaeological accidental discovery protocol.

Declaration:

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

Name of bill payer
(please print)

R Rutenman + K Pinter

Signature of bill payer
(mandatory)

[Redacted Signature]

Date

7-10-26.



Lot 1 DP 39846

Whangaroa Kaeo

Land Use Consent Application

Prepared for R Ruiterman and K Piotrowska

September 2026

**Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai**

Report Name: Land Use Consent Application

Client Name: R Ruiterman and K Piotrowska

File Reference: 26114

Date: September 2026

Report Status: Final

Report Prepared by:



Kylie McLaughlin-Brown
BLA (MNZILA Registered)
MPLANPRAC (Hon) (MNZPI)

Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai
Mobile: 021 27 00 215



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Property Details

Applicant	R A Ruiterman & K M Piotrowska, K and R Trust
Legal description	Lot 1 DP 39846
Address	538 Whangaroa Road, Kaeo 0478
Site area	1,287 m ²
Operative zoning	Commercial Zone (Operative Far North District Plan)
Proposed zoning	Mixed Use Zone (Proposed FNDC – Decisions Version)
Overlays	Coastal Environment; Natural Hazards (River Flood Hazard / overland flowpath)
Consents required	FNDC land use consent
PIM / BC No.	EBC-2027-36/0

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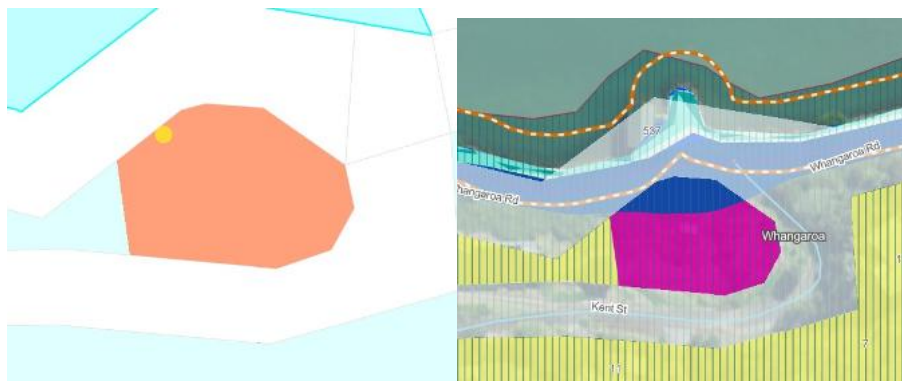
1.0 THE PROPOSAL

R Ruiterman and K Piotrowska (the “Applicant”) is proposing to undertake associated earthworks (1,180 m³) and erect a three level dwelling (275.19 m² gross floor area) with attached garage, a 30 m² relocatable cabin (to be used as a sleepout, an inground swimming pool 23,000 L, on site effluent field and vehicle crossing.

The subject site is zoned Commercial Zone (Operative Far North District Plan) and Mixed Use Zone (Proposed FNDP – Decisions Version) and is within Coastal Environment; Natural Hazards (River Flood Hazard / overland flowpath).

The site is legally described as Lot 1 DP 39846 and is located at 538 Whangaroa Road, Kaeo. The site borders Kent Road also.

Whilst the site is zoned Commercial and Mixed Use under the respective plans, the surrounding environment is residential and zoned as such. The number of rule triggers come from the underlying zone which is not reflective of the site nor immediate environment or proposed residential land use.



Operative District Plan – Commercial Zone

Proposed District Plan – Mixed Use Zone, Flood Hazard, Coastal environment Overlay

A building consent application was lodged Council reference EBC-2027-36/0 and a form 4 received, attached as **Appendix 1**.

A number of these matters are understood to be resolved through the architect and additional reporting however a number of matters still trigger resource consent and are covered in this application. Refer to **Appendix 2** for an updated Architectural Plan set and **Appendix 3** for additional engineering details.

The following table provides a summary of the Form 4 matters

Table 1: Operative Far North District Plan – Commercial Zone

Rule	Reason (as stated by Far North District Council)	Consent triggered	Comment
7.7.5.1.1 Building Height	Plans do not show the method of building height measurement, ie Mean Ground Level or Rolling Height, or the maximum building height, to confirm compliance with the permitted 10m maximum height.	No	Architecture Plans have been updated
7.7.5.1.2 Sunlight	Plans show the tiny home setback 1m from the western boundary that adjoins the General Residential zone, and the retaining wall and observation deck also proximate to that boundary. Insufficient information has been provided to demonstrate these buildings will comply with this rule.	No	Architecture Plans have been updated
7.7.5.1.5 Noise Mitigation for Residential Activities	No mechanical ventilation or air conditioning is shown on the plans and no noise attenuation report to demonstrate compliance with this rule has been provided.	Yes	Refer to Consent Application and Acoustic Report included in the consent
12.3.6.1.4 Nature of Filling Material in All Zones	Fill material to comply with this rule has not been demonstrated.	No	Engineering Plans have been updated and include a note
12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent	Land use activities which produce human sewage effluent (including grey water) are permitted provided that the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system, no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area. Council comment: Compliance has not been shown.	Yes	Consent required tank is 18m from CMA ww field 30m Refer to the Wastewater Report prepared by Seashore Limited
15.1.6C.1.2 Private	(b) Private accessways in the Commercial and Industrial Zones for two-way operation shall not be less	No	Architecture Plans have been updated

Accessways in Urban Zones	than 6m or more than 7m in width, and have a minimum overhead clearance of 4.2m. Council comment: Compliance has not been shown.		
2026 Northland Regional Plan – Earthworks C.8.3 (regional rule, noted by FNDC)	NRC hazard data shows a 1 in 100 year CC extent River Flood Hazard mapped over the north boundary onto this site. Earthworks shown in this area do not demonstrate compliance with the permitted threshold of 100m³ of moved or placed earth in any 12 month period.	No	Earthworks are within permitted threshold within the Flood Hazard

Table 2: Proposed Far North District Plan (Decisions Version) – Mixed Use Zone, Coastal Environment and Natural Hazards Overlays

Rule	Reason (as stated by Far North District Council)	Consent triggered	Comment
MUZ-R1 PER-2: S1 Maximum Height	Plans do not show the method of building height measurement, ie Mean Ground Level or Rolling Height, or the maximum building height, to confirm compliance with the permitted 12m maximum height.	No	Architecture Plans have been updated
MUZ-R1 PER-2: S2 Height in Relation to Boundary (recession planes 55N / 45E & W / 35S at 2m above ground). The site adjoins the General Residential zone along the western boundary.	No plans have been provided for the proposed tiny home, which is shown setback 1m from the western boundary, and the observation deck (height above ground level unknown) and timber pole retaining wall are shown proximate to this boundary. Compliance has not been shown.	No	Architecture Plans have been updated
MUZ-R1 PER-2: S3 Setback (excluding from MHWS or wetland, lake and river margins)	3m setback from the western boundary has not been shown (advised by Agent 1m setback dimensioned on the plans). The proposed tiny home, observation deck (height above ground level unknown) and timber pole retaining wall are shown within 3m of the western boundary.	No	Architecture Plans have been updated



MUZ-R1 PER-2: S7 Landscaping and Screening on a Road Boundary	1. Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings or driveways shall be landscaped with plants or trees. 2. The landscaping shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years, except for service stations which are not subject to landscaping height requirements. Council comment: Compliance has not been shown.	Yes	Refer to consent application and landscape plan prepared contained within the consent
MUZ-R1 PER-2: S8 Landscaping for Sites that Adjoin Any Sites Other than Mixed Use or Light or Heavy Industrial Zone	Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must: 1. be fenced with a solid fence or wall with a minimum height of 1.8m; or 2. be landscaped with plants or trees with a minimum height of 1m at installation and achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or 3. be screened with a combination of (1) and (2) above. Council comment: Compliance has not been shown.	Yes	Refer to consent application and landscape plan prepared contained within the consent
MUZ-R4 Residential Activity – PER-1	The residential activity is within a residential unit that is either: 1. located above the ground floor level of a building unless the residential unit existed at 27 July 2022. Council comment: Plans for a detached tiny home and a new 3 level dwelling with garaging shown on the ground level, and the garage is considered to form part of the residential unit where it is ancillary to and serves that unit.	Yes	Refer to the consent
MUZ-R4 Residential Activity – PER-2	The minimum net internal floor area, excluding outdoor living space, of a residential unit shall be: 1 bedroom = 45m²; 2 bedroom = 62m²; 3 bedroom = 82m². Council comment: No plans have been provided for the proposed tiny home, but the site plan shows the cabin area as 3m x 10m, therefore it	Yes	Refer to the consent



	cannot comply with the minimum permitted floor area.		
MUZ-R4 Residential Activity – PER-3	Residential units established after 27 July 2022 comply with standard NOISE-S5. Council comment: An acoustic design certificate from a suitably qualified acoustic engineer has not been provided to Council stating the design will achieve compliance with this standard.	Yes	Refer to the consent and acoustic engineer memo
CE-R1 New Buildings or Structures and Relocated Buildings and Extensions or Alterations to Existing Buildings or Structures (Coastal Environment Overlay)	1. Plans show total gross area for proposed dwelling and cabin as 305.19m ² , exceeding the permitted 300m ² . 2. Complies. 3. CE-S1 Maximum height: the maximum height of any new building or structure and relocated building above ground level is 5.5m. Compliance has not been shown. CE-S2 Colours and materials: exterior surfaces shall 1. be constructed of natural materials; or 2. be finished to achieve a reflectance value no greater than 30%; and 3. if painted, have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette in Appendix 6 or equivalent. Except for the timber column and timber cladding products shown on the plans, compliance with 2. and 3. has not been shown.	Yes	Refer to the consent
CE-R2 Earthworks or Indigenous Vegetation Clearance PER-2, complying with CE-S3	Any earthworks must (where relevant): 1. not occur in outstanding natural character areas; 2. not exceed a total area of a. 50m ² within a calendar year in an area of high natural character, b. 100m ² within a calendar year in an area outside high or outstanding natural character areas; 3. not exceed a cut height or fill depth of 1m, or 1.5m where this relates to telecommunication facilities; and 4. screen any exposed faces visible from a public place. Council comment: Plans show non-compliance with 2.b. and 3., and compliance not shown for 4.	Yes	Refer to the consent



TRAN-R2 New or Altered Vehicle Crossings and Access, Including Private Accessways (excluding access from a State Highway or Limited Access Road)	Minimum carriageway width 6m required. Compliance has not been shown.	No	Refer to the updated architectural plans
NH-R3 PER-1 New Buildings or Structures and Relocated Buildings – River Flood Hazard Areas	The proposed building within the river flood area GFA or footprint is greater than 10m ² . No evidence or comment from NRC to confirm the statements in the Flood Assessment for Lot 1 DP 39846 prepared by Hawthorn Geddes dated 29 June 2023 have been provided.	No	Confirmation has been provided by the Northland Regional Council that consent is not triggered.
NH-R3 PER-2	Plans demonstrate part of the proposed building work encroaching over an overland flowpath.	No	The Overland Flowpath will be piped.
NH-R5 PER-1 Wildfire – New Building Used for Vulnerable Activity	This site is not serviced by public water supply, therefore any building used for a vulnerable activity must provide for water supply for firefighting purposes in accordance with the minimum water storage for non-reticulated water supply specified in Table 2 of SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. Council comment: Plans demonstrate 2 x water tanks but the tank volumes have not been shown. The pool volume appears to be approximately 29m ³ . Compliance has not been shown.	No	Refer to the updated architectural plans – reliance is on the pool water
EW-R1 Earthworks PER-1, complying with standards EW-S1 to S9: S1 Maximum Earthworks Thresholds	Plans show total earthworks volume as 1180m ³ , which exceeds the permitted 200m ³ on a site in the Mixed Use zone within a single calendar year.	Yes	Refer to the consent application
EW-S2 Maximum Depth	Plans appear to show retained cut height greater than 3m, which	Yes	Refer to the Engineering detail in the consent

	exceeds the permitted 3m subject to it being retained by an engineered retaining wall which has had a building consent issued.		
EW-S6 Setback	Plans show earthworks and earthworks supported by engineered retaining walls within 1.5m of site boundaries.	No	As the closest is 1.6m which is the return of the wall
EW-S7 Land Stability	Earthworks must not result in any instability of land at or beyond the boundary of the property where the earthworks occur. Council comment: Compliance has not been shown.	No	Refer to Wiley Consultants letter dated 7 th September 2026 – Slope Stability Report
EW-S8 Nature of Filling Material	The fill material shall not: 1. contain putrescible, pollutant, inflammable or hazardous components; or 2. consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; or 3. comprise more than 5% vegetation (by volume) of any load. Council comment: Compliance has not been shown.	No	Engineering Plan has been updated and includes a note
EW-S9 Flood and Coastal Hazards	No evidence or comment from NRC to confirm the statements in the Flood Assessment for Lot 1 DP 39846 prepared by Hawthorn Geddes dated 29 June 2023 have been provided.	No	Comment from NRC attached that no consent is required.
NOISE-R2 New Buildings, Alterations and/or Additions to an Existing Building for a Noise Sensitive Activity – PER-1	All habitable rooms comply with the noise insulation for noise sensitive activities effect standards which are relevant to the underlying zone or specific area identified: NOISE-S5 Noise insulation. Council comment: An acoustic design by a suitably qualified acoustic engineer has not been provided to Council stating the design will achieve compliance with this standard.	Yes	Refer to the consent application

Those matters that trigger consent are outlined below.

Operative District Plan

- *Noise Mitigation for Residential Activities (Rule 7.7.5.1.5)*
- *Land Use Activities Involving Discharges of Human Sewage Effluent (Rule 12.7.6.1.4)*

Proposed District Plan

- *Mixed Use Zone residential activity provisions (MUZ-R4)*
- *Mixed Use Zone landscaping and screening standards (MUZ-R1 S7 and S8)*
- *Coastal Environment Overlay building standards (CE-R1)*
- *Coastal Environment Overlay earthworks standards (CE-R2)*
- *Earthworks provisions (EW-R1, EW-S1, EW-S2)*
- *Noise insulation standards (NOISE-R2)*

The following appendices are provided:

Appendix 2 – Updated Architectural Plan Set and Height in relation to Boundary Plan

Appendix 3 – Additional Engineering Details

Appendix 4- Acoustic Memo

Appendix 5 – Wastewater Report

Appendix 6 – Landscape Plan

Appendix 7 – Written Approval

Appendix 8 – Communication from NRC (no consent required)

Appendix 9- Slope Stability Report

Appendix 10 – Certificate of Title

2.0 UNDERLYING CERTIFICATE OF TITLE

The certificate of title and survey plan is attached as **Appendix 10** to this application.

3.0 SITE DESCRIPTION

The subject site is located on the corner of Whangaroa Road and Kent Road and is unusual in shape. The site has a total site area of 1287m² and whilst zoned Commercial under the ODP and Mixed Use under the PDP, the site is surrounded by existing residential development.

The site is steep in nature and overlooks the upper reaches of the Whangaroa Harbour and is currently vacant.

The surrounding zoning is general residential.



Site – from Whangaroa Road



Site from Kent Road

4.0 DISTRICT PLAN ASSESSMENT

The following is an assessment of the proposed land use against the relevant provision of the Far North District Plan Operative and Far North District Plan Proposed Appeals Version.

District Plan Assessment – Rule Triggers and Activity Status - Operative Far North District Plan

Rule that triggers consent	Reason consent is required	Activity status
7.7.5.1.5 Noise Mitigation for Residential Activities	The plans did not demonstrate the required attenuation between the site boundary and living and sleeping rooms. Mechanical ventilation or air conditioning was not shown, and an acoustic design report was not initially provided.	Restricted discretionary
12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent	The on site wastewater system does not comply with the required 30 metre separation from the coastal marine area. The assessment table records the tank at approximately 18 metres from the coastal marine area.	Discretionary

Overall the consent under the Operative District Plan is required as a **Discretionary Activity**

Proposed Far North District Plan, Decisions Version

Rule that triggers consent	Reason consent is required	Activity status
MUZ-R1 PER-2 and MUZ-S7 Landscaping and Screening on a Road Boundary	The required extent, installation height, future screening height and width of landscaping along the road boundary were not demonstrated as a permitted activity.	Restricted discretionary
MUZ-R1 PER-2 and MUZ-S8 Landscaping for Sites Adjoining Other Zones	The required solid fencing, landscaping, or combined screening along boundaries adjoining another zone was not demonstrated as a permitted activity.	Restricted discretionary
MUZ-R4 Residential Activity PER-1	The proposed dwelling and detached tiny home include residential activity at ground floor level. The permitted pathway for residential activity was not demonstrated.	Restricted discretionary

MUZ-R4 Residential Activity PER-2	The detached tiny home is approximately 30 square metres and does not meet the minimum net internal floor area required for a one bedroom residential unit.	Discretionary
MUZ-R4 Residential Activity PER-3	Compliance with NOISE-S5 was not initially demonstrated by an acoustic design certificate from a suitably qualified acoustic engineer. The combined gross floor area was recorded as 305.19 square metres. Compliance with the applicable height, colour and materials standards was also not demonstrated in the information reviewed by Council.	Discretionary
CE-R1 New Buildings or Structures in the Coastal Environment	The earthworks exceed the permitted area and cut or fill depth standards in CE-S3. Screening of exposed faces visible from a public place was not demonstrated.	Restricted discretionary
CE-R2 Earthworks or Indigenous Vegetation Clearance	The proposed earthworks volume is approximately 1,180 cubic metres, exceeding the 200 cubic metre permitted threshold for the Mixed Use zone.	Restricted discretionary
EW-R1 Earthworks and EW-S1 Maximum Earthworks Thresholds	The plans appear to show retained cut exceeding the permitted depth or height standard.	Restricted discretionary
EW-R1 Earthworks and EW-S2 Maximum Depth	Compliance with NOISE-S5 was not initially demonstrated by an acoustic design certificate.	Restricted discretionary
NOISE-R2 New Buildings for a Noise Sensitive Activity		

Overall the consent under the Proposed District Plan is required as a **Discretionary Activity**

Overall the application is for a **Discretionary Activity**.

5.0 ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991

5.1 Information Requirements

Pursuant to section 88(4)(b) of the RMA an application for a Resource Consent shall include an assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated. This assessment of effects shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment.

The following assessment of effects has been prepared in accordance with the Fourth Schedule of the Resource Management Act 1991 and includes implicit consideration of Part II – the Purpose and Principles of the Act.

5.2 Assessment of Actual and Potential Effects on the Environment

5.2.1 Existing Environment

Section 104 (1)(a) of the RMA requires consideration of any actual and potential effects on the environment of allowing an activity. For the purposes of this consideration it is necessary to establish the correct environment on which the effects are to be assessed. The existing environment has been outlined in this report. For clarity this includes:

- The existing title and boundary arrangement;
- Existing industrial activity, buildings and uses
- The site and surrounds zoning

The above forms the environment against which the effects of the proposal must be assessed.

5.2.2 District Plan Assessment Criteria

Operative District Plan

Rule 7.7.5.1.5 – Noise Mitigation for Residential Activities

Activity status: Restricted Discretionary (assessed under Rule 7.7.5.3.5)

Matters of discretion / assessment criteria:

- (a) the degree of noise attenuation achieved by the residential activity, taking into account the risk of exposure to noise from activities in the vicinity;*
- (b) the hours of operation of the adjoining activity that is generating the noise;*
- (c) the timing and duration of the noise from adjoining sites that is affecting the site of the application.*

Assessment:

An acoustic assessment has been prepared by Bladon Bronka Acoustics Ltd attached as **Appendix 4** which considered the application of Rule 7.7.5.1.5 of the Operative Far North District Plan and Noise-S5 of the Proposed Far North District Plan.

The assessment concludes that the site is surrounded by residential activities and there are no adjacent Mixed Use or commercial activities that could give rise to reverse sensitivity effects. As a result, the acoustic consultant considers that the sound insulation and mechanical ventilation requirements associated with these provisions are not required in this case.

The proposal is therefore not expected to adversely affect the operation of surrounding activities or result in any reverse sensitivity effects. The dwelling will complement the established residential character of the surrounding area and will provide an appropriate level of residential amenity without the need for additional acoustic mitigation measures. Accordingly, any adverse acoustic effects are considered to be less than minor.

Rule 12.7.6.1.4 Human Sewage Effluent

Assessment criteria in section 12.7.7 that are relevant to the wastewater setback infringement

- (a) The extent to which the activity may adversely affect cultural and spiritual values.*
- (b) The extent to which the activity may adversely affect wetlands.*
- (c) The extent to which the activity may exacerbate or be adversely affected by natural hazards.*
- (d) The potential effects on the natural character and amenity values of lakes, rivers, wetlands and their margins or the coastal environment.*
- (e) The history of the site and the extent to which it has been modified by human intervention.*
- (f) The potential effects on biodiversity and the life supporting capacity of the water body, coastal marine area, or riparian margins.*
- (g) The potential and cumulative effects on water quality and quantity, including whether the activity is within a catchment serving a public water supply.*
- (h) The extent to which proposed measures will mitigate adverse effects on water quality or vegetation on riparian margins.*
- (i) Whether there are better alternatives for effluent disposal.*
- (j) The extent to which the activity has a functional need to establish adjacent to a water body.*
- (k) Whether public access needs to be restricted because of safety or operational considerations.*

Assessment:

The wastewater tank infringes the 30m setback, however the effluent field does not.

The wastewater assessment attached as **Appendix 5** confirms that the proposal comprises a modern secondary treatment system servicing a three bedroom dwelling.

Treated effluent will be dispersed via a 100 m² evapotranspiration disposal field designed in accordance with TP58, AS/NZS 1547:2012 and relevant NRC standards.

The assessment identifies that the disposal field itself is located outside the required surface water and coastal setbacks, with the infringement relating only to the location of the treatment tank rather than the effluent disposal area.

The wastewater designer considers the site suitable for on site wastewater disposal, with adequate separation from groundwater, appropriate soil characteristics, and a disposal field specifically sized for the anticipated wastewater loading.

In relation to criteria (a), (d), (f), (g) and (h), the potential for adverse effects on cultural values, coastal receiving environments, biodiversity and water quality is considered low. Wastewater will receive advanced secondary treatment prior to land application, with the report noting that treated effluent will infiltrate through the soil profile where further treatment occurs through natural soil processes, plant uptake and microbial activity. The assessment concludes that no direct discharge to surface water is proposed, no overland flow is anticipated, groundwater was not encountered during site investigations, and water quality effects will be appropriately managed through the treatment process and disposal field design. The report further identifies that nutrient uptake by vegetation and treatment within the soil profile will assist in protecting both groundwater and coastal receiving environments.

With respect to criteria (b), (c), (e), (i) and (j), no wetlands have been identified in proximity to the disposal field and the site has been subject to previous earthworks and modification associated with road construction and residential development.

While regional mapping identifies flood hazard and tsunami evacuation overlays affecting the wider locality, the wastewater report refers to a site specific flood assessment which concludes that coastal flooding rather

than fluvial flooding is the relevant hazard consideration and that the site is not susceptible to flooding due to its ground level being above the relevant flood level.

The engineer has reviewed site constraints and concluded that the selected treatment and disposal system represents an appropriate and practical solution for the site. The location of the treatment tank is driven by the need to efficiently service the dwelling while maintaining a compliant and functional disposal field in the most suitable area of the site.

In relation to criterion (k), the proposal will not restrict public access and does not give rise to any safety or operational issues requiring access limitations.

Overall, while the wastewater treatment tank does not achieve the prescribed setback from the Coastal Marine Area, the disposal field itself remains appropriately separated from sensitive receiving environments.

Given the level of wastewater treatment proposed, the site characteristics, the absence of direct discharge to surface water, and the mitigation measures incorporated into the design, any actual or potential adverse effects on the coastal environment, ecological values and water quality are considered to be less than minor.

Proposed District Plan

Mixed Use Zone

MUZ- S7 Landscaping & screening on a road boundary

Activity status: Restricted Discretionary (matters of discretion of the infringed standard S7)

Matters of discretion / assessment criteria:

- (a) the character and amenity of the streetscape and surrounding area;*
- (b) topographical or other site constraints or functional requirements making compliance with this standard impractical;*
- (c) health and safety implications for pedestrians and the transport network.*

Assessment:

The Mixed Use Zone requires specific landscape treatment where adjacent to the streetscape, refer to **Appendix 6** for the Landscape Plan. Whilst the site has an isolated zoning of mixed use, the site is surrounded by residential zoning and residential activity, the proposed landscaping will retain a sense of character and amenity both within the site and

surrounds which is residential in character. There are no effects on the health and safety of pedestrians using the roading network and there are significant topographical constraints on the site.

MUZ- S8 Landscaping / fencing to adjoining zones

Activity status: Restricted Discretionary (matters of discretion of the infringed standard S8)

Matters of discretion / assessment criteria:

- (a) the outlook, character, and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone;*
- (b) the scale of the building and its distance from the boundary with those zones;*
- (c) the ability to mitigate any adverse visual effects of reduced, alternative or no screening through alternative methods;*
- (d) the design, layout and use of the site which may compensate for reduced, alternative or no screening;*
- (e) health and safety implications for pedestrians and the transport network.*

Assessment:

The site adjoins residential zone to the west with roadside boundary adjacent to the north, east and south. The boundary treatment infringes this standard due to the residential use of the site and topographical nature of the site. A landscape plan has been prepared and will provide a level of on site amenity and neighbour approval has been provided for from the most adjacent neighbour refer to **Appendix 7**.

MUZ-R4 Residential Activity – PER-1 (unit above ground floor)

Activity status: Restricted Discretionary (RDIS-1 – residential unit outside pedestrian frontage overlay)

Matters of discretion / assessment criteria:

- private outdoor living area that is functional and accessible;*
- (a) a reasonable level of privacy and outlook;*
- (b) safe and convenient pedestrian access to residential units from the street;*
- (c) building design and layout;*
- (d) effects on the safety, amenity and attractiveness of the street and public open spaces.*

Assessment:

While the site is zoned Mixed Use Zone, it is effectively located within an established residential environment, being surrounded by residentially zoned and developed properties rather than functioning as a mixed commercial environment.

The proposed development comprises a three bedroom dwelling and a small one bedroom relocatable cabin, together with associated outdoor living areas, decks, access and landscaping.

The plans demonstrate that each residential unit has access to private outdoor space, good outlook, and separation from adjoining properties. The elevated design responds to the site's topography and enables habitable rooms and outdoor living areas to take advantage of views while maintaining a reasonable level of privacy for future occupants and neighbouring properties.

The proposal also provides safe and convenient access from the street including on site parking and pedestrian connections between the dwelling, cabin and outdoor spaces.

When assessed against the relevant matters of discretion, the proposal is considered consistent with the residential character that already exists in the surrounding locality. The scale, design and layout of the dwelling are reflective of a residential activity rather than an intensive mixed use or commercial development, and will not adversely affect the safety, amenity or attractiveness of the surrounding streetscape.

Although the proposal does not fully comply with the relevant residential activity provisions of the Mixed Use Zone, the noncompliance is largely technical in nature and does not result in any appreciable reduction in residential amenity, privacy, outlook, functionality or pedestrian accessibility.

Consequently, the proposal achieves the underlying intent of the Mixed Use Zone residential provisions and any adverse effects arising from the infringement are considered to be less than minor.

MUZ-R4 Residential Activity – PER-2 (minimum net internal floor area)

Assessment:

The proposal includes a 30m² relocatable cabin which does not meet the 45m² minimum net internal floor area required for a one bedroom residential unit under MUZ-R4 PER-2. However, the circumstances of this proposal differ from those typically associated with the establishment of a permanent undersized residential unit. The cabin is proposed as a temporary accommodation solution during the construction of the primary dwelling and is not intended to function as a standalone permanent residential unit over the long term.

Once construction of the principal dwelling is complete, the cabin will no longer be used for residential accommodation and will instead be repurposed as a home office ancillary to the primary dwelling.

In this context, the purpose of the minimum floor area standard is relevant. The standard seeks to ensure residential units provide an appropriate level of internal amenity, functionality and liveability for long term occupation. While the cabin does not achieve the prescribed floor area requirement, its temporary nature substantially reduces the significance of the non compliance.

The cabin is capable of accommodating the short term needs of the property owner during the construction phase and provides an efficient means of facilitating development of the primary dwelling. The proposal does not create a permanent undersized dwelling stock, nor does it establish living conditions that would undermine the amenity outcomes anticipated by the Mixed Use Zone.

Furthermore, the site is located within a predominantly residential environment, notwithstanding its Mixed Use Zone classification. The long term use of the site will comprise a conventional dwelling supported by a home office, which is consistent with the character and function of the surrounding area.

Once the primary dwelling is completed, the activity giving rise to the infringement will cease, and the cabin will become an ancillary workspace rather than a separate residential unit.

Consequently, the adverse effects arising from the temporary breach of the minimum floor area standard are considered to be less than minor.

MUZ-R4 PER-3 and NOISE-S5

Discretionary activity assessment

- a. Effects on the ability of existing or permitted activities to operate or establish without undue constraint.*
- b. Any legal instruments proposed.*
- c. Noise mitigation achieved through other means.*
- d. Topographical or other site constraints.*
- e. Alternative solutions proposed by a suitably qualified acoustic engineer to provide appropriate amenity for present and future residents.*
- f. The assessment should also address internal noise levels, mechanical ventilation and cooling, reverse sensitivity, and the acoustic design certificate.*

Assessment:

An acoustic assessment has been prepared by Bladon Bronka Acoustics Ltd attached as **Appendix 3** which considered the application of Rule 7.7.5.1.5 of the Operative Far North District Plan and Noise-S5 of the Proposed Far North District Plan.

The assessment concludes that the site is surrounded by residential activities and there are no adjacent Mixed Use or commercial activities that could give rise to reverse sensitivity effects. As a result, the acoustic consultant considers that the sound insulation and mechanical ventilation requirements associated with these provisions are not required in this case.

The proposal is therefore not expected to adversely affect the operation of surrounding activities or result in any reverse sensitivity effects. The dwelling will complement the established residential character of the surrounding area and will provide an appropriate level of residential amenity without the need for additional acoustic mitigation measures. Accordingly, any adverse acoustic effects are considered to be less than minor.

Coastal Environment Overlay

CE-R1 (1) Gross Floor Area (>300 m²) and CE-R1 (3) / CE-S1 Maximum Height (5.5 m)

Matters of discretion / assessment criteria:

- a. *The presence or absence of buildings, structures or infrastructure.*
- b. *The temporary or permanent nature of effects, including cumulative effects.*
- c. *The location, scale and design of the development.*
- d. *Methods for integrating the building, structure or activity into the wider landscape.*
- e. *The ability of the environment to absorb change.*
- f. *The need for and location of earthworks or indigenous vegetation clearance and proposed mitigation.*
- g. *Viable alternative locations or methods where significant adverse effects may arise.*
- h. *Historical, spiritual or cultural associations held by tangata whenua.*
- i. *The likelihood of exacerbating natural hazards.*
- j. *Opportunities to enhance public access and recreation.*
- k. *Effects on the coastal marine area and coastal water quality.*
- l. *Positive contributions, including restoration and enhancement.*
- m. *Effects on natural character, natural landscape values and indigenous biodiversity.*
- n. *Whether the activity is on a previously approved building platform.*

Assessment:

The proposal involves the establishment of a dwelling and ancillary cabin within an already modified coastal environment that contains existing residential development, infrastructure and roading.

While the proposal exceeds the gross floor area threshold by approximately 5.19m² and parts of the dwelling exceed the applicable height standard, these infringements are relatively minor in the context of the overall development. The plans demonstrate that the dwelling has been designed in direct response to the site's steep topography, with the elevated form enabling the building to sit efficiently on the land whilst minimising the extent of cut and fill required to establish the building platform.

The resulting scale and appearance of the dwelling are consistent with other elevated residential buildings that characterise the surrounding coastal hillside environment, where variations in height are common due to landform constraints.

The location, scale and design of the development have been carefully considered to respond to the site's physical characteristics and available building platform.

The surrounding environment is characterised by a mixture of established residential development and associated structures, demonstrating an existing capacity to absorb appropriately designed development.

While the proposal will be visible within the local coastal environment, the dwelling will be viewed in the context of existing built development and infrastructure rather than a largely unmodified coastal landscape. The modest exceedance of the gross floor area standard does not materially alter the appearance or visual prominence of the development, nor does it result in a discernible increase in adverse effects when compared with a fully compliant building.

The plans indicate that earthworks are limited (whist triggers consent) to those necessary to establish the building platform and access, with the dwelling designed to work with the topography rather than requiring extensive modification of the landform.

Landscaping on the balance of the site will assist in integrating the development into the wider landscape over time.

There is no evidence that alternative locations on the site would significantly reduce effects, given the constraints presented by slope,

access requirements and the need to maintain appropriate building setbacks.

The proposal will not adversely affect public access, coastal water quality, or the operation of the coastal marine area, and the supporting technical assessments indicate that natural hazard risks can be appropriately managed through the design of the development.

In terms of natural character, landscape values and indigenous biodiversity, the proposal is located within an environment that has already experienced a substantial degree of modification through residential and coastal settlement activities.

The dwelling is not of a scale or nature that would fundamentally alter the existing character of the locality.

The proposal retains the overall ability of the site to support natural values and does not give rise to significant effects on indigenous vegetation, ecological values or coastal processes.

Overall, the proposal is considered consistent with the intent of the Coastal Environment provisions, with the identified infringements arising largely from practical design responses to site topography rather than an attempt to intensify development beyond what is reasonably anticipated.

Any adverse effects associated with the gross floor area and height infringements are considered to be less than minor.

CE-R2 PER-2 / CE-S3 Earthworks in the Coastal Environment

- a. The matters listed in CE-P9 that are relevant to the earthworks.*
- b. Positive effects of the proposal.*
- c. Particular attention should be given to the location, scale and design of earthworks, landscape integration, exposed faces, screening, natural character, public views, sediment control, coastal water quality, cultural associations and cumulative effects.*

Assessment:

The proposed earthworks are directly associated with the establishment of the dwelling, access and building platform and are therefore ancillary to a residential activity anticipated within the site. Refer to **Appendix 9** for the site stability report.

The earthworks are temporary in nature.

When assessed against the matters contained within CE-P9, the proposal is located within an already modified coastal environment that contains established development, roading infrastructure and residential activities. The proposal does not introduce a new pattern of development into an otherwise unmodified coastal landscape. Rather, it facilitates the development of a residential site while retaining the broader character of the surrounding environment.

The earthworks are limited to those necessary to accommodate the topography of the site and establish a practical building platform and access arrangement.

The proposed landscape plan will assist in integrating the development into its surroundings and softening the appearance of the earthworks over time. Once established, the proposed vegetation will contribute to the visual amenity of the site, assist with slope stabilisation, and improve the integration of the development into the wider coastal environment.

In terms of the location, scale and design of the earthworks, the works have been designed in response to the site's natural topography and are confined to the areas necessary to construct the dwelling and associated infrastructure. While exposed earth faces will be present during construction, these effects are temporary and will be progressively mitigated through revegetation, landscaping and rehabilitation works identified on the landscape plan.

The earthworks will be visible from the CMA and roading network however temporary in nature and these are generally transitory viewers.

Appropriate erosion and sediment control measures can be implemented throughout the construction phase to manage sediment generation and protect downstream receiving environments, ensuring no adverse effects on coastal water quality.

The proposal is not anticipated to adversely affect natural character, coastal processes, indigenous biodiversity, cultural values or public access.

The earthworks do not create cumulative effects beyond those typically associated with residential development in the locality and are of a scale that can be readily absorbed within the existing environment.

Given the temporary nature of the works, the proposed landscape mitigation, and the site specific controls available through consent conditions, any actual or potential adverse effects arising from the earthworks are considered to be less than minor.

Earthworks

EW-R1 PER-1 – breaches of EW-S1 (threshold), EW-S2 (depth),

Activity status: Restricted Discretionary (matters of discretion restricted to EW-R1 (a)–(p))

- a. The location, scale and volume of earthworks.*
- b. The depth and height of cut and fill.*
- c. The nature of filling material and whether it is compacted.*
- d. The extent of exposed surfaces or stockpiled fill.*
- e. Erosion, dust and sediment controls.*
- f. Natural hazard risks, particularly flooding.*
- g. Stormwater controls.*
- h. Flood storage, overland flow paths and drainage patterns.*
- i. The stability of land, buildings and infrastructure.*
- j. Natural character, landscape, natural features, historic heritage, spiritual values and cultural values.*
- k. The life supporting capacity of soils.*
- l. The location and use of infrastructure.*
- m. The temporary or permanent nature of effects.*
- n. Traffic and noise effects.*
- o. The time of year and duration of the earthworks.*
- p. Effects on visual and amenity values.*

Assessment:

The proposed earthworks are required to establish a suitable building platform, access arrangements and retaining structures on a steeply sloping site. The plans and supporting engineering documentation demonstrate that the earthworks have been specifically designed in response to the site's topography rather than to facilitate an increased scale of development these documents include Slope Stability Assessment attached as **Appendix 9** and additional engineering plans attached as **Appendix 3**

The extent of the earthworks reflects the challenging landform, and the proposal incorporates retaining structures and engineered foundations to appropriately manage changes in level across the site.

Importantly, the earthworks are temporary in nature and will cease following completion of construction, after which the affected areas will be stabilised, landscaped and incorporated into the overall residential development.]

The proposed landscape plan will assist in softening the appearance of the earthworks and retaining structures, improving integration with the surrounding environment over time.

The location, scale and design of the earthworks have been informed by geotechnical and structural engineering input. The Slope stability Report confirms that the proposed batter slopes are suitable for the site and concludes that, provided excavation works are inspected by a suitably qualified geotechnical engineer during construction, the proposed earthworks are appropriate and suitable for the site.

The report further recommends geotechnical inspection of excavations and fill placement to confirm assumptions made during design. The retaining walls have been specifically engineered, with accompanying producer statement, structural drawings and calculations demonstrating that the retaining structures have been designed to appropriate New Zealand engineering standards.

The engineering documentation attached as an Appendix to this consent confirms the retaining walls and associated structural elements are capable of safely supporting the proposed development when constructed in accordance with the approved design.

Potential effects associated with exposed earth faces, sediment generation, soil stability and construction activities can be appropriately managed through the implementation of a Construction Management Plan and standard consent conditions.

Such a plan could require erosion and sediment control measures, management of stockpiles, stabilisation of exposed surfaces, construction methodology, dust suppression, stormwater management, geotechnical inspection of excavations, and certification of retaining wall construction. These measures would address many of the matters identified in the assessment criteria, including effects on natural character, amenity values, coastal water quality, stability, sediment control and cumulative effects during the construction period.

Given the temporary nature of the earthworks, the proposed landscape mitigation, and the recommendations contained within the geotechnical and engineering reports, the actual and potential adverse effects of the earthworks are considered to be less than minor.

The proposal will not adversely affect public access, coastal processes, or indigenous biodiversity, and there is no evidence that it will exacerbate natural hazard risks. Conversely, the engineering works will provide a stable building platform and enable long term stabilisation and rehabilitation of the disturbed areas through landscaping and establishment of vegetation.

When assessed as a whole, the proposal demonstrates that the earthworks are a necessary component of developing a steep coastal site and that any associated effects can be appropriately avoided, remedied or mitigated through the proposed design, landscape treatment and construction management measures.

Noise

NOISE-R2 PER-1 / NOISE-S5 Noise insulation

Matters of discretion / assessment criteria:

- (a) effects on the ability of existing or permitted activities to operate or establish without undue constraint;
- (b) any legal instruments proposed;
- (c) mitigation of noise achieved through other means;
- (d) any topographical or other site constraints;
- (e) any alternative solutions proposed by a suitably qualified acoustic engineer to achieve appropriate amenity for present and future residents of the site.

Assessment:

An acoustic assessment has been prepared by Bladon Bronka Acoustics Ltd attached as **Appendix 3** which considered the application of Rule 7.7.5.1.5 of the Operative Far North District Plan and Noise-S5 of the Proposed Far North District Plan.

The assessment concludes that the site is surrounded by residential activities and there are no adjacent Mixed Use or commercial activities that could give rise to reverse sensitivity effects. As a result, the acoustic consultant considers that the sound insulation and mechanical ventilation requirements associated with these provisions are not required in this case.

The proposal is therefore not expected to adversely affect the operation of surrounding activities or result in any reverse sensitivity effects. The dwelling will complement the established residential character of the surrounding area and will provide an appropriate level of residential amenity without the need for additional acoustic mitigation measures. Accordingly, any adverse acoustic effects are considered to be less than minor.

5.2.3 District Plan Objectives and Policies Assessment

The objectives and policies extracted below are those most relevant to the rules triggered.

Operative Far North District Plan

Chapter 7 – Urban Environment (general) and 7.7 Commercial Zone

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.

7.7.3.1 To achieve the development of commercial areas accommodating a wide range of activities that avoid, remedy or mitigate the adverse effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District.

7.7.4.3 That standards be applied that protect visual and environmental amenity within the Commercial Zone, and the amenity of adjacent zones.

Assessment:

While the site is zoned Commercial under the ODP, the surrounding environment is characterised by established residential development rather than commercial activities. The proposal seeks to establish a residential dwelling and associated ancillary structures within a locality that already exhibits a predominantly residential character. The proposal will therefore not result in activities that are incompatible with the existing environment or create adverse effects that would undermine the amenity values of the surrounding area. Instead, the development is consistent with the character and functioning of neighbouring properties and will contribute to the continued residential nature of the locality.

The proposal incorporates appropriate landscaping, wastewater treatment, engineering design and site specific mitigation measures to address the identified rule infringements. The acoustic assessment confirms that reverse sensitivity effects are unlikely to arise, while the wastewater assessment demonstrates that potential effects on the coastal environment can be appropriately managed. As a result, the proposal is considered consistent with Objectives 7.3.3, 7.3.4, 7.4.1 and 7.4.2, as it maintains residential amenity values and does not create adverse effects beyond those anticipated within the surrounding environment. The proposal is also consistent with Policies 7.7.3.1 and 7.7.4.3 as any actual or potential adverse

effects on neighbouring sites and environmental values are appropriately avoided, remedied or mitigated.

Proposed Far North District Plan (Decisions Version)

Mixed Use Zone (MUZ)

MUZ-O1 *The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for compatible residential development that complements these activities.*

MUZ-O4 *The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries.*

MUZ-O5 *Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.*

MUZ-P3 *Require development adjacent to Residential and Open Space zones to maintain amenity values, having regard to visual dominance, privacy, shadowing, ambient noise and light spill.*

MUZ-P6 *Consider ambient noise, reduced privacy, shadowing/visual domination, light spill and reverse sensitivity when assessing residential activity.*

MUZ-P8 *Consider (where relevant) scale/density/design, building location and screening at zone interfaces, infrastructure adequacy, managing natural hazards, and roading adequacy.*

Assessment:

Although the site is zoned Mixed Use Zone, it is located within an established residential setting and is surrounded by residentially zoned and developed properties. The proposal provides for residential use that is compatible with the existing character of the locality and does not compromise the functioning of commercial or community activities elsewhere within the Mixed Use Zone. The proposal includes a primary dwelling, temporary accommodation cabin and associated landscaping which are considered appropriate for the site and surrounding environment. In this respect, the proposal is consistent with MUZ-O1 by providing for residential activities that are compatible with the existing environment.

The proposal also addresses the intent of MUZ-O4, MUZ-P3, MUZ-P6 and MUZ-P8. Landscaping is proposed along the road frontage and site boundaries, privacy and outlook are maintained, and the scale and design of the buildings are compatible with neighbouring residential properties.

While the proposal technically infringes certain Mixed Use Zone standards, these infringements largely arise because the site functions as a residential site rather than a mixed use commercial environment. Given the site's context, the proposal maintains neighbouring amenity, appropriately

manages natural hazards and infrastructure requirements, and will not result in adverse effects greater than minor. While the dwelling does not comply with MUZ-O5 relating to upper floor residential activity, the surrounding residential context significantly reduces the relevance of this policy and the proposal remains consistent with the overall intent of the zone

Coastal Environment Overlay (CE)

CE-O1 *The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.*

CE-O3 *Land use and subdivision in the coastal environment within urban areas is consolidated and provides for social, economic and cultural wellbeing without compromising other coastal environment values.*

CE-P3 *Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the characteristics, qualities and values of natural character areas not identified as outstanding/high natural character, ONL or ONF.*

CE-P5 *Enable land use and subdivision in urban areas within the coastal environment, recognising a change in character may be acceptable in some existing urban areas.*

CE-P9 *Consider the matters relevant to managing effects on the coastal environment (this is the RDIS-1 assessment set – see section 6): presence/absence of buildings; nature of effects; location, scale and design; integration into the landscape; the environment's ability to absorb change; earthworks/vegetation clearance and mitigation; etc.*

Assessment:

The proposal is located within a coastal environment that has already been modified through existing residential development, roading infrastructure and associated land use activities.

The dwelling, ancillary cabin and associated earthworks have been designed to respond to the site's steep topography while minimising disturbance where practicable.

The infringements associated with gross floor area and building height are relatively minor and arise largely as a consequence of designing an appropriate dwelling for a steep coastal site. Landscaping proposed as part of the development will further assist in integrating the buildings into the wider landscape.

The proposal is consistent with CE-O1, CE-O3, CE-P3, CE-P5 and CE-P9 because it does not result in significant adverse effects on natural character, landscape values, coastal processes, public access or biodiversity.

The receiving environment is capable of absorbing the change proposed, the earthworks are temporary in nature, and appropriate engineering, landscaping and sediment control measures are proposed. Overall, the proposal provides for the social and economic wellbeing of the applicants while appropriately managing effects on coastal environment values.

Natural Hazards Overlay (NH)

NH-O1 *The risks from natural hazards to people, property, infrastructure and the environment are managed, including the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.*

NH-O2 *Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where practicable.*

NH-P2 *Consider, where relevant, the nature/frequency/scale of the hazard, not increasing risk beyond the site, building/access location, vulnerability of the activity, building design, and earthworks.*

NH-P3 *Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.*

NH-P5 *Require an assessment of risk prior to land use in areas subject to identified natural hazards (design/location/construction, safe access and egress, use of natural buffers).*

NH-P6 *Manage land use in river flood hazard areas to protect the site and other property (freeboard, avoiding material damage, retaining overland flowpath capacity, safe vehicle access).*

Assessment:

A detailed flood assessment, geotechnical assessment and supporting engineering information have been prepared for the proposal. The information provided demonstrates that the site is not subject to unacceptable levels of natural hazard risk and that the proposed development can be safely established without increasing risk to neighbouring properties or infrastructure. Confirmation has also been received that no Northland Regional Council consent is required in relation to flood hazard matters.

The proposal is therefore consistent with NH-O1 and NH-O2 as the risks posed by natural hazards have been appropriately assessed and managed. The engineering design, retaining structures, finished floor levels and stormwater solutions have been developed specifically in response to the site's constraints. The proposal also aligns with NH-P2, NH-P3, NH-P5 and NH-P6 as it adopts a precautionary approach to hazard management and demonstrates that natural hazard risks can be appropriately mitigated through design and construction measures.

Earthworks (EW)

EW-O1 Earthworks are enabled where required to facilitate efficient use and development of land, while managing adverse effects on amenity, public safety, surrounding land and infrastructure.

EW-O2 Earthworks are appropriately designed, located and managed to protect historical/cultural values, natural environmental values, amenity and the life-supporting capacity of soils.

EW-O3 Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

EW-P2 Ensure earthworks are managed where they could create or exacerbate natural hazards (flooding, instability, coastal) or adversely affect amenity, heritage, cultural values and biodiversity.

EW-P3 Ensure earthworks are located and designed to manage effects (depth/height, area/volume, setbacks, drainage patterns/overland flowpaths, dust/sediment).

EW-P4 Require earthworks of a type, scale and form appropriate for the location, minimising visual effects of cut faces/retaining and loss of flood storage.

Assessment:

The earthworks are necessary to establish a suitable building platform and access arrangement on a steeply sloping site and have been designed in conjunction with geotechnical and structural engineering assessments.

While the volume of earthworks exceeds the permitted threshold, the works are directly associated with a single residential development and are confined to the minimum extent necessary to accommodate the site's topography.

The proposal includes engineered retaining structures and a comprehensive landscape plan which will assist with long term stabilisation and visual integration.

The proposal is consistent with EW-O1, EW-O2 and EW-O3 as the earthworks facilitate efficient use of the land while appropriately managing effects on stability, amenity and environmental values. The supporting engineering reports confirm that the development can be undertaken without compromising land stability, while a Construction Management Plan can be imposed as a condition of consent to address erosion and sediment control, dust management, construction methodology, stockpile management, stormwater control and site rehabilitation. Accordingly, the proposal is consistent with EW-P2, EW-P3 and EW-P4 and any adverse effects associated with the earthworks are considered to be less than minor.

Noise (NOISE)

NOISE-O2 *New noise-sensitive activities are designed and/or located to minimise conflict, reverse-sensitivity effects and to protect community health and wellbeing.*

NOISE-P2 *Ensure noise-sensitive activities locating within the Mixed Use zone are located, designed and constructed to minimise adverse noise on health/safety/wellbeing, including through sound insulation.*

Assessment

The acoustic assessment prepared by Bladon Bronka Acoustics Ltd concludes that the site is surrounded by residential activities and that there are no adjacent mixed use or commercial activities that would give rise to reverse sensitivity effects. The assessment therefore concludes that the sound insulation provisions that normally apply in the Mixed Use Zone are not necessary in this instance.

The proposal is consistent with NOISE-O2 and NOISE-P2 because it will not constrain existing lawful activities, create reverse sensitivity effects, or adversely affect residential amenity. The surrounding environment is already residential in character and the proposed dwelling will operate in a manner consistent with neighbouring land uses. Any acoustic effects are therefore considered to be less than minor.

6.0 Consultation and Affected Parties

For the reasons outlined in section 5.2 of this report there are no persons considered potentially affected by the proposal. Overall, it is considered that the application should proceed on a non-notified basis.

Neighbour Approval is provided for by the most adjacent neighbour.

7.0 Consideration of Part II (Purposes and Principles of the RMA)

Resource Management Act

Council's decision on the proposal must give effect to the purpose and principles of the Act, as set out in Part 2 of the Act, and have regard to the relevant matters in Sections 104 to 104D and 108 of the Act.

Purpose and Principles of the Act

Section 5 of the Resource Management Act 1991 (the Act) describes the purpose and principles of the Act and provides a definition of "sustainable management" which includes reference to managing the use and development of natural and physical resources at a rate that allows

people and communities to provide for their wellbeing. This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The definition of environment includes amenity of the activity on the environment.

Section 6 relates to matters of national importance including:

The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

Section 7 relates to other matters required to be given regard to in relation to the management, use, development and protection of natural and physical resources. This includes:

- *The efficient use and development of natural and physical resources*
- *The maintenance and enhancement of amenity values*
- *Maintenance and enhancement of the quality of the environment;*

Section 8 refers to the principles of the Treaty of Waitangi.

Comment

The proposal is considered to be an efficient use of resources. Overall, the application is considered to meet the relevant provisions of Part 2 of the RMA as the proposal achieves the purpose and principles of the RMA being sustainable management of natural and physical resources.

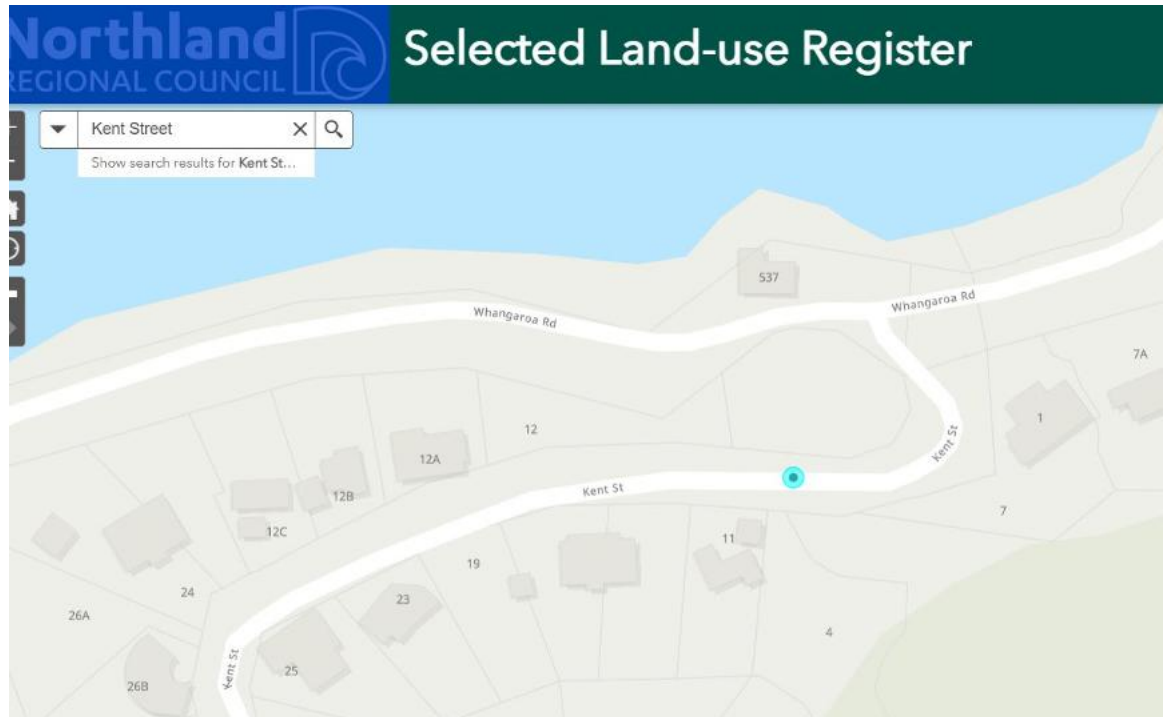
8.0 Other Matters

Section 104 of the RMA provides for any other matters to be considered in an application for resource consent that may be relevant and be reasonably necessary to determine the application and to which consideration should be given.

National Policy Statements

In regard to the National Policy Statements the site is vacant and there is no historical contaminants used on site and the site is not identified on the

NRC selected land use registrar, therefore the NPS for Soil Contaminants is not relevant.



National Policy Statement for Natural Hazards (NPS-NH) is relevant to the proposal as is section 106 of the RMA as the site does contain a flood hazard, however as per email correspondence from the Northland Regional Council the NRC is in agreeance with the Hawthorn Geddes flood report that I understand has already been submitted to Council which outline that effects can be disregarded with respect to the flood hazard overlay. Refer to **Appendix 8** for further detail.

The flood report is attached as **Appendix 11**.

There are no other consenting requirements under any National Policy Statements.

There are no cultural values or features of significance on the site that we are aware of, the site is not within a statutory acknowledgment area.

No consents are required from the Northland Regional Council.

Therefore, there are no other matters are considered relevant to the proposal in terms of Section 104 of the 'Act'.

9.0 Conclusion

The proposed land use consent is required for a proposed dwelling, sleepout and associated site works.

The activity is for a **Discretionary Activity** and meets all associated assessment criteria of the Operative and Proposed District Plan.

This proposal is consistent with the relevant objectives, policies and assessment criteria of both Plans.

The proposal is consistent with the purpose and principles of the Resource Management Act 1991 and satisfies the matters set out in Part II.

It is considered that the actual and potential adverse effects of the proposal will be less than minor and no persons are considered to be adversely affected by the proposed land use.

Granting of this consent is therefore supported on a non-notified basis.

1.0 Form 4

Tēnā koe,

—

—

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	-

-

	No plans have been provided for the proposed ‘tiny home’

	No plans have been provided for the proposed 'tiny home'

	-

	-

_____ and submitted to Council's

Nāku iti nei, nā

L. Mave

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2027-36/0

**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**
- **Northland Regional Council 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:

A black rectangular box redacting the signature of Trent Blakeman.

Trent Blakeman

Manager - Building Services –

Position:

Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

Date:

31 July 2026

2.0 Updated Architectural Plan Set and Height in relation to Boundary Plan

P R O P O S E D N E W D W E L L I N G

F O R

R Ruiterman

A T

Whangaroa Road Whangaroa 0478 New Zealand



1 Perspective
#LayID Scale 1:181.8



2 Perspective

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²
WIND ZONE : Very High
EQ ZONE : 1
EXPOSURE ZONE : D

- NOTES:
- verify all dimensions and service locations before construction
 - contractor to contact designer for confirmation of materials before construction
 - any variations to be checked and cleared by designer
 - all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
 - any questions to be directed to designer and resolved before construction
 - all timber to be SG8 unless otherwise stated

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PROJECT:
NEW DWELLING
FOR:
R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design
Drawn ML
Issue Date 08/09/2026
Plot Date 08/09/2026
Job #: 23-017

Drawing Title:
3d Views

Scale: 1:181.8 Sheet No:
Revision: C RC2 of 16

LEGEND:

- ▲ T Tap
K POE Power Entry
▲ IHW Infinty Gas
▲ IHW Hotwater
▲ GM Gas Meter
--- Batter Line
+27,000 Site Spot Level
+27,000 HRTB Spot Level

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
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PROJECT:

NEW DWELLING

FOR:

R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

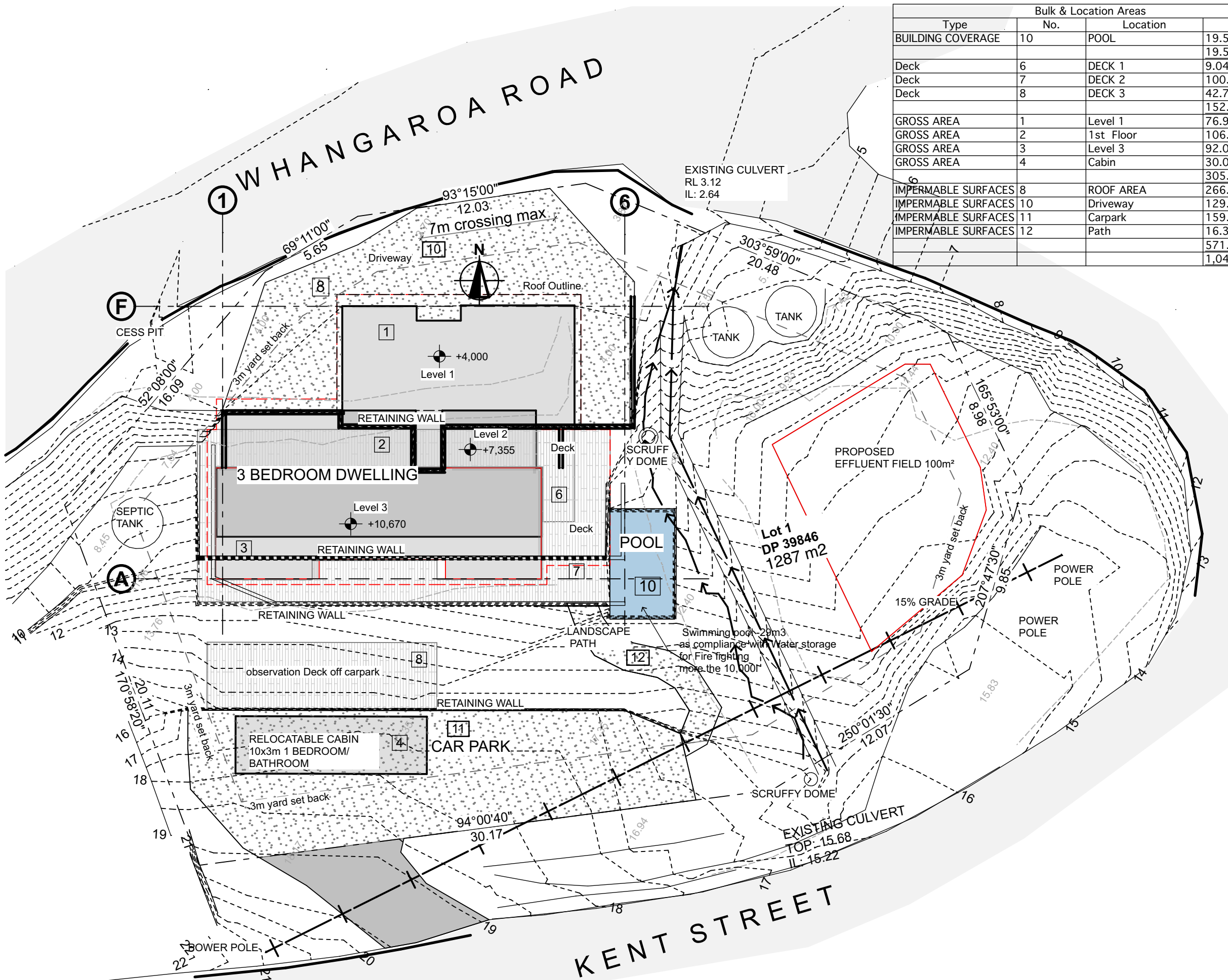
Drawing Title:

Site Plan

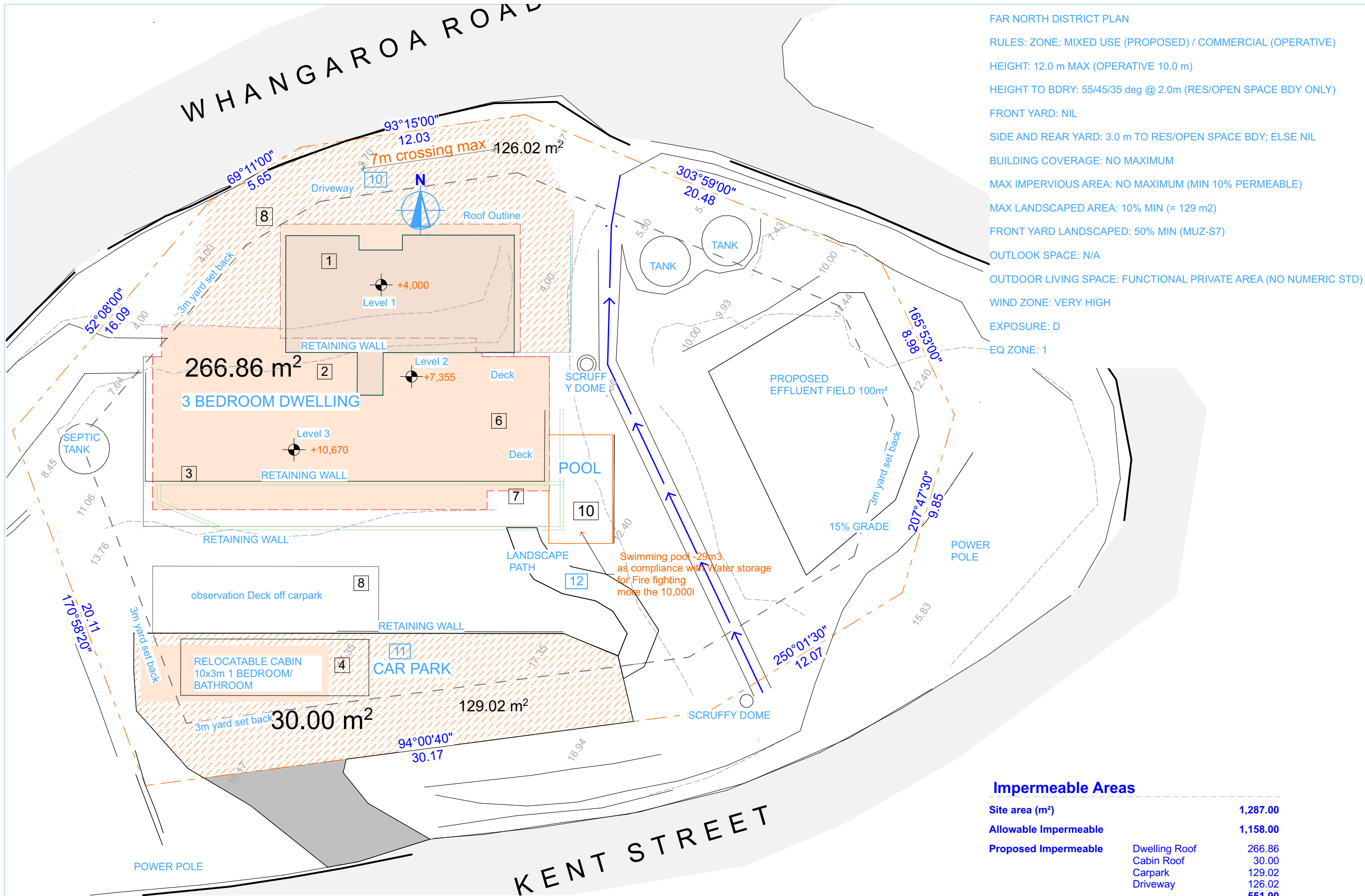
Scale: 1:100, Sheet No: 1:200

Revision: C RC3 of 16

Bulk & Location Areas			
Type	No.	Location	Area
BUILDING COVERAGE	10	POOL	19.55
			19.55 m ²
Deck	6	DECK 1	9.04
Deck	7	DECK 2	100.34
Deck	8	DECK 3	42.73
			152.11 m ²
GROSS AREA	1	Level 1	76.97
GROSS AREA	2	1st Floor	106.19
GROSS AREA	3	Level 3	92.03
GROSS AREA	4	Cabin	30.00
			305.19 m ²
IMPERMABLE SURFACES	8	ROOF AREA	266.86
IMPERMABLE SURFACES	10	Driveway	129.18
IMPERMABLE SURFACES	11	Carpark	159.02
IMPERMABLE SURFACES	12	Path	16.31
			571.37 m ²
			1,048.22 m ²



1. XREF Coordination
#LayID Scale 1:200



FAR NORTH DISTRICT PLAN

RULES: ZONE: MIXED USE (PROPOSED) / COMMERCIAL (OPERATIVE)

HEIGHT: 12.0 m MAX (OPERATIVE 10.0 m)

HEIGHT TO BDY: 55/45/35 deg @ 2.0m (RES/OPEN SPACE BDY ONLY)

FRONT YARD: NIL

SIDE AND REAR YARD: 3.0 m TO RES/OPEN SPACE BDY; ELSE NIL

BUILDING COVERAGE: NO MAXIMUM

MAX IMPERVIOUS AREA: NO MAXIMUM (MIN 10% PERMEABLE)

MAX LANDSCAPED AREA: 10% MIN (= 129 m2)

FRONT YARD LANDSCAPED: 50% MIN (MUZ-S7)

OUTLOOK SPACE: N/A

OUTDOOR LIVING SPACE: FUNCTIONAL PRIVATE AREA (NO NUMERIC STD)

WIND ZONE: VERY HIGH

EXPOSURE: D

EQ ZONE: 1

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
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- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
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PROJECT:

NEW DWELLING

FOR: R Ruiterman

Whangaroa Road

AT: Whangaroa 0478 New Zealand

Lot 1

DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

Site Plan Bulk & Location Plan

Scale: 1:1.7, 1:200

Revision: C RC4 of 16

B&L Total Impermeable

#LayID Scale 1:200

Impermeable Areas

Site area (m²)	1,287.00
Allowable Impermeable	1,158.00
Proposed Impermeable	
Dwelling Roof	266.86
Cabin Roof	30.00
Carpark	129.02
Driveway	126.02
	551.90

Allowable Impermeable	90.0%
Proposed Impermeable	42.9%

Notes

10. ENGINEERING

B5 BEAM 5

Beam- GL8

V1 VERANDAH BEAM 1

2/140°45 SG8 FIXING TYPE N

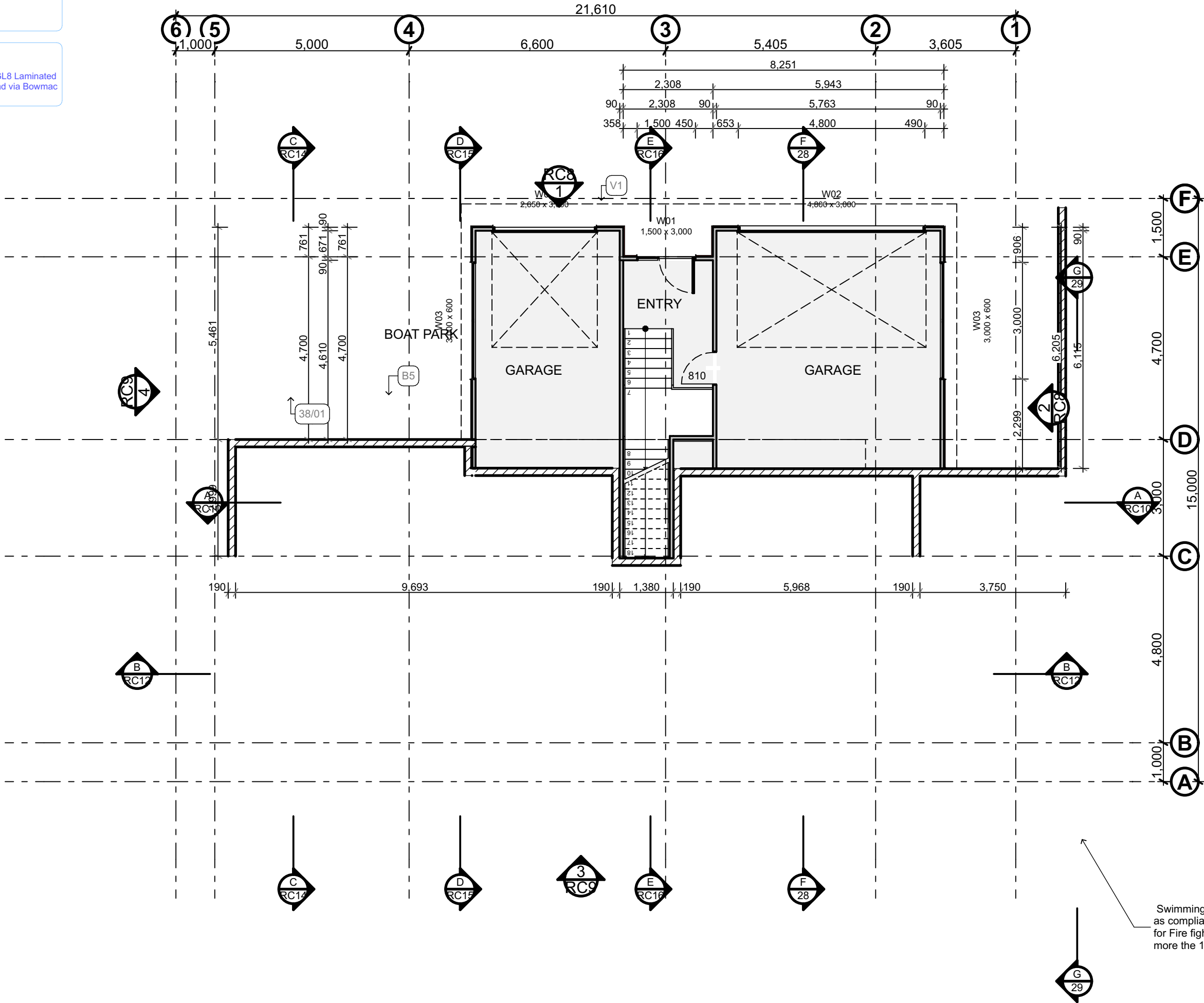
30. STRUCTURE

38/01 Timber Column

Structural Timber Column 135 GL8 Laminated

PINE H3.2 Fixed to Concrete pad via Bowmac

bracket



Architectural Design

The Drawing Office Ltd

1/111 Hobsonville Rd

tel: 09 970 9515

info@thedrawingoffice.com

LEGEND:

NZS 3604:2011 Sizing tables

Framing -Table 8.2 SG8(8-10)

Table A8.2 SG10(8-48)

Lintels 8.9 SG8(8-23)

LEGEND Lintels Design IT PS1

SD Smoke Detector

S Shower Rose

T External Tap

Distribution Board & Meter

Downlight - capable of 20 lumens at floor level (layout indicative. Confirm with the client)

Extract fan connected to exterior - 25 L/s for showers & baths, 50 L/s for cooktops.

h.w. Infinty Gas Hotwater

Gas Bottles

CHD Revision Date

C 08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

-verify all dimensions and service locations before construction

-contractor to contact designer for confirmation of materials before construction

-any variations to be checked and cleared by designer

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-any questions to be directed to designer and resolved before construction

-all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman

Whangaroa Road

AT: Whangaroa 0478 New Zealand

Lot 1 DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

Floor Plan - Level 1

Scale: 1:100

Sheet No:

Revision: C

RC5 of 16

Swimming pool -29m3
as compliance with Water storage
for Fire fighting
more the 10,000l

Notes

10. ENGINEERING

B2 BEAM 2

B2- Timber Beam supporting midfloor

B3 BEAM 3

2/190x45 SG8 Boundary Joist Beam in joist plain

B4 BEAM 4

B4- Timber Beam H3,2 set on Post and cant. to support deck and balustrde

B5 BEAM 5

Beam- GL8

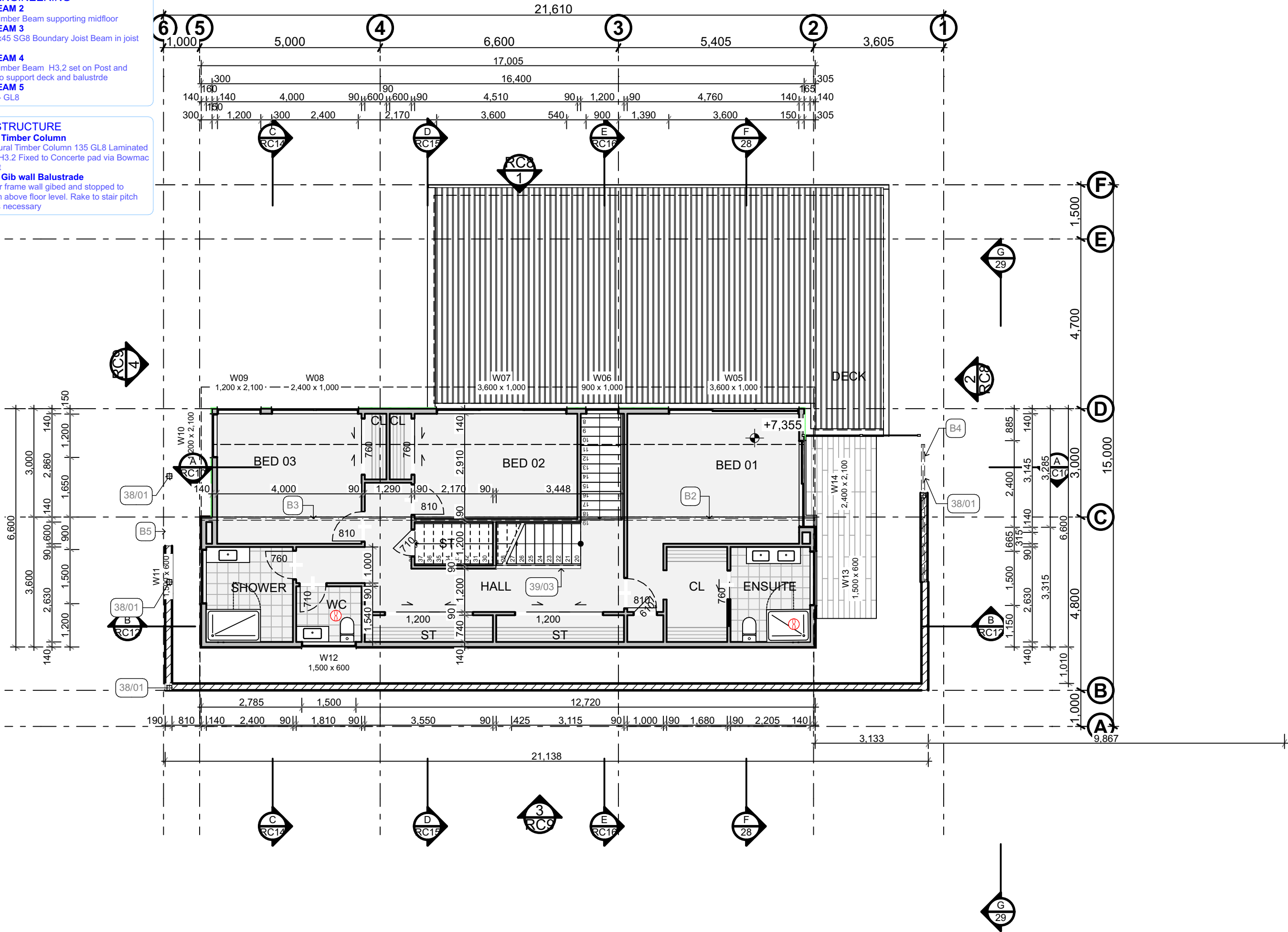
30. STRUCTURE

38/01 Timber Column

Structural Timber Column 135 GL8 Laminated PINE H3.2 Fixed to Concrete pad via Bowmac basket

39/03 Gib wall Balustrade

Timber frame wall gibed and stopped to 1000m above floor level. Rake to stair pitch line as necessary



1

Floor Plan -Level 2

#LayID

Scale 1:100

Architectural Design

The Drawing Office Ltd

1/111 Hobsonville Rd

tel: 09 970 9515

info@thedrawingoffice.com

LEGEND:

NZS 3604:2011 Sizing tables

Framing -Table 8.2 SG8(8-10)

Table A8.2 SG10(8-48)

LEGEND intels 8.9 SG8(8-23)

Lintels Design IT PS1

Smoke Detector

Shower Rose

External Tap

Distribution Board & Meter

Downlight - capable of 20 lumens at floor level (layout indicative. Confirm with the client)

Extract fan connected to exterior - 25 L/s for showers & baths, 50 L/s for cooktops.

Infinty Gas Hotwater

Gas Bottles

RevID ChID Revision Date

C 08/09/20 26

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

-verify all dimensions and service locations before construction

-contractor to contact designer for confirmation of materials before construction

-any variations to be checked and cleared by designer

-all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds

-any questions to be directed to designer and resolved before construction

-all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman

Whangaroa Road

AT: Whangaroa 0478 New Zealand

Lot 1

DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

Floor Plan - Level 2

Scale: 1:100 Sheet No:

Revision: C RC6 of 16

Notes

10. ENGINEERING

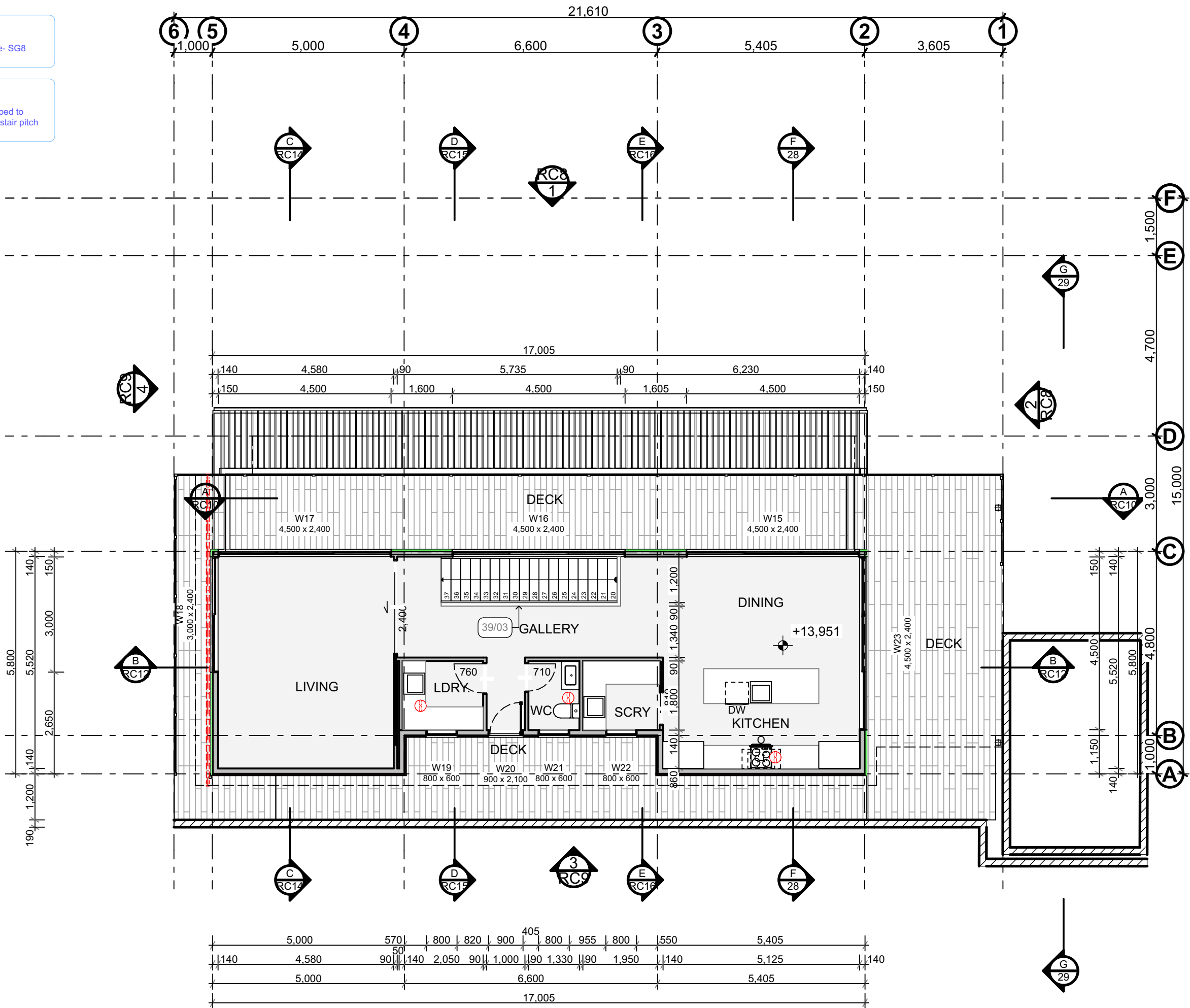
B1 BEAM 1

B1 - 180 PFC in rafter/purlin zone- SG8
Packer each side

30. STRUCTURE

39/03 Gib wall Balustrade

Timber frame wall gibed and stopped to
1000m above floor level. Rake to stair pitch
line as necessary



1 Floor Plan -Level 3
#LayID Scale 1:100

Architectural Design

The Drawing Office Ltd
1/111 Hobsonville Rd
tel: 09 970 9515
info@thedrawingoffice.com

LEGEND:

NZS 3604:2011 Sizing tables

Framing -Table 8.2 SG8(8-10)
Table A8.2 SG10(8-48)
Lintels 8.9 SG8(8-23)
Lintels Design IT PS1

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- any variations to be checked and cleared by designer
- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

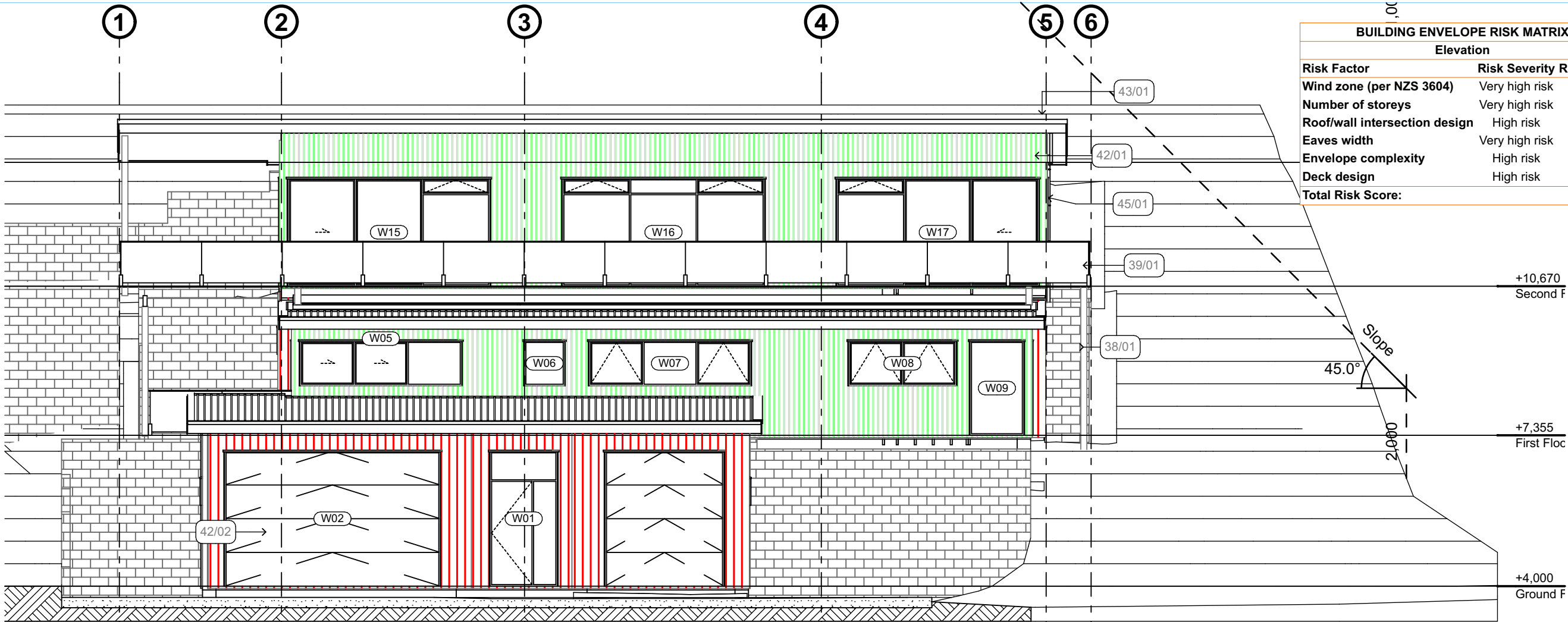
Job #: 23-017

Drawing Title:

Floor Plan - Level 3

Scale: 1:100

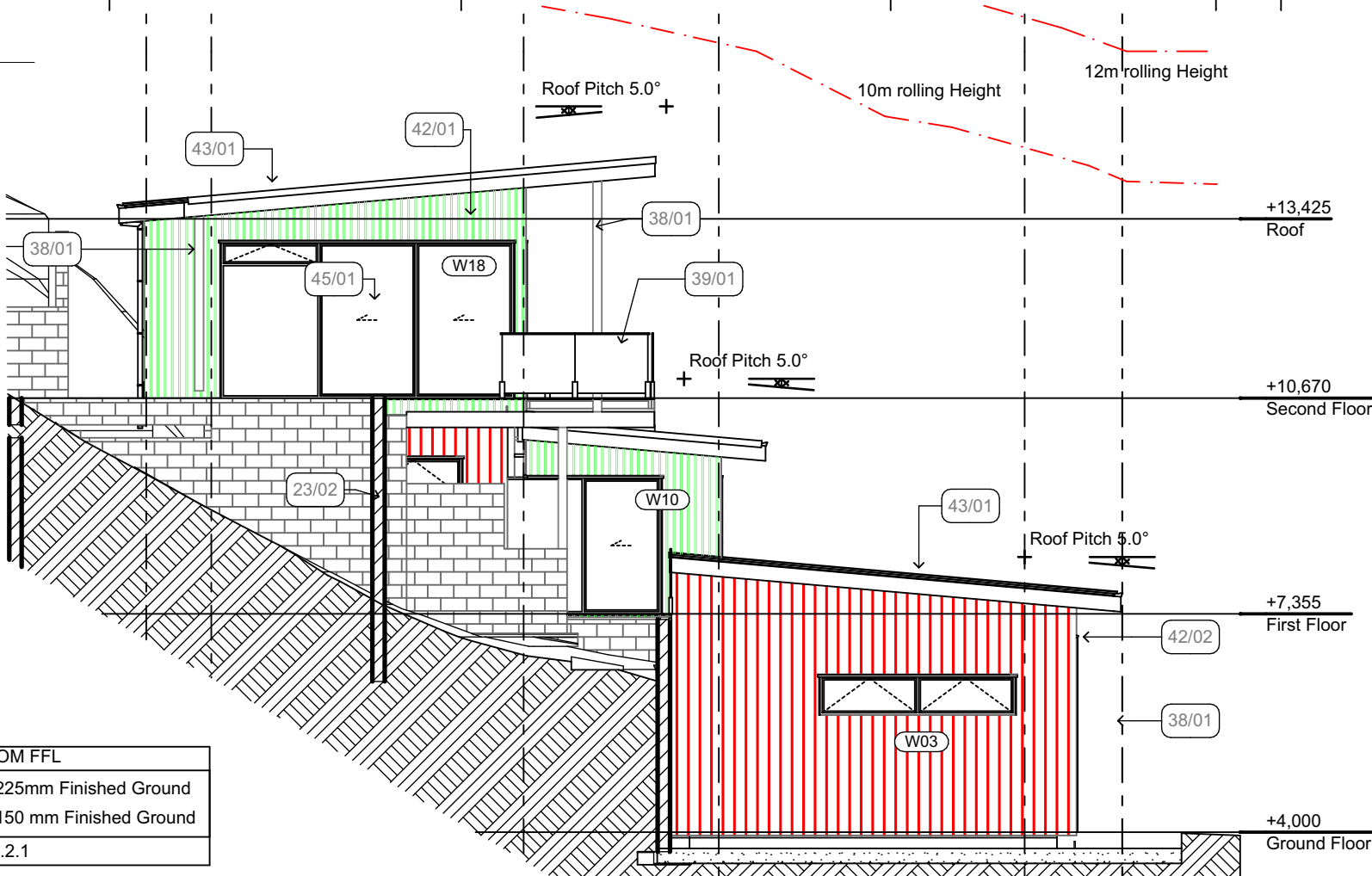
Sheet No: RC7 of 16



1 Elevation
#LayID Scale 1:100

FINISHED GROUND LEVEL	
CLADDING	SET DOWN DIM FROM FFL
All except Brick	150mm Paving - 225mm Finished Ground
BRICK	100mm Paving - 150 mm Finished Ground
Refer to NSZ 3604:2011 Clause 7.5.2.1	

2 Elevation



Notes

20. FOUNDATIONS

23/02 190 Conc. Blk Pointed
190 mm series RC blockwork, solid filled grout, clean pointing.

30. STRUCTURE

38/01 Timber Column
Structural Timber Column 135 GL8 Laminated PINE H3.2 Fixed to Concete pad via Bowmac basket
39/01 External Glass balustrading
External glass balustrading refer to handrail details- Balustrade 1000mm high min, with no balustrade spacing/gap larger the 99mm

40. ENCLOSURE

42/01 Adobe Timber Weather Boards
Adobe Vulcan WB12 - 138/118 cover weatherboards, flashing and fixings to NZS 3604, 19mm H3.1 Vented Cavity battens, on building wrap, and H1.2 kiln dried framing. All weatherboards are to be installed to the manufacturer's specifications.
42/02 Linea Oblique Weatherboard

Linea Oblique Weatherboard A 16mm profiled weatherboard Factory sealed on all six sides James Hardie flashed and fixed to Horizontal Cavity Batten 20mm H3.1 Timber treated batten on RAB on H1.2 kiln dried framing. All weatherboards to be installed to manufacturers specifications
43/01 TRIMRIB Colour steel Roofing
TRIMRIB ENDURA Coloursteel roofing 0.40mm BMT roof. All flashings, aprons, etc. to be 0.55 mm BMT Aluminium on 407 Covertex Fire Rated Undelay building paper self supporting - fixed to 75 x 45 purlins at 900 crs fixing unless stated otherwise
45/01 Double Glazed Aluminium Joinery
Aluminium window joinery Double glazing - as per window and door schedules, fully flashed to 40mm. Window suite to suit the Wind Zone. Painted finger jointed pine jambs for 10mm Wall linings and Architraves

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		21

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		21

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- any variations to be checked and cleared by designer
- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

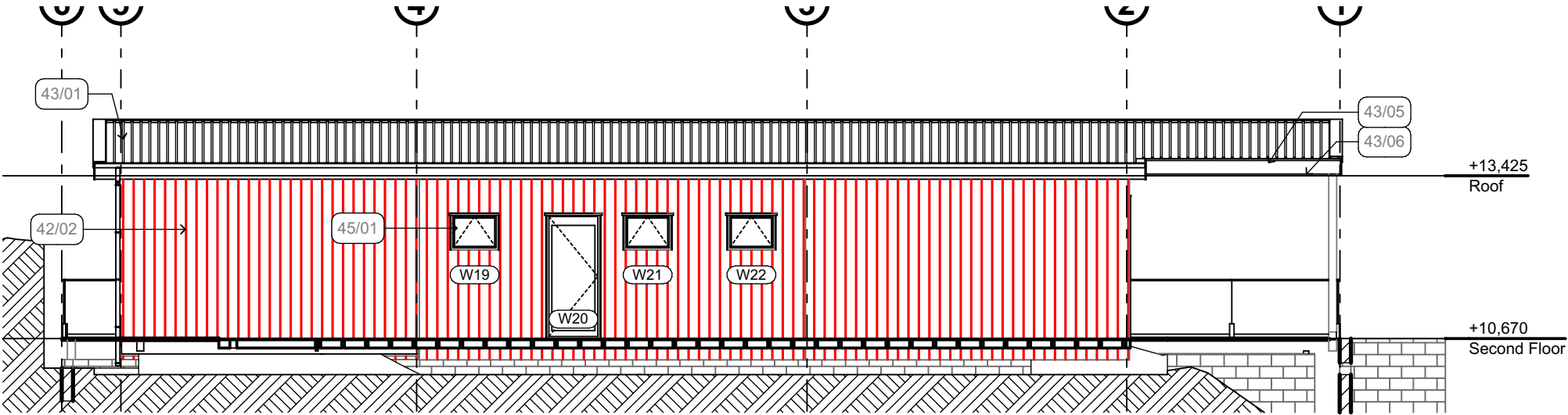
R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design
Drawn ML
Issue Date 08/09/2026
Plot Date 08/09/2026
Job #: 23-017

Drawing Title:

Elevations 1-2

Scale: 1:100 Sheet No:
Revision: C RC8 of 16



3 Elevation
#LayID Scale 1:100



4 Elevation
#LayID Scale 1:100

BUILDING ENVELOPE RISK MATRIX			
Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Very high risk	2	
Number of storeys	Very high risk	4	
Roof/wall intersection design	High risk	3	
Eaves width	Very high risk	5	
Envelope complexity	High risk	3	
Deck design	High risk	4	
Total Risk Score:		21	

BUILDING ENVELOPE RISK MATRIX		
Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		21

Notes

20. FOUNDATIONS
23/02 190 Conc. Blk Pointed
190 mm series RC blockwork, solid filled grout, clean pointing.

30. STRUCTURE
38/01 Timber Column
Structural Timber Column 135 GL8 Laminated PINE H3.2 Fixed to Concerte pad via Bowmac bracket
39/01 External Glass balustrading
External glass balustrading refer to handrail details- Balustrade 1000mm high min, with no balustrade spacing/gap larger the 99mm

40. ENCLOSURE
42/01 Adobe Timber Weather Boards
Adobe Vulcan WB12 - 138/118 cover weatherboards, flashing and fixings to NZS 3604, 19mm H3.1 Vented Cavity battens, on building wrap, and H1.2 kiln dried framing. All weatherboards are to be installed to the manufacturer's specifications.
42/02 Linea Oblique Weatherboard
Linea Oblique Weatherboard A 16mm profiled weatherboard Factory sealed on all six sides James Hardie flashed and fixed to Horizontal Cavity Batten 20mm H3.1 Timber treated batten on RAB on H1.2 kiln dried framing. All weatherboards to be installed to manufacturers specifications
43/01 TRIMRIB Colour steel Roofing
TRIMRIB ENDURA Coloursteel roofing 0.40mm BMT roof. All flashings, aprons, etc. to be 0.55 mm BMT Aluminium on 407 Covertex Fire Rated Undelay building paper self supporting - fixed to 75 x 45 purlins at 900 crs fixing unless stated otherwise
43/05 Coloursteel spouting
1/4 Round Coloursteel spouting with brackets at 600 centres. Ensure solid fixings through claddings for brackets. All roofing products, spouting, and downpipes installed to manufacturers specs.
43/06 CLD Fascia
Preprimed 230 CLD Fascia - Painted
45/01 Double Glazed Aluminium Joinery
Aluminium window joinery Double glazing - as per window and door schedules, fully flashed to 40mm. Window suite to suit the Wind Zone. Painted finger jointed pine jambs for 10mm Wall linings and Architraves

FINISHED GROUND LEVEL

CLADDING	SET DOWN DIM FROM FFL
All except Brick	150mm Paving - 225mm Finished Ground
BRICK	100mm Paving - 150 mm Finished Ground
Refer to NSZ 3604:2011 Clause 7.5.2.1	

Architectural Design
The Drawing Office Ltd
1/111 Hobsonville Rd
tel: 09 970 9515
info@thedrawingoffice.com

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
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- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

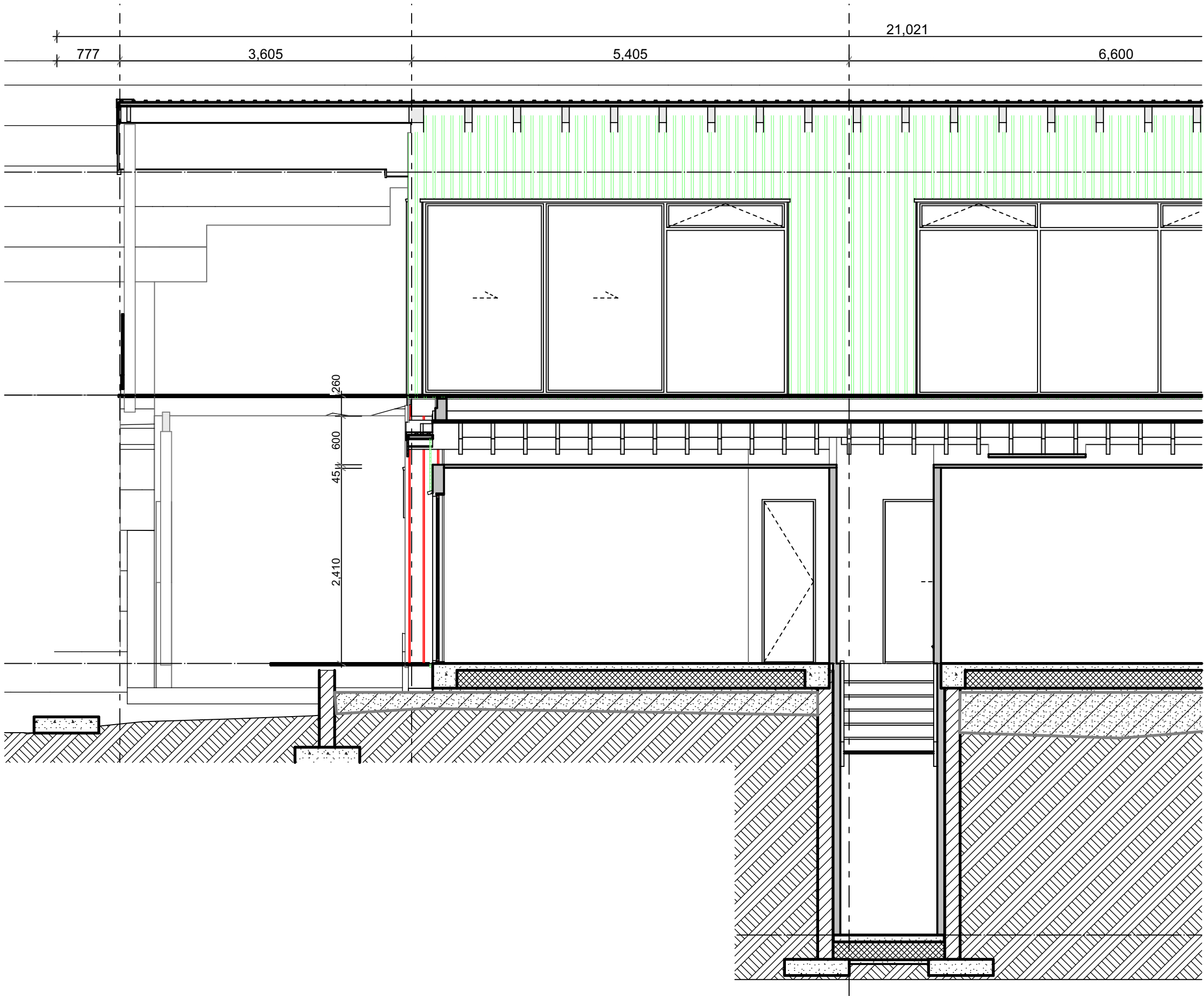
NEW DWELLING
FOR: R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design
Drawn ML
Issue Date 08/09/2026
Plot Date 08/09/2026
Job #: 23-017

Drawing Title:

Elevation 3-4

Scale: 1:100 Sheet No:
Revision: C RC9 of 16



A Section AA
#LayID Scale 1:50

Notes

10. ENGINEERING

J2 Joist 2
Joist 2 - 190 x45 SG8 at 400 crs BW - all joist to be H1.2 treated as per NZBC B2 :2011- to support Membrane plywood
J4 Joist 4
Joist 4- 140 x45 SG8 at 400 crs- H3.2 treated
R1 Rafter 1
RAFTER- 200x90 HYPAN @600CRS- Extend to for Ridge barge

20. FOUNDATIONS

23/01 Rib Raft Concrete Slab
Ribraft 85mm thick 20mPa- SE72 500E Reinforced and insulated concrete raft floor. Refer Foundation plan and structural specifications and drawings.- Slab to polished and sealed to meet E3 Requirements

30. STRUCTURE

38/01 Timber Column
Structural Timber Column 135 GL8 Laminated PINE H3.2 Fixed to Concrete pad via Bowmac bracket

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- any variations to be checked and cleared by designer
- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

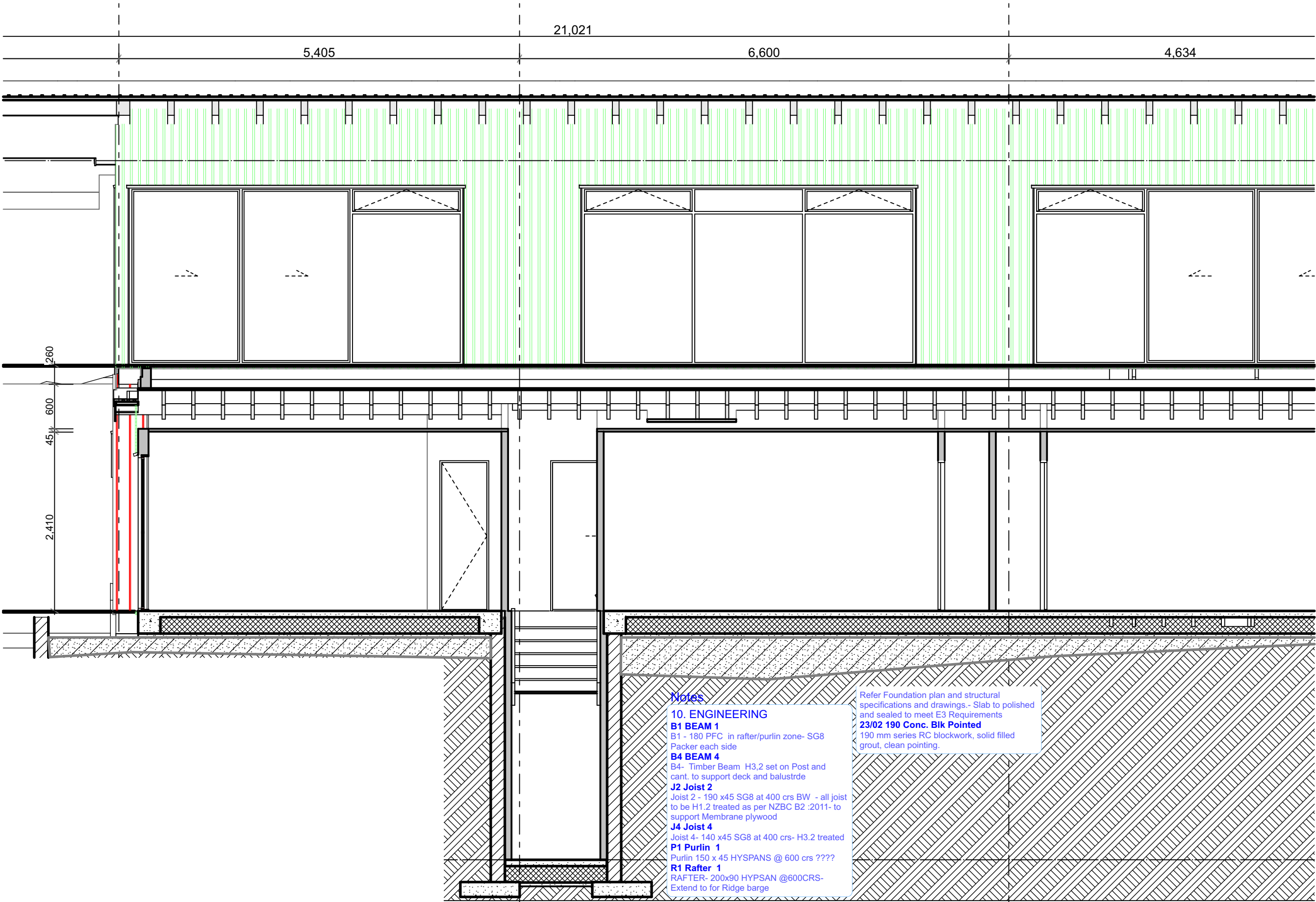
NEW DWELLING
FOR: R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design	ML
Drawn	ML
Issue Date	08/09/2026
Plot Date	08/09/2026
Job #:	23-017

Drawing Title:

Section A

Scale:	1:50	Sheet No:	
Revision:	C	RC10 of 10	



A Section AA
#LayID Scale 1:50

Notes

10. ENGINEERING

B1 BEAM 1

B1 - 180 PFC in rafter/purlin zone- SG8
Packer each side

B4 BEAM 4

B4- Timber Beam H3,2 set on Post and
cant. to support deck and balustrde

J2 Joist 2

Joist 2 - 190 x45 SG8 at 400 crs BW - all joist
to be H1.2 treated as per NZBC B2 :2011- to
support Membrane plywood

J4 Joist 4

Joist 4- 140 x45 SG8 at 400 crs- H3.2 treated

P1 Purlin 1

Purlin 150 x 45 HYPSPANS @ 600 crs ????

R1 Rafter 1

RAFTER- 200x90 HYPSPAN @600CRS-
Extend to for Ridge barge

Refer Foundation plan and structural
specifications and drawings.- Slab to polished
and sealed to meet E3 Requirements
23/02 190 Conc. Blk Pointed
190 mm series RC blockwork, solid filled
grout, clean pointing.

20. FOUNDATIONS

23/01 Rib Raft Concrete Slab

Ribraft 85mm thick 20mPa- SE72 500E
Reinforced and insulated concrete raft floor.

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
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- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman
Whangaroa Road
Whangaroa 0478 New
Zealand
Lot 1
DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

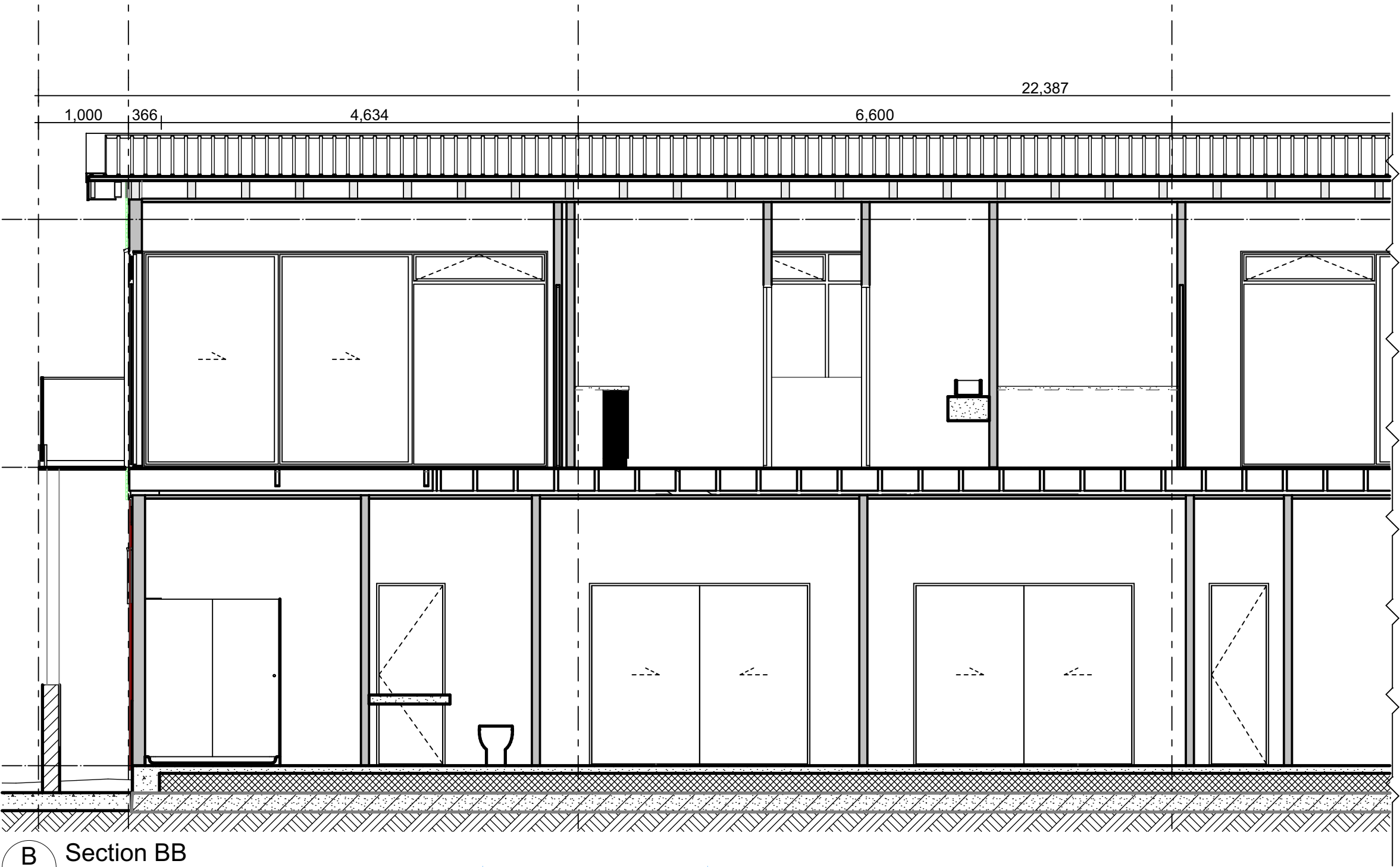
Section A

Scale: 1:50

Sheet No:

Revision:

C RC11 of 16



B Section BB
#LayID Scale 1:50

Notes

10. ENGINEERING

B1 BEAM 1

B1 - 180 PFC in rafter/purlin zone- SG8
Packer each side

J1 Joist 1

Joist 1 - 290 x45 SG8 at 450 crs - all joist to
be H1.2 treated as per NZBC B2 :2011

J3 Joist 3

Joist 3 - 190 x45 SG8 at 400 crs- H3.2 treated

P1 Purlin 1

Purlin 150 x 45 HYPSPANS @ 600 crs ????

R1 Rafter 1

RAFTER- 200x90 HYPSPAN @600CRS-
Extend to for Ridge barge

20. FOUNDATIONS

23/03 Concrete Footing

Concrete Footing with Broom Finish. Top to be
left exposed

30. STRUCTURE

38/01 Timber Column

Structural Timber Column 135 GL8 Laminated
PINE H3.2 Fixed to Concerte pad via Bowmac

bucket

38/04 Timber Deck

140 x 20 mm HARDWOOD decking, on H3.2
timber joist

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
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- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman
Whangaroa Road

AT: Whangaroa 0478 New
Zealand

Lot 1

DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

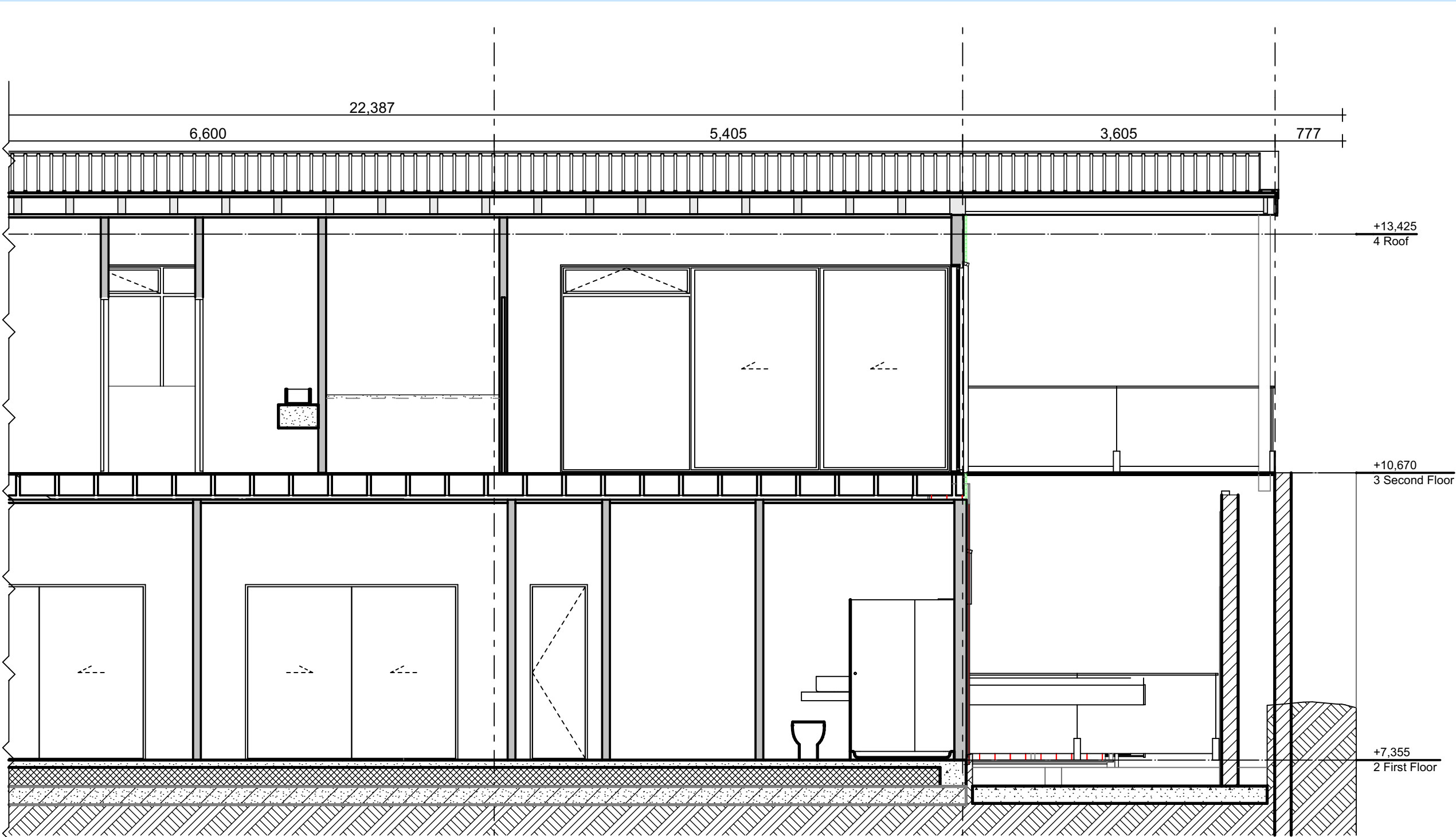
Section B

Scale: 1:50

Sheet No:

Revision: C

RC12 of 16



B Section BB
#LayID Scale 1:50

Notes

10. ENGINEERING
B3 BEAM 3
2/190x45 SG8 Boundary Joist Beam in joist plain
J3 Joist 3
Joist 3 - 190 x45 SG8 at 400 crs- H3.2 treated

20. FOUNDATIONS
23/01 Rib Raft Concrete Slab
Ribraft 85mm thick 20mPa- SE72 500E Reinforced and insulated concrete raft floor. Refer Foundation plan and structural specifications and drawings.- Slab to polished and sealed to meet E3 Requirements
23/02 190 Conc. Blk Pointed
190 mm series RC blockwork, solid filled grout, clean pointing.
23/03 Concrete Footing
Concrete Footing with Broom Finish. Top to be left exposed

LEGEND:

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²
WIND ZONE : Very High
EQ ZONE : 1
EXPOSURE ZONE : D

NOTES:
-verify all dimensions and service locations before construction
-contractor to contact designer for confirmation of materials before construction
-any variations to be checked and cleared by designer
-all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
-any questions to be directed to designer and resolved before construction
-all timber to be SG8 unless otherwise stated

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PROJECT:
NEW DWELLING
FOR: R Ruiterman
Whangaroa Road
AT: Whangaroa 0478 New Zealand
Lot 1
DP 39846

Design
Drawn ML
Issue Date 08/09/2026
Plot Date 08/09/2026
Job #: 23-017

Drawing Title:
Section B

Scale: 1:50 **Sheet No:**
Revision: C **RC13 of 10**

LEGEND:

+13,425
4 Roof

+10,670
3 Second Floor

RevID	ChID	Revision	Date
C			08/09/2026
			26

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

R Ruiterman
4,000 Whangaroa Road
Whangaroa 0478 New Zealand
Lot 1
DP 39846

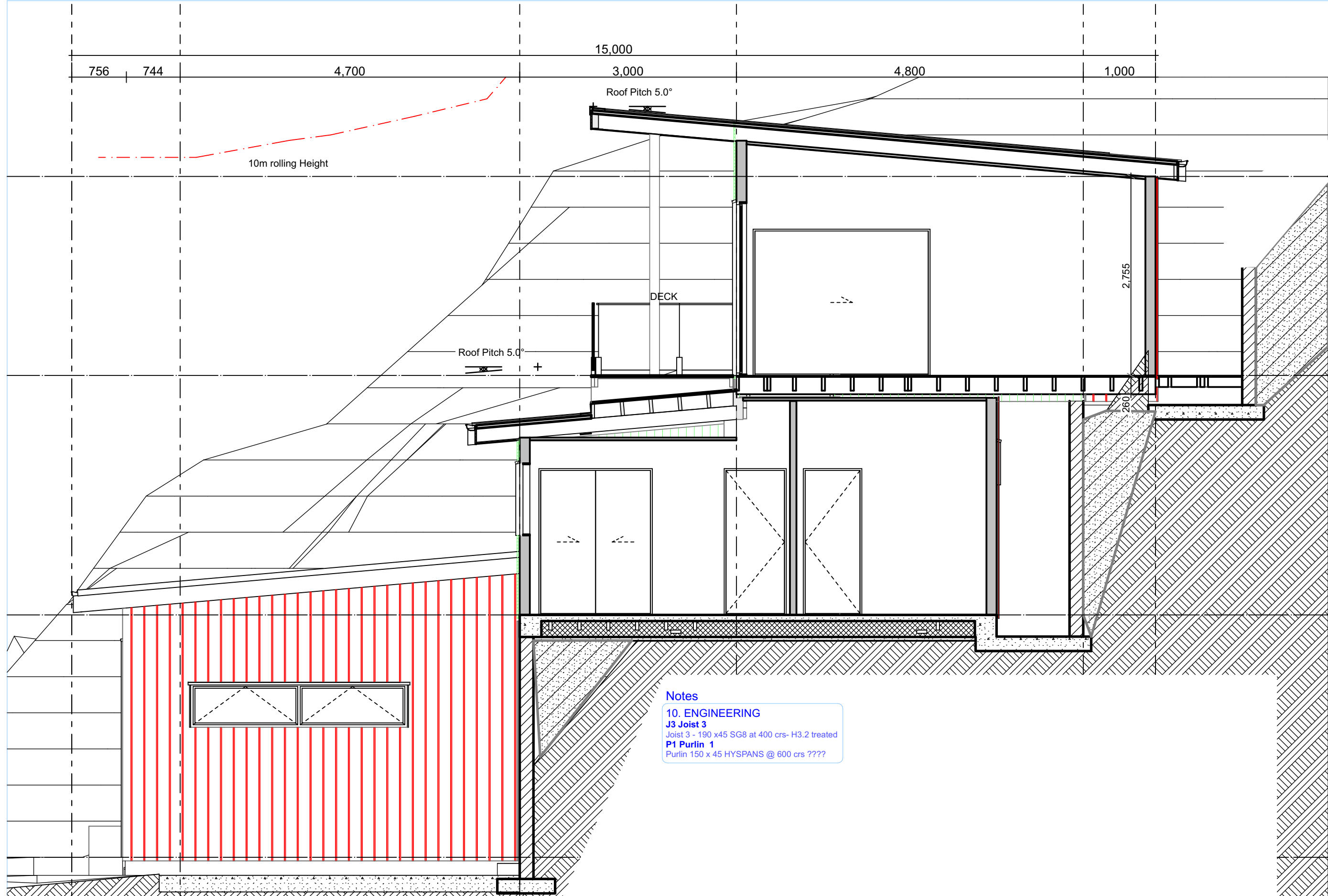
Design
Drawn ML
Issue Date 08/09/2026
Plot Date 08/09/2026
Job #: 23-017

Drawing Title:

Section C

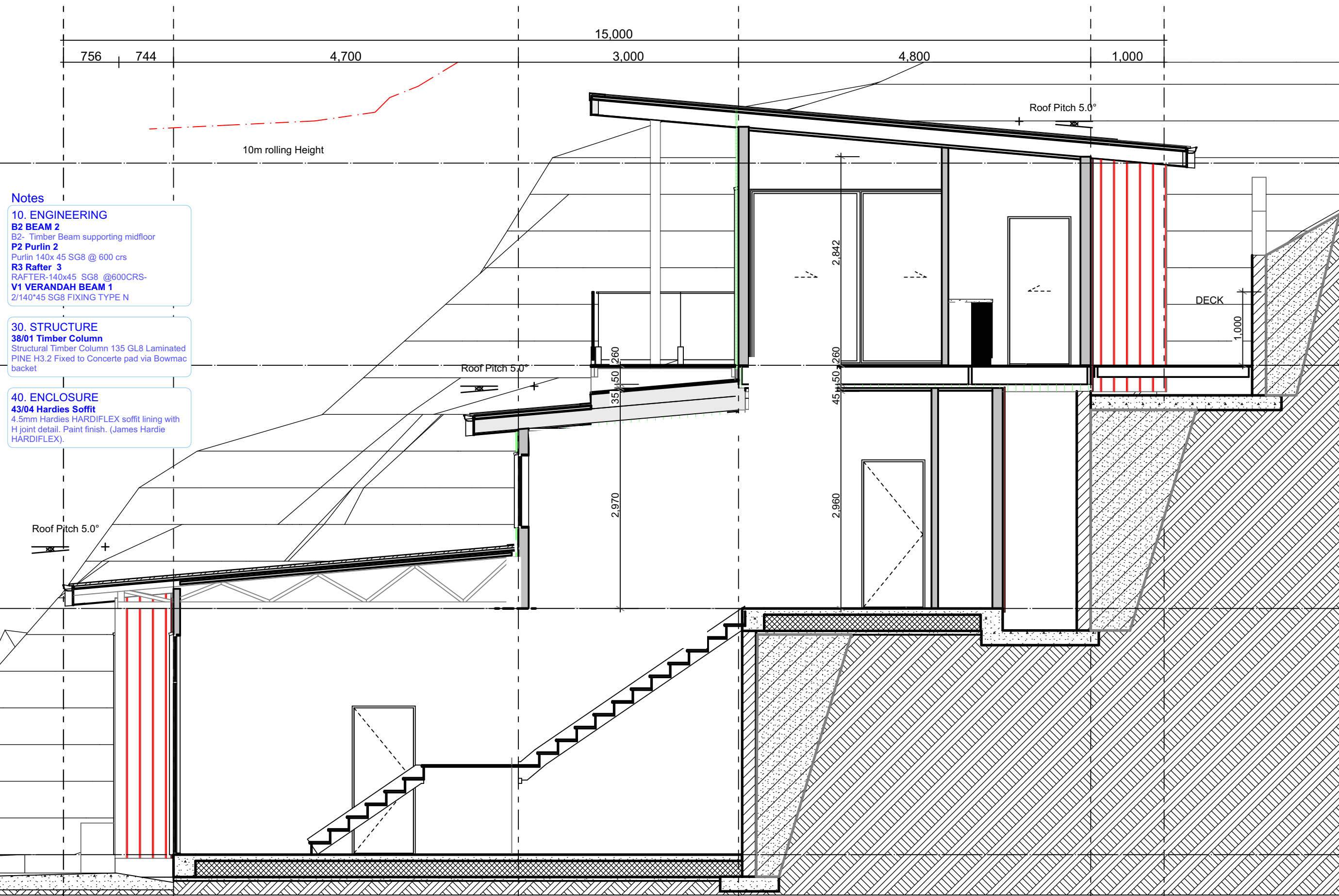
Scale: 1:50 Sheet No:

Revision: C RC14 of 10



Notes
10. ENGINEERING
J3 Joist 3
Joist 3 - 190 x45 SG8 at 400 crs- H3.2 treated
P1 Purlin 1
Purlin 150 x 45 HYPSPANS @ 600 crs ????

C Section CC
#LayID Scale 1:50



Notes

10. ENGINEERING
B2 BEAM 2
B2- Timber Beam supporting midfloor
P2 Purlin 2
Purlin 140x 45 SG8 @ 600 crs
R3 Rafter 3
RAFTER-140x45 SG8 @600CRS-
V1 VERANDAH BEAM 1
2/140*45 SG8 FIXING TYPE N

30. STRUCTURE
38/01 Timber Column
Structural Timber Column 135 GL8 Laminated
PINE H3.2 Fixed to Concrete pad via Bowmac
bucket

40. ENCLOSURE
43/04 Hardies Soffit
4.5mm Hardies HARDIFLEX soffit lining with
H joint detail. Paint finish. (James Hardie
HARDIFLEX).

LEGEND:

+13,425
4 Roof

+10,670
3 Second Floor

RevID	ChID	Revision	Date
C			08/09/2026

FLOOR AREA : .m²

WIND ZONE : Very High

EQ ZONE : 1

EXPOSURE ZONE : D

NOTES:

- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- any variations to be checked and cleared by designer
- all flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

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PROJECT:

NEW DWELLING

FOR:

+4,000 R Ruiterman
1 Ground Whangaroa Road
At: Whangaroa 0478 New
Zealand
Lot 1
DP 39846

Design

Drawn ML

Issue Date 08/09/2026

Plot Date 08/09/2026

Job #: 23-017

Drawing Title:

Section E

Scale: 1:50

Sheet No:

Revision:

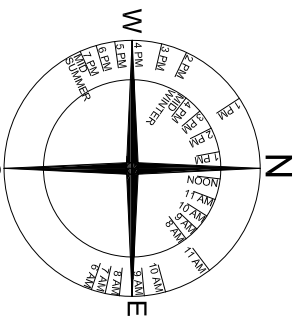
C RC16 of 10

E

Section EE

#LayID

Scale 1:50

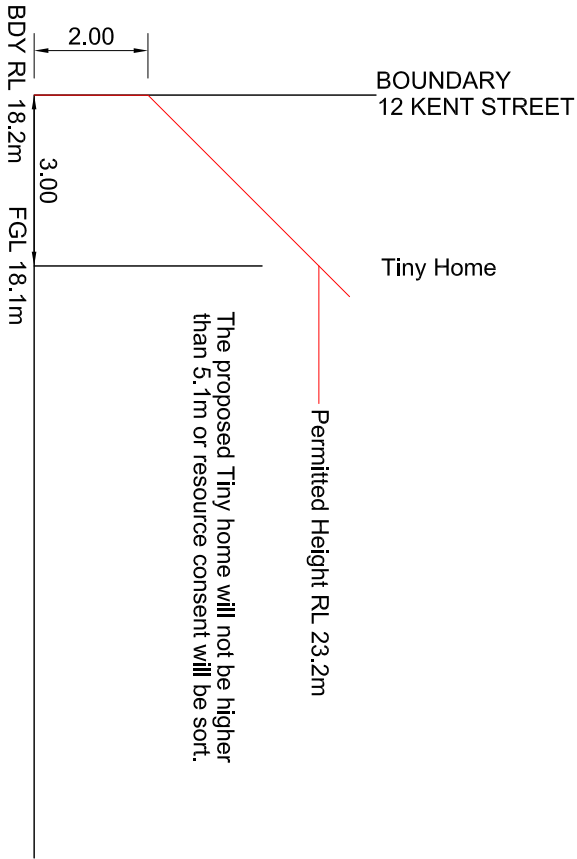


LEGEND

- MAJ CONTOUR
- MIN CONTOUR
- PROPERTY BDY
- FENCE
- RETAINING WALL
- TOP OF BANK
- BOTTOM OF BANK
- SANITARY SEWER
- STORMWATER
- FLOWLINES
- DRAIN
- GRAVEL
- CONCRETE/SEAL
- PLANTINGS
- NOMINAL BUILDING SITE
- EXISTING LAND COVENANTS
- TREES / GARDEN

NOTE:

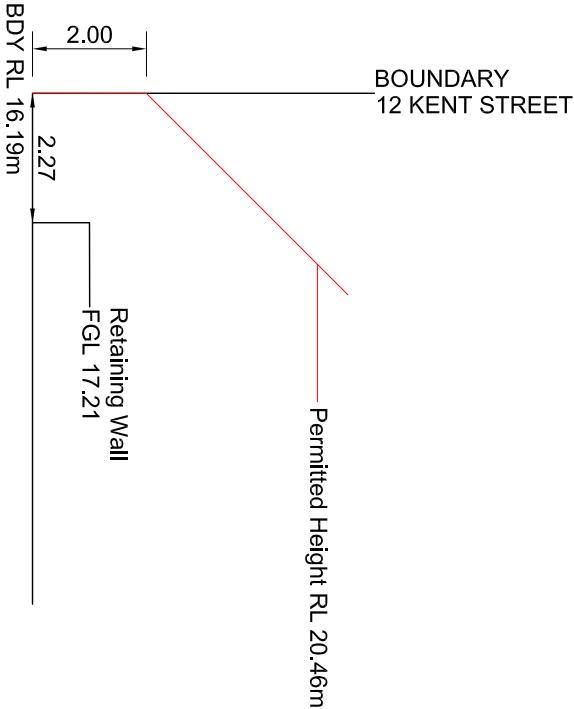
- ANY QUERIES SHOULD BE DIRECTED TO PACIFIC COAST SURVEYS LTD.
- COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT 2000.
- VERTICAL DATUM IS IN NZVD 2016 SM 1253 SO 62249 RL 2.56m
- MAJOR CONTOUR LINES ARE AT 1m INTERVALS.



TINY HOME



DECK



RETAINING WALL

3.0 Additional Engineering Details



association
of
consulting
and
engineering



PRODUCER STATEMENT – PS1 DESIGN

BUILDING CODE CLAUSE(S): NZBC B1

JOB NUMBER: 170-FND-24SD

ISSUED BY: T&A Structures Ltd

(Engineering Design Firm)

TO: Rick Ruiterman

(Owner/Developer)

TO BE SUPPLIED TO: Far North District Council

(Building Consent Authority)

IN RESPECT OF: Pole retaining wall

(Description of Building Work)

AT: Whangaroa Road cor Kent Street, Whangaroa

(Address, Town/City)

LEGAL DESCRIPTION: Lot 1 DP 39846

N/A ☐

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

Structural design of retaining wall

in respect of the requirements of the Clause(s) of the Building Code specified above for Part only, as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution) B1/VM1, B1/VM4 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: soil conditions per Geotech Report prepared by TMC Consulting.
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend the CM 2 level of construction monitoring.

I, (Name of Engineering Design Professional) Teo Pilapil

, am:

- ☒ CPEng number 1009554

and hold the following qualifications BE Civil/Structural, CMEngNZ

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000

The Engineering Design Firm is not a member of ACE New Zealand.

SIGNED BY (Name of Engineering Design Professional): Teo Pilapil

(Signature below):

ON BEHALF OF (Engineering Design Firm): T&A Structures Ltd

Date: 7 Nov 2024

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

SCHEDULE to PS1

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

1. Structural calculations prepared by T&A Structures Ltd.
2. Structural drawings prepared by T&A Structures Ltd.
- 3 Site Suitability Report prepared by TMC Consulting Engineers.

4 November 2024

Far North District Council
Building Consents Department

To whom it may concern

**Re: Producer Statement for NZBC Clause B2 – Durability
Proposed Retauning Wall
Whangaroa Road cor Kent Street, Whangaroa**

You have requested a Producer Statement/other means of compliance for Construction Review for Clause B2 of the Building Code – Durability.

The purpose of this letter is to confirm that direct construction monitoring by **T&A Structures** in relation to Clause B2 (Durability) of the Building Code for the above project, has been limited in that material protection or treatment is typically carried out by specialist suppliers and requires specific quality assurance by the suppliers. However, we can confirm the specifically designed structural elements that were included in the design documentation prepared by the **T&A Structures** comply with the applicable verification methods:

Material	Means of Compliance	Details
Structural timber	B2/AS1	The timber treatment has been selected in accordance with Table 1A of B2/AS1.

We trust this provides the information you are seeking

Yours faithfully,



Teo Pilapil, CMEngNZ, CPEng
Chartered Professional Engineer

T&A STRUCTURES LTD.



Address Whangaroa Road cor Kent Street, Whangaroa

No.	Item of inspection	Timeframe
-----	--------------------	-----------

(Delete any that do not apply)

a) The above items of inspection are the minimum required to enable T&A Structures Ltd to issue a PS4 – Producer Statement Construction Review for the specific engineering design items.

b) The above items of inspection do not cover work constructed in accordance with NZS 3604:2011, for which inspections are to be undertaken by the Building Consent Authority.

c) The Contractor/Builder is to provide T&A Structures Ltd at least 48 working hours notice of the requirement for an inspection. The above timeframes are indicative, the Engineer and Contractor are to agree the timing of inspection prior to work commencing on site.

d) A copy of this inspection schedule is to be held on site during the works, and the Contractor/Builder is to provide reasonable and safe access to enable works to be inspected according to the schedule.

e) The above schedule does not necessarily represent the actual number of inspections to be undertaken. The number of inspections will depend on the construction method, sequence of the works and whether or not unforeseen conditions or difficulties are encountered on site.

STRUCTURAL CALCULATIONS

PROJECT: Whangaroa Road cor Kent Street Proposed Retaining Wall

CLIENT: Rick Ruiterman

SERVICE: Structural Calculations

CODES CONSIDERED:

N.Z. Building Code		✓
Design Loadings	AS/NZS 1170	✓
Timber Structure Standard	NZS 3603:1993	✓
Timber Framed Buildings (non-specific)	NZS 3604:2011	✓
Steel Structure Standard	NZS 3404:1997	
Concrete Structure Standard	NZS 3101:2006	
Design of Reinforced Concrete Masonry Structures	NZS 4230:2004	
Concrete Masonry Building (non-specific)	NZS 4229:1999	

CONTENTS:

DESCRIPTION

1. Retaining Wall	1 - 20
-------------------	--------

 T&A STRUCTURES LTD CHARTERED PROFESSIONAL ENGINEERS www.tastructures.co.nz info.tastructures@gmail.com	PROJECT:	Project No.	170-FND-24SD
	Whangaroa Rd Cor Kent Street	Page No.	
	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 1000	Checked:	

POLE RETAINING WALL TO NZS3603

DESIGN SUMMARY:

HEIGHT	1.00 m	
EMBEDMENT	2.38 m	
SED	225 mm	
POLE SPACING	1.00 m	
BACKBOARD	50 x 150	SINGLE BACKBOARD
ENCASEMENT D:	0.45 m	

Height of wall	H	1.00 m
Weight of soil/backfill	γ_s	18 kN/m ³
Angle of bank	α	0°
Backwards rake on piles	θ	-5°
Angle of internal friction	ϕ'	28.0°
Coefficient of active earth pressure	K_a	0.29
Surcharge on wall	q	12.5 kPa
Load factor	Lf	1.5
Force on wall from soil	$\frac{K_a \times \gamma_s \times H^2 \times Lf}{2} = F1$	10.55 kN/m
Force on wall from surcharge	$K_a \times q \times H = F2$	5.92 kN/m
Bending moment on wall	$(F1 \times H/3) + (F2 \times H/2) = M$	10.69 kNm/m
Spacing of poles		1.00 m
Moment on each pole	M*	10.69 kNm
Shear on each pole	V*	16.47 kN
Pole diameter at Small End Diameter	D	225 mm
Pole diameter at max moment/shear assuming 7mm taper	D1	232 mm
Effective length taken as continuously restrained		

Section properties

Outer zone density (table 7.1)		350 kg/m ³
Modulus of elasticity from table 7.1	E	8.7 GPa
Area		42273 mm ²
Moment of inertia	I	142207283 mm ⁴

Elastic modulus	Z	1225924.85 mm ³
Bending stress from table 7.1	Fb	38 MPa
Shear stress from table 7.1	Fs	3.1 MPa

K Factors for bending

Strength reduction factor	Ø	0.8
Strength reduction factor for deep foundation design	Φ _{pc}	0.85
Duration of load	K1	0.6
Dry use factor	K22	1.00
Shaving or peeling factor	K20	0.85
Steaming factor	K21	0.85

Bending

Nominal strength in bending	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times Z \times Fb = Mn$	17.17 kNm
Strength in bending	$Mn \times \Phi = \Phi Mn$	13.73 kNm

SECTION IS SAFE IN BENDING

K Factors for shear

Strength reduction factor	Ø	0.80
Strength reduction factor for deep foundation design (Table 4, NZBC B1 Clause 4.7.1)	Φ _{pc}	0.85
Duration of load	K1	0.60
Dry use factor	K22	1.00
Shaving or peeling factor	K20	1.00
Steaming factor	K21	0.90

Shear

Nominal shear strength	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times A \times Fs = Vn$	60.15 kN
Shear strength	$Vn \times \Phi = \Phi Vn$	48.12 kN

SECTION IS SAFE IN SHEAR

Embedment depth

Ultimate load	H _u	16.47 kN
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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 1000	Checked:	

Height	e	0.65 m
Diameter of either pole or encasing	d _f	0.45 m
Soil Shear strength	c _u	100.0 KPa
	e _o	0.68 m
	e'	1.32 m
Embedment depth	D	1.2 m
increase by 44% for close spacing		1.73 m
(Table 3, NZBC B1 Clause 4.6.1)	D'	0.525 m

Embedment Depth is OK

Back board design

Beam depth	SD	50 mm
Section width	SB	150 mm
Span	L	1.00
Timber species	RADIATA GREEN No. 1 Framing	
Timber strength class		
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	7500 mm ²
Moment of inertia	I	1562500 mm ⁴
Elastic modulus	Z	62500 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa
Force at base	Wb	1.970 KN/m
Force at mid height	Wm	1.389 KN/m

K Factors

Strength reduction factor	Ø	0.8
Duration of load	K1	0.6

Bending

Nominal strength in bending	$K1 \times Z \times Fb = Mn$	0.375 kNm
Strength in bending	$Mn \times Ø = ØMn$	0.3 kNm

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	DESIGN ELEMENT:		Prepared:	TEO
	Pole Retaining Wall, H = 1000		Checked:	

Design bending moment at mid height 0.174 kNm

OK

Design bending moment at base 0.246 kNm

OK

DOUBLE BACKBOARD IS NOT REQUIRED

Double Back board design

(IF REQUIRED)

Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	15000 mm ²
Moment of inertia	I	1.3E+07 mm ⁴
Elastic modulus	Z	250000 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa

Bending

Nominal strength in bending $K1 \times Z \times Fb = Mn$ 1.5 kNm

Strength in bending $Mn \times \phi = \phi Mn$ 1.2 kNm

OK

POLE RETAINING WALL TO NZS3603

DESIGN SUMMARY:

HEIGHT	1.50 m	
EMBEDMENT	3.18 m	
SED	275 mm	
POLE SPACING	1.00 m	
BACKBOARD	50 x 150	DOUBLE BACKBOARD
ENCASEMENT D:	0.60 m	

Height of wall	H	1.50 m
Weight of soil/backfill	γ_s	18 KN/m ³
Angle of bank	α	0 °
Backwards rake on piles	θ	-5 °
Angle of internal friction	ϕ'	28.0 °
Coefficient of active earth pressure	K_a	0.29
Surcharge on wall	q	12.5 kPa
Load factor	Lf	1.5
Force on wall from soil	$\frac{K_a \times \gamma_s \times H^2 \times Lf}{2} = F1$	17.92 kN/m
Force on wall from surcharge	$K_a \times q \times H = F2$	7.72 kN/m
Bending moment on wall	$(F1 \times H/3) + (F2 \times H/2) = M$	21.13 kNm/m
Spacing of poles		1.00 m
Moment on each pole	M*	21.13 kNm
Shear on each pole	V*	25.63 kN
Pole diameter at Small End Diameter	D	275 mm
Pole diameter at max moment/shear assuming 7mm taper	D1	286 mm
Effective length taken as continuously restrained		

Section properties

Outer zone density (table 7.1)		350 kg/m ³
Modulus of elasticity from table 7.1	E	8.7 GPa
Area		64018 mm ²
Moment of inertia	I	326132702 mm ⁴

Elastic modulus	Z	2284642.40 mm ³
Bending stress from table 7.1	Fb	38 MPa
Shear stress from table 7.1	Fs	3.1 MPa

K Factors for bending

Strength reduction factor	Ø	0.8
Strength reduction factor for deep foundation design	Φ _{pc}	0.85
Duration of load	K1	0.6
Dry use factor	K22	1.00
Shaving or peeling factor	K20	0.85
Steaming factor	K21	0.85

Bending

Nominal strength in bending	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times Z \times Fb = Mn$	31.99 kNm
Strength in bending	$Mn \times \Phi = \Phi Mn$	25.59 kNm

SECTION IS SAFE IN BENDING

K Factors for shear

Strength reduction factor	Ø	0.80
Strength reduction factor for deep foundation design (Table 4, NZBC B1 Clause 4.7.1)	Φ _{pc}	0.85
Duration of load	K1	0.60
Dry use factor	K22	1.00
Shaving or peeling factor	K20	1.00
Steaming factor	K21	0.90

Shear

Nominal shear strength	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times A \times Fs = Vn$	91.09 kN
Shear strength	$Vn \times \Phi = \Phi Vn$	72.87 kN

SECTION IS SAFE IN SHEAR

Embedment depth

Ultimate load	H _u	25.63 kN
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		Page No.	
		Prepared:	TEO
		Checked:	

Height	e	0.82 m
Diameter of either pole or encasing	d _f	0.6 m
Soil Shear strength	c _u	100.0 KPa
	e _o	0.90 m
	e'	1.72 m
Embedment depth	D	1.6 m
increase by 58% for close spacing		2.53 m
(Table 3, NZBC B1 Clause 4.6.1)	D'	0.7 m

Embedment Depth is OK

Back board design

Beam depth	SD	50 mm
Section width	SB	150 mm
Span	L	1.00
Timber species	RADIATA GREEN No. 1 Framing	
Timber strength class		
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	7500 mm ²
Moment of inertia	I	1562500 mm ⁴
Elastic modulus	Z	62500 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa
Force at base	Wb	2.552 KN/m
Force at mid height	Wm	1.679 KN/m

K Factors

Strength reduction factor	Ø	0.8
Duration of load	K1	0.6

Bending

Nominal strength in bending	$K1 \times Z \times Fb = Mn$	0.375 kNm
Strength in bending	$Mn \times Ø = ØMn$	0.3 kNm

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 1500	Checked:	

Design bending moment at mid height 0.210 kNm

OK

Design bending moment at base 0.319 kNm

NOT OK

DOUBLE BACKBOARD IS REQUIRED

Double Back board design

(IF REQUIRED)

Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	15000 mm ²
Moment of inertia	I	1.3E+07 mm ⁴
Elastic modulus	Z	250000 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa

Bending

Nominal strength in bending $K1 \times Z \times Fb = Mn$ 1.5 kNm

Strength in bending $Mn \times \phi = \phi Mn$ 1.2 kNm

OK

POLE RETAINING WALL TO NZS3603

DESIGN SUMMARY:

HEIGHT	2.00 m	
EMBEDMENT	3.34 m	
SED	325 mm	
POLE SPACING	1.00 m	
BACKBOARD	50 x 150	DOUBLE BACKBOARD
ENCASEMENT D:	0.60 m	

Height of wall	H	2.00 m
Weight of soil/backfill	γ_s	18 KN/m ³
Angle of bank	α	0°
Backwards rake on piles	θ	-5°
Angle of internal friction	ϕ'	28.0°
Coefficient of active earth pressure	K_a	0.29
Surcharge on wall	q	12.5 kPa
Load factor	Lf	1.5
Force on wall from soil	$\frac{K_a \times \gamma_s \times H^2 \times Lf}{2} = F1$	27.22 kN/m
Force on wall from surcharge	$K_a \times q \times H = F2$	9.51 kN/m
Bending moment on wall	$(F1 \times H/3) + (F2 \times H/2) = M$	36.64 kNm/m
Spacing of poles		1.00 m
Moment on each pole	M*	36.64 kNm
Shear on each pole	V*	36.73 kN
Pole diameter at Small End Diameter	D	325 mm
Pole diameter at max moment/shear assuming 7mm taper	D1	339 mm
Effective length taken as continuously restrained		

Section properties

Outer zone density (table 7.1)		350 kg/m ³
Modulus of elasticity from table 7.1	E	8.7 GPa
Area		90259 mm ²
Moment of inertia	I	648289058 mm ⁴

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2000	Checked:	

Elastic modulus	Z	3824714.21 mm ³
Bending stress from table 7.1	Fb	38 MPa
Shear stress from table 7.1	Fs	3.1 MPa

K Factors for bending

Strength reduction factor	Ø	0.8
Strength reduction factor for deep foundation design	Φ _{pc}	0.85
Duration of load	K1	0.6
Dry use factor	K22	1.00
Shaving or peeling factor	K20	0.85
Steaming factor	K21	0.85

Bending

Nominal strength in bending	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times Z \times Fb = Mn$	53.55 kNm
Strength in bending	$Mn \times \Phi = \Phi Mn$	42.84 kNm

SECTION IS SAFE IN BENDING

K Factors for shear

Strength reduction factor	Ø	0.80
Strength reduction factor for deep foundation design (Table 4, NZBC B1 Clause 4.7.1)	Φ _{pc}	0.85
Duration of load	K1	0.60
Dry use factor	K22	1.00
Shaving or peeling factor	K20	1.00
Steaming factor	K21	0.90

Shear

Nominal shear strength	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times A \times Fs = Vn$	128.43 kN
Shear strength	$Vn \times \Phi = \Phi Vn$	102.74 kN

SECTION IS SAFE IN SHEAR

Embedment depth

Ultimate load	H _u	36.73 kN
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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2000	Checked:	

Height	e	1.00 m
Diameter of either pole or encasing	d _f	0.6 m
Soil Shear strength	c _u	100.0 KPa
	e _o	0.90 m
	e'	1.90 m
Embedment depth	D	1.7 m
increase by 58% for close spacing		2.69 m
(Table 3, NZBC B1 Clause 4.6.1)	D'	0.8 m

Embedment Depth is OK

Back board design

Beam depth	SD	50 mm
Section width	SB	150 mm
Span	L	1.00
Timber species	RADIATA GREEN No. 1 Framing	
Timber strength class		
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	7500 mm ²
Moment of inertia	I	1562500 mm ⁴
Elastic modulus	Z	62500 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa
Force at base	Wb	3.133 KN/m
Force at mid height	Wm	1.970 KN/m

K Factors

Strength reduction factor	Ø	0.8
Duration of load	K1	0.6

Bending

Nominal strength in bending	$K1 \times Z \times Fb = Mn$	0.375 kNm
Strength in bending	$Mn \times Ø = ØMn$	0.3 kNm

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2000	Checked:	

Design bending moment at mid height 0.246 kNm

OK

Design bending moment at base 0.392 kNm

NOT OK

DOUBLE BACKBOARD IS REQUIRED

Double Back board design

(IF REQUIRED)

Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	15000 mm ²
Moment of inertia	I	1.3E+07 mm ⁴
Elastic modulus	Z	250000 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa

Bending

Nominal strength in bending $K1 \times Z \times Fb = Mn$ 1.5 kNm

Strength in bending $Mn \times \phi = \phi Mn$ 1.2 kNm

OK

POLE RETAINING WALL TO NZS3603

DESIGN SUMMARY:

HEIGHT	2.50 m	
EMBEDMENT	3.66 m	
SED	375 mm	
POLE SPACING	1.00 m	
BACKBOARD	50 x 150	DOUBLE BACKBOARD
ENCASEMENT D:	0.60 m	

Height of wall	H	2.50 m
Weight of soil/backfill	γ_s	18 KN/m ³
Angle of bank	α	0 °
Backwards rake on piles	θ	-5 °
Angle of internal friction	ϕ'	28.0 °
Coefficient of active earth pressure	K_a	0.29
Surcharge on wall	q	12.5 kPa
Load factor	Lf	1.5
Force on wall from soil	$\frac{K_a \times \gamma_s \times H^2 \times Lf}{2} = F1$	38.46 kN/m
Force on wall from surcharge	$K_a \times q \times H = F2$	11.30 kN/m
Bending moment on wall	$(F1 \times H/3) + (F2 \times H/2) = M$	58.18 kNm/m
Spacing of poles		1.00 m
Moment on each pole	M*	58.18 kNm
Shear on each pole	V*	49.76 kN
Pole diameter at Small End Diameter	D	375 mm
Pole diameter at max moment/shear assuming 7mm taper	D1	393 mm
Effective length taken as continuously restrained		

Section properties

Outer zone density (table 7.1)		350 kg/m ³
Modulus of elasticity from table 7.1	E	8.7 GPa
Area		120995 mm ²
Moment of inertia	I	##### mm ⁴

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2500	Checked:	

Elastic modulus	Z	5936341.51 mm ³
Bending stress from table 7.1	Fb	38 MPa
Shear stress from table 7.1	Fs	3.1 MPa

K Factors for bending

Strength reduction factor	Ø	0.8
Strength reduction factor for deep foundation design	Φ _{pc}	0.85
Duration of load	K1	0.6
Dry use factor	K22	1.00
Shaving or peeling factor	K20	0.85
Steaming factor	K21	0.85

Bending

Nominal strength in bending	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times Z \times Fb = Mn$	83.12 kNm
Strength in bending	$Mn \times \Phi = \Phi Mn$	66.50 kNm

SECTION IS SAFE IN BENDING

K Factors for shear

Strength reduction factor	Ø	0.80
Strength reduction factor for deep foundation design (Table 4, NZBC B1 Clause 4.7.1)	Φ _{pc}	0.85
Duration of load	K1	0.60
Dry use factor	K22	1.00
Shaving or peeling factor	K20	1.00
Steaming factor	K21	0.90

Shear

Nominal shear strength	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times A \times Fs = Vn$	172.16 kN
Shear strength	$Vn \times \Phi = \Phi Vn$	137.73 kN

SECTION IS SAFE IN SHEAR

Embedment depth

Ultimate load	H _u	49.76 kN
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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2500	Checked:	

Height	e	1.17 m
Diameter of either pole or encasing	d _f	0.6 m
Soil Shear strength	c _u	100.0 KPa
	e _o	0.90 m
	e'	2.07 m
Embedment depth	D	1.9 m
increase by 58% for close spacing		3.01 m
(Table 3, NZBC B1 Clause 4.6.1)	D'	1 m

Embedment Depth is OK

Back board design

Beam depth	SD	50 mm
Section width	SB	150 mm
Span	L	1.00
Timber species	RADIATA GREEN No. 1 Framing	
Timber strength class		
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	7500 mm ²
Moment of inertia	I	1562500 mm ⁴
Elastic modulus	Z	62500 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa
Force at base	Wb	3.714 KN/m
Force at mid height	Wm	2.261 KN/m

K Factors

Strength reduction factor	Ø	0.8
Duration of load	K1	0.6

Bending

Nominal strength in bending	K1 x Z x Fb = Mn	0.375 kNm
Strength in bending	Mn x Ø = ØMn	0.3 kNm

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 2500	Checked:	

Design bending moment at mid height 0.283 kNm

OK

Design bending moment at base 0.464 kNm

NOT OK

DOUBLE BACKBOARD IS REQUIRED

Double Back board design

(IF REQUIRED)

Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	15000 mm ²
Moment of inertia	I	1.3E+07 mm ⁴
Elastic modulus	Z	250000 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa

Bending

Nominal strength in bending $K1 \times Z \times Fb = Mn$ 1.5 kNm

Strength in bending $Mn \times \phi = \phi Mn$ 1.2 kNm

OK

POLE RETAINING WALL TO NZS3603

DESIGN SUMMARY:

HEIGHT	3.00 m
EMBEDMENT	4.48 m
SED	425 mm
POLE SPACING	1.00 m
BACKBOARD	50 x 150
ENCASEMENT D:	0.75 m
	DOUBLE BACKBOARD

Height of wall	H	3.00 m
Weight of soil/backfill	γ_s	18 KN/m ³
Angle of bank	α	0°
Backwards rake on piles	θ	-5°
Angle of internal friction	ϕ'	28.0°
Coefficient of active earth pressure	K_a	0.29
Surcharge on wall	q	12.5 kPa
Load factor	Lf	1.5
Force on wall from soil	$\frac{K_a \times \gamma_s \times H^2 \times Lf}{2} = F1$	51.63 kN/m
Force on wall from surcharge	$K_a \times q \times H = F2$	13.10 kN/m
Bending moment on wall	$(F1 \times H/3) + (F2 \times H/2) = M$	86.73 kNm/m
Spacing of poles		1.00 m
Moment on each pole	M*	86.73 kNm
Shear on each pole	V*	64.73 kN
Pole diameter at Small End Diameter	D	425 mm
Pole diameter at max moment/shear assuming 7mm taper	D1	446 mm
Effective length taken as continuously restrained		

Section properties

Outer zone density (table 7.1)		350 kg/m ³
Modulus of elasticity from table 7.1	E	8.7 GPa
Area		156228 mm ²
Moment of inertia	I	##### mm ⁴

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	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 3000	Checked:	

Elastic modulus	Z	8709725.55 mm ³
Bending stress from table 7.1	Fb	38 MPa
Shear stress from table 7.1	Fs	3.1 MPa

K Factors for bending

Strength reduction factor	Ø	0.8
Strength reduction factor for deep foundation design	Φ _{pc}	0.85
Duration of load	K1	0.6
Dry use factor	K22	1.00
Shaving or peeling factor	K20	0.85
Steaming factor	K21	0.85

Bending

Nominal strength in bending	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times Z \times Fb = Mn$	121.95 kNm
Strength in bending	$Mn \times \Phi = \Phi Mn$	97.56 kNm

SECTION IS SAFE IN BENDING

K Factors for shear

Strength reduction factor	Ø	0.80
Strength reduction factor for deep foundation design (Table 4, NZBC B1 Clause 4.7.1)	Φ _{pc}	0.85
Duration of load	K1	0.60
Dry use factor	K22	1.00
Shaving or peeling factor	K20	1.00
Steaming factor	K21	0.90

Shear

Nominal shear strength	$\Phi_{pc} \times K1 \times K20 \times K21 \times K22 \times A \times Fs = Vn$	222.30 kN
Shear strength	$Vn \times \Phi = \Phi Vn$	177.84 kN

SECTION IS SAFE IN SHEAR

Embedment depth

Ultimate load	H _u	64.73 kN
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Height	e	1.34 m
Diameter of either pole or encasing	d _f	0.75 m
Soil Shear strength	c _u	100.0 KPa
	e _o	1.13 m
	e'	2.46 m
Embedment depth	D	2.3 m
increase by 67% for close spacing		3.83 m
(Table 3, NZBC B1 Clause 4.6.1)	D'	1.175 m

Embedment Depth is OK

Back board design

Beam depth	SD	50 mm
Section width	SB	150 mm
Span	L	1.00
Timber species	RADIATA GREEN No. 1 Framing	
Timber strength class		
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	7500 mm ²
Moment of inertia	I	1562500 mm ⁴
Elastic modulus	Z	62500 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa
Force at base	Wb	4.296 KN/m
Force at mid height	Wm	2.552 KN/m

K Factors

Strength reduction factor	Ø	0.8
Duration of load	K1	0.6

Bending

Nominal strength in bending	K1 x Z x Fb = Mn	0.375 kNm
Strength in bending	Mn x Ø = ØMn	0.3 kNm

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	Whangaroa Rd Cor Kent Street	Page No.	
	DESIGN ELEMENT:	Prepared:	TEO
	Pole Retaining Wall, H = 3000	Checked:	

Design bending moment at mid height 0.319 kNm
 NOT OK
 Design bending moment at base 0.537 kNm
 NOT OK

DOUBLE BACKBOARD IS REQUIRED

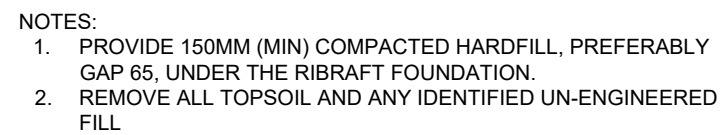
Double Back board design

(IF REQUIRED)

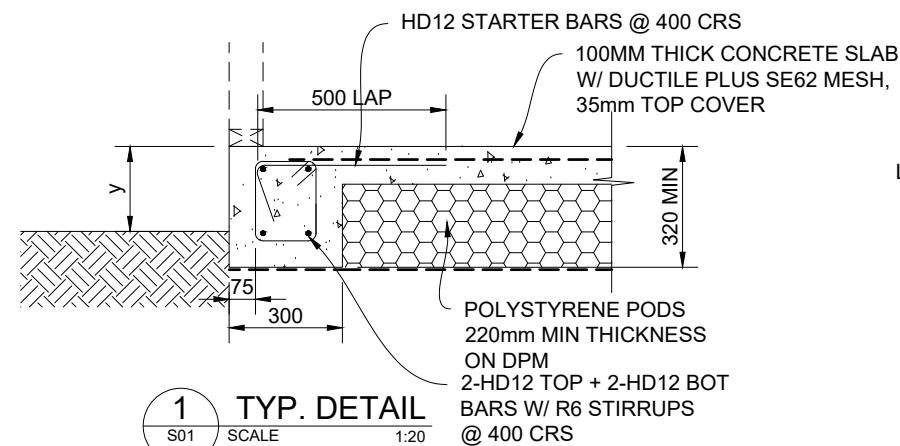
Modulus of elasticity from table 2.3	E	6500 MPa
Area	A	15000 mm ²
Moment of inertia	I	1.3E+07 mm ⁴
Elastic modulus	Z	250000 mm ³
Bending stress from table 2.3	Fb	10 MPa
Shear stress from table 2.3	Fs	3.8 MPa

Bending

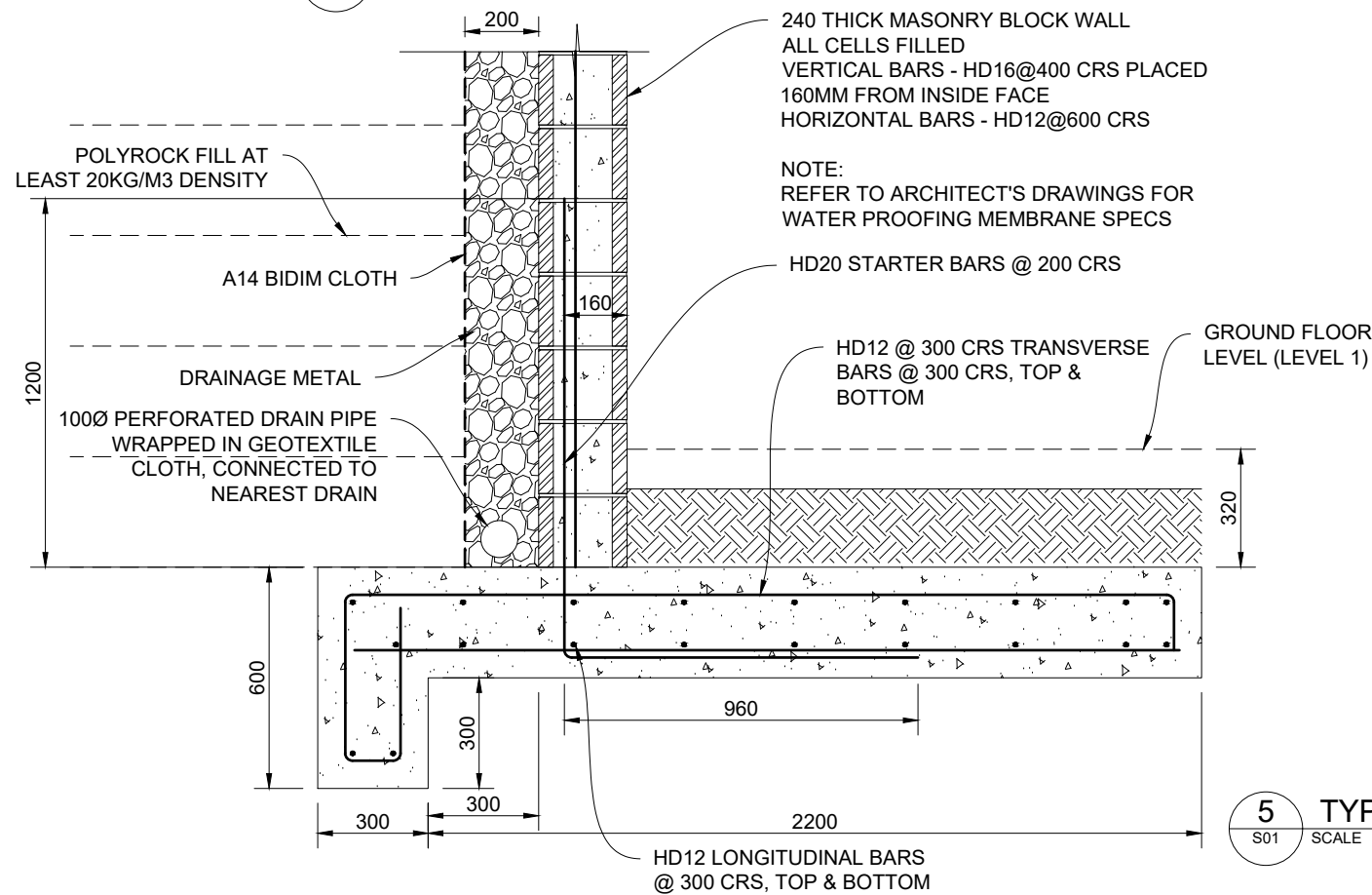
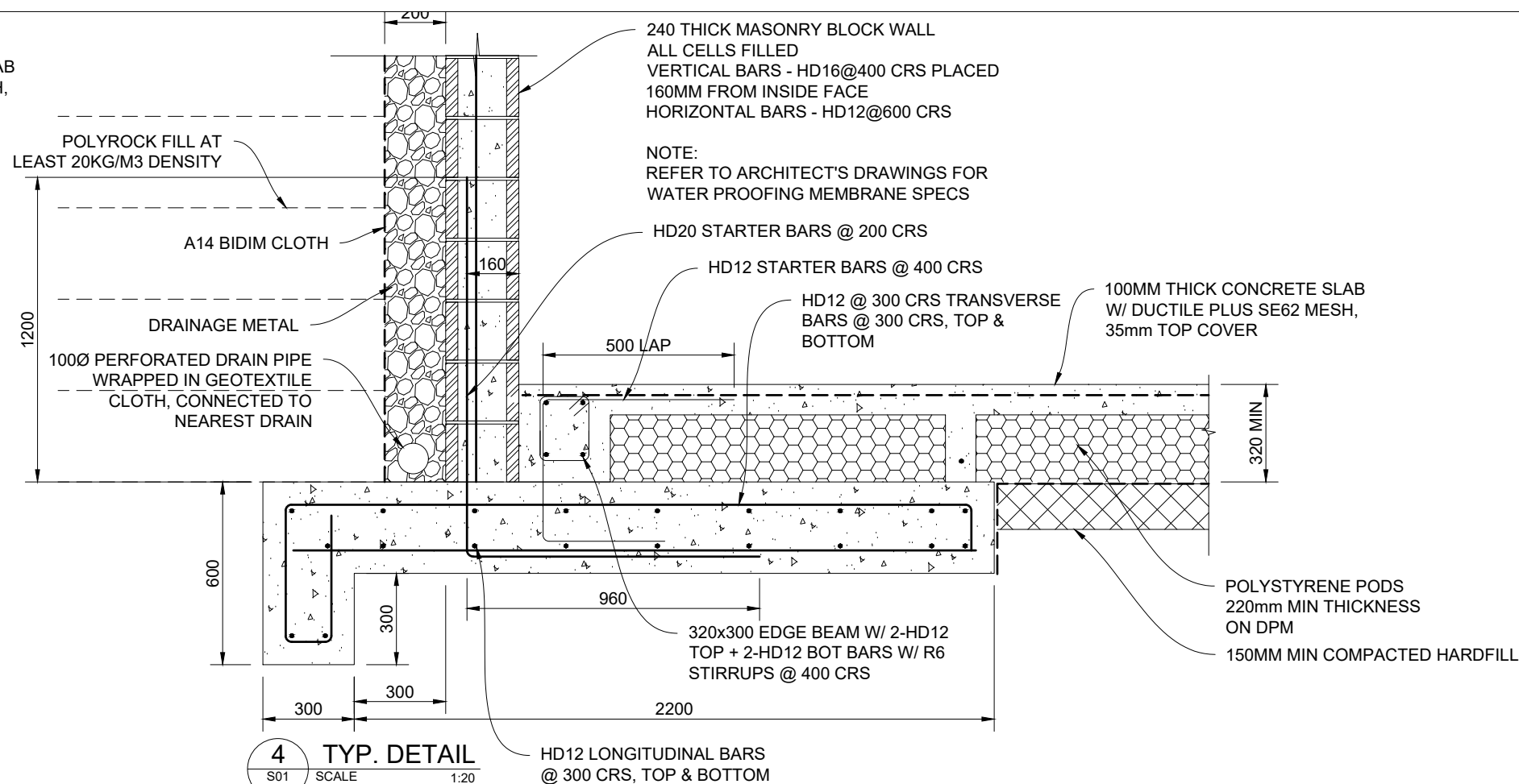
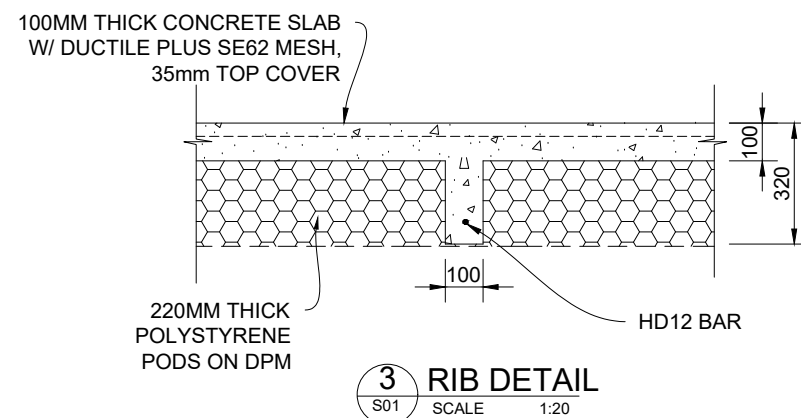
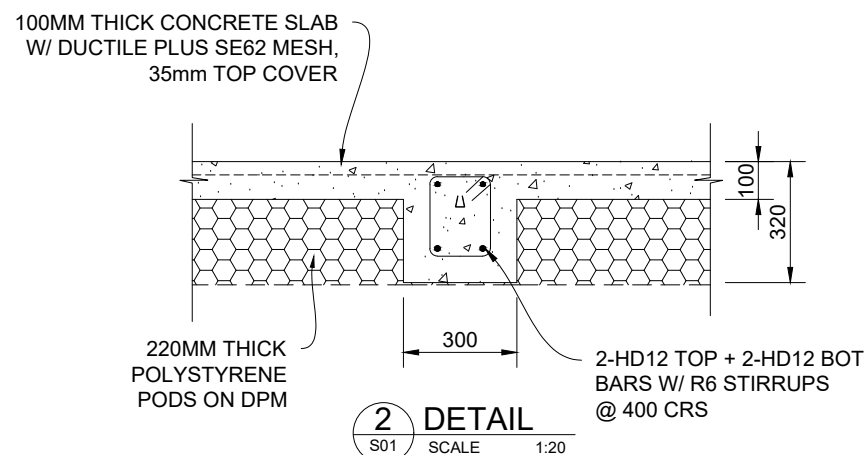
Nominal strength in bending	$K1 \times Z \times Fb = Mn$	1.5 kNm
Strength in bending	$Mn \times \phi = \phi Mn$	1.2 kNm
		OK

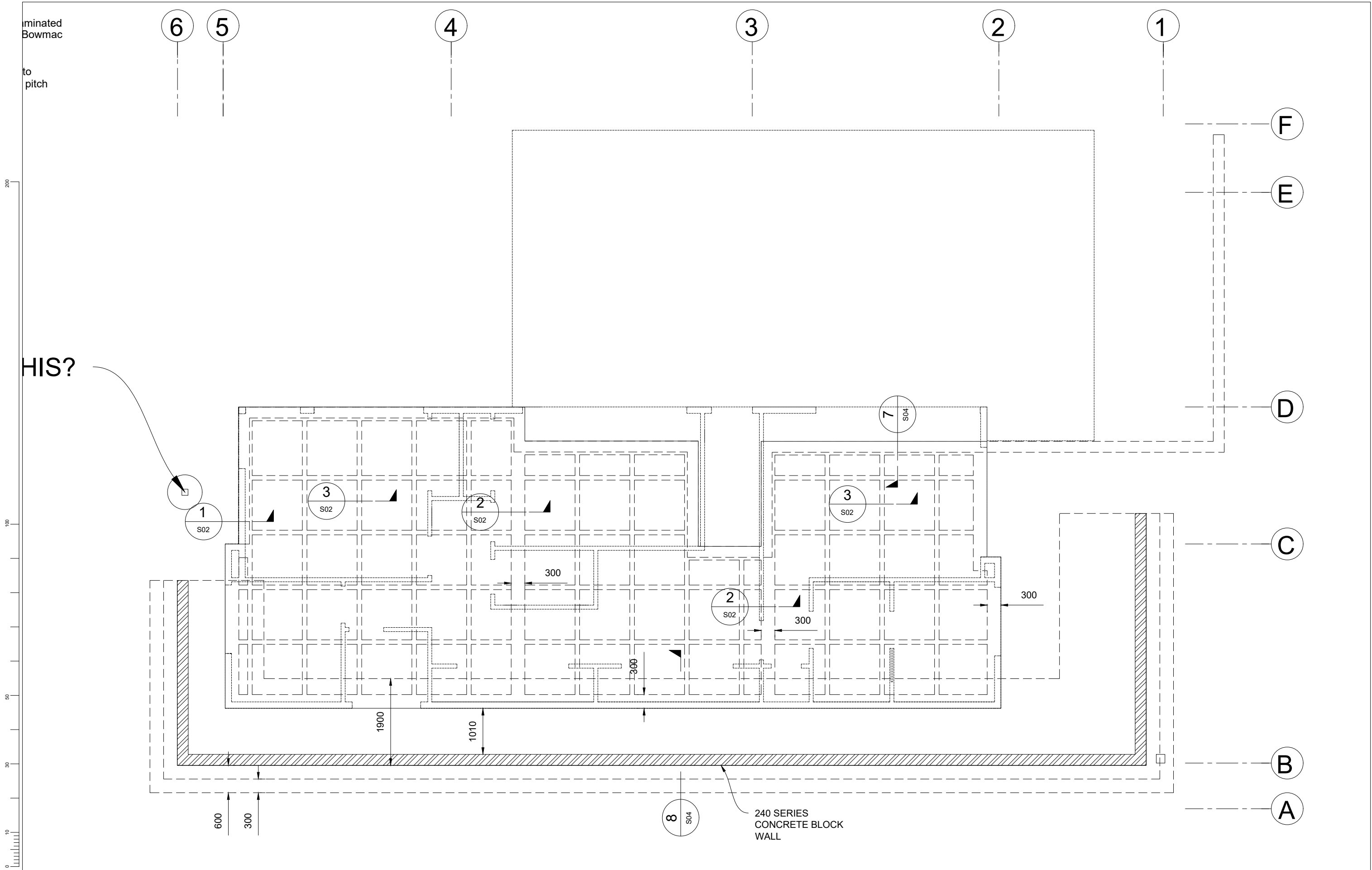


200
100
50
30
10
0
ORIGINAL SIZE mm
A3



NOTE:
1. y = 225mm MIN FOR BARE GROUND
2. y = 150mm MIN FOR SEALED GROUND





ORIGINAL SIZE mm
A3



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No.	Revisions	Date	Reviewed	
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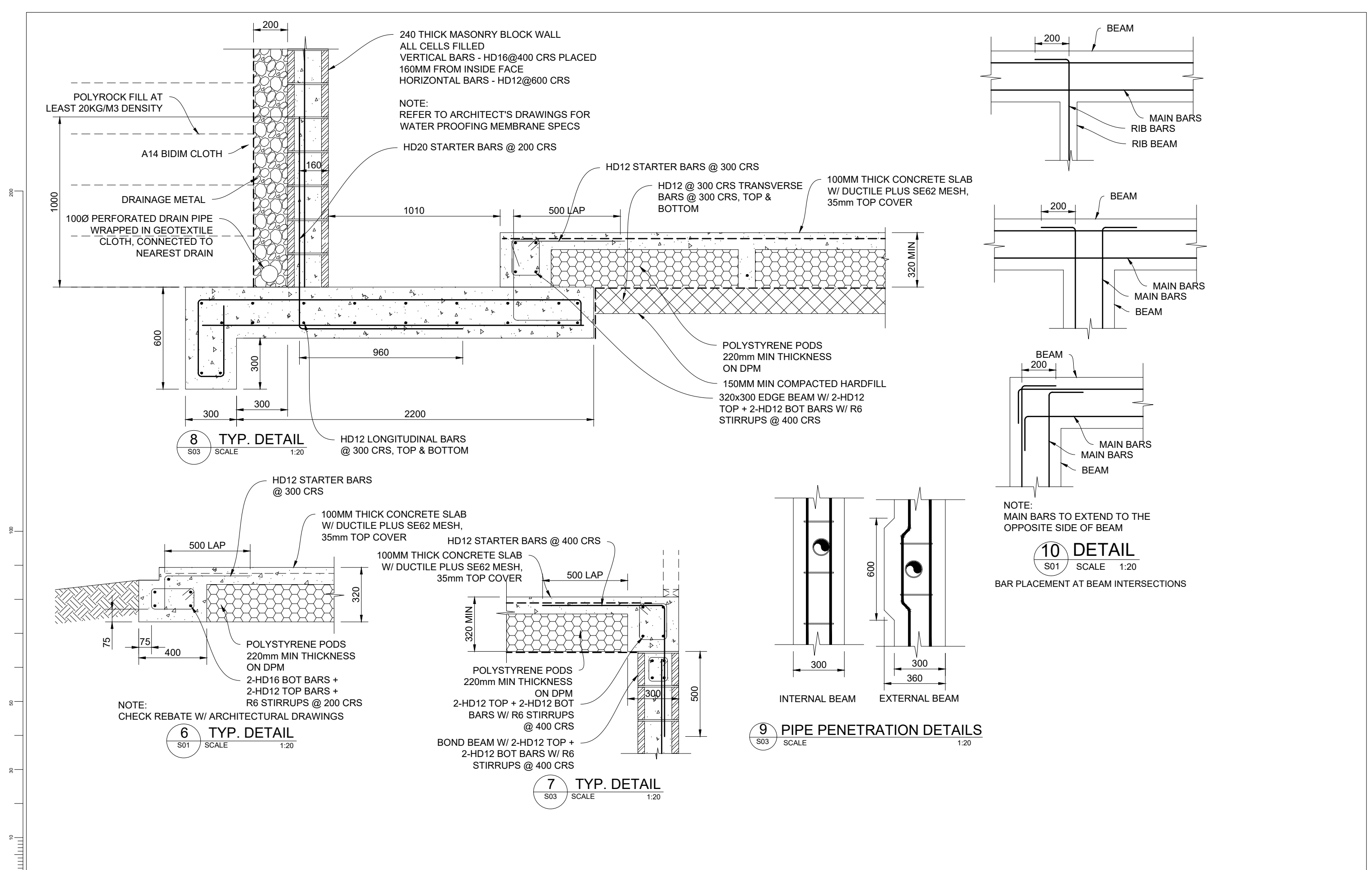
Project

WHANGAROA ROAD, KAO
PROPOSED DWELLING

Sheet Title

LEVEL 2 FOUNDATION PLAN

Drawing Status CONSENT	
Project No.: 184-FND-23SD	Drawing S03
Scale 1:75 (A3)	Revision 1



200
100
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10
0
ORIGINAL SIZE mm
A3

		Surveyed		Project
		Designed		
		Drawn		
1	First Issue	25 Nov 2023		
No.	Revisions	Date	Reviewed	
			Approved	

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WHANGAROA ROAD, KAO
PROPOSED DWELLING

Sheet Title
FOUNDATION DETAILS

Drawing Status	CONSENT	Drawing	S04
Project No.:	184-FND-23SD	Revision	1
Scale	1:20 (A3)		

200
100
50
30
10
0
ORIGINAL SIZE mm
A3

6

5

4

3

2

1

F

E

D

C

B

A

C

OUTLINE OF ROOF
BELOW

OUTLINE OF DECK

OUTLINE OF BLOCK
RETAINING WALL
BELOW

240 SERIES
CONCRETE BLOCK
WALL

1200

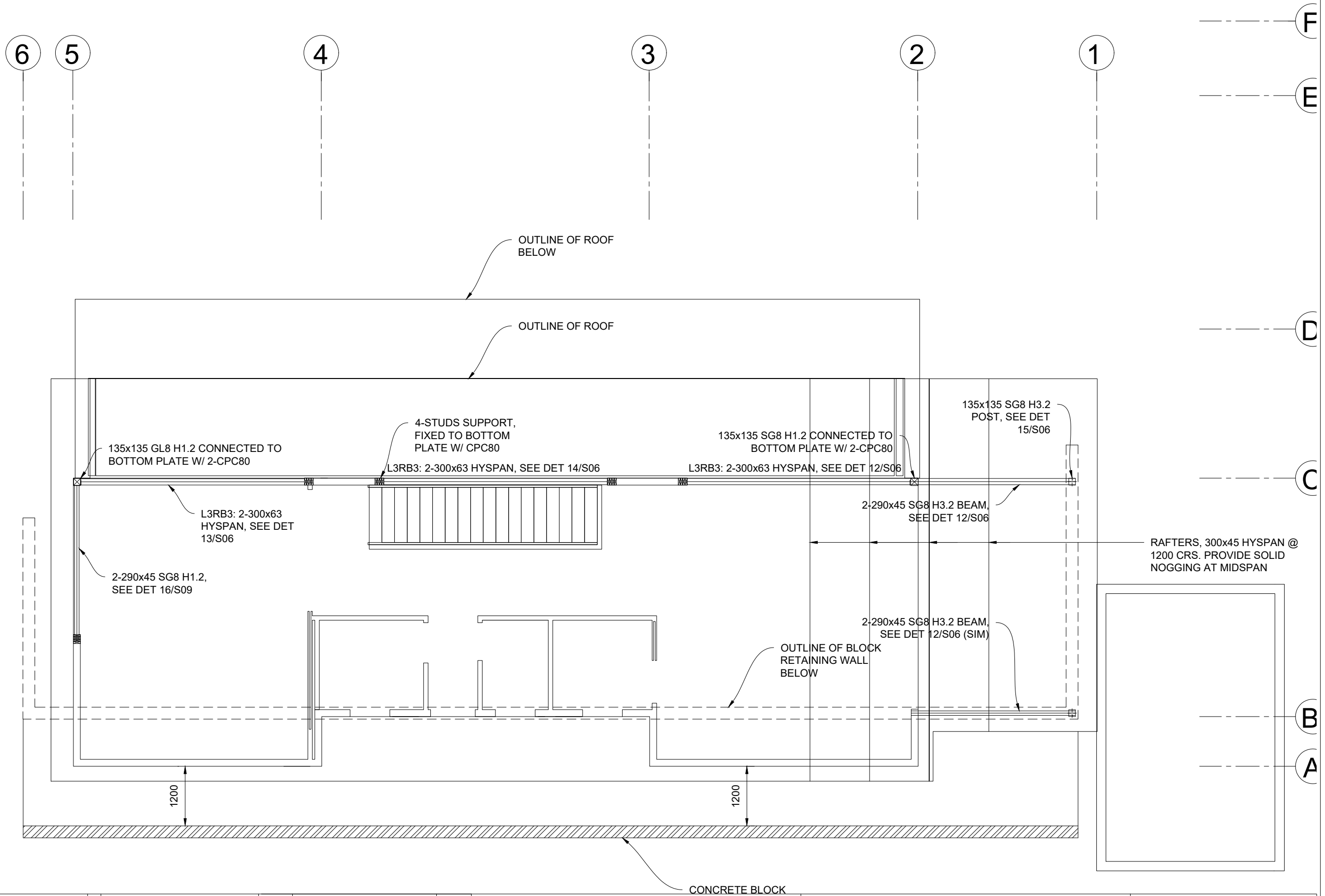
1200

11
S06

600

300

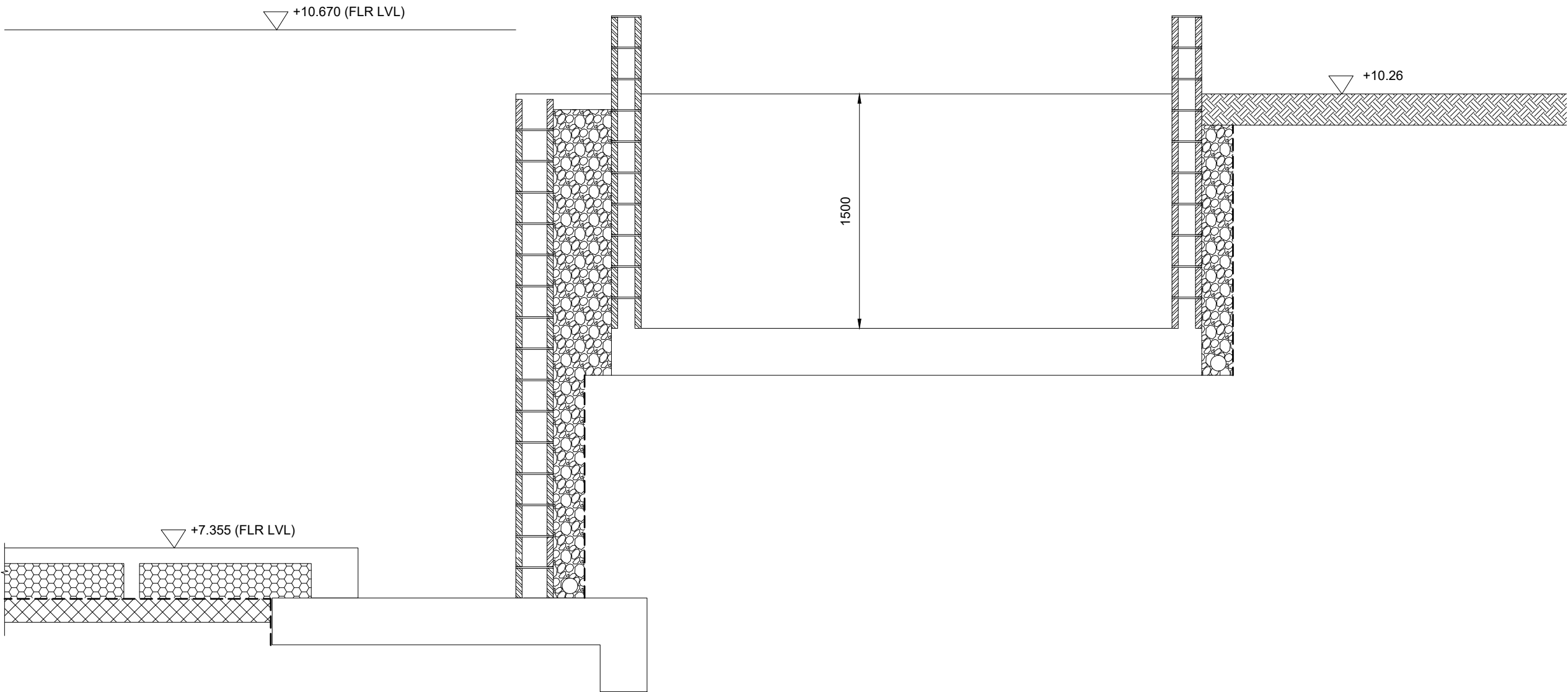
200
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ORIGINAL SIZE mm
A3



			Surveyed	
			Designed	
			Drawn	
1	First Issue	25 Nov 2023	Reviewed	
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Drawing Status	CONSENT	Drawing	S07
Project No.:	184-FND-23SD	Revision	1
Scale	1:75 (A3)		

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ORIGINAL SIZE mm
A3



A SECTION
S05 SCALE 1:30

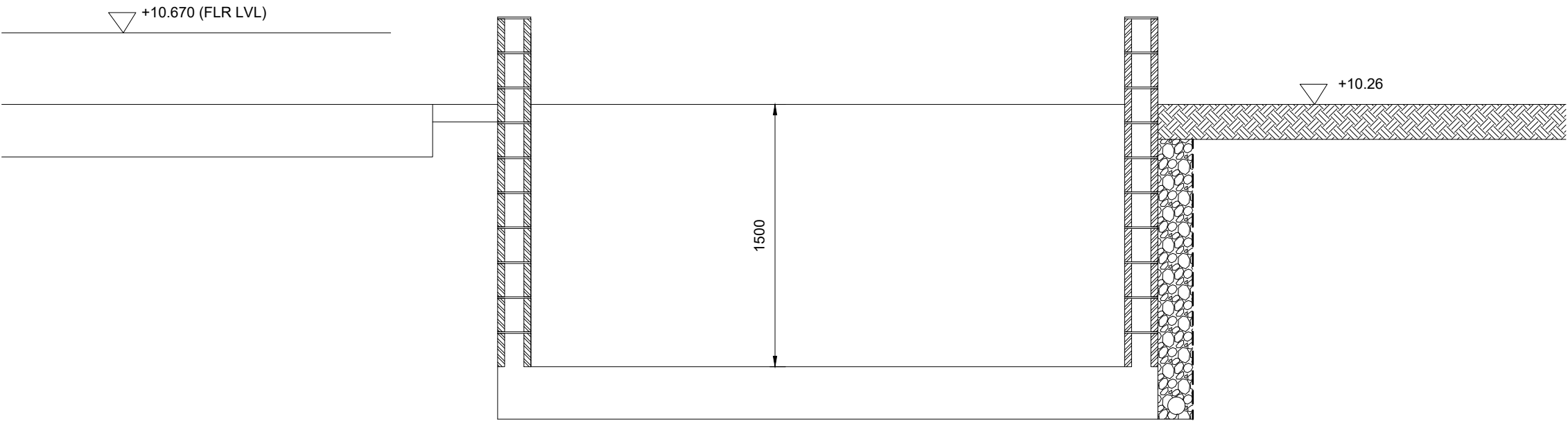
			Surveyed	
			Designed	
			Drawn	
1	First Issue	25 Nov 2023	Reviewed	
No.	Revisions	Date	Approved	
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Project	WHANGAROA ROAD, KAE PROPOSED DWELLING
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Sheet Title	SWIMMING POOL SECTION
-------------	-----------------------

Drawing Status	CONSENT
Project No.:	184-FND-23SD
Scale	1:30 (A3)
Drawing	T1
Revision	1

200
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30
10
0
ORIGINAL SIZE mm
A3



B SECTION
S05 SCALE 1:30



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Project

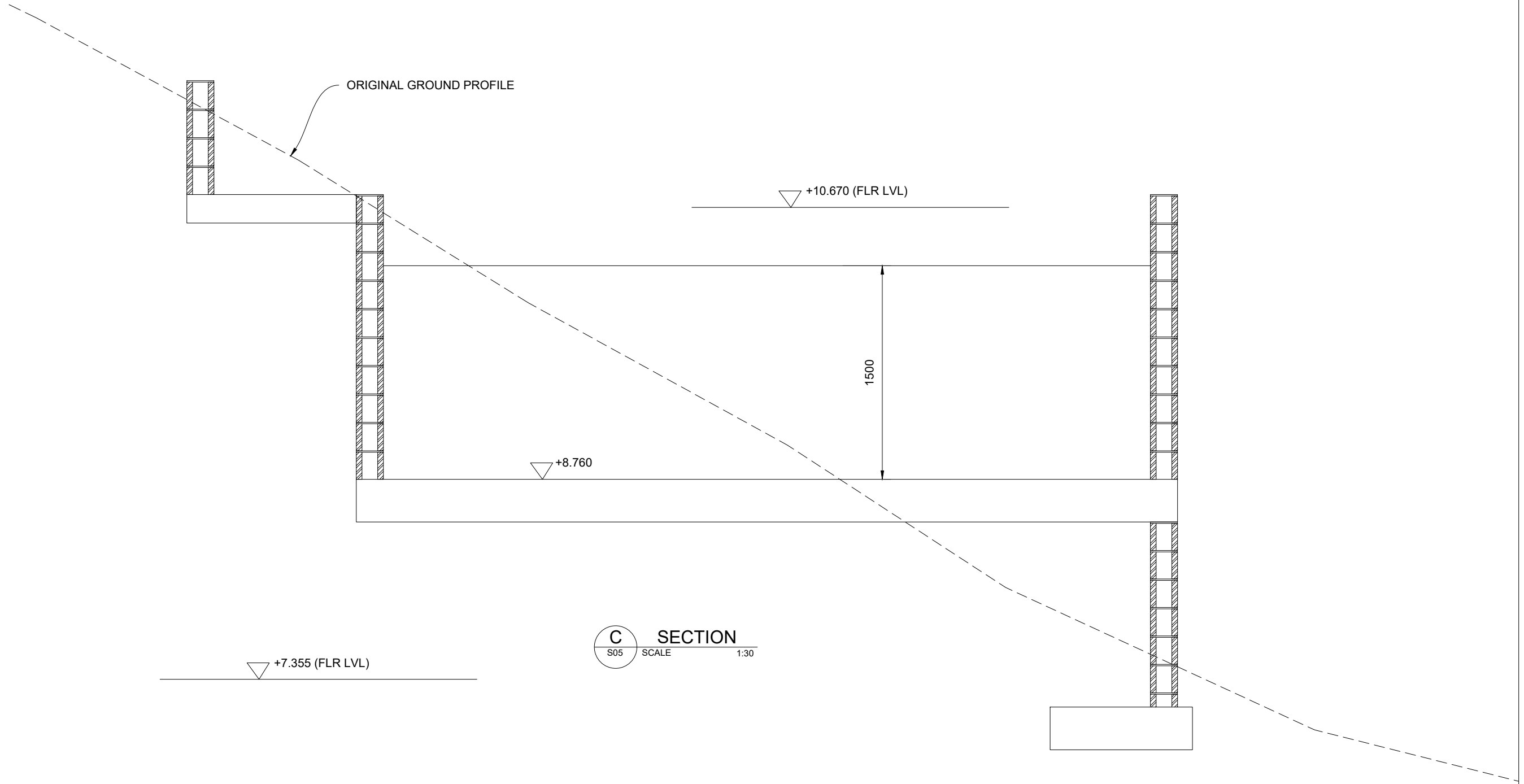
WHANGAROA ROAD, KAO
PROPOSED DWELLING

Sheet Title

SWIMMING POOL SECTION

Drawing Status	CONSENT	Drawing	T2
Project No.:	184-FND-23SD	Revision	1
Scale	1:30 (A3)		

200
100
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30
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0
ORIGINAL SIZE mm
A3



			Surveyed	
			Designed	
			Drawn	
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Project	WHANGAROA ROAD, KAO PROPOSED DWELLING
---------	--

Sheet Title	SWIMMING POOL SECTION
-------------	-----------------------

Drawing Status		CONSENT	
Project No.:		184-FND-23SD	Drawing T2
Scale 1:30 (A3)		Revision 1	



PROJECT:

**NEW RETAINING WALL
STRUCTURAL DESIGN**

CLIENT:

RICK RUITERMAN

PROJECT ADDRESS:

WHANGAROA ROAD COR KENT STREET
WHANGAROA, FAR NORTH

LEGAL DESCRIPTION:

LOT 1 DP 39846

JOB NO:

170-FND-24SD

DATE:

7 NOVEMBER 2024

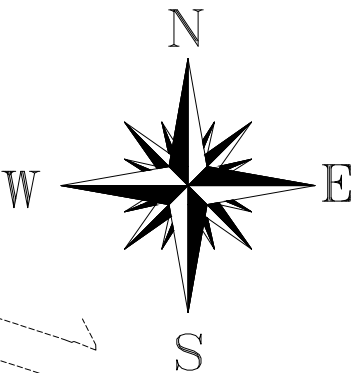
REVISION:

FOR CONSENT

**DRAWING
INDEX:**

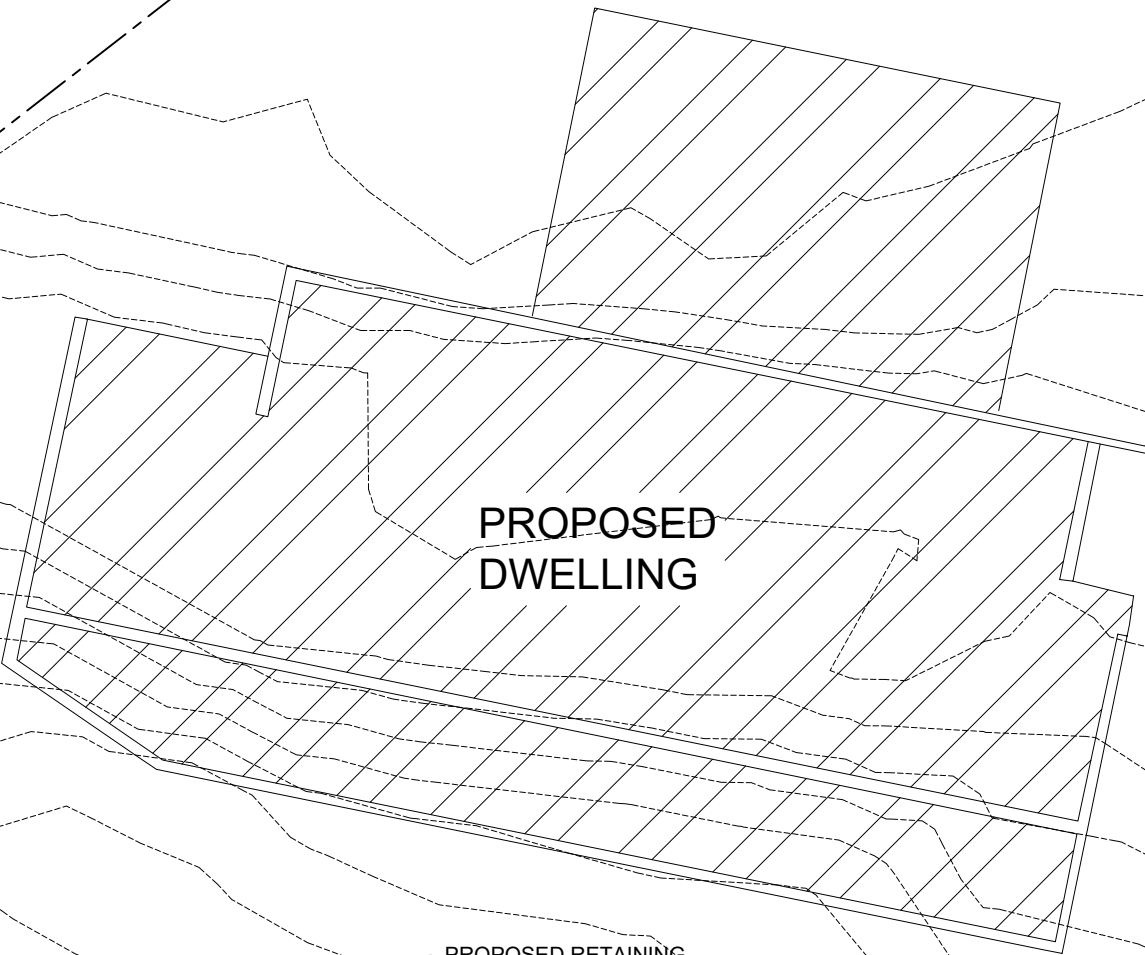
S01	SITE LAYOUT
S02	RETAINING WALL DETAILS

WHANGAROA ROAD



200
100
50
30
10
0
ORIGINAL SIZE mm
A3

4
5
6
7
8
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11
12
18
14
15
16
17
18
19
20
21



PROPOSED DWELLING

PROPOSED RETAINING WALL, SEE DETAIL

KENT STREET



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Project

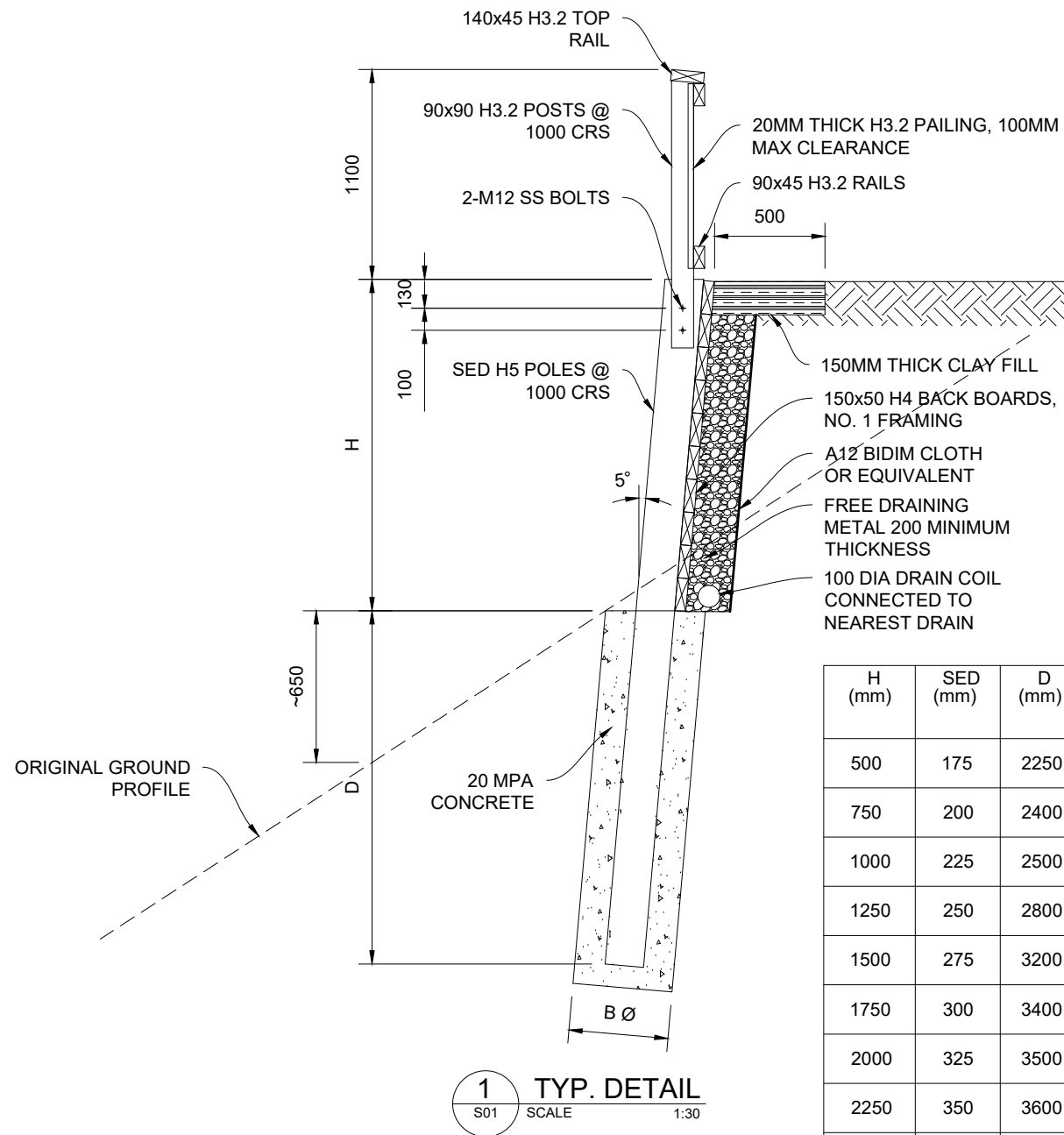
WHANGAROA ROAD CORNER KENT STREET
PROPOSED RETAINING WALL

Sheet Title

SITE LAYOUT

Drawing Status	CONSENT
Project No.: 170-FND-24SD	Drawing S01
Scale 1:150 (A3)	Revision 1

200
100
50
30
10
0
ORIGINAL SIZE mm
A3



- NOTES:
1. BARRIER IS NEEDED ONLY FOR RETAINED HEIGHTS EQUAL TO GREATER THAN 1.0 METRE.
 2. WHEN DOUBLE BACKBOARD IS NEEDED (REFER TO TABLE), THIS MEANS THAT THE BACKBOARD AT THE LOWER HALF OF THE RETAINING WALL SHALL BE DOUBLED.
 3. BUILDER TO CONFIRM RETAINED HEIGHTS BEFORE ORDERING THE MATERIALS.
 4. ANY POLE WHICH CANNOT REACH THE REQUIRED EMBEDMENT DEPTH DUE TO ROCKS SHOULD BE REFERRED TO THE ENGINEER FOR POSSIBLE SOLUTION.

H (mm)	SED (mm)	D (mm)	B (mm)	SPACING (mm)	DOUBLE BACKBOARD
500	175	2250	450	1000	NO
750	200	2400	450	1000	NO
1000	225	2500	450	1000	NO
1250	250	2800	450	1000	NO
1500	275	3200	600	1000	YES
1750	300	3400	600	1000	YES
2000	325	3500	600	1000	YES
2250	350	3600	600	1000	YES
2500	375	3700	600	1000	YES
2750	400	4400	750	1000	YES
3000	425	4500	750	1000	YES
3250	450	4600	750	1000	YES

4.0 Acoustic Memo

Figure 1. Proposed site layout



Figure 2. Subject site (dashed outline) and adjacent properties

Rosend

5.0 Wastewater Report

Whangaroa.

Allochthon), comprising “strongly indurated, poorly stratified conglomerate, sandstone and argillite”.

and concluded “
greywacke of the Waipapa Group comprising “Massive to
siliceous argillite”.

-
-
-
-
-
-





• _____ **Low risk,**
quality *e coli*

• _____
-

• _____

• _____

•

•

•

•

•

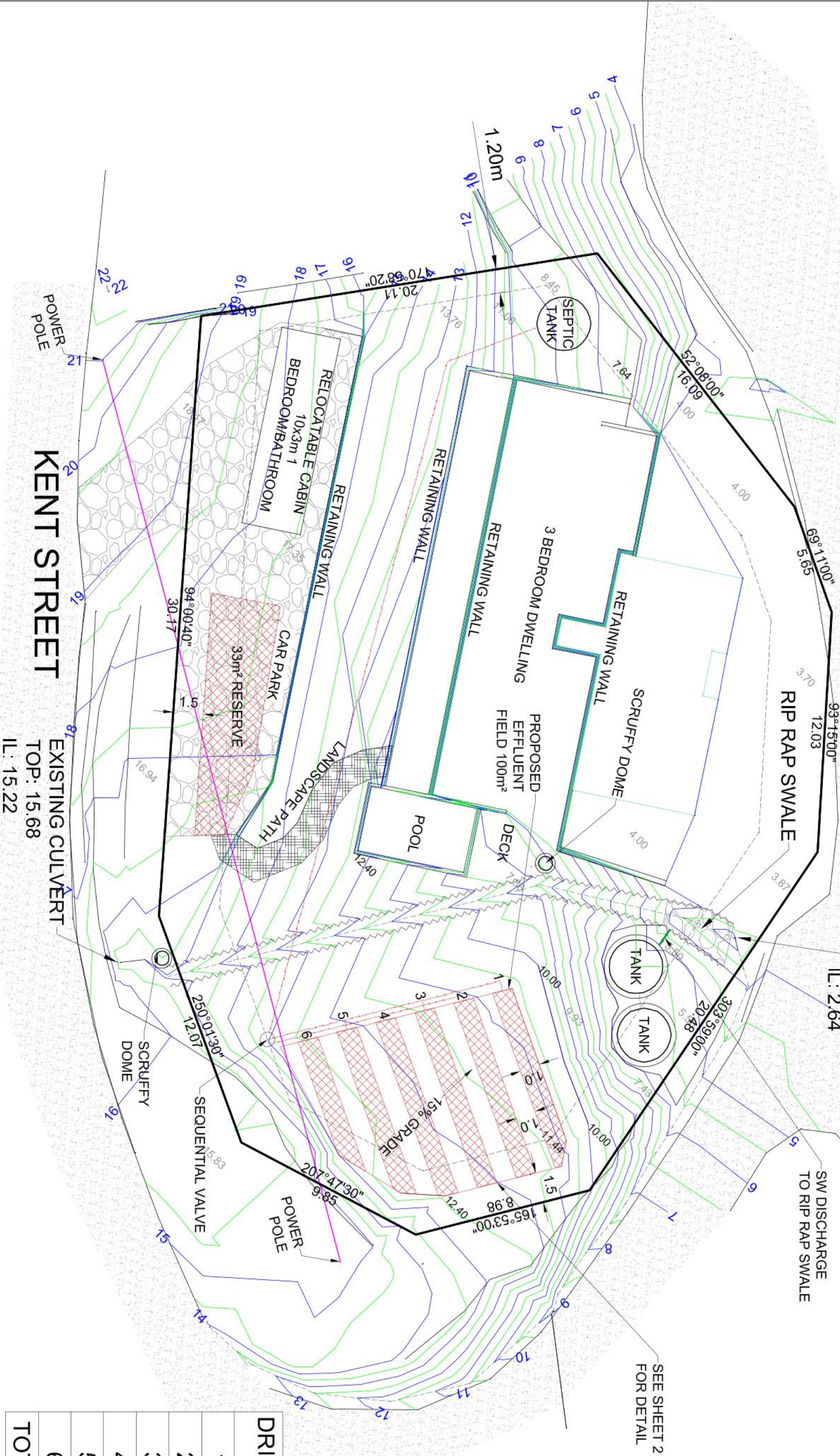
•

C. J. Shaw

WHANGAROA ROAD

EXISTING CULVERT
TOP 3.12
IL: 2.64

SW DISCHARGE
TO RIP RAP SWALE



DRIPPER LINES	
1	9.3m
2	9.3m
3	9.3m
4	9.3m
5	8.9m
6	7.2m
TOTAL	53.3m

EXISTING CULVERT
TOP: 15.68
IL: 15.22

IL: 15.22

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STORMWATER & WASTEWATER LAYOUT

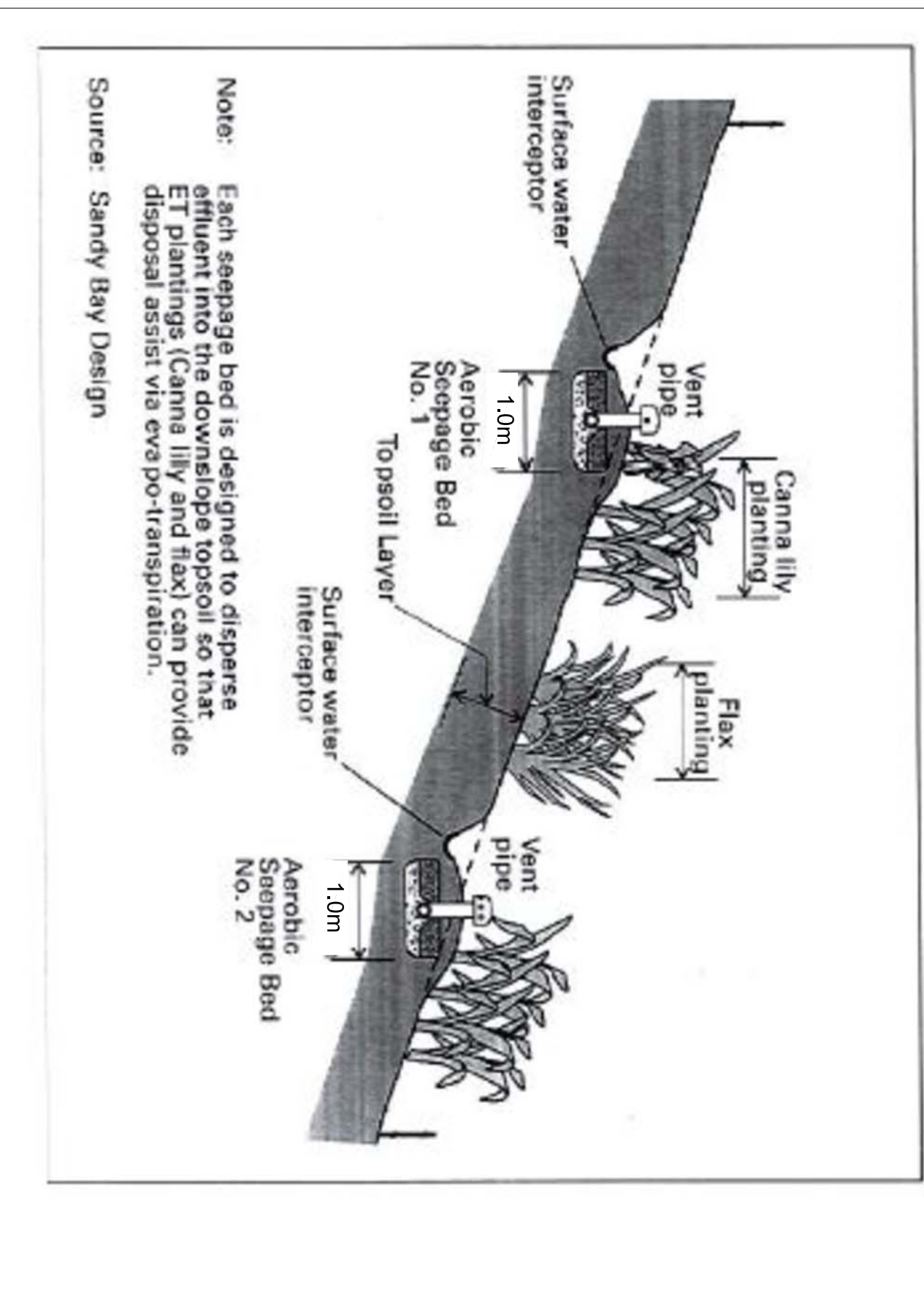
538 WHANGAROA ROAD,
WHANGAROA

CLIENT
RICK RUTERMAN

FILE 2171
REVISION REV 1
DATE JULY 2026
SCALE 1:200 @ A3
COUNCIL FILE RM
PAGE 1 OF 2

LOT 1 DP 39846

Figure 10.5: ETS (EvapoTranspiration Seepage) Contour Beds



The diagram illustrates a drip irrigation system layout. It begins with a **SECONDARY TREATMENT TANK** (represented by a circle) connected by a red dashed line to a **SEQUENTIAL VALVE** (also a circle). From the valve, a main line runs horizontally to the right, then turns downward to connect to a series of dripper lines. These dripper lines are labeled 1 through 6. Lines 1, 2, 3, and 4 are connected to a horizontal line labeled **CONTOUR BEDS**. Lines 5 and 6 are connected to a separate horizontal line. A table on the right, titled **DRIPPER LINES**, provides the lengths for each line.

DRIPPER LINES	
1	9.3m
2	9.3m
3	9.3m
4	9.3m
5	8.9m
6	7.2m
TOTAL	53.3m

Appendix E

On-site Wastewater Disposal Site Evaluation Investigation Checklist

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A: Contact Details

1.Applicant Details:

Applicant Name	Richard Ruiterman		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	Richard	Ruiterman	
	Katarzyna	Piotrowska	
Nature of Applicant*			

(* i.e. Owner, Lessee, Prospective Purchaser, Developer)

2.Consultant/Site Evaluator Details:

Consultant/Agent Name	Cameron Shaw			
Site Evaluator Name	Cameron Shaw			
Postal Address	Unit 8,6 Molesworth Drive, Mangawhai			
Phone Number	Business		Private	
	Mobile	021417331	Fax	
Name of Contact Person	Cameron Shaw			
E-mail Address	seashoreltd@gmail.com			

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

Yes ☐ No ☒

If yes, give Reference Number(s) and Description

--

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

If so, specify Application Details and Consent No.):

(e.g. Land Use, Water Take, Subdivision, Earthworks Stormwater Consents)

--

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	538 Whangaroa rd, Whangaroa		
Territorial Local Authority	Far North District Council		
Regional Council			
Legal Status of Activity	Permitted: ☒	Controlled: ☐	Discretionary: ☐
Relevant Regional Rule(s) [Note 1]	G13, PRPN		
Total Property Area (m ²)	1287m2		
Map Grid Reference of Property [Note 2]			
Notes: 1. In the Auckland Region, the relevant Permitted Activity criteria is as specified in the ARC Proposed Regional Plan: Air Land and Water (ARC: ALWP) Decision Version October 2004 Rule 5.5 20-23 (refer Appendix C and in particular C5, in TP58). 2. NZMS 260 series, scale 1:50,000			

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

Lot No.	1	DP No.	39846	CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached.

PART C: Site Assessment – Surface Evaluation

(Refer TP58 – Sn 5.1 General Purpose of site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

1. Has a Desk Study been undertaken for this property

Yes ☒ No ☐ (Please tick one)

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

review of Geotec, review of NRC flood maps,

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

Yes ☒ No ☐ (Please tick one)

If No, why not?

If Yes, please give details of report (and if possible, please attach report):

Author:	Matt Wiley report 23108
Company/Agency	Wiley geotechnical Ltd
Date of Report	7-Jul-2023
Brief Description of Report Findings	
No active faults. no flooding, expansive soils	

3. **Site Characteristics (See Table 1 attached):**

Provide descriptive details below:

Performance of Adjacent Systems:
secondary working well
Estimated Rainfall and Seasonal Variation:
1200mm/year
Vegetation Cover:
scrub and grass
Slope Shape:
Linear plannar
Slope Angle:
effluent beds to be on slopes under 10 degrees. Site is 15 degrees.
Surface Water Drainage Characteristics:
Downhill to north (whangaroa rd)
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
At least 20m
Site Clearances (Provide general description and specific dimensions in Part 6 below and in Site Plan :
1.5m from any property boundary 3m from any retaining wall on slopes under 10 degrees 3m from any building
Site Characteristics:
coastal views

4. Site **Geology** of the subject property

greywacke of the Waipapa Group

Geological Map Reference Number

5. What **Aspect(s)** does the proposed disposal system face (please tick)?

North	☒
North-West	☐
North-East	☐
East	☐

West	☐
South-West	☐
South-East	☐
South	☐

6. **Site clearances**, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	3m	1.5m
Surface water	20m	30m
Groundwater	>1.2m	>1.2m
Stands of Trees/Shrubs	NA	NA
Wells, water bores	NA	NA
Embankments/retaining walls	3m	3m
Buildings	5m	5m
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

(Refer TP58 – Sn 5.1 General Purpose of Site Evaluation, Sn 5.2.2(b) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	☐	(Depth____m)	☐	No. of Test Pits	☐
Bore Hole	☒	(Depth____m)	☐	No. of Bore Holes	1 ☐
Other (specify)					
Soil Report Attached?	Yes	☐	No	☐	(Please Tick)

2. Was **fill material** intercepted during the subsoil investigation?

Yes ☒ No ☐ (Please tick)

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

negligent as is ancient. ETS beds will be formed on compacted soils.

3. Has percolation testing been carried out?

Yes ☐ No ☒ (Please tick)

If yes, please specify the method

Test Report Attached? (Please tick)	Yes ☐ No ☐

4. Are surface water interception/diversion drains required?

Yes ☒ No ☐ (Please tick)

If Yes, please show on site plan

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

Winter	>1.2	(m)
Summer		(m)
Please indicate whether measured ☒ or estimated ☐ (please tick)		

6. Are there any potential short circuit paths?

Yes ☒ No ☐ (Please tick)

If the answer is yes, please explain how these have been addressed

drain. see wastewater site layout	
-----------------------------------	--

**7. Based on results of subsoil investigation above please indicate the disposal field soil category
(Refer TP58 Table 5.1):**

Is Topsoil Present?	☐	If so, Topsoil Depth?	☐	(m)
---------------------	--------------------------	-----------------------	--------------------------	-----

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

see borelog neighbours design used this also	
---	--

PART E: Discharge Details

1. Water supply source for the property (please tick):

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	3	
Design Occupancy	5	(Number of people)
Per capita Wastewater Production	145	(Litres per person per day)
Other - Specify		
Total Daily Wastewater Production	725	(Litres per day)

3. Do you propose to install:

a) Full Water Conservation Devices?	Yes	☒	No	☐	(Please tick)
b) Water Recycling – what %?	%	☐	No	☐	(Please tick)

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

standard water reduction fixtures including dual flush cisterns, aerated taps, shower flow restrictor

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

Yes	☐	(Please tick)
No	☒	(Please tick)

Note if the answer to the above is yes an ARC wastewater discharge permit will be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	1287	m ²
Total Daily Wastewater Production	725	(Litres per day) (from above)
Lot Area to Discharge Ratio	1.8	

6. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5)

Yes	☒	No	☐	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

7. Does this proposal comply with the Auckland Regional Council Gross Lot Area to Discharge Ratio of greater than 3

Yes ☐ No ☒ (Please tick)

8. Is an Auckland Regional Council Discharge Consent Required?

Yes ☐ No ☒ (Please tick)

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:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes ☐ No ☒ (Please tick)

If Yes, please state the type

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

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	☐
Intermittent sand filter	☐
Recirculating sand filter	☐
Recirculating textile filter	☐
Clarification tank	☒
Tertiary Treatment	☐
Ultraviolet disinfection	☐
Chlorination	☐
Other	☐

Specify Fujiiclean

PART H: Land Disposal Method *(Refer TP58 Section 8)*

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

Gravity	☐
Dosing Siphon	☐
Pump	☒

2. Is a high water level alarm being installed in pump chambers?

Yes	☒	No	☐	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

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

Total Design Head	25	(m)
Pump Chamber Volume	308	(Litres)
Emergency storage volume	1104	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site (please tick) *(Refer TP58 Sections 9 and 10):*

Surface Dripper Irrigation	☐
Sub-surface Dripper Irrigation	☐
Standard Trench	☐
Deep Trench	☐
Mound	☐
Evapo-transpiration Beds	☒
Other (Please 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/m ² /day)
Disposal Area	Basal	53.3	(m ²)
	Areal	100	(m ²)

Explanation *(Refer TP58 Sections 9 and 10)*

see wastewater site layout

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

Reserve Disposal Area (m ²)	33.3
Percentage of Primary Disposal Area (%)	33.3

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:

6 x ETS

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?

Yes ☐ No ☒ (Please tick)

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 4 (particularly 4.4.2), section 5, and section 11 (parts 11.1 & 11.8). Ensure all issues concerning potential effects addressed)

Yes ☒ No ☐ (Please tick)

2. Are there any specific environmental constraints?

Yes ☐ No ☒ (Please tick)

If Yes, please explain

PART K: Is Your Application Complete?

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

(Refer to TP58 section 3.5 for summary list of information to be covered):

Fully Complete this Assessment Form	☒
Include a <i>Location Plan and Site Plan</i> (with Scale Bars)	☒
Include a Property Title (Certificate of Title)	☒
Attach an Assessment of Environmental Effects (AEE)	☒

2. Declaration

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

Name	cameron shaw	Signature	C J Shaw
Position	reg WW designer 3298	Date	21-Jul-2026

Table 1: Definition of Terms for Site Assessment

SURFACE EVALUATION	
TERM	DEFINITION
DESK STUDY	Review of existing site/area specific information held on council files.
SLOPE STABILITY	Identify any areas of previous or existing slope instability, these areas require specific geotechnical investigation to assess the potential impact of land application of wastewater and may be unsuitable for wastewater irrigation.
PERFORMANCE OF OTHER SYSTEMS	No on-site systems should be proposed in any locality without full knowledge of the performance of adjacent systems, and the reason for any failures occurring, be it soil type, loading rates or poor construction or changes in the type of development and increased per capita water consumption. If there are any doubts about the proposed land application system performance the best available wastewater treatment and land application technology should be used.
RAINFALL	Precipitation intensities and duration will influence the choice and siting of disposal systems relative to subsoil saturation effects.
VEGETATION COVER	Natural vegetation, trees, bush can be retained and incorporated into both land disposal and buffer areas or garden and lawn areas can be sub-irrigated.
SLOPE SHAPE	Identify slope shape and location of depressions/zones of potential surface water ponding. Depressions in which water could pond should be avoided.
SLOPE ANGLE	Past slope limits have been set to accommodate machine digging of conventional trenches; Slopes that are much steeper than 15% can be utilised in good soils by employing either narrow and shallow trenching machines, by hand digging or pinning dripper irrigation lines to the ground surface (see Chapters 9 & 10, TP58).
SURFACE WATER DRAINAGE	Identify surface water flow paths onto and off the site including concentrated or broad flow and areas of potential surface water ponding.
FLOODING POTENTIAL	Where there is a risk of flooding, the 1% and 20% flood levels need to be determined.
SURFACE WATER SEPARATION	Identify any surface water such as permanent and ephemeral streams, lakes, ponds and wetlands and specify separation distances from system/site.
SITE CLEARANCES	Identify separation distances from proposed and existing buildings, site boundaries, paved areas and topographical discontinuities e.g. embankments either supported or unsupported, water bores, paved areas. Table 5.1 (TP 58) specifies recommended minimum separation distances for determining suitable clearances based on the wastewater treatment quality.
SITE CHARACTERISTICS	Note characteristics of surface soil such as soil cracking, evidence for annual soil saturation, seepages, rock exposure etc.

GEOLOGY	Review of geological maps for preliminary soils/constraints assessment.
WATER SUPPLY SOURCE	On-site supply via rainwater roof collection or groundwater bore, or reticulated public supply.
SLOPE ASPECT	Note direction the slope faces for maximising evapotranspiration potential through exposure to sun and wind.
GROSS LOT AREA	Lot area to discharge volume for initial determination of Auckland Regional Council discharge consent requirements.
NET LOT AREA	Area available for primary and reserve land disposal areas excluding land area taken up by right of ways, impermeable areas, setback requirements from surface water etc.

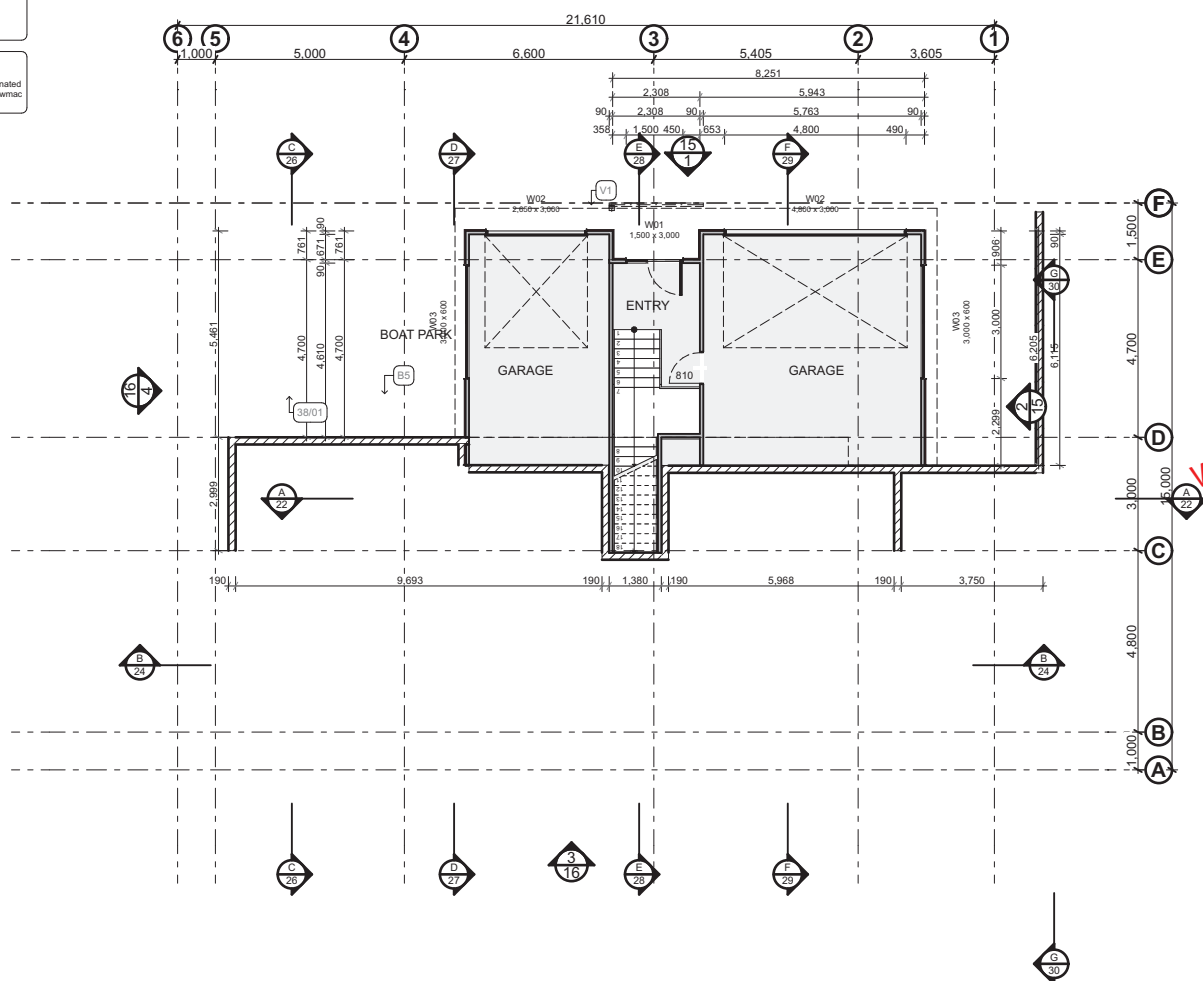
SUBSURFACE EVALUATION	
TERM	DEFINITION
BOREHOLE/ TESTPIT	All site assessments are to include a detailed assessment of soils underlying the proposed land disposal area. The assessment shall be by test pit or where this is impractical by hand auger borehole. The subsurface assessment is likely to be to a depth of at least 1.0 to 2.0metres depth or the minimum recommended groundwater separation distance between the base of the land disposal system and any groundwater table (see Table 5.2). A detailed description of soils encountered, depth to groundwater and relevant soil structure and soil textural features shall be recorded and the depth to each horizon and soil description within the soil profile submitted with the site assessment report.
IN SITU SOIL	Determine if the soils are natural and determine soil suitability for land disposal of wastewater.
FILL MATERIAL	Fill may be unsuitable or poorly suited for land disposal of wastewater, depending on the composition and level of compaction in which case the proposed land disposal area should be relocated, the fill removed or the land disposal system specifically designed to accommodate the soil constraints. In the case of filled sloping sites the designer should take into account the potential for short-circuiting along the fill / natural ground interface.
SOILS	Determine soil type, clay, silt, sand, gravel and provide a detailed description of the soil structure and texture. The USEPA On-site Wastewater Treatment Systems Manual 2002 Sections 4.4.5, 5.5.7 and ANZS 1547:2000 Section 4.1D provides soil description procedures.
SOIL CATEGORY	The soils description above allows determination of the soil category.
SHORT CIRCUITING PATHS	Assess potential for wastewater to short circuit through clay or highly permeable soil into surface or ground water. The soil type, permeability and level of wastewater renovation required within the soil also influence the clearance distance required from the groundwater table and separation from surface water. Extreme care is required in soils prone to summer desiccation in which development of shrinkage cracks can provide short circuiting paths directly to groundwater or surface water. If necessary the "clearance" can be artificially increased by using a "mounded" land-application system and / or the level of wastewater treatment can be increased to include at least secondary treatment prior to distribution to the system. A mound may be constructed from clean topsoil to provide clearance between the base of the disposal system and the seasonally highest level of groundwater.

GROUNDWATER DEPTH VARIATION	It is important to determine the capacity of the site to accept renovated wastewater and an appropriate disposal method which maximises on-site renovation of effluent and minimises groundwater impacts; a “clearance” will be required between the base of the disposal area and the critical groundwater level to satisfy one of two situations (refer Table 5.2). 1). Where no public health or environmental constraints exist then the clearance must be adequate to ensure that hydraulic conductivity requirements are met (and no adverse groundwater mounding occurs; 2). Where such constraints are present (e.g. due to the use of groundwater for individual or community water supply) then the clearance must be such that when combined with quality control provided by the pre-treatment and disposal system, the further renovation of effluent during its percolation through the unsaturated soil layer between the land disposal area and groundwater surface is adequate to meet environmental and public health criteria.
GROUNDWATER FLOW	Groundwater flow direction must be identified in the more permeable soils (such as sand & gravel) when in close proximity to lakes, rivers or beaches and the location of groundwater extraction bores identified. The travel time for applied wastewater to reach the groundwater table and to travel with groundwater to the zone of emergence or extraction should be assessed and pathogen die off predicted to determine if environmental and public health requirements are met.
SUM OF SITE CONSTRAINTS	All aspects determined from the site assessment, both positive and negative, are combined with the site development plan to determine the location and area available for land disposal of wastewater.
LAND APPLICATION SYSTEM DESIGN PARAMETERS	Environmental constraints and soil types are combined to identify the wastewater treatment quality required, the most appropriate land disposal method and soil loading rate determined.
DESIGN FOR OPERATION AND MAINTENANCE	In siting the pre-treatment and land-application system, account must be taken of the need for access for operation and maintenance purposes. Treatment units, which require desludging via pumpout, must be located so as to enable ready access for maintenance. Land-application systems must be located away from areas of vehicular or pedestrian traffic so their operation is not compromised by activities on the ground surface such as high use lawn areas.

Notes

10. ENGINEERING
B5 BEAM 5
Beam- GL8
V1 VERANDAH BEAM 1
2140x45 SQ8 FIXING TYPE N

30. STRUCTURE
38/01 Timber Column
Structural Timber Column 135 GL8 Laminated
PINE HS 2 Fixed to Concrete pad via Bowmac
bracket



1 Floor Plan -Level 1
#LayID Scale 1:100

the Drawing Office
Architectural Design
The Drawing Office Ltd
1/111 Rutherford Rd
Apt. 09 09 09
www.thedrawingoffice.co.nz

LEGEND:
NZS 3604:2011 Sizing tables
Framing - Table 8.2 SG8(8-10)
Table A8.2 SG10(8-48)
Lintels 8.9 SG8(8-23)
LEGEND intels Design IT PS1

SD Smoke Detector
S Shower Rose
T External Tap
Distribution Board & Meter
Downlight - capable of 20 lumens at floor level (layout indicative. Confirm with the client)
Extract fan connected to exterior - 25 L/s for showers & baths, 50 L/s for cooktops.
Infinity Gas
Hotwater

WIND ZONE: Very High
EQ ZONE: D
EXPOSURE ZONE: D

NOTES:
- verify all dimensions and service locations before construction
- contractor to contact designer for confirmation of materials before construction
- any variations to be checked and cleared by designer
- all fastenings and waterproofing to be in accordance with NZBC E2 and be of best possible kind
- any questions to be directed to designer and resolved before construction
- all timber to be SG8 unless otherwise stated

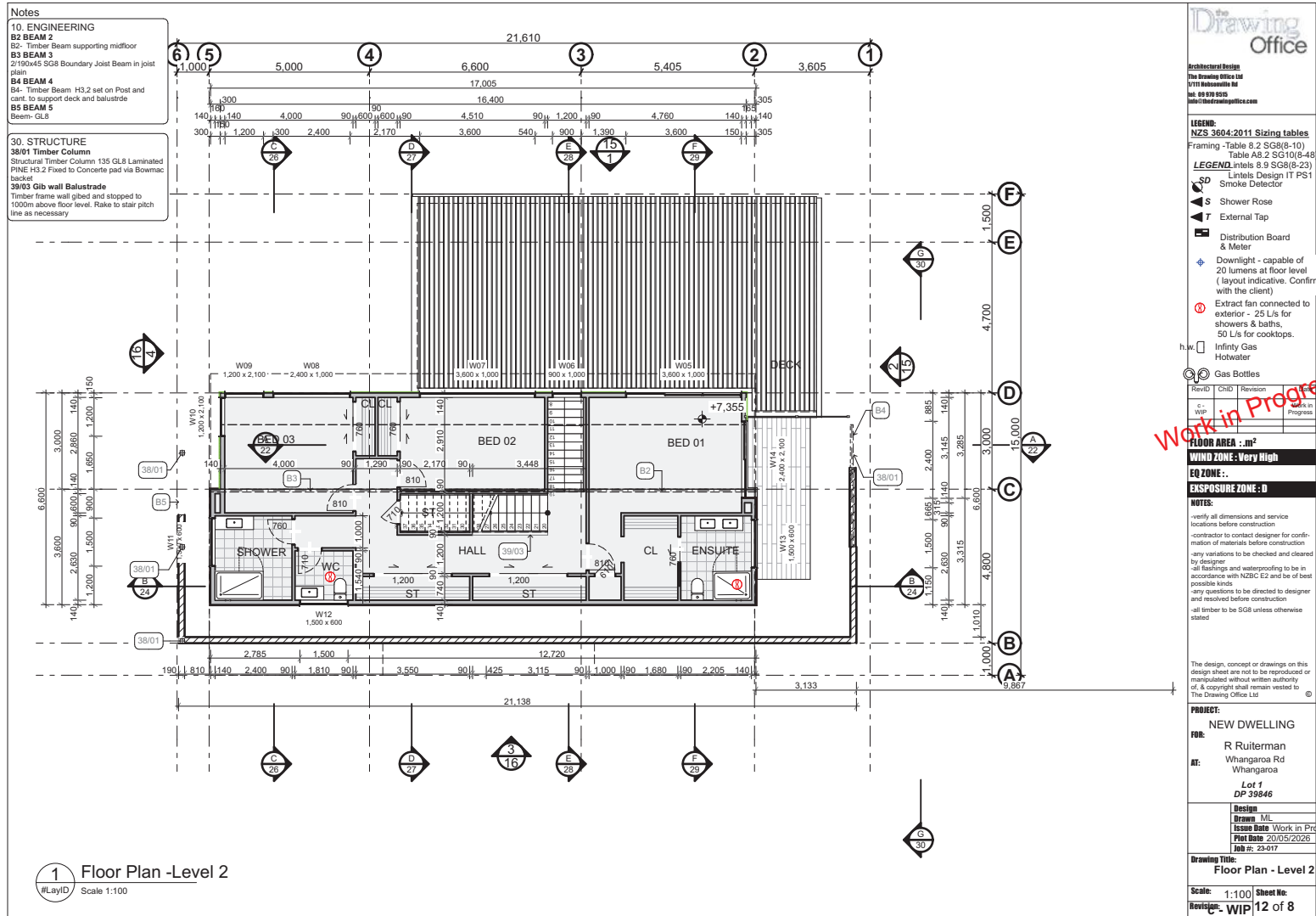
The design, concept or drawings on this design sheet are not to be reproduced or manipulated without written authority of, & copyright shall remain vested to The Drawing Office Ltd

PROJECT:
NEW DWELLING
FOR:
R Ruiterman
Whangaroa Rd
Whangaroa
AT:
Lot 1
DP 39846

Design
Drawn ML
Issue Date Work in Progress
Print Date 20/05/2026
Job #: 23-017

Drawing Title:
Floor Plan - Level 1

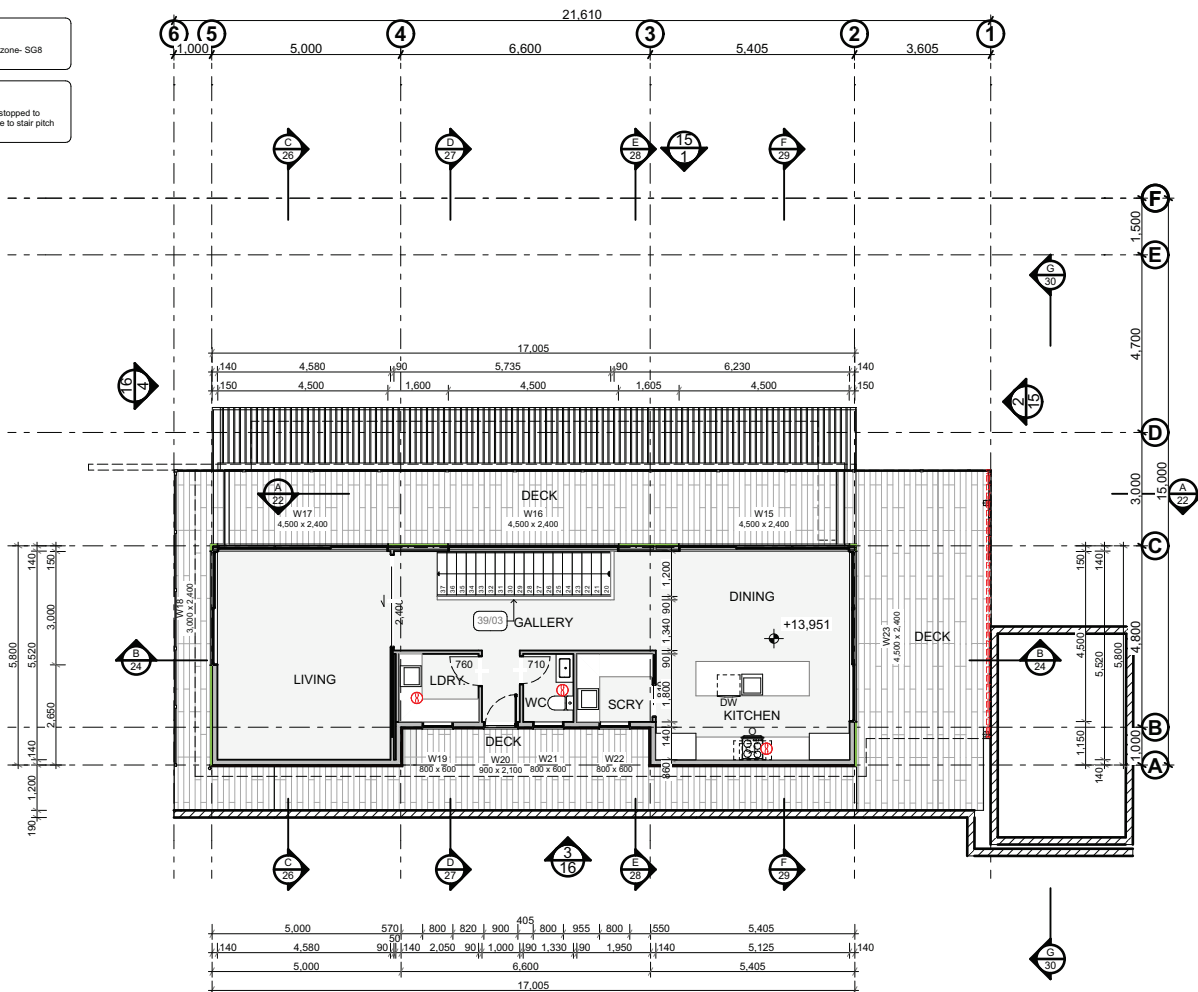
Scale: 1:100 **Sheet No:** 09 of 8
Revision: WIP



Notes

10. ENGINEERING
B1 BEAM 1
B1 - 180 PFC in rafter/purlin zone- SG8
Packer each side

30. STRUCTURE
39/03 Gls wall Balustrade
Timber frame wall gbed and stopped to
1000mm above floor level. Rake to stair pitch
line as necessary



1 Floor Plan -Level 3
#LayID Scale 1:100

The Drawing Office

Architectural Design
The Drawing Office Ltd
1/111 Rukunui Rd
Auckland 1010
Tel: 09 010 9510
Email: info@drawingoffice.co.nz

LEGEND:
NZS 3604:2011 Sizing tables
Framing - Table 8.2 SG8(8-10)
Table A8.2 SG10(8-48)
Lintels - 8.9 SG8(8-23)
Lintels Design IT PS1

RevID CHD Revision
C- WIP
WIP

FLOOR AREA : m²
WIND ZONE : Very High

EQ ZONE:
EXPOSURE ZONE : D

NOTES:
- verify all dimensions and service
locations before construction
- contractor to contact designer for con-
firmation of materials before construction
any variations to be checked and cleared
by designer
- all floorings and waterproofing to be in
accordance with NZBC E2 and be of best
possible kind
- any questions to be directed to designer
and resolved before construction
- all timber to be SG8 unless otherwise
stated

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PROJECT:
NEW DWELLING
FOR:
R Ruiterman
AT:
Whangaroa Rd
Whangaroa
Lot 1
DP 39846

Design
Drawn: ML
Issue Date: Work in Progress
Print Date: 20/05/2026
Job #: 23-017

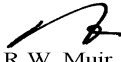
Drawing Title:
Floor Plan - Level 3

Scale: 1:100 Sheet No:
Revision: C- WIP 14 of 8



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA10A/792**
Land Registration District **North Auckland**
Date Issued 22 November 1966

Prior References

NA764/226 NA891/193

Estate Fee Simple
Area 1287 square metres more or less
Legal Description Lot 1 Deposited Plan 39846

Registered Owners

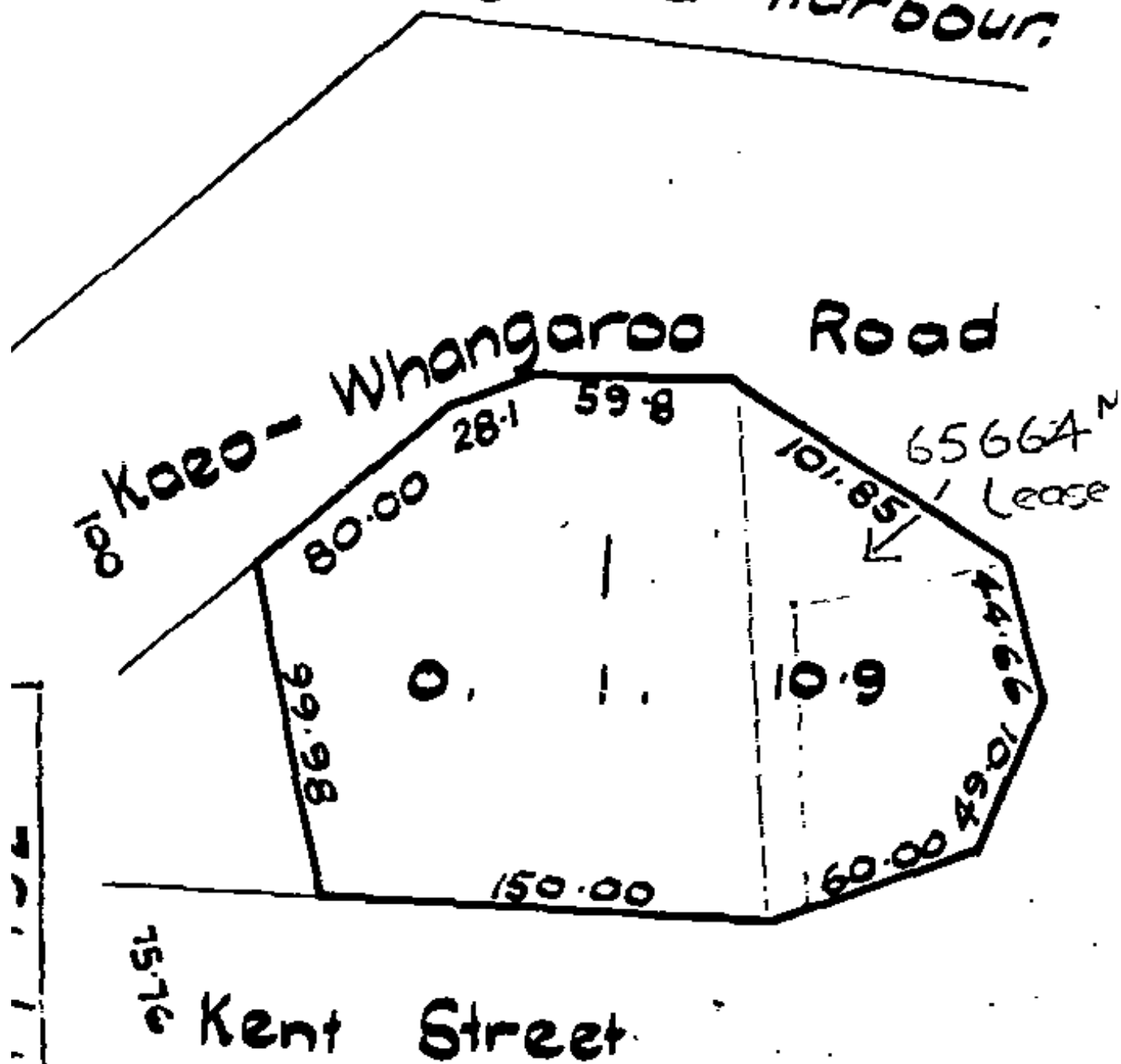
Richard Adrian Ruiterman, Katarzyna Maria Piotrowska and John Muru Walters

Interests

12763749.2 Mortgage to ANZ Bank New Zealand Limited - 28.6.2023 at 1:46 pm

VII Whangaroa S.D

Whangaroa Harbour



TECHNICAL DATASHEET FIMCO Wastewater Hydro-Indexing Valve

The World's Finest Hydro-Indexing Valve

FIMCO Manufacturing:

15795 Corporate Road North
Jupiter, FL 33478
561.624.3308

How it Works:

As water enters the valve it forces the disc downward sealing all outlets except for one. When the water source is cut off the spring tension becomes stronger than the weight of the water and forces the disc upwards. When the disc moves upwards the fins on the stem ride along the teeth on the cam and index the disc into position for the next zone.

Technical Specifications:

Valve Composition: The valve body is composed of ABS plastic blended with a UV resistant color additive. The valve top is composed of a glass reinforced ABS. The moving parts as well as the cam cap are composed of an acetal copolymer due to its low coefficient of friction. The disc is a thermoplastic elastomer.

Effluent Quality: Secondary effluent preferred, primary effluent acceptable provided it is properly filtered to prevent debris from entering the valve.

Inlet: Glue and slip connection to PVC pipe. (Standard primer & PVC cement only, no blue fast-setting all-weather PVC Cement)

Valve Series:

1000 Series: 1" all plastic valve comes in 4, 6, and 8 zone models
2000 Series: 1 1/4" mini all plastic valve comes in 4 and 6 zone models
4000 Series: 1 1/2" all plastic valve comes in 4 and 6 zone models

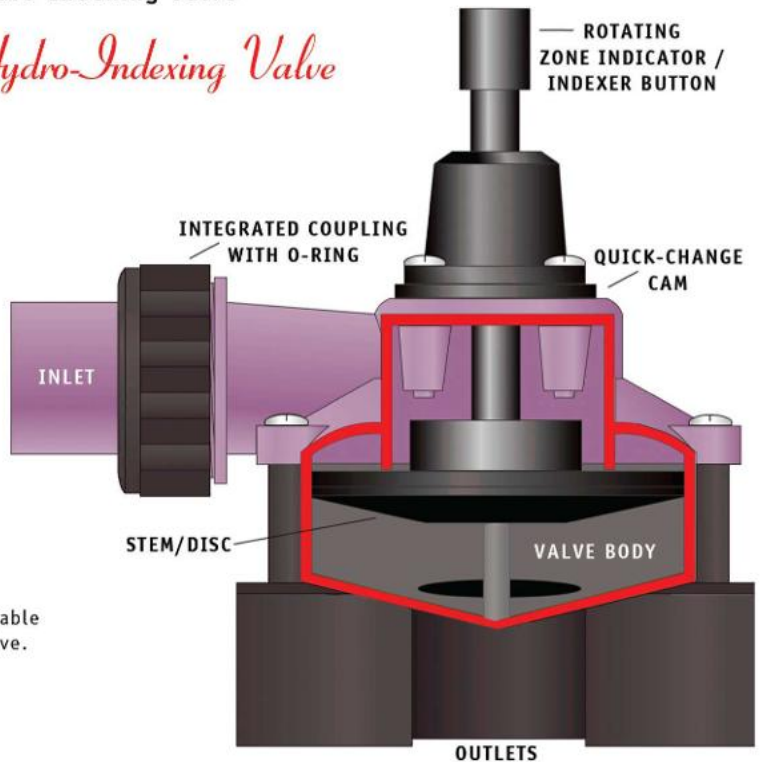
The 4 outlet valve can be configured to run 2, 3, or 4 zones. The 6 outlet valve can be configured to run either 5 or 6 zones. A special white cam can be installed to make a 6 outlet valve run only 3 or 4 zones. The 8 zone valve can be configured to run either 7 or 8 zones. All valves can be configured through use of the proper cam. No teflon tape or pipe sealant on threads.

The Zone Indicator:

The knob on top of the cam has an arrow which points to the activated zone. When the pump is turned off, index the cam to the desired zone by pushing down on the Zone Indicator. When the pump is turned back on the system will automatically start on that zone. Great to use when working on multiple zones.

Pressure Drop through the Valve:

Elevation change and cross sectional areas are the most influential factors in determining pressure loss through the indexing valve. The total pressure loss through the indexing valve is directly dependant on the volumetric flow rate through the indexing valve, i.e. the greater the flow rate the higher the pressure drop. For more information and a detailed graph please visit: <http://www.fimcomfg.com/headloss.html>.

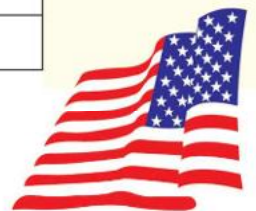


Model Number	Minimum Pressure	Included Cams*	Manually Indexing Zone Indicator	Inlet/Outlets	Dimensions LxWxH	Normal Flow Rate
1004F-23	10PSI	2 & 3	Included	1"/1"	7"x4.5"x7.5"	10-24GPM
1006F-5	10PSI	5	Included	1"/1"	7"x4.5"x7.5"	10-24GPM
1008F-7	10PSI	7	Included	1"/1"	7.5"x5.5"x7.5"	10-24GPM
2004F-23	6PSI	2 & 3	Included	1.25"/1.25"	7.5"x5"x7.5"	10-40GPM
2006F-5	6PSI	5	Included	1.25"/1.25"	8"x5.5"x7.5"	10-30GPM
4004F-23	10PSI	2 & 3	Included	1.5"/1.5"	8"x6"x7.5"	15-100GPM
4006F-5	10PSI	5	Included	1.5"/1.5"	8"x6"x7.5"	15-100GPM

* The 4 outlet valve ships with the 4 zone cam installed, the 6 outlet valve ships with the 6 zone cam installed and the 8 outlet valve ships with the 8 zone cam installed unless specified otherwise.

** Product warranty valid for 1 year from date of purchase.

*** Product liability is limited to repair or replacement of valve at the discretion of FIMCO.



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FujiClean ACE NZ1500

Aerated Wastewater Treatment Plant

Technical Sheet WW
Updated January 2023

Technical Information

Product:	FujiClean ACE NZ1500
Model:	1.5 m³/day - FujiClean ACE NZ1500 Advanced Secondary System AWTS
Process:	Contact Media Filtration Technology
Codes:	VWTP1500ACE

Dimensions Volumes Weights		
Measurements	Unit	Tank
Total Height	cm	221
Entry Height	cm	146
Exit Height	cm	199
Length	cm	251
Width	cm	144
Total Volume	m³	4.37
Useful Volume	m³	3.27
Weight	T	0.44
Main Service Entry Ø	cm	60
Primary Filter Access Ø	cm	45
Desludge Port Ø	cm	45
Inlet/Outlet pipe Ø	cm	Inlet = 10 Outlet = 2.5 (Pumped)

Material

Tank	FRP (Fibre Reinforced Plastic)
Media (Spherical-skeleton, netblock, net-hollow-cylindrical)	Polypropylene & Polyethylene
Aeration Ramp	PVC PN 16

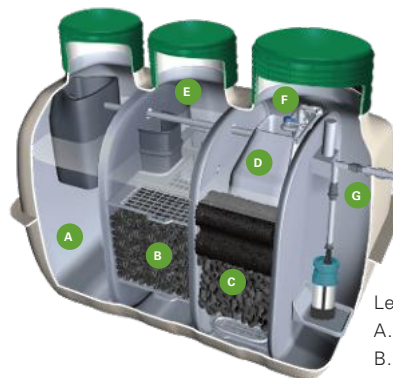
Performances

Influent Quality			
Parameters	Unit	Performances	
		AS 1546.3:2017 Certified Limits	NZ Market Limits
BOD₅	mg/L	467	373
	kg/day	0.56	0.56
TSS	mg/L	467	373
	kg/day	0.56	0.56
TN	mg/L	100	80
	kg/day	0.12	0.12
Fat & Oil*	mg/L	50	50
Detergent	mg/L	10	10
Daily flow	L/day	1200	1500
Application Limits	Domestic wastewater		
	• Single dwelling		
	• Max. 8 people		

Effluent Quality			
Parameters	Unit	Performances	
		AS 1546.3:2017 Certified Limits	NZ Market Limits
BOD₅	mg/L	<5	<10
TSS	mg/L	<5	<10
TN	mg/L	<15	<20
Dosing Volume	L/Activation	150 - 200	150 - 200

* A grease trap is required for wastewater coming from a commercial kitchen

Features



Legend

- A. Primary treatment chamber
- B. Anaerobic filtration chamber
- C. Aerobic contact filtration- chamber
- D. Clarification chamber
- E. Recirculation and sludge transfer
- F. Airlift pump(flow equalisation)
- G. Pump out/irrigation chamber

Operation

Installation Limits	
Traffic Load	Not permitted
Safe Loading (Max depth of cover to tank)	45 cm

Useful Volumes	
Sedimentation Chamber m³	1.114
Anaerobic Filtration Chamber m³	0.982
Aerobic Contact Filtration Chamber m³	0.580
Clarification Chamber m³	0.281
Pump Station m³	0.308
Emergency Storage m³	1.104

Maintenance		
	AS 1546.3:2017 Certified Limits	NZ Market Limits
Desludging Required (Primary Decanter)	3 Years	3 Years
Servicing Frequency	3 monthly	6 monthly

Electromechanical Components	
Blower Type	Diaphragm FujiMAC100RII
Blower Rated Output	0.068kW
Average Noise Level	39 dB
Voltage	Single Phase 230V
Air Diffusers	2
Type of Air Diffusers	Air bubble
Type of Sludge Recirculation	Airlift
Controller	FujiClean ACE NZ1500
Pump Type	Submersible FS-756 or FS-5025
Pump Rated Output	0.55kW or 1kW

Consumables (Subject to Recommended Servicing)	
Air Filter	Every 1 year
Diaphragm	Every 2 years
Air Diffusers	Every 8 years

Components and Options

FujiClean ACE NZ1500 Components

Kit Components	Quantity	Length (cm)	Diameter (cm)	Heights (cm)	Weight (T)
Treatment System	1	251	144	221	0.44
Filter Access Lid	2	-	45	-	-
Main Access Lid	1	-	60	-	-
Irrigation Filter - 130 Micron	1	-	-	-	-

For further details please contact Hynds Waste Water Team

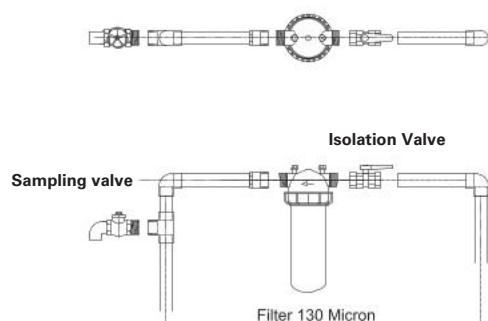
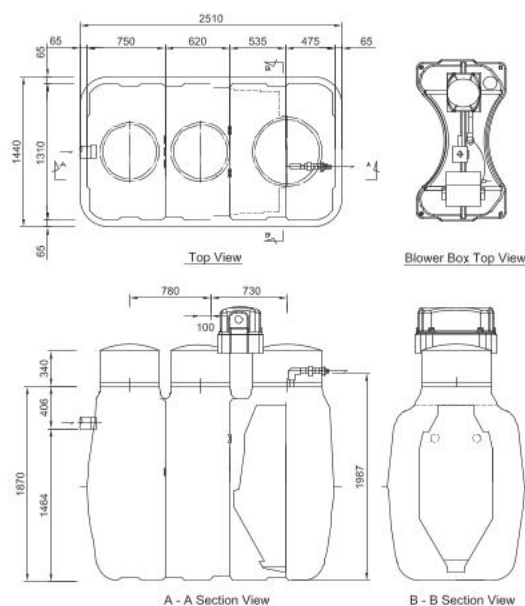
FujiClean ACE NZ1500 Options

Kit Components	Quantity	Length (cm)	Diameter (cm)	Heights (cm)	Weight (T)
PP Riser Kit Complete	1	-	2x Ø45 1xØ60	15	-
PP Riser Kit Complete	1	-	2x Ø45 1xØ60	30	-
PP Cover Lids	3	-	2x Ø45 1xØ60	-	-
Pump - FS-756 or FS-5025	1	-	-	-	-
Blower - FujiMAC100RII	1	-	-	-	-

For further details please contact Hynds Waste Water Team



Dimensions



Irrigation Filter Installation

NOTE: The sampling valve must be locked or rendered inoperable. Location of the sampling valve must be clearly marked "Wastewater - Do not drink/use"

Certifications/Accreditations



Warranties

Year	Extension
Tank	10
Other Components	2

Extension

Supporting Documents and Resources

Installation Manual plus Webinar	Owner's Manual
Operation and Maintenance Manual	Field Service Report
Global Certificate AS1546.3:2017/AS1546.1:2008	Installation & Commissioning Report
Loading certificate (By Designer)	Claims Procedure & Certificate of Warranty
ID Card(where applicable)	Service Contract

Conditions of Warranty:

- Refer to Hynds Wastewater Warranty Terms and Conditions
- Commissioning report completed by trained installer
- Documented service history commencing from commissioning date

Important Pump/s Disclaimer: The selected pump must match the hydraulic requirements of the land application system (LAS) for the specific on-site wastewater management system (OWMS). As there are several different LAS designs, each will require pumps to provide the required pressure and flowrate to ensure sustained and effective LAS performance. It is strongly recommended that the specifications of the selected pump for each OWMS are formally provided by the designer of each OWMS.

FujiClean ACE NZ1500

Aerated Wastewater Treatment System

Technical Guide WW 3

A lightweight and compact treatment plant that uses advanced SAFF technology.



03.25 | WASTEWATER | WW03 FUJICLEAN ACE

Applications

Residential Homes
irrigation for landscaping
Camping grounds
Maraes
Restaurants

Product Attributes

Proven SAFF technology
Adaptable for fluctuating occupancy
Discrete low visual impact
Robust durable lightweight concrete
Flexible disposal options

Sustainability

Customisable for
climate-resilient infrastructure

Quality/Environment/Health & Safety

ISO 9001:2015, ISO 14001:2015 and
ISO 45001:2018
PIA Quality Tested (Germany)

The FujiClean ACE NZ systems are an advanced, compact, and efficient unit that has been designed to achieve maximum operational efficiency. The system is designed in Japan and is easy to transport and install due to its lightweight and compact design.

SEWER TREATMENT SYSTEM

- Advanced
- Compact
- Efficient
- Probeton certification - Construction (France)
- AS/NZS: 1546 and 1547 (NZ)

Light Weight & Compact

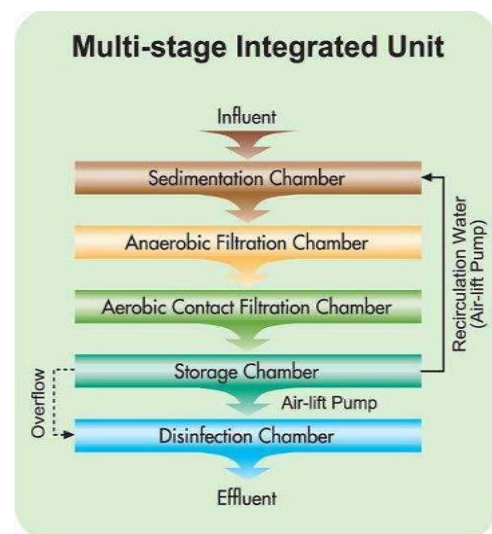
This Advanced, Compact and Efficient unit has been specifically designed using leading Japanese engineering technologies to achieve maximum operational efficiency without leaving a large footprint on the environment.

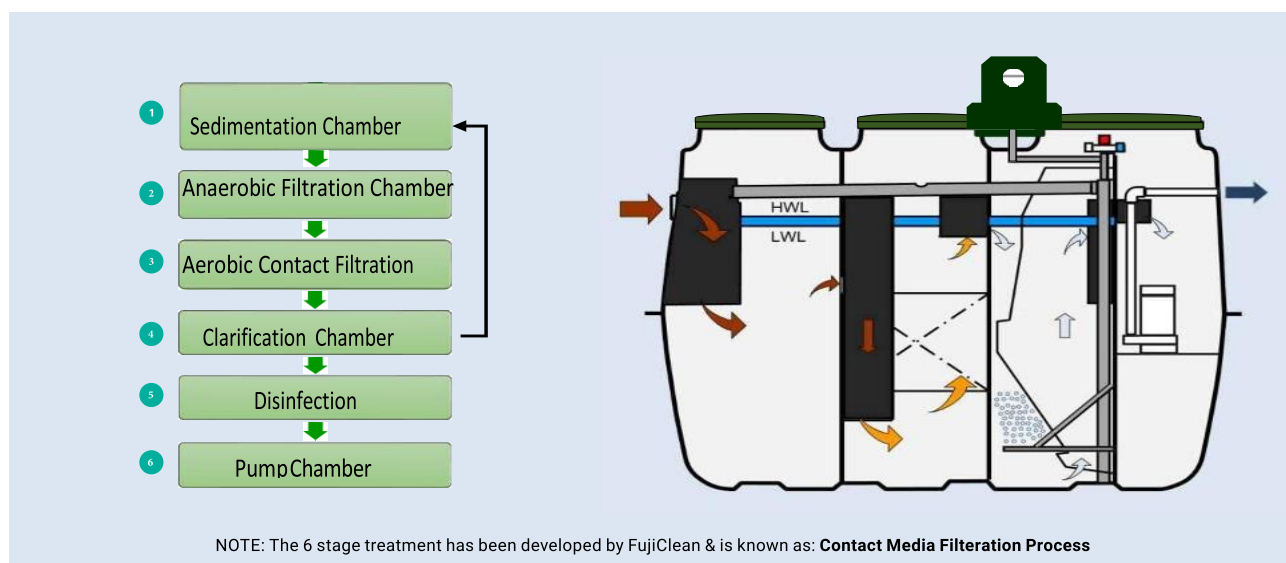
Due to its light weight and compact design, the Fuji Clean ACE NZ1500 system is extremely easy to transport and install.

Commercial Adaptability

The ACE NZ1500 system can easily be customised according to site requirements. The ACE NZ1500 systems can be installed easily in various types of sites (domestic and commercial) which are not connected to municipal sewage supply; including:

- mining sites
- caravan parks
- resorts
- remote islands
- service stations
- schools
- tourist cabins
- community housing
- other similar projects producing up to 1500 L/Day of influent.





FujiClean ACE NZ1500 - Model Specifications

Equivalent Person (EP):	8	Dimensions(mm)				
Daily Hydraulic Loading (L):	1,200	Width:	1,440			
Sedimentation Chamber: (L)	1,114	Length:	2,510			
Anaerobic Filtration Chamber(L)	982	Height: (No risers)	1,870			
Aerobic Contact Filtration Chamber (L)	580	Inlet Invert	460			
Clarification Chamber: (L)	281	Inlet Pipe Nominal Size (mm):	100			
Disinfection Chamber: (L)	308					
Total Volume: (L)	4369	(Risers available to increase inlet invert)				
Weight (kg)	440					
Corresponding Air Blower	FujiMac 100 RII					
Materials	Fibreglass Reinforced Plastic (FRP)					



Branches Nationwide *Support Office & Technical Services* 0800 93 7473

Disclaimer: While every effort has been made to ensure that the information in this document is correct and accurate, users of Hynds product or information within this document must make their own assessment of suitability for their particular application. Product dimensions are nominal only, and should be verified if critical to a particular installation. No warranty is either expressed, implied, or statutory made by Hynds unless expressly stated in any sale and purchase agreement entered into between Hynds and the user.

hynds.co.nz
0800 93 7473

HYNDS
WASTEWATER

Plants Recommended for Effluent Fields



Plants that are suitable for both effluent field options

Grasses, Grass Like or Flaxes

Botanical Name	Maori Name	Common Name	Typical Height
			—
			—
			—
			—
			—
			—
			—
			—

Grasses / Sedges / Rushes

Botanical Name	Maori Name	Common Name
----------------	------------	-------------

Spreading Ground Covers

Botanical Name	Maori Name	Common Name	Typical Height
			—
			—
			—

Shrubs and small trees (typically less than 5m)

Botanical Name	Maori Name	Common Name	Typical Height
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-

Trees (Typically 5m or more)

Botanical Name	Maori Name	Common Name	Typical Height
			-
			-
			-

Ferns

Botanical Name	Maori Name	Common Name	Typical Height
			-
			-
			-

Larger Deeper Rooted Plants Suited to Pressure Compensating Dripper Lines Only

Trees (Typically 5m or more)

Botanical Name	Maori Name	Common Name	Typical Height
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-





WILEY GEOTECHNICAL LTD

BOREHOLE No. 6

SITE: Whangaroa Road, Whangaroa (Lot 1 DP 39846)

REF: 23108

Sheet 1 of 1

REDUCED LEVEL (RL) INFERRED GEOLOGY	DESCRIPTION OF SOIL	SOIL SYMBOL	DEPTH (m)	SAMPLE TYPE	WATER CONTENT (%)	WATER LEVEL	CORRECTED VANE SHEAR STRENGTH (kPa) ● Peak Field Vane ○ Remoulded Field vane 50 100 150	SCALA PENETROMETER BLOWS / 100 mm 5 10 15
T	TOPSOIL dark brown to 50 mm							
FILL	SILT intermixed clayey silt, gravel, topsoil moist gritty inclusions, occasional rock fragments		1					
	E.O.B: 1.2 m		2					
			3					
			4					
			5					

NOTES Groundwater was not encountered.
Hand auger reached target depth at 1.2 m.
Wastewater field borehole

LOGGED BY: MD
DATE DRILLED: 13-Jun-23
DRILL METHOD 50 mm Hand Auger



Certificate Of Insurance

A handwritten signature in black ink, appearing to be "DUAL" or a similar stylized name, written over a horizontal line.



Certificate Of Insurance

A handwritten signature in black ink, appearing to be "DUAL", written over a horizontal line.

DUAL

6.0 Landscape Plan

SPECIES LIST: LANDSCAPE PLAN (RESOURCE CONSENT)

Rick & Kasia, Whangaroa | Lot 1 DP 39846 | Plan dated 30.09.26

Botanical Name	Common Name	Plant Size	Spacing
Native Softening Mix (120.3m²)			
<i>Leptospermum scoparium</i>	Mānuka	1 litre	1.4m
<i>Kunzea robusta</i>	Kānuka	1 litre	1.4m
<i>Veronica spp. (syn. Hebe spp.)</i>	Hebe / koromiko	1 litre	1.4m
<i>Cordyline australis</i>	Cabbage tree / tī kōuka	1 litre	1.4m
<i>Phormium tenax</i>	Flax / harakeke	1 litre	1.4m
<i>Myrsine australis</i>	Māpou / red matipo	1 litre	1.4m
<i>Pseudopanax lessonii</i>	Houpara	1 litre	1.4m
Low Growing Natives (98m²)			
<i>Muehlenbeckia complexa</i>	Pōhuehue / wire vine	1 litre	1.0m
<i>Coprosma 'Poor Knights'</i>	Poor Knights coprosma	1 litre	1.0m
<i>Carex spp. (various)</i>	Carex / sedge	0.5 litre	0.5m
<i>Fuchsia procumbens</i>	Creeping fuchsia	0.5 litre	0.5m
<i>Hibiscus diversifolius</i>	Native hibiscus / prickly hibiscus	1 litre	1.0m
<i>Astelia banksii</i>	Coastal astelia / wharawhara	1 litre	0.75m
<i>Austroderia fulvida</i>	Miniature toetoe	1 litre	1.0m
<i>Apodasmia similis</i>	Oioi / jointed wire rush	0.5 litre	0.5m
<i>Veronica stricta (syn. Hebe stricta)</i>	Koromiko	1 litre	1.0m
Effluent Field Native Mix (100m²) to be confirmed by wastewater engineer			
<i>Apodasmia similis</i>	Oioi / jointed wire rush	0.5 litre	0.5m
<i>Carex spp. (various)</i>	Carex / sedge	0.5 litre	0.5m
<i>Phormium tenax</i>	Flax / harakeke	1 litre	1.4m
<i>Veronica stricta (syn. Hebe stricta)</i>	Koromiko	1 litre	1.0m
Muehlenbeckia on Retaining Wall (23 lineal metres)			
<i>Muehlenbeckia complexa</i>	Pōhuehue / wire vine	1 litre	1.0m centres

Notes

1. Spacing for the Native Softening Mix is 1.4m centres. Spacing for other species is based on mature spread and the coverage needed for each area.
2. Effluent Field Native Mix species, plant sizes and spacing are to be confirmed by the wastewater engineer prior to planting.
3. Muehlenbeckia complexa on the retaining wall is to be planted at the top of the wall at 1.0m centres and allowed to cascade over the face.
4. All plants are to be eco sourced where available.

7.0 Written Approval



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant's Name:

RICHARD BLITZEMAN KATHRYNA NORMAN

Address of proposed activity:

538 WHAKAMOA ROAD

Legal description:

LOT 1 DP 39846

Description of the proposal (including why you need resource consent):

CONSTRUCT 3 BEDROOM DWELLING.
RETAINING WALLS, LANDSCAPING.
CONSTRUCT RED HARBOUR OVERCAST, COMMERCIAL
CARPARKS, NO FENCE ON BOUNDARY

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. LANDSCAPE PLAN
2. NEW DWELLING 3d views.
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, those should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Kenneth Ross Wagerer
Joanne Leslie Wagerer

Address of affected property including legal description

12 Kent St. Wanganui.

Contact Phone Number/s and email address

Daytime: 0274908373

email: wagnerer@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: In most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/we have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/we have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/we understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/we understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

07.10.2026

Signature



Date

07.10.2026

Signature



Date

Signature

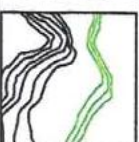


Date

EXISTING CULVERT
RL 3.12
IL 2.64



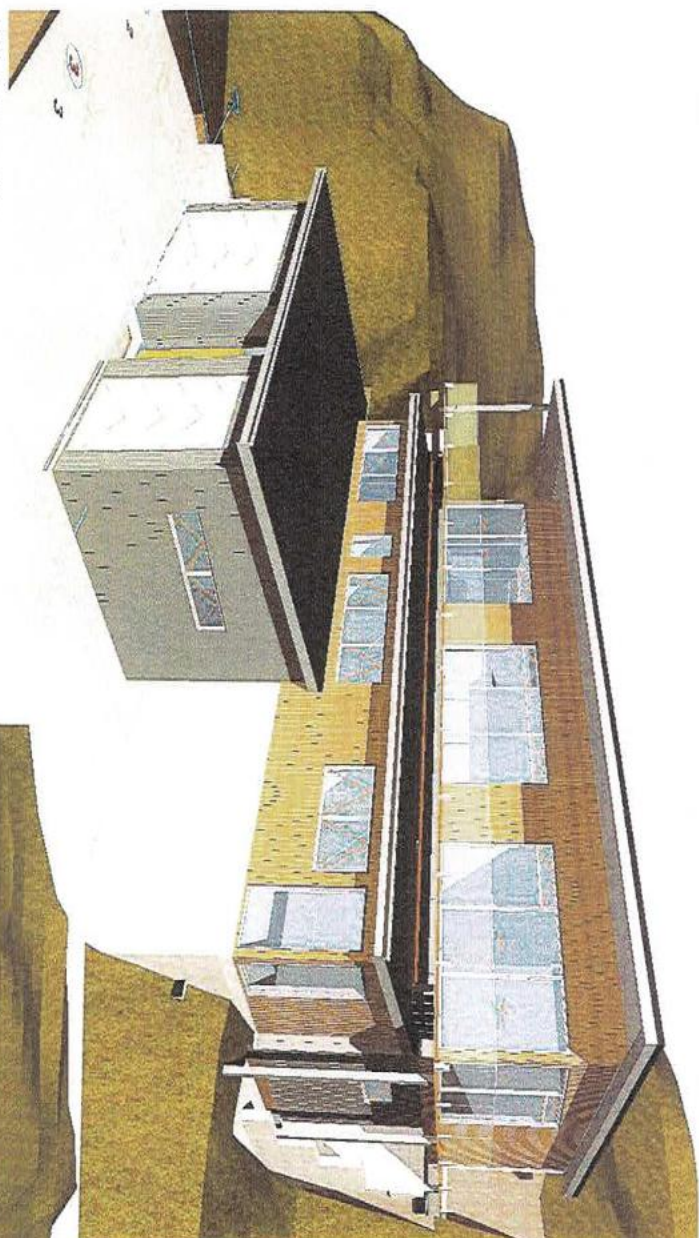
RICK & KASIA, WHANGAROA



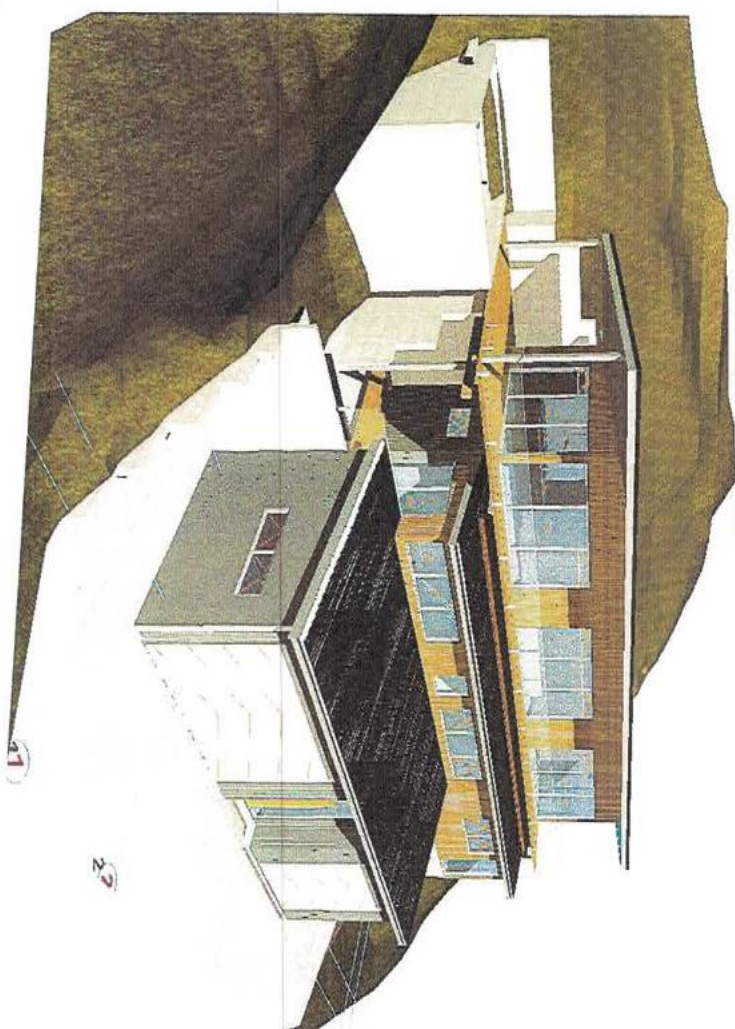
evolve
Planning + Landscape Architecture

07.10.2026

1
#layID
Scale 1:181.8



1 Perspective
#layerID Scale 1:181.8



2) Perspective

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R Ruiterman
Whangaroa Road
Whangaroa 0478 New Zealand
AT: 0478 861111

Design
Drawing No.
Issue Date

3d Views

Revision: **A PM2 of 16**



evolve
Planning + Landscape Architecture

Land Use Consent –September 2026

8.0 Communication from NRC (no consent required)

FW: 2171 Ruiterman 538 Whangaroa Road

From Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Date Mon 9/21/2026 8:33 AM

To Kylie McLaughlin <kylie@evolveplng.co.nz>

 1 attachment (6 MB)

On-site wastewater 538 Whangaroa Rd. Ruiterman.pdf;

Hi Kylie

Confirmation from NRC that no consents are required.
And the wastewater report.

Regards

Rick



Rick Ruiterman

Survey Manager
Civil Engineering Designer
Office: [09 431 5353](tel:094315353)

From: Angela Stride <AngelaS@nrc.govt.nz>

Sent: Friday, 18 September 2026 5:11 am

To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Cc: kandrtrust@gmail.com

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

Based on the information provided I consider that the proposal is consistent with the permitted activity rule C.6.1.3 of the Proposed Regional Plan for Northland (RPN), taking into consideration the higher secondary level of treatment, the site assessment and the discretionary notes in the AS/NZ 1547:2012.

Hopefully you've had a chance to approach our river's team regarding their opinion of the stormwater report. But I will still reiterate, regardless of the stormwater report, I consider the proposed earthworks to be consistent with the Permitted Activity Rule C.8.3.1 of the RPN even based on the Council's current flood maps.

We of course can't speak to the District Council rule criteria, but it's fine under the Regional Council rules.

Hope this helps

Ngā mihi

Angela Stride

Water & Wastes Management Officer

Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

DDI 09 882 0082

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Tuesday, 15 September 2026 3:04 pm

To: Angela Stride <AngelaS@nrc.govt.nz>

Cc: kandrtrust@gmail.com

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Hi Angela

Please see attached design as requested.

Regards

Rick



Rick Ruiterman

Survey Manager

Civil Engineering Designer

Office: [09 431 5353](tel:094315353)

From: Angela Stride <AngelaS@nrc.govt.nz>
Sent: Tuesday, 15 September 2026 6:14 am
To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>
Cc: Joseph Camuso <josephc@nrc.govt.nz>
Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

Please accept my apologies for the delayed response, due in part to the high workload currently. I have also been consulting with my manager for his input, which was also delayed until Friday.

We need a bit more information about the wastewater system than what you've provided please. Was there an engineer's report for the design of the system that assessed the category of soil, that shows the depth of the proposed beds, the total volume to be discharged, the loading rate for wastewater to the disposal area, the level of wastewater treatment proposed (primary treatment, secondary treatment – if secondary treatment, what type of treatment – AWTs? packed bed reactor??), the combined active disposal area of the ETS beds etc?

The proposed ETS disposal area on a slope of 15% is higher than what is recommended in Table K2, pp 136 of the AS/NZS 1547:2012 standards, which recommends use of such methods up to a 10% slope. However, there is a note in the standards that states "*Use of land application systems on greater slopes should not be precluded where a careful assessment of the site and soil conditions and contaminant pathways is completed, as soil depth and soil category are often more important factors than slope.*" So, that's why we need to see the engineering assessment to see if that has been done for this site.

Unfortunately, we in the consents team are unable to assess the flood assessment report and provide comment. My manager has suggested that you direct that enquiry to the Rivers Team, initially Joe Camuso, Rivers Manager, in the first instance (josephc@nrc.govt.nz).

Ngā mihi

Angela Stride

Water & Wastes Management Officer

Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Monday, 14 September 2026 9:06 am

To: Angela Stride <AngelaS@nrc.govt.nz>

Cc: kandrtrust@gmail.com

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

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Hi Angela

Just following up on this, are you in a position to provide an update.

Regards

Rick



Rick Ruiterman

Survey Manager

Civil Engineering Designer

Office: [09 431 5353](tel:094315353)

From: Rick Ruiterman

Sent: Monday, 7 September 2026 10:11 am

To: 'Angela Stride' <AngelaS@nrc.govt.nz>

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Hi Angela

Thank for your response.

Please see attached updated Wastewater proposal and Geotech.

Earthworks –

Can you confirm that NRC accepts the flood report from Hawthorn Geddes ?

Wastewater –

ETS Contour Beds,

no ground water was found during the Geotech site inspection.

The slope is 15% after earthworks which is about 8.5 degrees.

Yes consent will be sort from Far North District council for the wastewater tank location.

Secondary field shown on revised plan.

Regards

Rick



Rick Ruiterman

Survey Manager

Civil Engineering Designer

Office: [09 431 5353](tel:094315353)

From: Angela Stride <AngelaS@nrc.govt.nz>
Sent: Sunday, 6 September 2026 3:35 am
To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>
Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

Paul passed your enquiry on to me, as duty planner.

I'll answer the two questions regarding earthworks and wastewater disposal separately below for clarity:

Earthworks

The volumes stated on the PCS plan titled "Earthworks Proposal Cut/Fill area and volumes", Rev 1 dated September 2026, states the total area and volume occurring within the fluvial flood hazard zone is 127 m² and 42 m³ respectively. This appears to lie within the trigger volume identified in Table 15 of Rule C.8.3.1 of the Regional Plan for Northland (RPN) for works within Flood Hazard area, being a maximum volume of 100 m³ in any 12-month period. Therefore, based on the information provided in the PCS plans, and as long as the remaining conditions within Permitted Activity Rule C.8.3.1 are met, the earthworks activity would be considered to be a permitted activity under the RPN.

Wastewater

It's difficult to be able to determine compliance with Permitted Activity Rule C.6.1.3 of the RPN for onsite systems without knowing more information about the proposed wastewater system (volume to be treated, whether primary or secondary treatment, type of disposal – trenches or irrigation etc), and site-specific information (depth to groundwater, soil type etc).

I do note that on the PCS plan the gradient in the location of the proposed disposal area is stated as being 15 degrees. However, it's uncertain whether this is before or after the proposed earthworks. If the proposed final gradient following earthworks is 15 degrees, then, the requirements of Rule C.6.1.3 (6) take effect, which means the wastewater must receive a minimum of secondary treatment, and the disposal area must utilise irrigation, and have a 10 m buffer area downslope of the lowest irrigation line, to be able to meet the permitted activity criteria (along with the other relevant conditions in the PA rule). Without knowing more information, I am unable to provide an assessment.

I also note that the criteria listed in the District Council's assessment of non-compliance of the wastewater system was with respect to their rules in the District Plan regarding the setback of all components of the system (both the treatment system and disposal area) not being within 30 m of the coastal marine area. It appears that the septic tank location is within that 30 m distance, therefore triggering a consent requirement from the District Council. However, the Regional Council permitted activity rules have a 15-20m setback requirement, depending on the level of wastewater treatment proposed. But it only applies to the disposal area and reserve disposal area, in accordance with Rule C.6.1.3(7). The PCS plan titled "*Site Plan Sanitary*

Sewer Setbacks”, Rev 1, dated September 2026, appears to show the main proposed disposal area lies outside of the required setbacks, but there doesn’t appear to be any indication on the plan where the proposed reserve disposal area is.

Therefore, could you please provide more information about the proposed wastewater treatment system (method of treatment as well as disposal type and areas, including reserve disposal area) as well as details about the soil type and groundwater depth in the disposal area to enable me to assess the proposal against our rules?

Ngā mihi

Angela Stride

Water & Wastes Management Officer

Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

DDI 09 882 0082

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Saturday, 29 August 2026 2:42 pm

To: Paul Maxwell <PaulM@nrc.govt.nz>

Cc: kasia_rick@yahoo.com

Subject: 2171 Ruiterman 538 Whangaroa Road

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Hi Paul

I am trying to work my way through my own project up in Whangaroa. I have done a PIM with Far North District Council and they have come back to me with some points to clarify.
The application is being assessed against both the current and proposed district plans so there is some double ups.

Rule: EW-S9 Flood and coastal hazards
Reason: No evidence or comment from NRC to confirm the statements in the Flood Assessment for Lot 1 DP 39846 prepared by Hawthorn Geddes dated 29 June 2023 have been provided.

Rule: 2026 Northland Regional Plan – Earthworks C.8.3
Reason: NRC hazard data shows a 1 in 100 Year CC extent River Flood Hazard mapped over the north boundary onto this site. Earthworks shown in this area do not demonstrate compliance with the permitted threshold of 100m³ of moved or placed earth in any 12 month period.

Rule: 12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT
Land use activities which produce human sewage effluent (including grey water) are permitted provided that:
The effluent is treated and disposed of on-site such that each site has its own treatment and disposal system **no part of which** shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.

Reason: Compliance has not been shown.

Attached Plans;

- 1 Sanitary Sewer setbacks
- 2 Earthworks cut and fill, and a staging plan
- 3 Hawthorn and Geddes Flood assessment

Can you please review and let me know if NRC require any consents for the proposed activity.

Regards

Rick



Rick Ruiterman

Survey Manager
Civil Engineering Designer
Office: [09 431 5353](tel:094315353)

[Draft] Re: 2171 Ruiterman 538 Whangaroa Road

From kylie@evolveplng.co.nz
To Rick Ruiterman <rick@mangawhaisurveyors.co.nz>
Cc kandrtrust@gmail.com <kandrtrust@gmail.com>

From: Anna Talbot <annat@nrc.govt.nz>
Sent: Thursday, 24 September 2026 1:59 pm
To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>
Subject: Re: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

I reached out to the consultant who completed the regionwide modelling and asked him to review the site & report. His view aligns with that of Hawthorn Geddes.

Please see his comment below. Feel free to pass this onto FNDC.

"I had a quick look and I agree with Hawthorn Geddes... The flooding at the site is likely a result of how the coastal boundary is represented, resulting in an over-estimation of flood levels in the lower part of the model extent. There is limited catchment contributing to runoff on the site and its steepness would not result in meaningful flood depths. The results of the region-wide model can be disregarded at that site."

Ngā mihi,

Anna Talbot
Natural Hazards Advisor
Northland Regional Council » Te Kaunihera a rohe o Te Taitokerau

From: Joseph Camuso <josephc@nrc.govt.nz>
Sent: 15 September 2026 1:48 PM
To: Anna Talbot <annat@nrc.govt.nz>
Cc: Matthew Jolly <matthewj@nrc.govt.nz>
Subject: FW: 2171 Ruiterman 538 Whangaroa Road

Kia ora Anna:

I am forwarding this, as I am about to get on an Airplane.

Ngā mihi

Joseph Camuso
Rivers and Natural Hazards Manager
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

P 09 470 1200
M 0274-384-639

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Tuesday, 15 September 2026 8:23 am

To: Joseph Camuso <josephc@nrc.govt.nz>

Cc: kandrtrust@gmail.com

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

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Hi Joseph

I have been directed to you by Angela for a review of a flood assessment completed by Hawthorn Geddes for my property in Whangaroa.

I am currently in the process of compiling a resource consent for Far North District council and they have requested comment from NRC for the flood report.

Regards

Rick



Rick Ruiterman

Survey Manager

Civil Engineering Designer

Office: 09 431 5353

From: Angela Stride <AngelaS@nrc.govt.nz>

Sent: Tuesday, 15 September 2026 6:14 am

To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Cc: Joseph Camuso <josephc@nrc.govt.nz>

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

Please accept my apologies for the delayed response, due in part to the high workload currently. I have also been consulting with my manager for his input, which was also delayed until Friday.

We need a bit more information about the wastewater system than what you've provided please. Was there an engineer's report for the design of the system that assessed the category of soil, that shows the depth of the proposed beds, the total volume to be discharged, the loading rate for wastewater to the disposal area, the level of

wastewater treatment proposed (primary treatment, secondary treatment – if secondary treatment, what type of treatment – AWTs? packed bed reactor??), the combined active disposal area of the ETS beds etc?

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Unfortunately, we in the consents team are unable to assess the flood assessment report and provide comment. My manager has suggested that you direct that enquiry to the Rivers Team, initially Joe Camuso, Rivers Manager, in the first instance (josephc@nrc.govt.nz).

Ngā mihi

Angela Stride

Water & Wastes Management Officer

Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

DDI 09 882 0082

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Monday, 14 September 2026 9:06 am

To: Angela Stride <AngelaS@nrc.govt.nz>

Cc: kandrtrust@gmail.com

Subject: RE: 2171 Ruiterman 538 Whangaroa Road

You don't often get email from rick@mangawhaisurveyors.co.nz. [Learn why this is important](#)
Hi Angela

Just following up on this, are you in a position to provide an update.

Regards

Rick



Rick Ruiterman

Survey Manager
Civil Engineering Designer
Office: 09 431 5353

From: Rick Ruiterman
Sent: Monday, 7 September 2026 10:11 am
To: 'Angela Stride' <AngelaS@nrc.govt.nz>
Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Hi Angela

Thank for your response.
Please see attached updated Wastewater proposal and Geotech.

Earthworks –
Can you confirm that NRC accepts the flood report from Hawthorn Geddes ?

Wastewater –
ETS Contour Beds,
no ground water was found during the Geotech site inspection.
The slope is 15% after earthworks which is about 8.5 degrees.

Yes consent will be sort from Far North District council for the wastewater tank location.
Secondary field shown on revised plan.

Regards

Rick



Rick Ruiterman

Survey Manager
Civil Engineering Designer
Office: 09 431 5353

From: Angela Stride <AngelaS@nrc.govt.nz>
Sent: Sunday, 6 September 2026 3:35 am
To: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>
Subject: RE: 2171 Ruiterman 538 Whangaroa Road

Kia ora Rick,

Paul passed your enquiry on to me, as duty planner.

I'll answer the two questions regarding earthworks and wastewater disposal separately below for clarity:

Earthworks

The volumes stated on the PCS plan titled "Earthworks Proposal Cut/Fill area and volumes", Rev 1 dated September 2026, states the total area and volume occurring within the fluvial flood hazard zone is 127 m² and 42 m³ respectively. This appears to lie within the trigger volume identified in Table 15 of Rule C.8.3.1 of the Regional Plan for Northland (RPN) for works within Flood Hazard area, being a maximum volume of 100 m³ in any 12-month period. Therefore, based on the information provided in the PCS plans, and as long as the remaining conditions within Permitted Activity Rule C.8.3.1 are met, the earthworks activity would be considered to be a permitted activity under the RPN.

Wastewater

It's difficult to be able to determine compliance with Permitted Activity Rule C.6.1.3 of the RPN for onsite systems without knowing more information about the proposed wastewater system (volume to be treated, whether primary or secondary treatment, type of disposal – trenches or irrigation etc), and site-specific information (depth to groundwater, soil type etc).

I do note that on the PCS plan the gradient in the location of the proposed disposal area is stated as being 15 degrees. However, it's uncertain whether this is before or after the proposed earthworks. If the proposed final gradient following earthworks is 15 degrees, then, the requirements of Rule C.6.1.3 (6) take effect, which means the wastewater must receive a minimum of secondary treatment, and the disposal area must utilise irrigation, and have a 10 m buffer area downslope of the lowest irrigation line, to be able to meet the permitted activity criteria (along with the other relevant conditions in the PA rule). Without knowing more information, I am unable to provide an assessment.

I also note that the criteria listed in the District Council's assessment of non-compliance of the wastewater system was with respect to their rules in the District Plan regarding the setback of all components of the system (both the treatment system and disposal area) not being within 30 m of the coastal marine area. It appears that the septic tank location is within that 30 m distance, therefore triggering a consent requirement from the District Council. However, the Regional Council permitted activity rules have a 15-20m setback requirement, depending on the level of wastewater treatment proposed. But it only applies to the disposal area and reserve disposal area, in accordance with Rule C.6.1.3(7). The PCS plan titled "*Site Plan Sanitary Sewer Setbacks*", Rev 1, dated September 2026, appears to show the main proposed disposal area lies outside of the required setbacks, but there doesn't appear to be any indication on the plan where the proposed reserve disposal area is.

Therefore, could you please provide more information about the proposed wastewater treatment system (method of treatment as well as disposal type and areas, including reserve disposal area) as well as details about the soil type and groundwater depth in the disposal area to enable me to assess the proposal against our rules?

Ngā mihi

Angela Stride
Water & Wastes Management Officer
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

DDI 09 882 0082

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From: Rick Ruiterman <rick@mangawhaisurveyors.co.nz>

Sent: Saturday, 29 August 2026 2:42 pm

To: Paul Maxwell <PaulM@nrc.govt.nz>

Cc: kasia_rick@yahoo.com

Subject: 2171 Ruiterman 538 Whangaroa Road

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Hi Paul

I am trying to work my way through my own project up in Whangaroa. I have done a PIM with Far North District Council and they have come back to me with some points to clarify.

The application is being assessed against both the current and proposed district plans so there is some double ups.

Rule:	EW-S9 Flood and coastal hazards
Reason:	No evidence or comment from NRC to confirm the statements in the Flood Assessment for Lot 1 DP 39846 prepared by Hawthorn Geddes dated 29 June 2023 have been provided.
Rule:	2026 Northland Regional Plan – Earthworks C.8.3
Reason:	NRC hazard data shows a 1 in 100 Year CC extent River Flood Hazard mapped over the north boundary onto this site. Earthworks shown in this area do not demonstrate compliance with the permitted threshold of 100m ³ of moved or placed earth in any 12 month period.
Rule:	12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT
	Land use activities which produce human sewage effluent (including grey water) are permitted provided that:
	The effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than

30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.

Reason: Compliance has not been shown.

Attached Plans;

- 1 Sanitary Sewer setbacks
- 2 Earthworks cut and fill, and a staging plan
- 3 Hawthorn and Geddes Flood assessment

Can you please review and let me know if NRC require any consents for the proposed activity.

Regards

Rick



Rick Ruiterman

Survey Manager

Civil Engineering Designer

Office: 09 431 5353



evolve
Planning + Landscape Architecture

Land Use Consent –September 2026

9.0 Slope Stability Report

Mr Wiles

10.0 Certificate of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA10A/792**
Land Registration District **North Auckland**
Date Issued 22 November 1966

Prior References
NA764/226 NA891/193

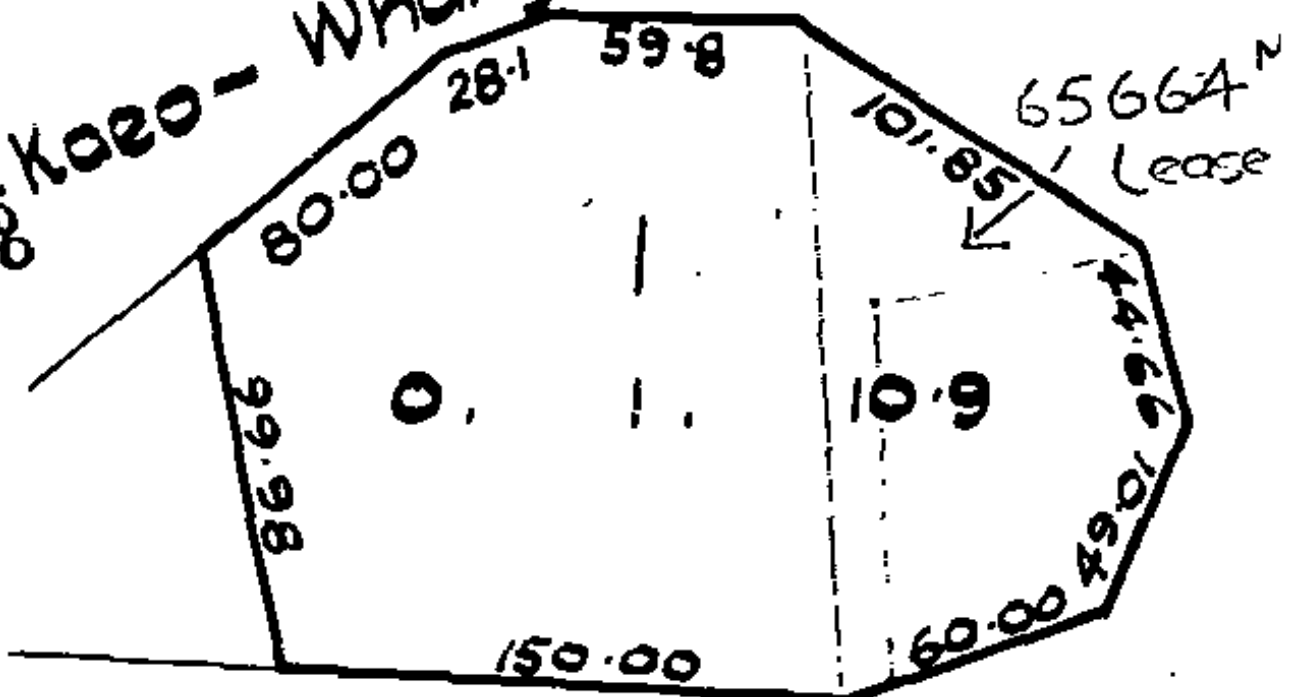
Estate Fee Simple
Area 1287 square metres more or less
Legal Description Lot 1 Deposited Plan 39846
Registered Owners
Richard Adrian Ruiterman, Katarzyna Maria Piotrowska and John Muru Walters

Interests
12763749.2 Mortgage to ANZ Bank New Zealand Limited - 28.6.2023 at 1:46 pm

VII Whangaroa S.D

Whangaroa Harbour

8 Kaeo - Whangaroa Road



Kent Street

11 Flood Report

In reply please quote: 13074

29th June 2023

Rick Ruiterman

Email: rick@pacificcoastsurvey.co.nz

Hawthorn Geddes
engineers & architects ltd



E-MAILED
29 JUN 2023

RUITERMAN - FLOOD ASSESSMENT
WHANGAROA ROAD, WHANGAROA - (LOT 1 DP 39846)

Purpose

The purpose of this report is to consider and provide advice on the Northland Regional Council flood hazard identified on the above-mentioned property, in terms of Section 71 of the Building Act.

This report is suitable to support a building consent application to the Far North District Council (FNDC).

General

It is proposed to construct a residential dwelling within the site.

The Northern Regional Council (NRC) fluvial hazard maps indicate the property to be susceptible to flooding in part. The Northern Regional Council (NRC) coastal hazard mapping does not affect the subject site.

Flood Susceptibility

The coastal flood levels for the Whangaroa Harbour from Tonkin & Taylor Coastal Flood Hazard Assessment for Northland Region 2019-2020, dated March 2021 are given below:

- Coastal flood hazard zone 0 (CFHZ0) level = 1.7m NZVD (current 1% AEP flood level)
- Coastal flood hazard zone 1 (CFHZ1) level = 2.2m NZVD (2% AEP flood level in 50 years with a 0.6m sea level rise allowance)
- Coastal flood hazard zone 2 (CFHZ2) level = 2.9m NZVD (1% AEP flood level in 100 years with a 1.2m sea level rise allowance)

From the site-specific survey provided by Pacific Coast Surveys, the minimum ground level within the property is identified to be 3.6m NZVD and therefore the property is not susceptible to coastal flooding. Coastal flood level is the downstream boundary condition.

In terms of fluvial flooding, as per the NRC Regionwide Fluvial Flood Hazard Mapping, the 100-year ARI plus climate change flood extent is indicated to affect the subject site with an identified flood level of 5.619m NZVD (the 10 year and the 50 year ARI fluvial flood extents does not affect the site).

The NRC Regionwide fluvial flood mapping for the Kaeo catchment appears to be significantly overstated as the 100-year fluvial flood level at the site is 2.72m higher than the CFHZ2 level, which itself includes 1.2m future sea level rise allowance. From the catchment specific technical reporting, the fluvial flood modelling is based on a static tail water condition of 1.295m OPT64 plus 1.2m sea level rise allowance at the tidal interface. This in itself has resulted in a highly conservative and potentially inappropriate representation of fluvial flooding magnitude, where a fixed tail water elevation with a normal depth has been used in the Regionwide flood model, rather than a cyclical tidal interface, for the downstream boundary condition. This significantly influences the modelled flood elevations in proximity to the tidal interface to the extent that reliance cannot be placed on the modelled flood extents. Note this conservative tailwater condition is set immediately adjacent to the site's northern boundary.

Furthermore, there is no fluvial flooding mechanism to cause fluvial flooding within the site to the depth indicated in the NRC fluvial flood model and the nearest significant source, the Kaeo River, is at least 4.3km away from the site (distance from the river mouth to the subject site) with the recorded peak flood elevations in the range of 4m NZVD to 6m NZVD.

The coastal flooding is therefore considered the prevalent applicable flood condition for the site with the fluvial extent of the NRC model clearly being in error. As identified earlier, the site at the existing ground levels is not susceptible to coastal flooding.

Conclusion

The site is not susceptible to coastal flooding at the existing ground levels, which is the prevalent future flood condition at 2.9m NZVD (CFHZ2 level), therefore in terms of section 71 of the Building Act:

- (a) The land on which the building work is to take place is neither subject to, nor likely to be subject to flooding; and
- (b) The building work itself is not likely to accelerate, worsen or result in flooding of that land or any other property.

Provided the finished floor levels are set at least at 3.4m NZVD (0.5m above CFHZ2 level), any habitable floor will comply with the requirements of the Far North District Plan.

Limitation

This report has been prepared solely for the benefit of our client Rick Ruiterman and the Far North District Council in relation to the building consent application for which this report has been prepared. The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes engineers & architects ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

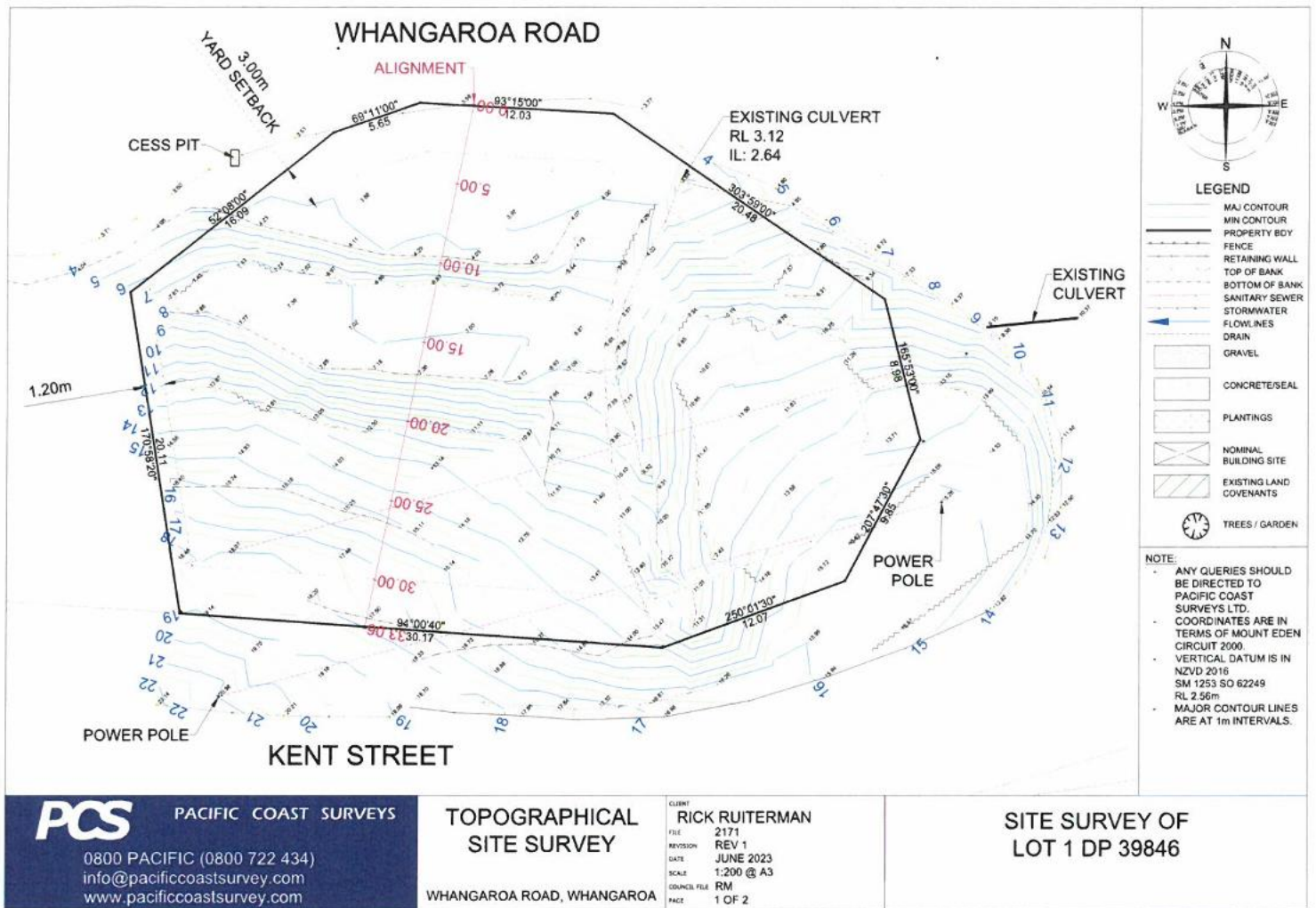
Yours faithfully,

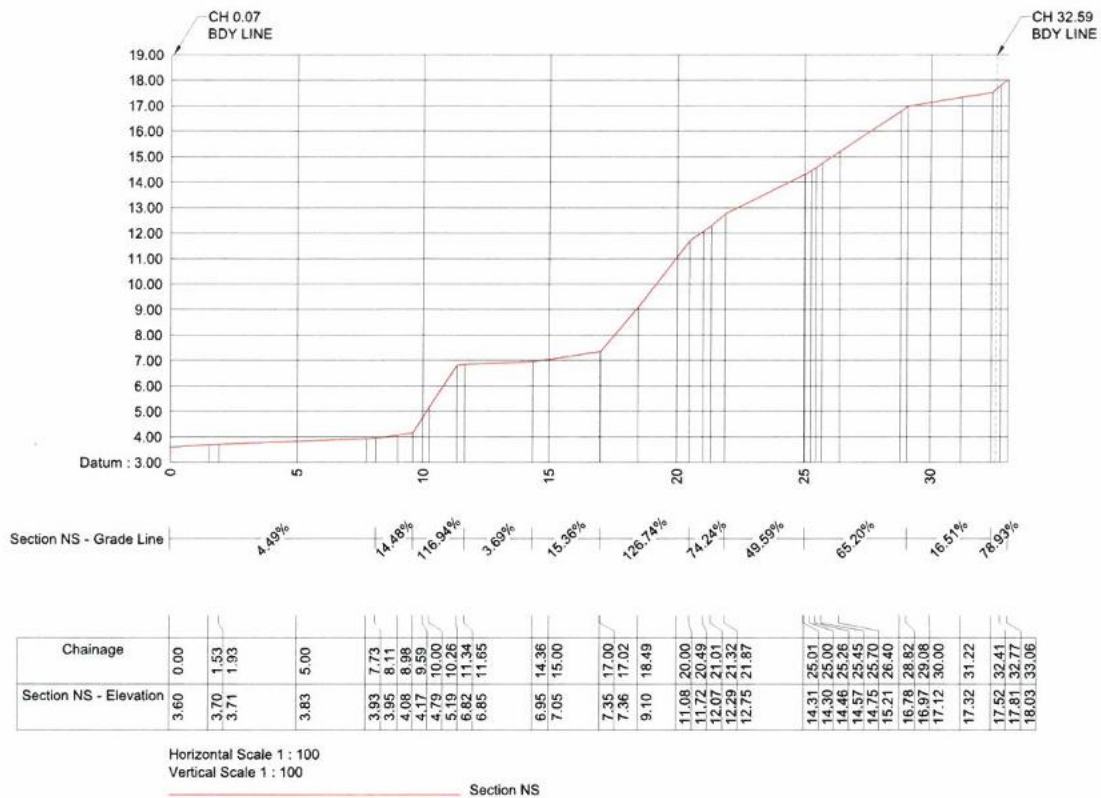


James Blackburn
Hawthorn Geddes
engineers & architects ltd

Report prepared by: Linta Joy

Encl: Site Survey (2 x A3 pages)
NRC Flood Maps (1 x A3 page)





PACIFIC COAST SURVEYS

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LONG SECTION PLAN

WHANGAROA ROAD, WHANGAROA

CLIENT
RICK RUITERMAN
FILE
2171
REVISION
REV 1
DATE
JUNE 2023
SCALE
1:200 @ A3
COUNCIL FILE
RM
PAGE
2 OF 2

SITE SURVEY OF
LOT 1 DP 39846

