



Our Reference: 10706.1 (FNDC)

19 December 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Re-located Dwelling at 51 Mako Street, Taupo Bay – EBC-2024-779 – Andrew Spence

I am pleased to submit application on behalf of Andrew Spence, for a re-located dwelling placed on site pursuant to EBC-2024-779, and for which a minor land use consent is required for a breach of the zone's Sunlight rule on one boundary. The site is zoned Coastal Residential. The application is a discretionary activity.

The application fee of \$1,535 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
 Fast Track Land Use*
 Subdivision
 Consent under National Environmental Standard
 (e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____
- Discharge
 Change of Consent Notice (s.221(3))
 Extension of time (s.125)

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

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Andrew Spence

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynley Newport

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:

Andrew Spence & Ann Marie Coghlan

**Property Address/
Location:**

As per item 5

Postcode

8. Application Site Details

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

Name/s:	51 Mako Street		
Site Address/ Location:	Taupo Bay		
			Postcode 0494
Legal Description:	Lot 132 DP 66856	Val Number:	
Certificate of title:	764618		

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.

None

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.

Minor Land Use for breach of Rules 10.8.5.1.5 & 10.8.5.2.4 (Sunlight).
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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.

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. 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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. 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) Andrew Spence

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) Andrew George Spence

Signature:

(signature of bill payer)

Date 16-Dec-2024

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Andrew George Spence

Signature:

[Redacted Signature]

Date 16-Dec-2024

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

Checklist (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.

Andrew Spence

RELOCATED BUILDING BREACHING SUNLIGHT RULE

51 Mako St, Taupo Bay

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

The applicant was issued EBC-2024-779 on 31st May 2024, for a relocatable dwelling with deck and onsite wastewater system. A copy of the Approved Form 5 BC Certificate is attached in Appendix 2, along with Stamped Approved Site and Architectural Plans.

The building is now on site up on blocks. It has been placed in a position not exactly matching that shown on the Stamped Approved Plan and Thomson Survey Ltd was commissioned by the building consent holder to survey its location (and height) in relation to the north west and south west property boundaries. This work was carried out and this shows a breach of the zone's Sunlight rules on the south west boundary with Esplanade Reserve – refer to Thomson Survey plans in Appendix 1. I have been instructed to apply for a land use consent for a breach of the Sunlight rules (both permitted and restricted discretionary rules, 10.8.5.1.5 and 10.8.5.2.4 respectively).

1.2 The Proposal

The stamped approved plans associated with EBC-2024-779 show the following:

- Site area 1346m²
- Driveway area 195m²
- Relocated dwelling 95.43m²
- Existing sheds 41.64m²
- Total impermeable 332.07m² = 24.67%
- Earthworks total 19.5m³.

Plans are provided in Appendix 1. A timber deck is to be built on the dwelling's south side, facing the esplanade. The dwelling is single storey with timber weather board cladding and long run *Coloursteel* roofing.

Access is via a leg-in 'driveway' off Mako Street. The site adjoins Esplanade Reserve on its southern boundary. The site is not serviced by any FNDC reticulated 3 waters system and is therefore reliant on onsite 3 water servicing. An on-site wastewater system forms part of EBC-2024-779.

As stated earlier, the building has been placed on the site in a slightly different location to that shown on the stamped approved building plans. Because of site slope and finished floor level requirements, the south western corner of the building will intrude into the permitted and restricted discretionary sunlight planes as specified in Rules 10.8.5.1.5 and 10.8.5.2.4 respectively.

Whilst also extending slightly into the 1.2m setback from boundary requirement, no breach results because of the ability to breach that setback for a distance of no more than 10m on any boundary other than a road boundary.

1.3 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent for breaches of the zone's permitted and restricted discretionary Sunlight rules, as a discretionary activity under the Operative District Plan. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Location: 51 Mako Street, Taupo Bay

Legal description: Lot 132 DP 66856, contained in Record of Title 764618, with an area of 1,346m² (refer to Appendix 3)

3.0 SITE DESCRIPTION

The site is located at Mako Street, Taupo Bay. Access to the site is gained via an access leg-in coming off Mako Street via a double width concrete crossing serving the application site and an adjacent site.

The site has existing buildings in the form of an existing shed and garden shed, along with driveway and turning area. Those parts of the site not covered in built development are in

grass with a limited number of isolated trees. The site is adjacent to esplanade reserve, as stated earlier. All other boundaries are with residential properties.

The site is zoned Coastal Residential in the Operative District Plan (ODP) and zoned Settlement with Coastal Environment Overlay in the Proposed District Plan (PDP). The site is not identified as having any outstanding landscape or other overlay in either Plan. The flood hazard affecting the site has been acknowledged and highlighted in EBC-2024-779 with the title subject to a s72 notice under the Building Act.

The title is also subject to a pedestrian and cycle right of way (not vehicular) along its eastern boundary (furthest from proposed re-located dwelling) in favour of an adjacent property.

4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The re-locatable dwelling has a building consent, issued in May 2024. This did not identify any boundary activity breach. The dwelling is now on site, on blocks, with an infringement of the zone's Sunlight rule identified on one boundary. The building consent holder has requested Thomson Survey Ltd to prepare a resource consent application for that breach.

With the necessary minimum floor level taken into account, a corner of the dwelling's roof now intrudes into the sunlight plane on a short portion of the site's southern boundary with Esplanade Reserve.

The potential effects of an intrusion into the sunlight plane are

- adverse effects on adjacent properties in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.
- where there is a breach with a boundary to an adjacent residential allotment there might also be an impact on that residential unit's outdoor space.

In this instance, the building will intrude into the sunlight plane from a boundary with a non residential site. The 'affected' boundary is with Esplanade Reserve, public space and where usage is short term and transitory as people move along the reserve.

The infringement is for a relatively short extent (as it is the corner of a building rather than an entire side), with the maximum extent of the intrusion into the sunlight plane being 2.25m vertically, reducing the further from the boundary one gets.

The building is to the north of the Esplanade Reserve and may, therefore, briefly interrupt access to sunlight for anyone walking/riding along the reserve. This will be a transitory and temporary effect for them as they will be moving along the reserve as opposed to staying in one place.

There is no adjacent residential home affected by the breach. There is no outdoor space associated with a private home affected by the breach. The re-located dwelling will not visually dominate any adjacent residential property. There will be no loss of privacy suffered by any adjacent residential property.

People using the Esplanade Reserve will notice the dwelling, just as they would notice any building in the vicinity. There are other buildings (including dwellings) close to the Esplanade Reserve, both to the east and west as one walks along the creek edge. There will be no loss of privacy for anyone using the reserve as such, because users of the reserve are in a public space and therefore cannot expect privacy.

In summary the breach of sunlight may result in short term, transitory effects for people using the Esplanade Reserve, but will have no long term effect on any adjacent residential sites or on the wider environment. No part of the building intrudes into the Esplanade Reserve. Overall the effects of the sunlight breach are considered less than minor.

5.0 STATUTORY ASSESSMENT

5.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to the rule breach are those listed in Chapter 10.8 Residential Zone. The zone's objectives are about enabling appropriate development of and within coastal settlements. This proposal is for residential use of a residential zoned site, within one such coastal settlement and it therefore considered consistent with Objectives 10.8.3.1-3.3 inclusive.

Policy 10.8.4.1 enables a range of housing types and forms of accommodation. The proposal is consistent with this policy. Policy 10.8.4.3 seeks to ensure sufficient land for a household unit to provide outdoor space and sewage disposal. EBC-2024-779 included consent for on-site wastewater and the site, at 1346m², is easily large enough to provide outdoor space for the residents.

Policy 10.8.4.4 is about ensuring a good ratio between open space and buildings and other impermeable surfaces. The proposed re-locatable is consistent with this policy. Policy 10.8.4.5 seeks to ensure that provision is made to ensure sites have adequate access to sunlight and daylight. The assessment of environmental effects above concludes that the effects of a sunlight breach are less than minor.

Policy 10.8.4.7 is about ensuring there is a reasonable level of privacy and amenity for inhabitants of the buildings. The site adjoins Esplanade Reserve. It always has. The site is zoned for residential use. The existing situation therefore, is that the proximity of the Esplanade Reserve, regardless of where a building might be placed, impacts to some degree on privacy and amenity of building inhabitants. I believe the proposal results in a reasonable level of privacy and amenity being maintained in the circumstances.

5.2 Proposed District Plan Objectives and Policies

The property has a Settlement Zone under the Proposed District Plan (PDP) and has a Coastal Environmental Overlay. The PDP includes the Settlement Zone in its 'rural zone' suite, which is somewhat contrary to the density level of housing, and sometimes a commercial hub, in those settlements that have been zoned "Settlement".

The objectives and policies of the Settlement Zone are primarily about ensuring land use and subdivision is of a scale and intensity in keeping with the rural or coastal character and amenity of the settlement; appropriate for the physical and environmental attributes of the site and any infrastructure constraints; and managed to control any reverse sensitivity issues that may occur within the zone or at a zone interface (RSZ-O4). The proposed residential use of the site is consistent with RSZ-O1-O3 inclusive, as well as RSZ-P1 & P5. There is a zone interface on the boundary affected by the rule infringement, with the Esplanade Reserve zoned Natural Open Space reflecting its use. The infringement is minor and transitory such that I consider reverse sensitivity effects to be adequately managed (RSZ-O4 and related RSZ-P4).

The Coastal Environment objectives and policies are relevant insofar as any that relate to settlements in that environment. In being already developed and 'urban' in character, natural character values associated with the coastal environment are already compromised. Residential use of a site within an existing residential area is consistent with CE-O2, parts b and c in particular, and with CE-O3, noting the scale of the proposal is consistent with existing built development in the area.

The site does not contain any outstanding landscape or outstanding natural features, being urban in nature (CE-P2 & CE-P3). Policy CE-P4 seeks to preserve the visual qualities, character and integrity of the coastal environment by consolidating land use around existing urban centres and rural settlements and avoiding sprawl or sporadic patterns of development. The proposal certainly does that, being within an existing built up area.

The site is zoned Settlement which is essentially a means of identifying urban settlements that are not fully serviced by Council operated 3-waters - such as Taupo Bay. This makes consistency with CE-P5 part a difficult to meet as there is unlikely to be any available or programmed development infrastructure. However, building consent has been issued for an appropriate on-site system and the development of the site for residential use is not considered to compromise the characteristics and qualities of the coastal environment in this location.

The PDP also contains objectives and policies related to natural hazards such as coastal flooding. The building consent took that into account and has been issued with the title now subject to a s72 Notice pursuant to the Building Act. The Council is therefore satisfied that:

- *The building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and*

-
- *The land is subject or is likely to be subject to one or more natural hazards (inundation)*
 - *It is reasonable to grant a waiver and modification of the Building Code in respect of the natural hazard concerned.*

5.3 Part 2 Matters

Residential use of a site zoned for such use is considered consistent with Section 5 of Part 2 of the Act (Purpose).

Of the Section 6 Matters of National Importance perhaps three have relevance. These are:

- (a) 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;*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers; and*
- (h) the management of significant risks from natural hazards.*

I consider residential use of a site zoned for such use not to negatively impact on the 'natural character of the coastal environment'. The land use is appropriate for the site. Whilst there is a short and transitory infringement into the sunlight plane extending from public access esplanade reserve, this does not preclude use of the public access in any way. The site is subject to hazard but satisfactorily addressed that hazard when obtaining building consent.

Of the Section 7 Other Matters, two are of relevance:

- (c) the maintenance and enhancement of amenity values;*
- (f) maintenance and enhancement of the quality of the environment;*

The proposed development will ensure the ongoing maintenance and enhancement of amenity values and the overall quality of the environments

In regard to Section 8, the principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles.

5.4 NZ Coastal Policy Statement

As with any development in the coastal environment, the NZ Coastal Policy Statement (NZCPS) needs to be considered. There are limited aspects of the NZCPS of relevance, these being:

Objective 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through.....*

The subject site is within an urban area with no Outstanding Landscape or Outstanding Natural Features. Natural character attributes are already compromised by way of the urban development within the Taupo Bay settlement.

Objective 6: *To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:*

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*

I consider the development to be an appropriate use of the site that provides for people's social and economic wellbeing.

Policies 13-15 of the NZCPS are also about preserving and restoring natural character and the same comment made under Objective 2 above applies.

The proposal is consistent with other policies in the NZCPS that encourage consolidation of development around existing urban areas in order to avoid urban sprawl.

The NZCPS takes a precautionary approach to managing the effects of coastal hazard which, in the case of this proposal, includes coastal flooding. This hazard was considered during the building consent process and consent was issued subject to a s72 notice being registered on the title.

8.5 Regional Policy Statement for Northland

The Regional Policy Statement for Northland (RPS) is written in order to give effect to the NZCPS. A proposal consistent with the latter is therefore consistent with the RPS. The site does not contain any areas of High or Outstanding Landscape or Natural Values in the Regional Policy Statement's maps. The site is urban and the identified flood hazard affecting site has been given due consideration.

6.0 CONSULTATION & s95 ASSESSMENT

The application is for breaches of the Sunlight rule on one boundary. The effects of those breaches is considered to be no more than minor on the wider environment and therefore public notification is not considered necessary (s95A & D).

The 'affected' boundary is with Council administered property and not any adjacent private property. Given that the application is lodged to the Council, and the Council is the only 'affected' person, limited notification is not required (s95B and E).

7.0 CONCLUSION

The site is considered suitable for the proposed development, and effects on the wider environment are no more than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the land use consent, on a non notified basis, subject to appropriate conditions.



Lynley Newport
Senior Planner
Thomson Survey Ltd

Date

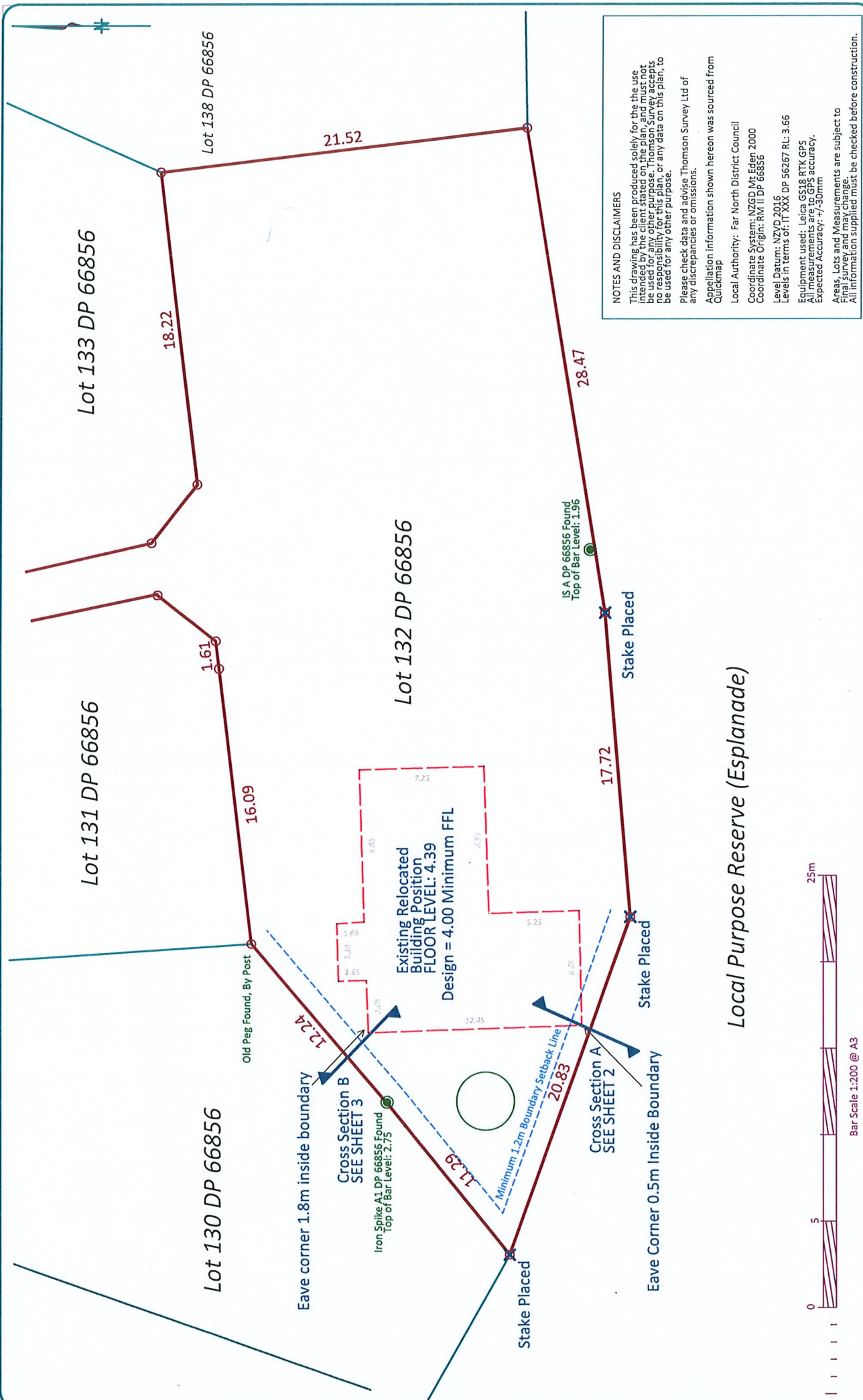
20th December 2024

8.0 APPENDICES

- | | |
|-------------------|--|
| Appendix 1 | Thomson Survey Plans |
| Appendix 2 | EBC-2024-779 Certificate and Stamped Approved Site & Architectural Plans |
| Appendix 3 | Title Information |

Appendix 1

Thomson Survey Plans



NOTES AND DISCLAIMERS

This drawing has been produced solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey accepts no responsibility for the use of any data on this plan, to be used for any other purpose.

Please check data and advise Thomson Survey Ltd of any discrepancies or omissions.

Appellation information shown hereon was sourced from Quickmap

Local Authority: Far North District Council
 Coordinate System: NZGD Mt Eden 2000
 Coordinate Origin: RM II DP 66856
 Level Datum: NZVD 2016
 Levels in terms of: IT XXX DP 56267 RL: 3.66

Equipment used: Leica GS18 RTK GPS
 All measurements are to GPS accuracy.
 Expected Accuracy: ±7-90mm

Areas, Lots and Measurements are subject to Final survey and may change.
 All information supplied must be checked before construction.

Surveyors Ref. No: **10706**
 Series

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey	MD	14/11/24		
Design			1:200	A3
Drawn	MD	15/11/24		
Rev	MD	03/12/24		

10706 Site Plan Revised 03/12/2024.LCD

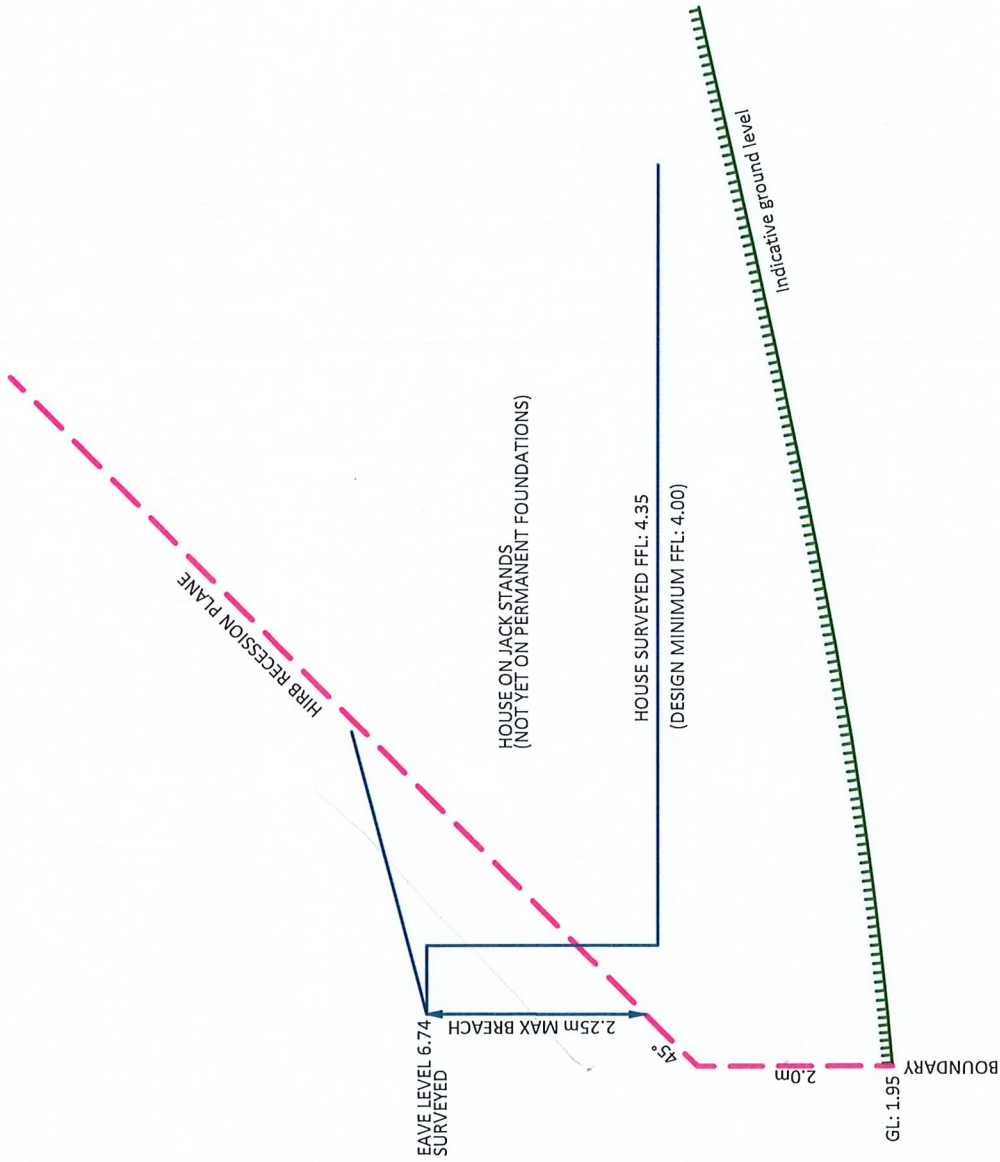
Local Purpose Reserve (Esplanade)



REVISED SITE PLAN for EBC-2024-779_0
 51 Mako St, Taupo Bay
 PREPARED FOR: Spence

THOMSON SURVEY LIMITED
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@survey.co.nz
 Ph: (09) 4077360
 www.survey.co.nz



CROSS SECTION A

NOTES AND DISCLAIMERS
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 Local Authority: Far North District Council
 Coordinate System: NZGD Mt Eden 2000
 Coordinate Origin: RM II DP 66856
 Level Datum: NZVD 2016
 Levels in terms of: IT XXX DP 56267 RL: 3.66
 Equipment used: Leica GS18 RTK GPS
 All measurements are to GPS accuracy.
 Expected Accuracy: +/- 30mm
 Areas, Lots and Measurements are subject to Final Survey and may change.
 All information supplied must be checked before construction.

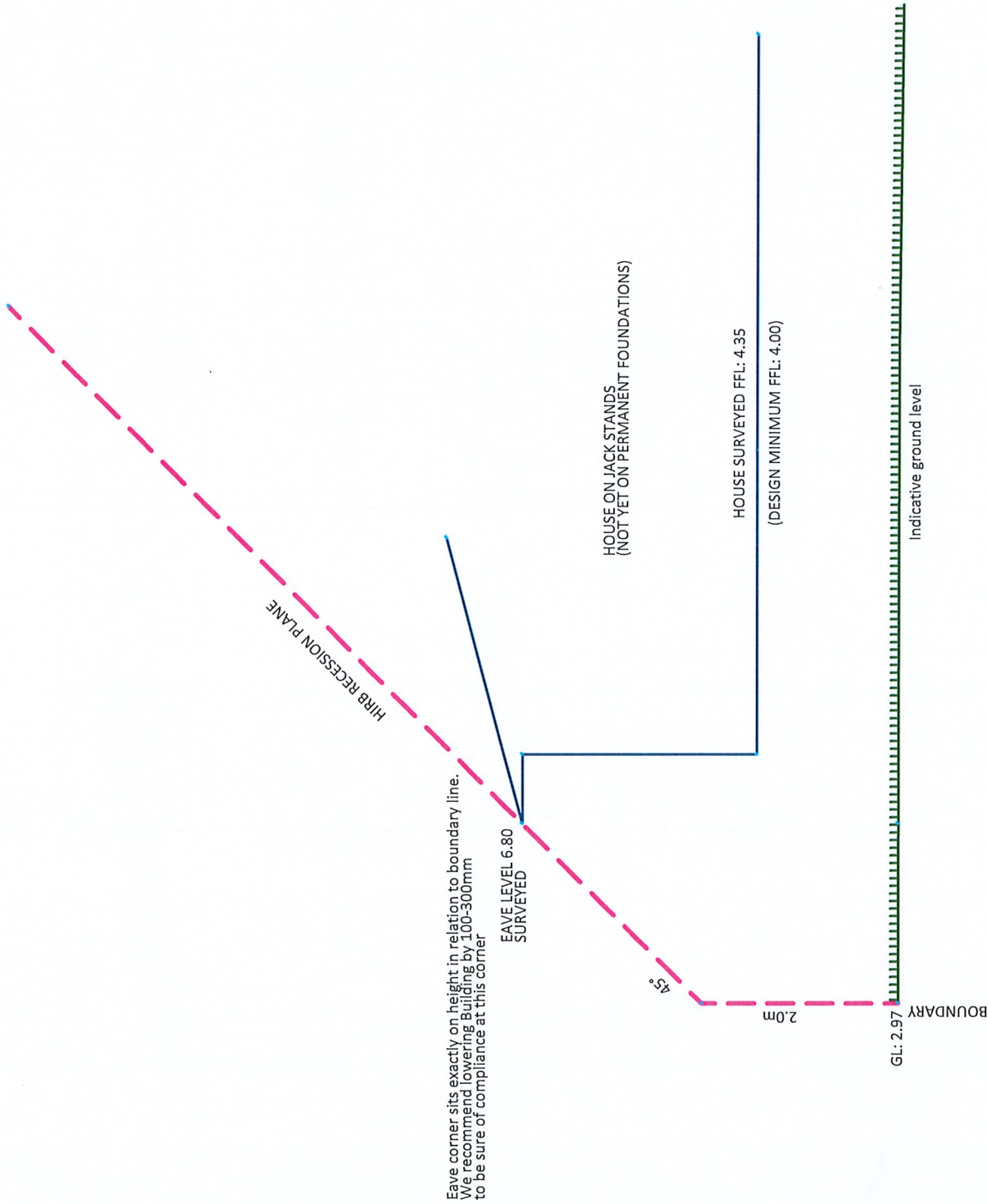
THOMSON SURVEY
 Limited
 Registered Land Surveyors, Planners & Land Development Consultants
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

REVISED SITE PLAN for EBC-2024-779_0
 51 Mako St, Taupo Bay
 PREPARED FOR: Spence

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey	MD 14/11/24	NTS	A3
Design	MD 15/11/24		
Drawn	MD 03/12/24		
Rev	MD 03/12/24		

10706 Site Plan Revised 03/12/2024.LCD

Supervisors Ref. No: **10706**
 Series
 Sheet 2 of 3



CROSS SECTION B

NOTES AND DISCLAIMERS

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Please check data and advise Thomson Survey Ltd of any discrepancies or omissions.

Appellation information shown hereon was sourced from Quickmap

Local Authority: Far North District Council

Coordinate System: NZGD Mt Eden 2000

Coordinate Origin: RM11 DP 66856

Level Datum: NZVD 2016

Levels in terms of: IT XXX DP 56267 RL: 3.66

Equipment used: Leica GS18 RTK GPS

All measurements are to GPS accuracy.

Expected Accuracy: +/-30mm

Areas, Lots and Measurements are subject to change. All information supplied must be checked before construction.

Survey	Name	Date	ORIGINAL SHEET SIZE
Survey	MD	14/11/24	NTS
Design	MD	15/11/24	
Drawn	MD	03/11/24	A3
Rev	MD	03/11/24	

10706 Site Plan Revised 03/11/24-LCD

REVISIED SITE PLAN for EBC-2024-779_0

51 Mako St, Taupo Bay

PREPARED FOR: Spence

THOMSON SURVEY
LIMITED

Registered Land Surveyors, Planners & Land Development Consultants

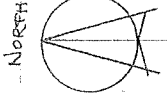
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Appendix 2

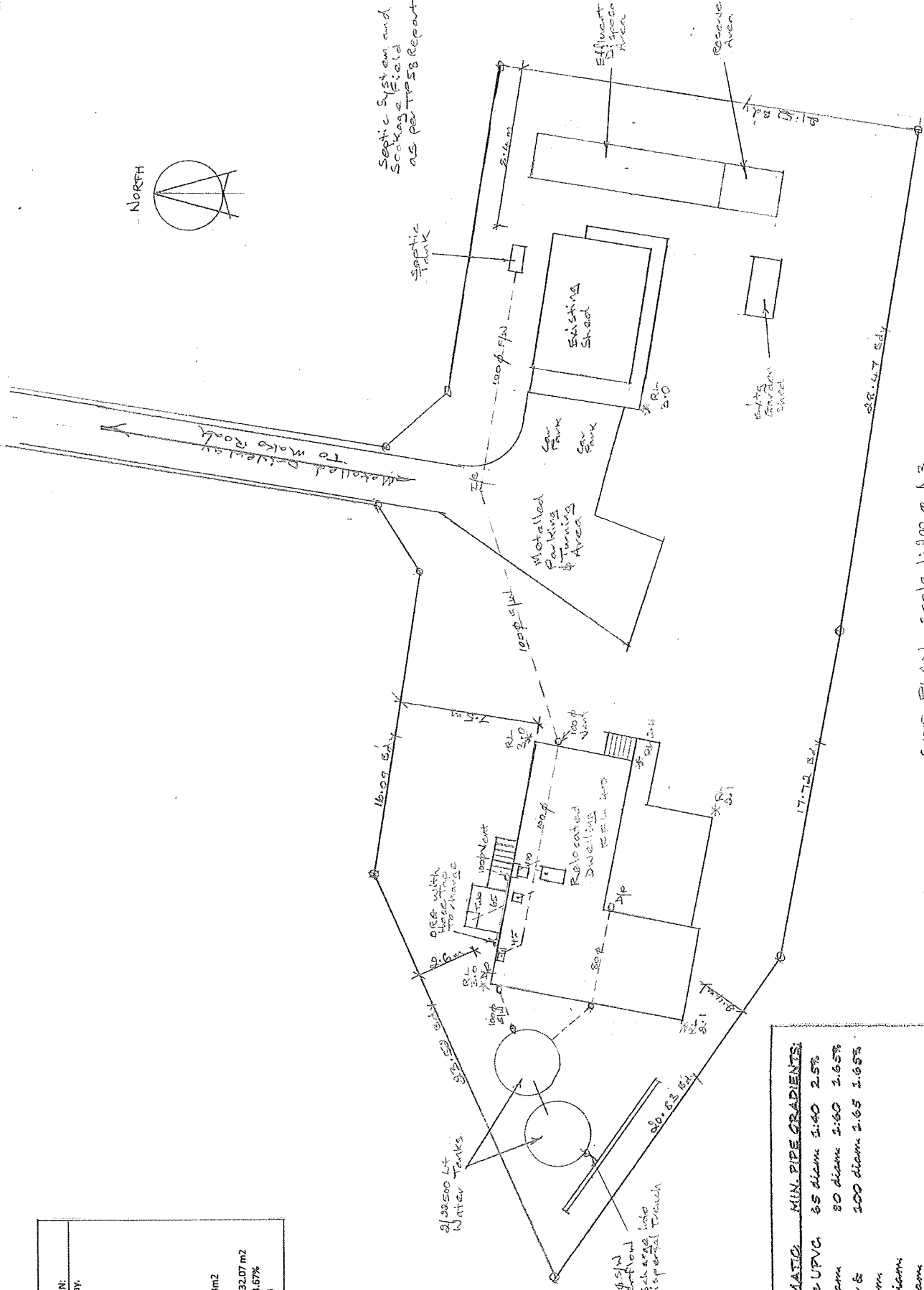
EBC-2024-779 Certificate and Stamped Approved Site & Architectural Plans

SITE INFORMATION:

761 Mako Street Taupo Bay,
 Lot 132
 DP 66856
 Very High Wind Zone,
 Corrosion Zone D
 Earthquake Zone 1
 Zone: Coastal Residential.
 Site Area 1346m²
 Driveway Area 195m²
 Relocated Dwelling 95.43m²
 Existing Sheds 41.64m²
 Total Impermeable Area 332.07 m²
 = 24.67%
 Earthworks Total 19.5m³



Septic System and
 Soaking Field
 as per 158 Report



PLUMBING SCHEMATIC MIN. PIPE GRADIENTS:

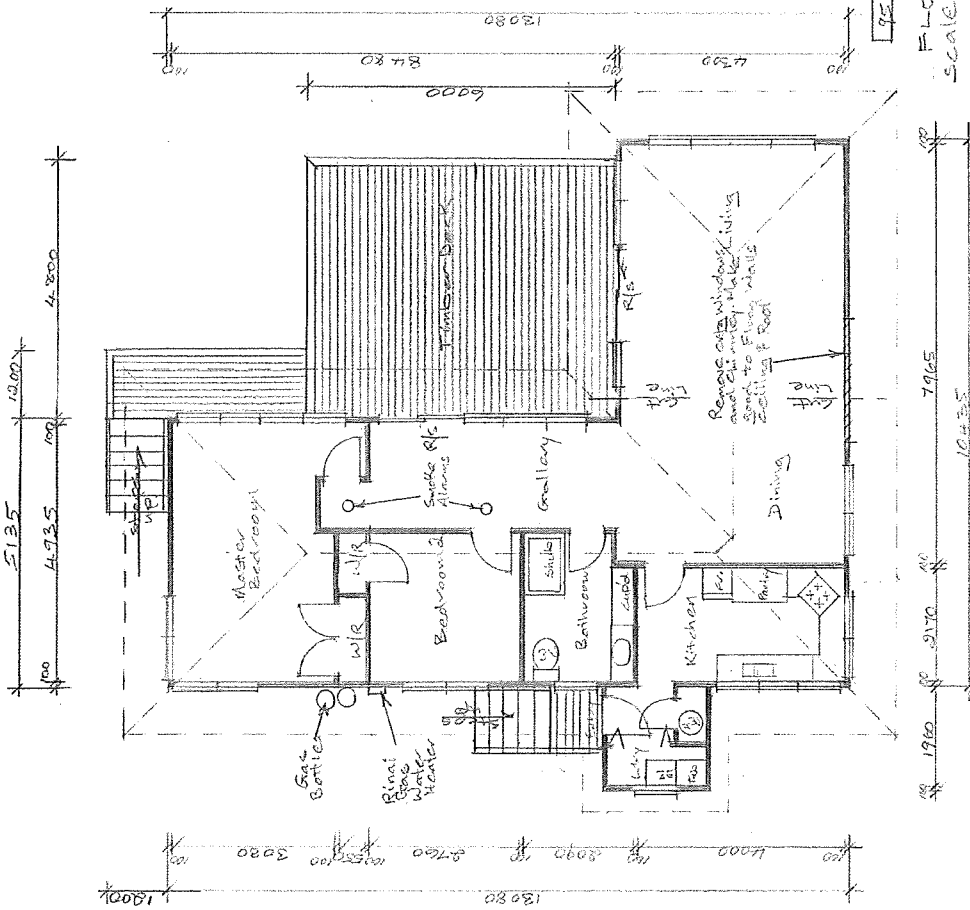
All pipework to be UPVC	65 diam	1:40	2.5%
Waste pipes	80 diam	1:60	1.65%
Foul Water Arising & Stormwater	100 diam	1:65	1.65%
Downpipes	80 diam		

SITE PLAN scale 1:300 @ N3.

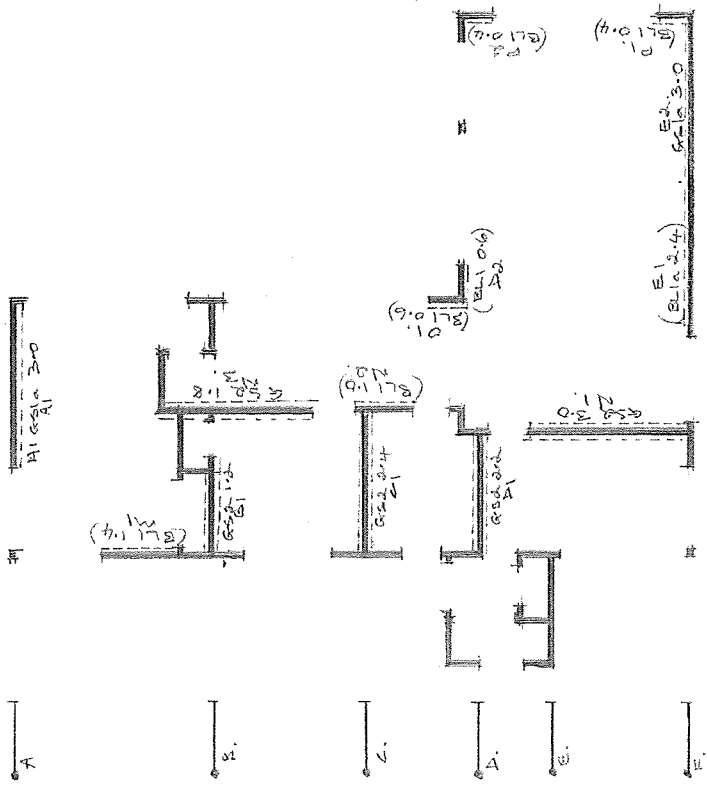
SPENCE HOUSE.

AMENDED 29/10/24
 SHEET 4 OF 4.


DISCLAIMER
 This project includes the incorporation of an existing building, and whilst every effort has been made to provide accurate dimensions, and type and condition of any component, on the drawings, HUGIS Partnership or its joint and several partners take no responsibility whatsoever for the accuracy of such detail. Therefore the Contractor should refer back to the relocated Building, before commencing any part of the work.



FLOOR PLAN
 SCALE 1:100 @ A3



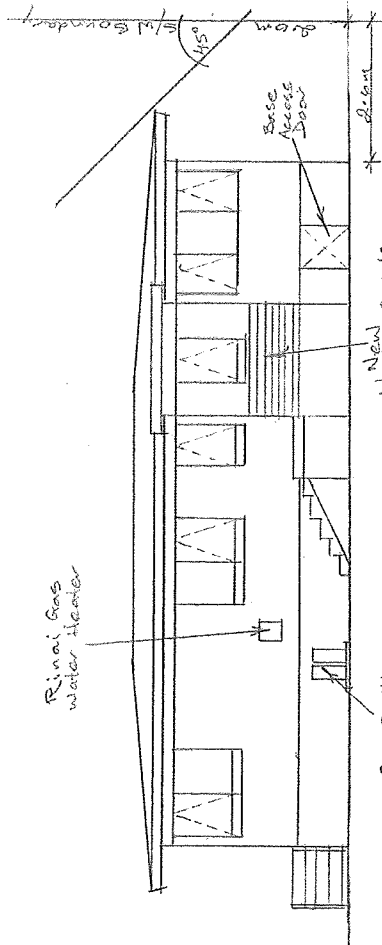
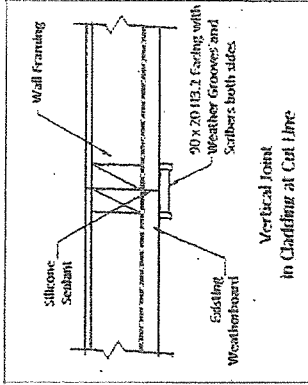
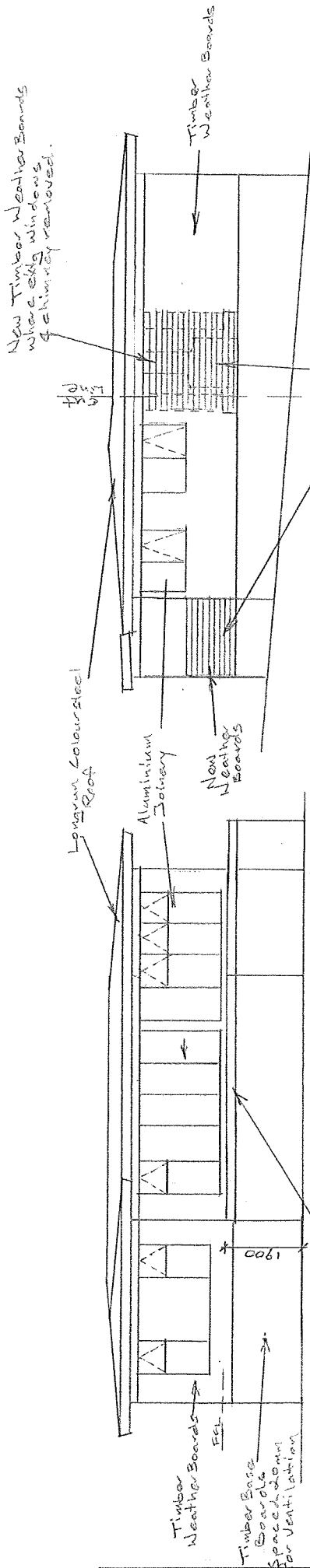
WALL BRACING PLAN
 NOTE: All Braces shown not in Brackets, are Existing.



HUGIS PARTNERSHIP
 Ian MacKinnon
 Licensed Building Practitioner
 • PLANS • DESIGN • BUILDING •

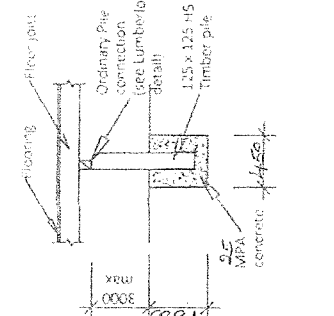
Mob: 027 498 3282
 Email: hugis@extra.co.nz

RELOCATED DWELLING AT 51 MAKO ROAD TAUPO BAY
 ANDREW & ANN MARIE SPENCE.

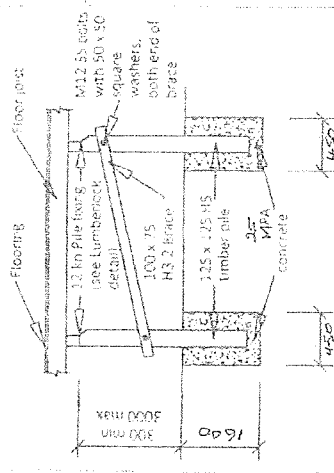


FOUNDATION NOTES:

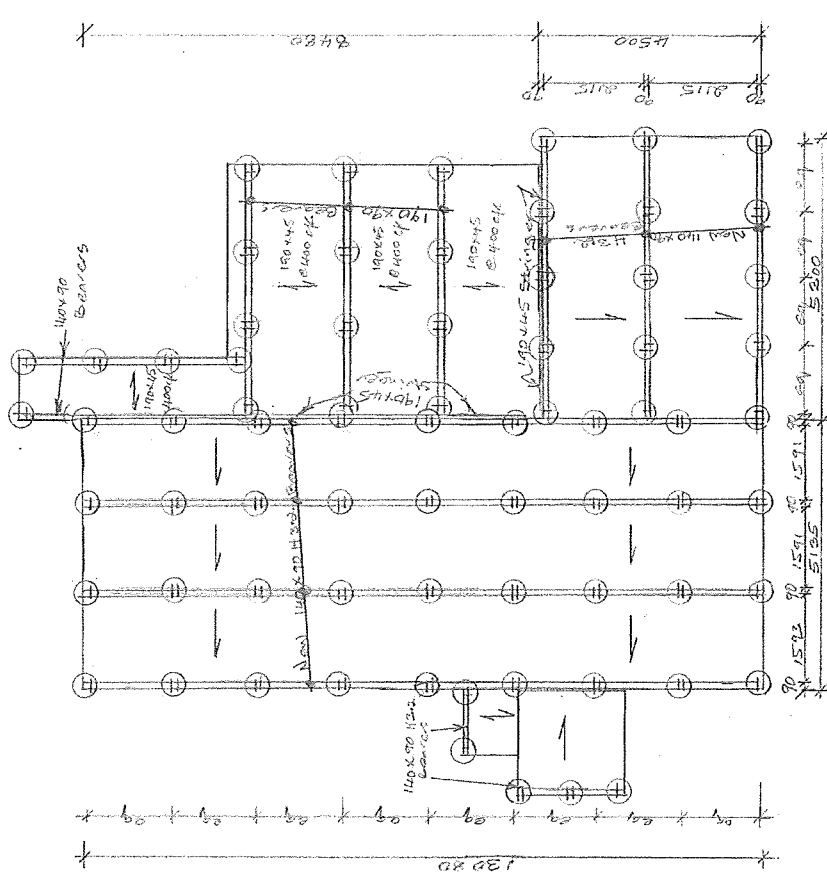
- All Foundations to be embedded min. 1600, or as directed
- And in strict accordance with the Design provided by Haigh Workman Ltd.
- Ordinary Piles 125x125 H5 square piles set in 450diam. Conc. Filled Holes.
- Braced piles 125x125 H5 Square piles set in 450diam. Conc. Filled Holes and braced.
 - Existing 150x50 joists @ 450 ctrs.
- All foundation and deck timber, unless otherwise shown, to be H3.2. min. SG8.
- All concrete to be 25 mpa
- All bolts and brackets to be stainless steel.
- All bolts to have 50x50 washer each side.
- Max span for 140x90 bearers= 1650.



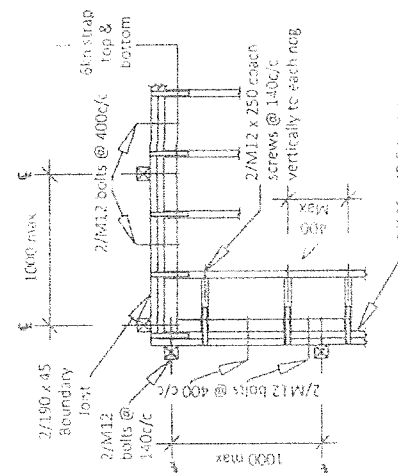
Ordinary Pile



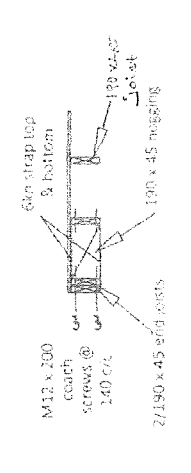
Braced Pile



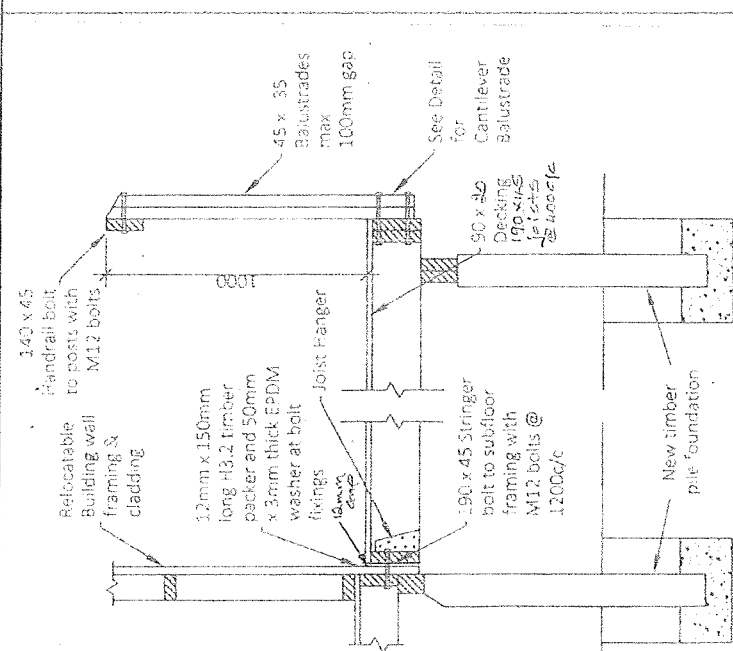
FOUNDATION PLAN SCALE 1:100 @ A2.
Refer also to Foundation Section and Calculations Provided by Haigh Workman Engineers.



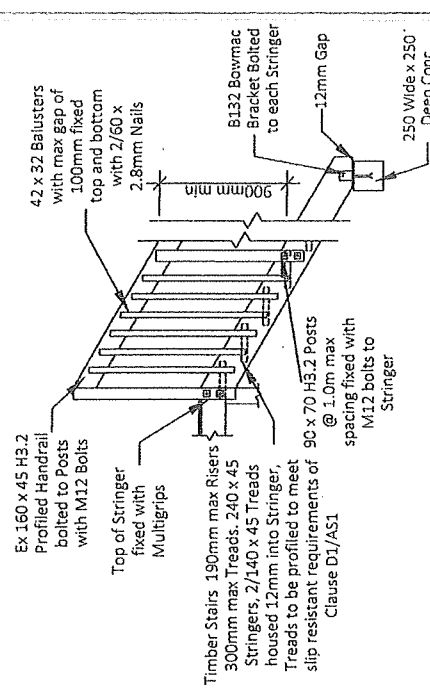
Plan View



Section View at Mooting



Section thru Timber Deck



Typical Stair Detail.

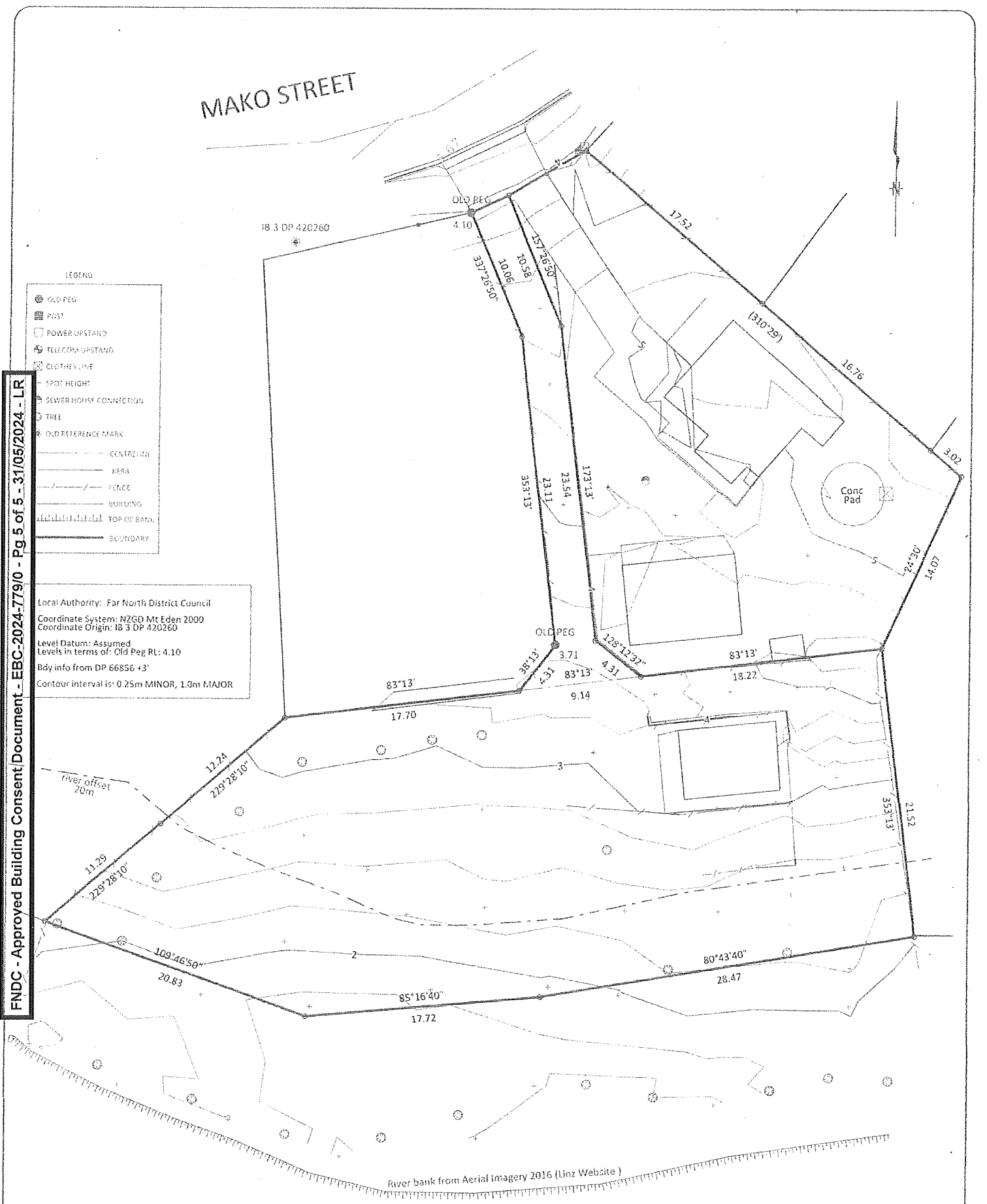
MAKO STREET

18.3 DP 420260

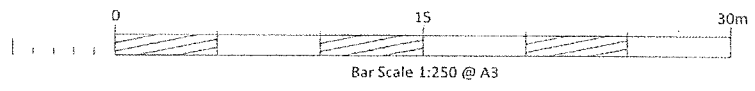
- LEGEND
- OLD PEG
 - POST
 - POWER UPSTAND
 - ⊕ TELECOM UPSTAND
 - ☒ CLOTHES LINE
 - ⊙ SPOT HEIGHT
 - SEWER HOIST CONNECTION
 - TREE
 - ⊙ OLD REFERENCE MARK
 - CONTINUATION
 - BESS
 - FENCE
 - BUILDING
 - TOP OF BANK
 - BOUNDARY

FNDC - Approved Building Consent Document - EBC-2024-7790 - Pg 5 of 5 - 31/05/2024 - LR

Local Authority: Far North District Council
 Coordinate System: NZGD Mt Eden 2000
 Coordinate Origin: 18.3 DP 420260
 Level Datum: Assumed
 Levels in terms of: Old Peg RL: 4.10
 Bdy info from DP 66856 +3'
 Contour interval is: 0.25m MINOR, 1.0m MAJOR



This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.



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 Registered Land Surveyors, Planners & Land Development Consultants

**TOPOGRAPHICAL SURVEY
 OF LOT 132
 AND 133 DP 66856**
 PREPARED FOR: SQUIRES

Survey	Name	Date	ORIGINAL
Design	TW	24/02/22	SCALE SHEET SIZE
Drawn	TW	25/02/22	1:250 A3
Approved			
Rev			

10250 Site Survey.lcd

Surveyors Ref. No.
10250
 Series
 Sheet 1 of 1

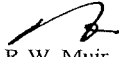
Appendix 3

Title Information



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 764618
Land Registration District North Auckland
Date Issued 08 December 2016

Prior References
NA70A/931

Estate Fee Simple
Area 1346 square metres more or less
Legal Description Lot 132 Deposited Plan 66856

Registered Owners
Ann Marie Coghlan and Andrew George Spence

Interests

Subject to a pedestrian and cycle right of way over part marked A on DP 591901 created by Easement Instrument 12793819.1 - 4.3.2024 at 1:50 pm

13032447.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as (a) natural hazard(s) - 11.6.2024 at 7:00 am

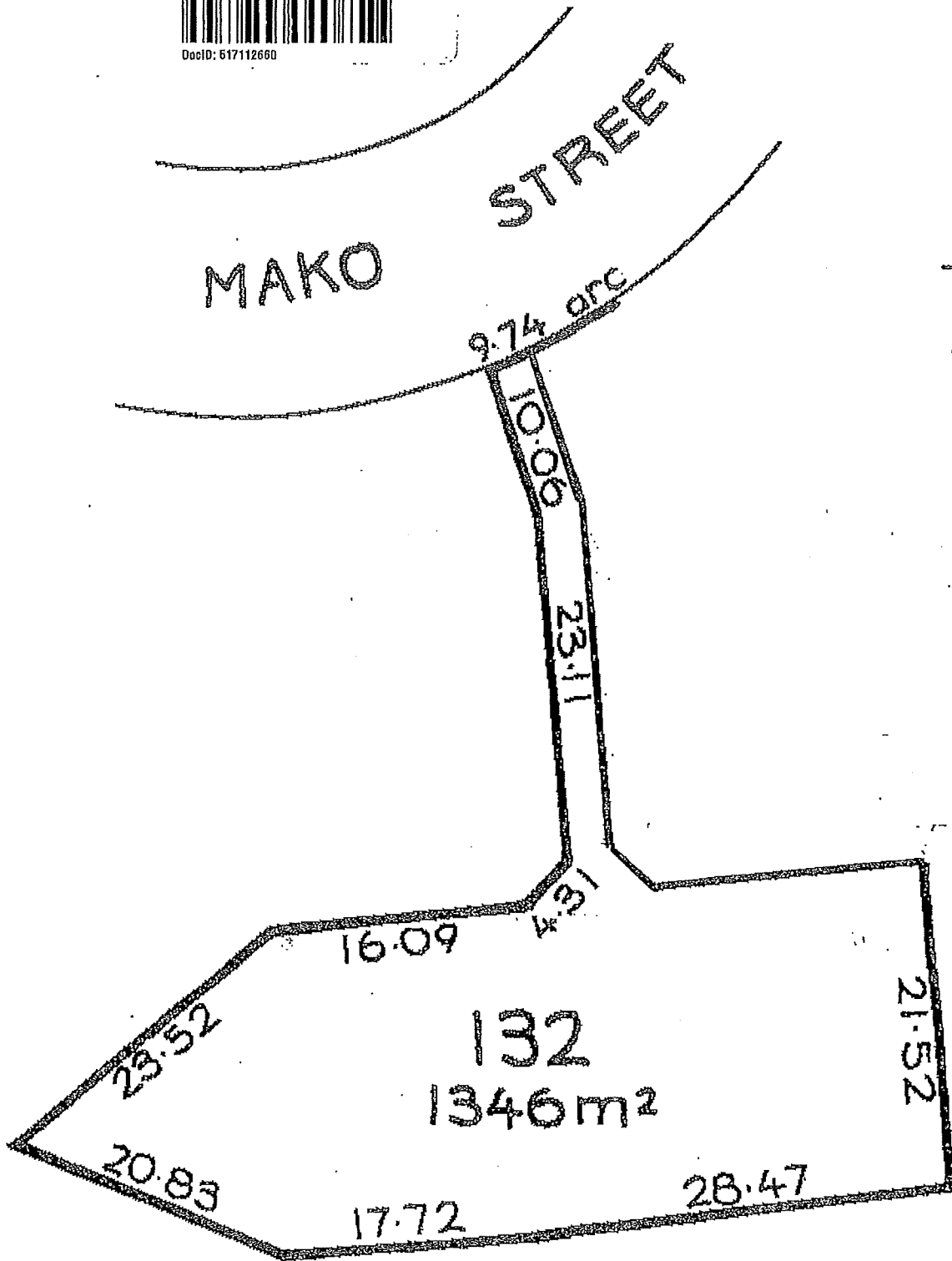
13074899.1 Mortgage to ASB Bank Limited - 30.8.2024 at 7:33 am

Title Diagram 764618

Copy - 01/01, Pgs - 001, 15/12/16, 09:23



DocID: 617112660



DP66856