

21 March 2025

Bsk Consulting Engineers Ltd
PO Box 23
Rotorua 3040

Attn: Ash Bowtell

Tēnā koe Ash,

Civic Centre
1061 Haupapa Street
DX Box JX10503
Rotorua 3046
New Zealand

☎ +64 7 348 4199
✉ info@rotorualc.nz
🌐 rotorualakescouncil.nz

Re: Notice of decision – Deemed Permitted Boundary Activity

Application number:	PBA24-010053
Type of application:	Deemed permitted boundary activity
Applicant:	Mr Nicholas E Tompkins & Laura A Forlong
Description:	Construct a replacement retaining wall with a timber post and rail structure, fall arrest structure.
Site address:	170 Kawaha Point Road Kawaha Point Rotorua 3010
Legal Description:	Lot 2 DPS 47200
Operative District Plan zone:	Residential 1
Agent:	BSK Consulting Engineers Limited

Thank you for your application to build the replacement of the wall that infringes on the minimum side yard requirements on the northern boundary, which was received on 11 December 2024.

- a. Pursuant to Section 87BA of the Resource Management Act 1991, the Rotorua District Council has deemed your application to be a PERMITTED boundary activity in accordance with the application submitted by Korris Ltd for 27 Diamond Street (Lot 75 DPS 603349) numbered PBA24-010052 and plans numbered PBA24-010052/1-5 by the council.**

The applicants are advised that:

(a) Timeframe for Giving Effect to this Consent

A notice given under section 87BA(6) lapses 5 years after the date of the notice unless the activity permitted by the notice is given effect to.

(b) Other Consents

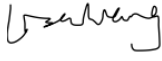
To avoid doubt; except as otherwise allowed by this notice, all land uses must comply all remaining standards and terms of the relevant Rotorua District Plan. The proposal must also comply with the Building Act 2004 and Bay of Plenty Regional Plans. All necessary consents and permits shall be obtained prior to development.

(c) Retaining Wall Length

Please be advised that the total length of the retaining cannot exceed 20m. If this is the case, this deemed permitted boundary activity will need to be withdrawn and separate resource consent will be required.

If you have any questions regarding this decision, please contact the duty planner.

Ngā mihi,

A handwritten signature in black ink, appearing to read 'Lisa Wang', written in a cursive style.

Lisa Wang
Planning Intern

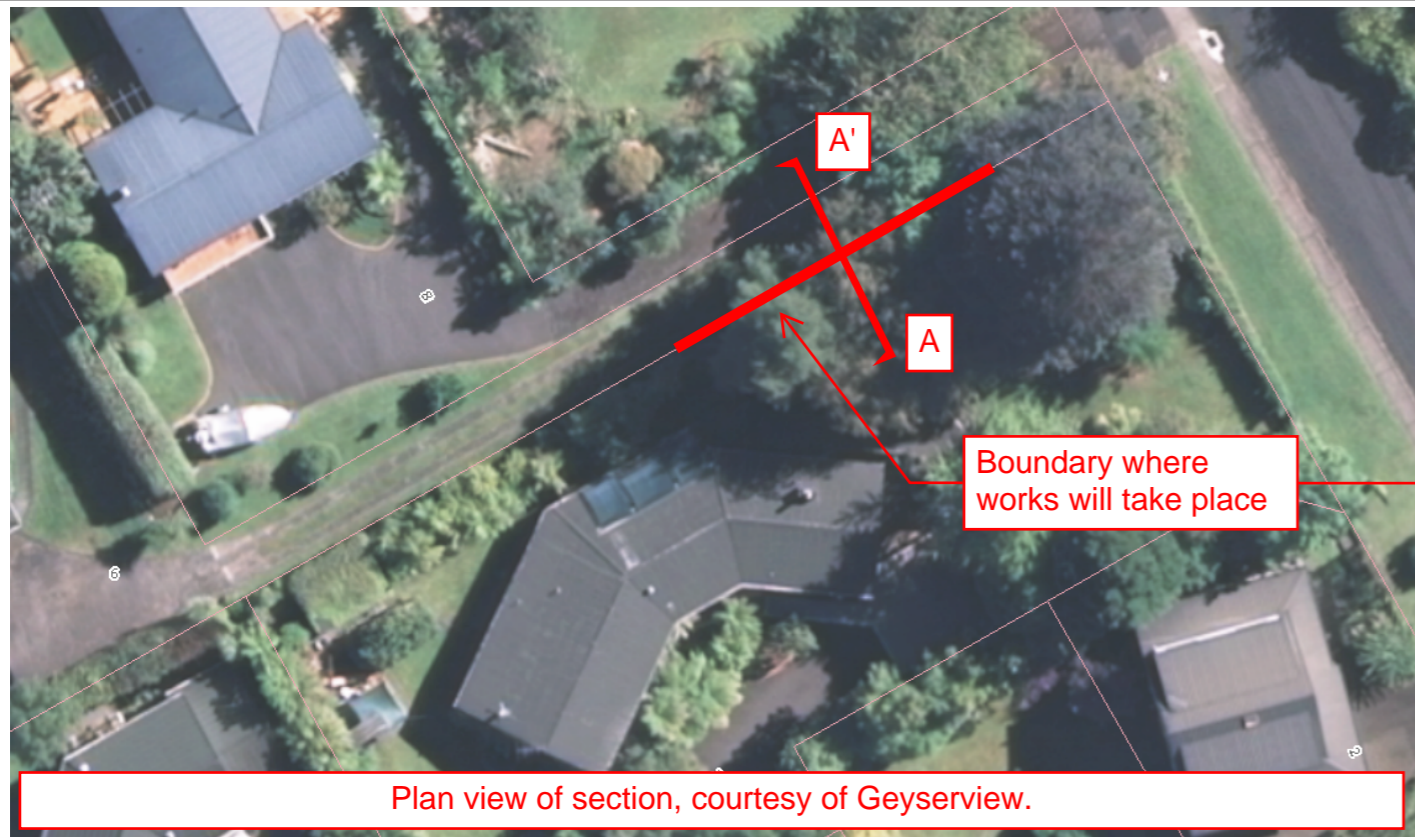


RESOURCE CONSENT
Approved : 21 March 2025
Appn No : PBA24-010053
Plan No : PBA24-010053 / 1
Date Issued : 21 March 2025

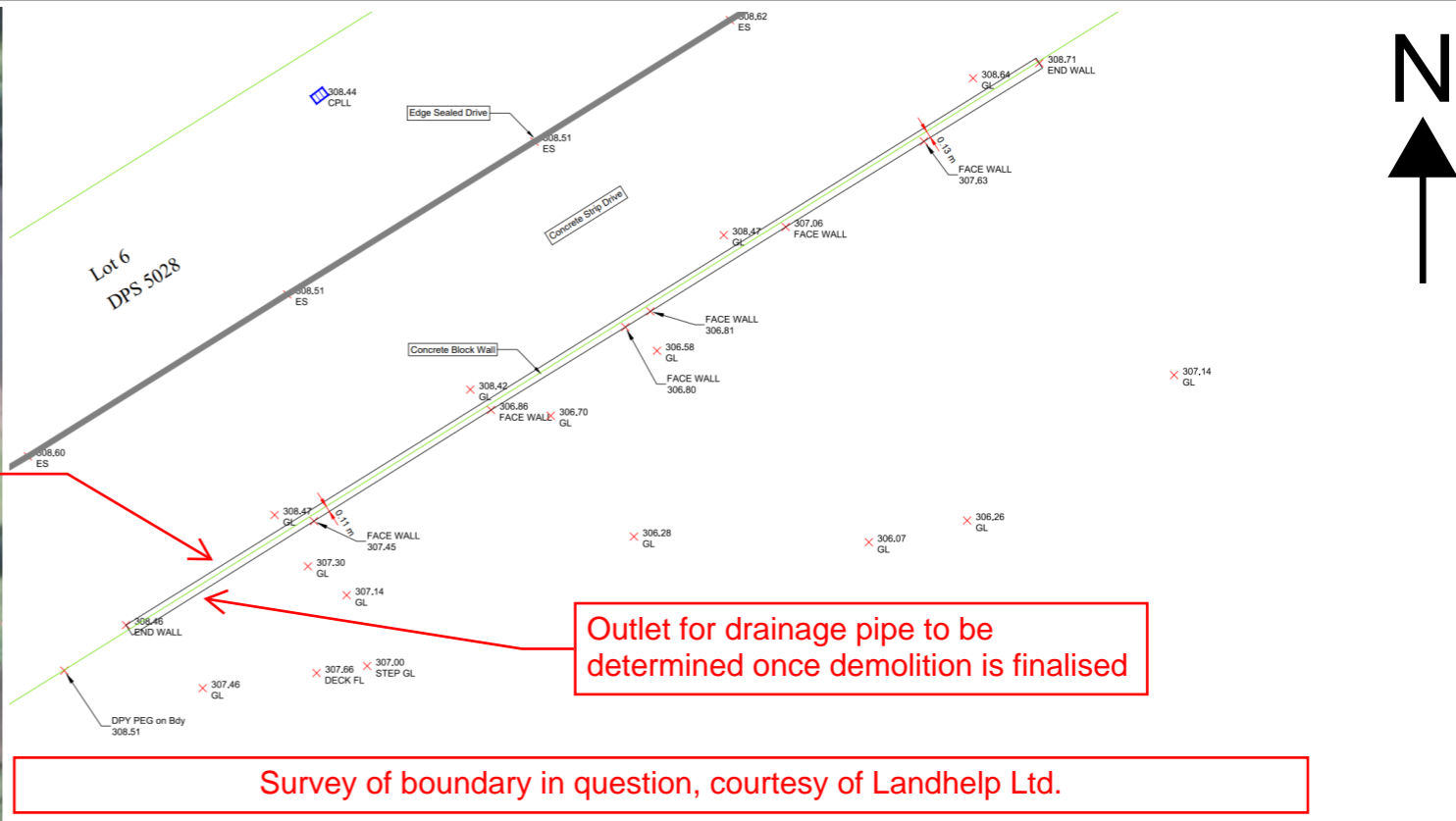
LEGEND

HA Hand Auger and Scala Penetrometer

Rev A	19/05/23	Revised as per discussions
ISSUE:	DATE:	DESCRIPTION:
<div><div>BSK</div><div>Consulting Engineers</div></div> <div><div>P.O. BOX 23, 314 MALFROY RD, Rotorua, New Zealand PHONE: (07) 348 5394 EMAIL: admin@bsk.co.nz WEB: www.bsk.co.nz</div><div></div></div>		
PROJECT: 170 Kawaha Point Road Rotorua		
CONTENTS: Site Investigation Location Plan		
Scales: N/A		DATE: 29/07/2022
DESIGNED: LK	JOB REF No: 24493	
DRAWN: LK	SHEET No: SK1 OF 5	
APPROVED: AB		
CHECKED: LK		

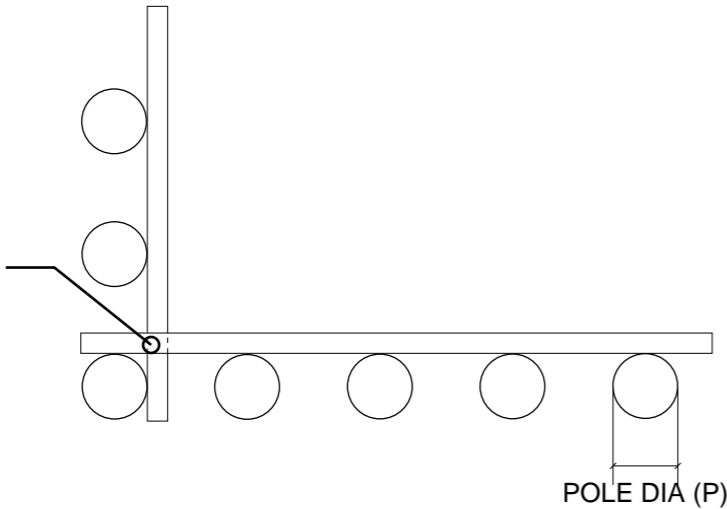


Plan view of section, courtesy of Geyserview.



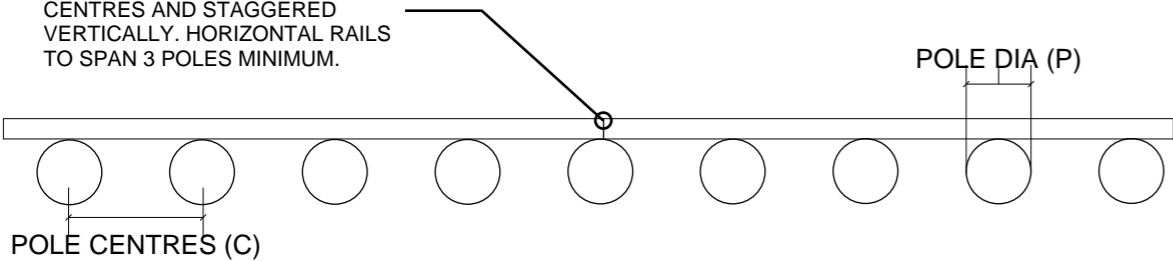
Survey of boundary in question, courtesy of Landhelp Ltd.

CORNER JOINTS IN HORIZONTAL RAILS TO BE LOCATED AT POLE CENTRES. OVERLAPS TO BE STAGGERED VERTICALLY.



TYPICAL PLAN DETAIL - CORNER NOT TO SCALE

BUTT JOINTS IN HORIZONTAL RAILS TO BE LOCATED AT POLE CENTRES AND STAGGERED VERTICALLY. HORIZONTAL RAILS TO SPAN 3 POLES MINIMUM.



POLE CENTRES (C)

TYPICAL PLAN DETAIL - LINEAR NOT TO SCALE

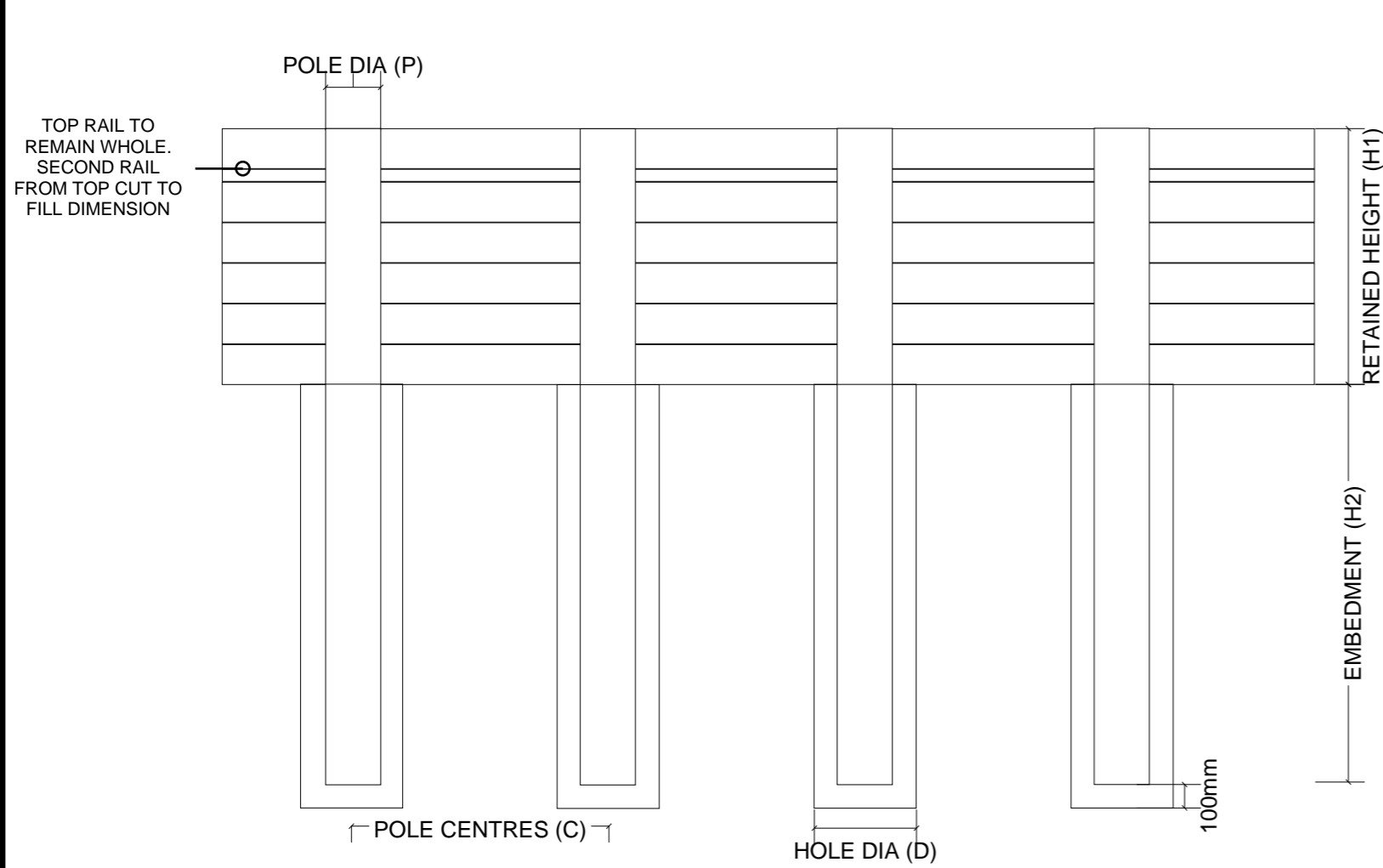
NOTES

- THE WALL HAS BEEN DESIGNED FOR NO SLOPES ABOVE OR BELOW ACTING TO SURCHARGE THE WALL.
- THE WALLS HAS BEEN DESIGNED FOR A VEHICULAR SURCHARGE OF 5kPa.
- IF THE EXPECTED SURCHARGE OR SLOPE CHANGES, BSK MUST BE NOTIFIED SO THE WALL CAN BE RE-DESIGNED TO INCLUDE THIS.

- POLES TO BE INSTALLED WITH THEIR SMALL END DIAMETERS AT THE TOP OF THE WALL.
- USE 200x50 ROUGH SAWN H4 RAILS BEHIND THE POLES. STAGGER THE JOINTS IN THE RAILS AND USE LENGTHS TO SPAN A MINIMUM OF 3x POLE SPACING .
- RAILS FIXED TO POLES WITH 2x3.75MM FH GALVANISED NAILS. DOUBLE RAILS PROGRESSIVELY NAILED.
- ANY CUTTING OF POLES OR RAILS IS TO BE GENEROUSLY COATED WITH A CONCENTRATED SOLUTION OF COPPER NAPHTHALENE ENEAL OR EQUIVALENT CONCENTRATED PRESERVATIVE.
- IT IS RECOMMENDED THAT A FILTER FABRIC (E.G. BIDIM A14 OR EQUIVALENT) IS USED AS A SEPARATION LAYER BETWEEN THE DRAINAGE MATERIAL AND THE BACKFILLING. WRAP OVER THE TOP OF THE DRAINAGE MATERIAL AT THE TOP BEFORE PLACING TOPSOIL OR PAVEMENTS. PLACE 100MM TOPSOIL OVER BACKFILLING.
- SLOTTED PIPE TO BE FILTER FABRIC WRAPPED AND PLACED AT BASE OF WALL CONNECTED AND DRAINING INTO STORMWATER SOAKAGE.
- DRAINAGE MATERIAL TO BE CLEAN 5-40MM GRAVEL OR PUMICE WITH LOW FINES. MATERIAL TO BE COMPACTED AS PER ENGINEERS SPECIFICATION.
- TIMBER RAILS TO HAVE A 45 DEGREE CHAMFER (10MM IN LENGTH) ON VISIBLE SIDE.

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PROJECT: 170 Kawaha Point Road Rotorua		
CONTENTS: Site Investigation Location Plan		
SCALES: N/A	DATE: 29/07/2022	
DESIGNED: LK	JOB REF No: 24493	
DRAWN: LK	SHEET No: SK2 OF: 5	
APPROVED: AB		
CHECKED: LK		



TYPICAL ELEVATION
NOT TO SCALE

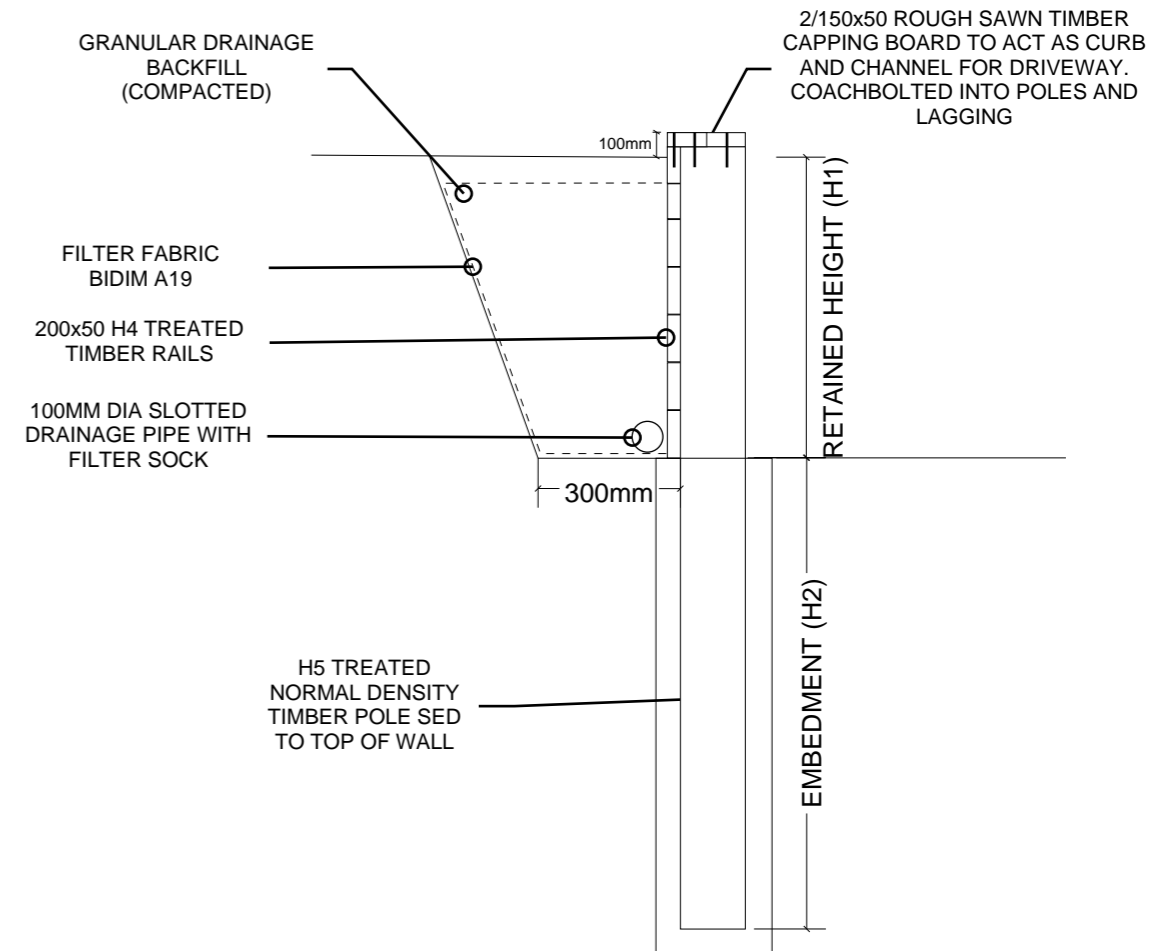
H1	H2	P	D	C
Maximum Retained Height	Required Embedment Depth	Pole Diameter	Hole Diameter (20MPa Concrete)	Hole Centres
2.0m	3.0m	250mm	450mm	1.2m

WALL SIZING

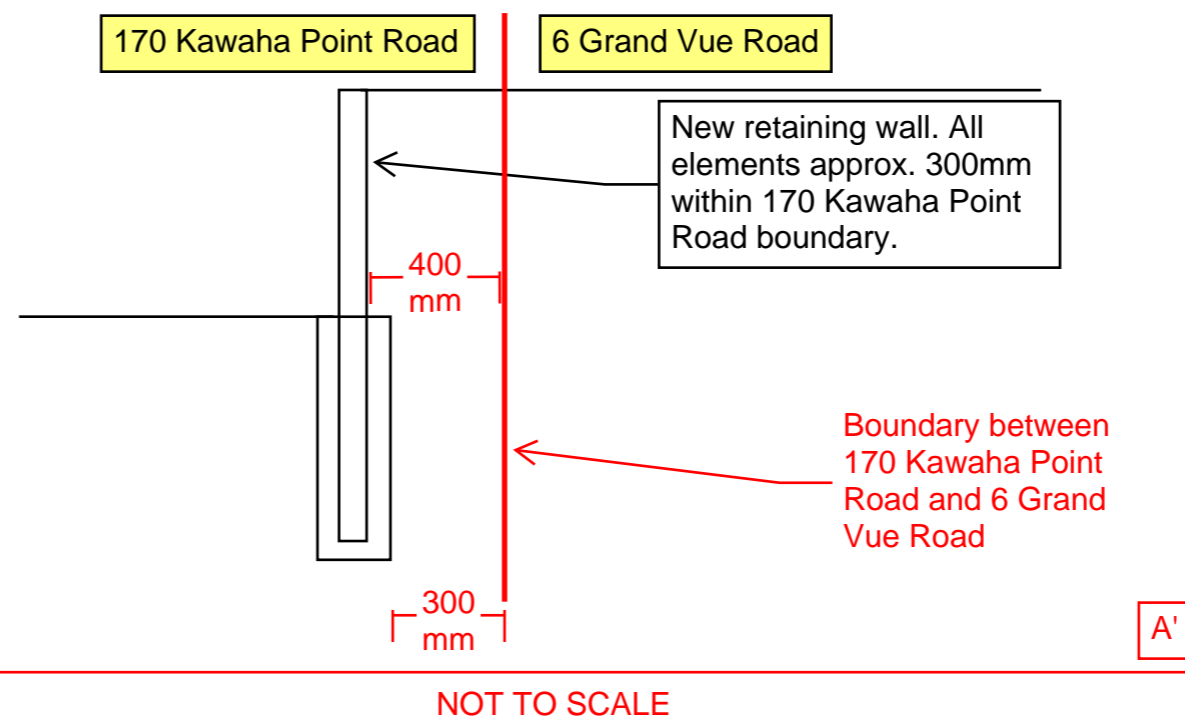
INSPECTION SCEDULE

The following hold points shall be observed prior to or during construction. No further work shall proceed until the Engineer is satisfied that each hold point has been fulfilled.

- Set-out detail
- Certification of timber pole and timber lagging
- Pole hole depths and pole installation
- Subsoil drain pipe location, lagging, filter cloth



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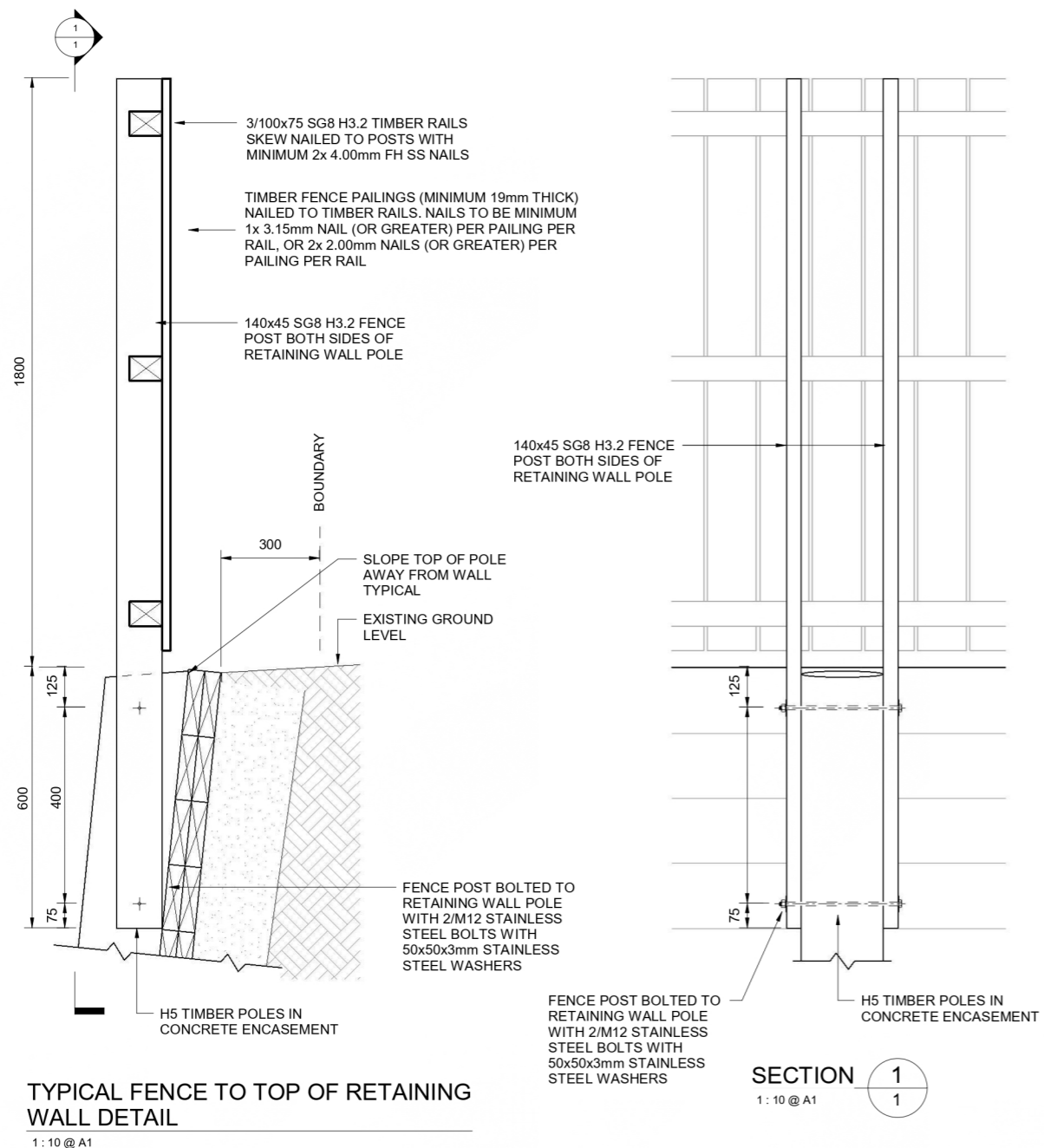
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PROJECT:		
170 Kawaha Point Road Rotorua		
CONTENTS:		
Site Investigation Location Plan		
SCALES:	DATE: 29/07/2022	
N/A	JOB REF No: 24493	
DESIGNED: LK	SHEET No: SK3 OF: 5	
DRAWN: LK		
APPROVED: AB		
CHECKED: L K		



- Type A Barrier - Fence
- Type B Barrier - Handrail

RESOURCE CONSENT
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PROJECT: 170 Kawaha Point Road Rotorua		
CONTENTS: Type of fall from height barrier		
SCALE: N/A		DATE: 29/07/2022
DESIGNED:	LK	JOB REF No: 24493
DRAWN:	LK	SHEET No: SK1 OF: 5
APPROVED:	AB	
CHECKED:	LK	



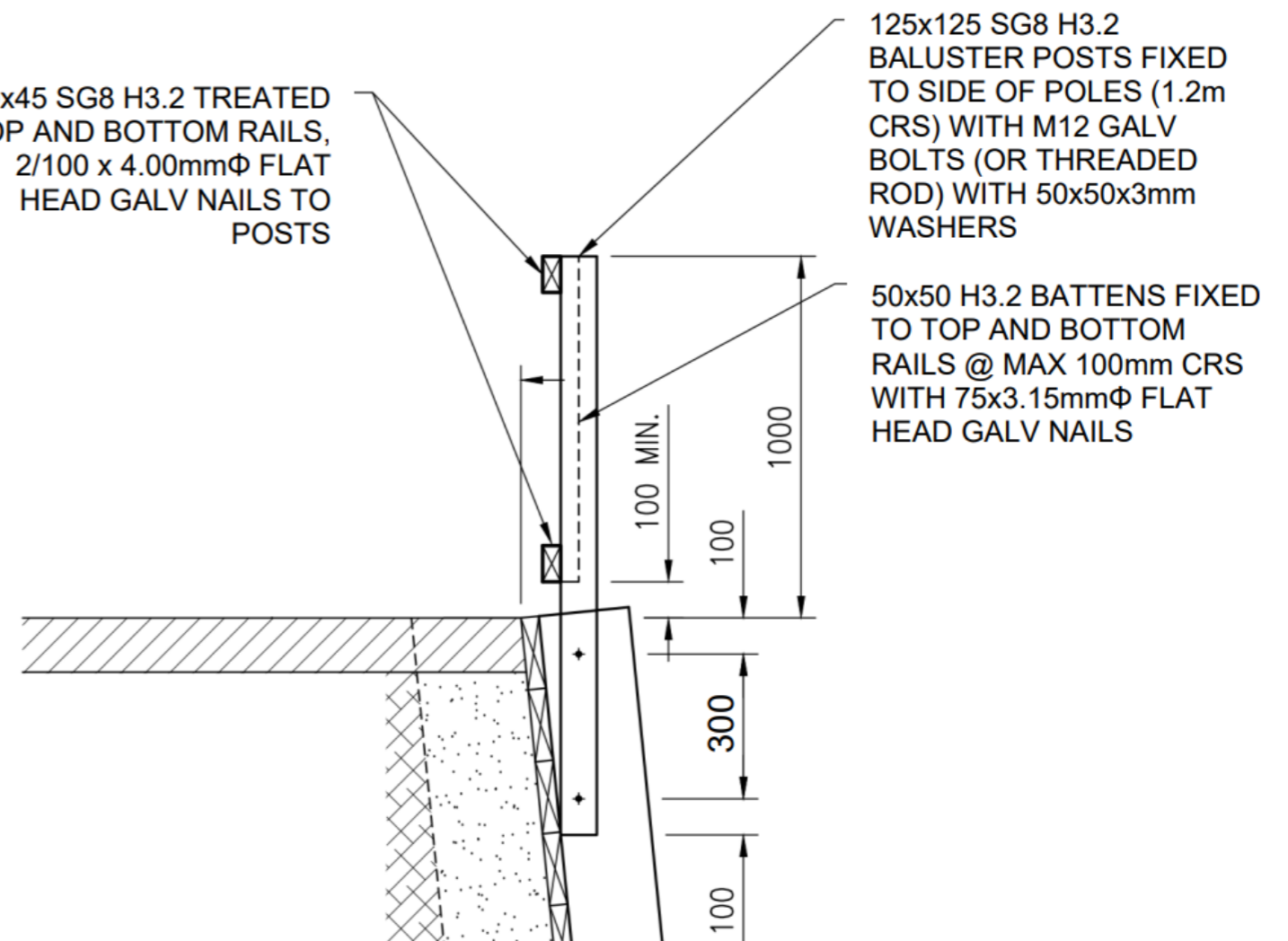
TYPICAL FENCE TO TOP OF RETAINING
WALL DETAIL

1: 10 @ A1

Type A Barrier - Fence

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90x45 SG8 H3.2 TREATED
TOP AND BOTTOM RAILS,
2/100 x 4.00mmΦ FLAT
HEAD GALV NAILS TO
POSTS



Type B Barrier - Handrail

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PROJECT:		
170 Kawaha Point Road Rotorua		
CONTENTS:		
Protection from fall		
SCALES:	DATE: 29/07/2022	
N/A	JOB REF No: 24493	
DESIGNED: LK	SHEET No: SK4 OF: 5	
DRAWN: LK		
APPROVED: AB		
CHECKED: L K		