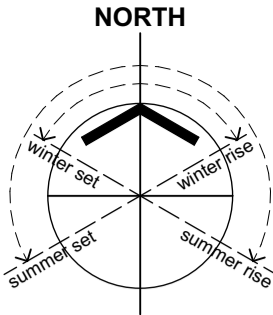


Sheet Index			
Layout ID	Layout Name	Issue ID	Issued Date
RC01	Cover Sheet	D	11/09/20
RC02	Site: FNUP Compliance Schedule	D	11/09/20
RC03	Site Bulk & Location	D	11/09/20
RC04	Vehicle Tracking/Landscape Plan & Critical Point Sections	D	11/09/20
RC05	Perspectives	A	22/07/20
RC06	Site Plan: Boundary Setout	D	11/09/20

D-05



GENERAL NOTES

- 0.1 Contractor to verify all dimensions and condition on site before commencing work.  
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APPROVED PLAN  
Planner: pkillalea  
RC: 2300042  
Date: 15/09/2020

# 6 Bisset Road, Kaikohe - Resource Consent

## Combined Subdivision / Land Use Consent Application



RevID	CHD	Revision	Date
A			22/07/20
B	B-01	Boundary Setout plan added to set	19/08/20
C			27/08/20
D	D-05	Issue Schedule updated	11/09/20

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title  
**Esnem Properties Ltd**

**Proposed Subdivision**  
6 Bisset Road  
Kaikohe  
Northland

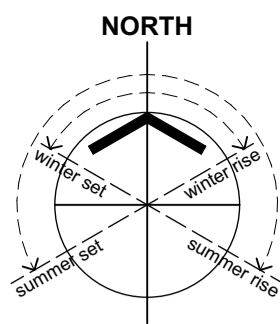
sheet title  
**RC Submission**  
**Cover Sheet**

drawn  
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scale  
As marked at A1

sheet no. issue  
**RC01 D**

printed Friday, 11 September 2020  
**Resource Consent**

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- GENERAL NOTES**
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**DEVELOPMENT CONTROLS:**

<b>Legal Description:</b> Lot 2 DP 161706 CT: NA97C/58 Area: 2.541m²	
<b>Local Authority:</b>	<b>FNDC</b>
<b>FNDC Environment:</b>	<b>Residential Zone</b>
<b>Max. Building Height:</b>	8.0m max.
<b>Building Coverage:</b>	45% max.
<b>Impermeable Coverage:</b>	60% max.
<b>Boundary Setbacks:</b>	3.0m road Bdy

**SITE DESIGN INFORMATION:**

<b>Wind Zone =</b>	<b>MEDIUM</b>
<b>Earthquake Zone =</b>	<b>Zone 1</b>
<b>Exposure Zone =</b>	<b>Zone B</b>
<b>Rainfall Intensity =</b>	<b>80 - 90mm/hr</b>

**BULK & LOCATION LEGEND:**

- Existing residence to remain.
- Proposed transportable home (Stage 1).
- Landscape (permeable)
- Deck/Landing (impermeable)
- Gravel / vehicle manoeuvring (impermeable)
- Indicative coverage of unconfirmed transportable houses (Stage 2)

**FAR NORTH UNITARY PLAN COMPLIANCE SCHEDULE  
6 BISSET ROAD, KAIKOHE**

Gross Site Area: 2,541m²  
Net Site Area: 2,242.4m²  
Territorial Authority: Far North District Council  
Urban Environment: Residential Zone

CLAUSE	CONTROL	PERMITTED	ADDITIONAL INFO	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	FULL DEVELOPMENT
7.6.5.1.4	Building Height	8m		complies	complies	complies	complies	complies	complies	n/a
7.6.5.1.5	Sunlight	2m + 45deg	neighbour / external	complies	complies	complies	complies	does not comply (dependent on final house selection)	does not comply (dependent on final house selection)	n/a
7.6.5.1.6	Maximum Impervious Area m2 required to be compliant	60% 1,524.6	Site Area Impervious Area Percentage	796.7 367.6 46.1%	387.2 183.7 47.4%	330.8 173.9 52.5%	424.8 193.6 45.6%	334.7 139.6 41.7%	266.8 140.1 52.5%	2541 1223.0 48.1%
7.6.5.1.7	Boundary Setbacks	road 3m		complies	complies	complies	complies	complies	complies	n/a
7.6.5.1.17	Maximum Building Coverage m2 required to be compliant	45% 1,143.5	Site Area Building Coverage Percentage	796.7 92.8 11.6%	387.2 92.7 23.9%	330.8 92.7 28.0%	424.8 approx. 95 22.3%	334.7 approx. 95 28.3%	266.8 approx. 95 35.6%	2541 approx. 563.2 22.1%

RevID	CHD	Revision	Date
A			22/07/20
D	D-01	Carriageway updates / boundary adjustments	11/08/20
	D-02	Compliance Schedule Updated	
	D-05	Issue Schedule updated	

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**Proposed Subdivision**

6 Bisset Road  
Kaikohe  
Northland

sheet title

**RC Submission**

**Site: FNUP Compliance  
Schedule**

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sheet no.

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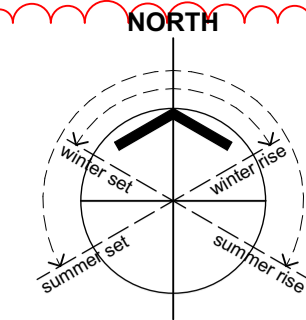
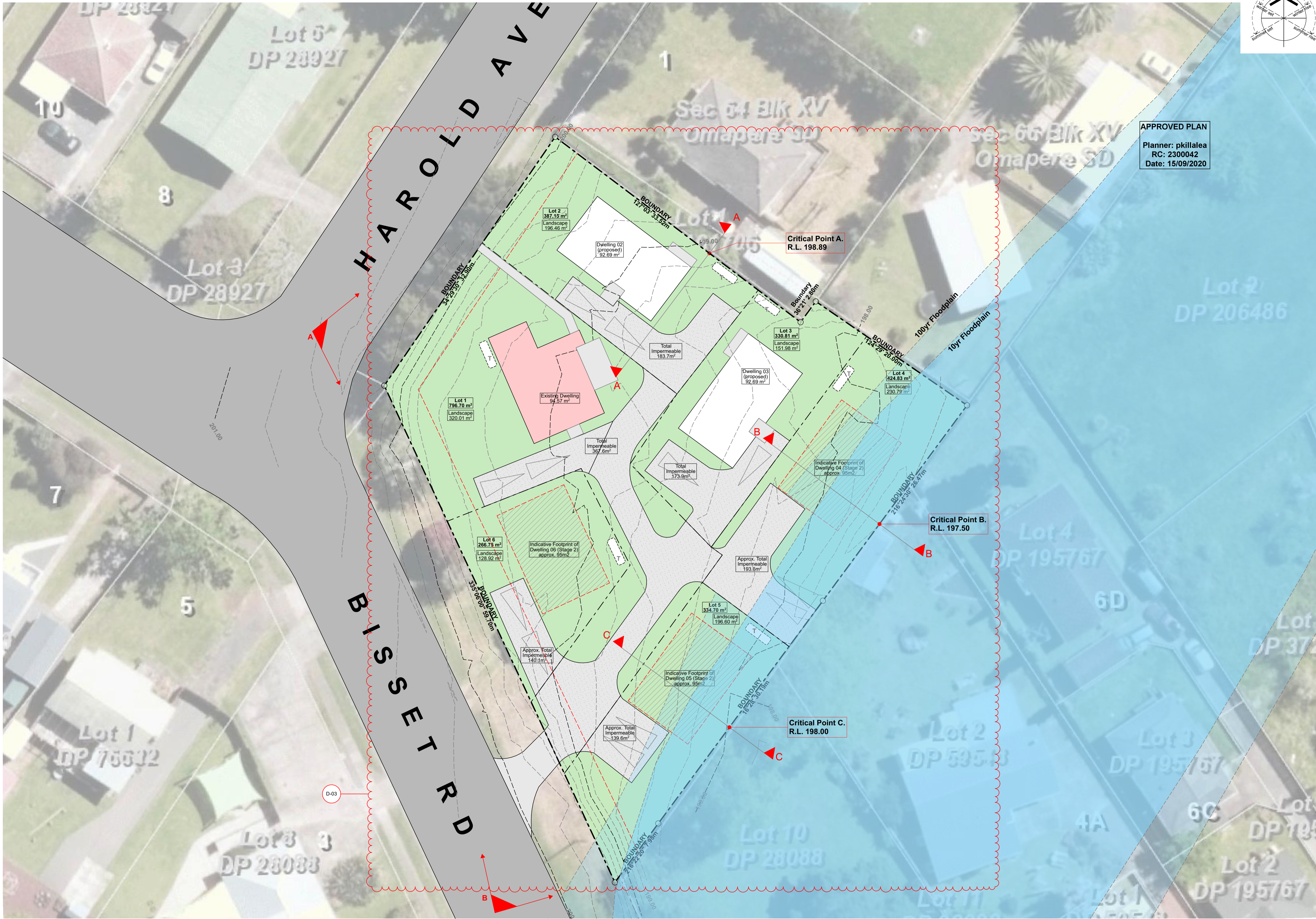
**RC02**

**D**

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Resource Consent

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**BULK & LOCATION LEGEND:**

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- Gravel / vehicle manoeuvring (impermeable)
- Indicative coverage of unconfirmed transportable houses (Stage 2)

**SITE PLAN LEGEND:**

- Vehicle carpark
- Boundary line
- Setback Line
- Perspective View Location
- Vehicle Driveway
- Water Tanks as per engineer design.
- Indicative Zone - 100yr flood event
- Indicative Zone - 10yr flood event
- CP R.L. 198 HRB Reference Point

D-01

RevID	CHD	Revision	Date
A			22/07/20
D	D-01	Carriageway updates / boundary adjustments	11/09/20
	D-03	Coverage Calculations updated	

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Esнем Properties Ltd

**Proposed Subdivision**

6 Bisset Road  
Kaikohe  
Northland

sheet title

**RC Submission**

**Site Bulk & Location**

drawn

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scale

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sheet no.

**RC03**

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Resource Consent

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Site: Bulk and Location (context)

1:200

**6 BISSET ROAD - AUP COVERAGE CALCULATIONS**

Site Area	2,541m <sup>2</sup>	
Building Coverage	approx. 563m <sup>2</sup>	AUP Compliance 22.1% (<45% required)
Impervious:	approx. 1,206m <sup>2</sup>	47.4% (<60% required)
Landscaped Area:	approx. 1,335m <sup>2</sup>	

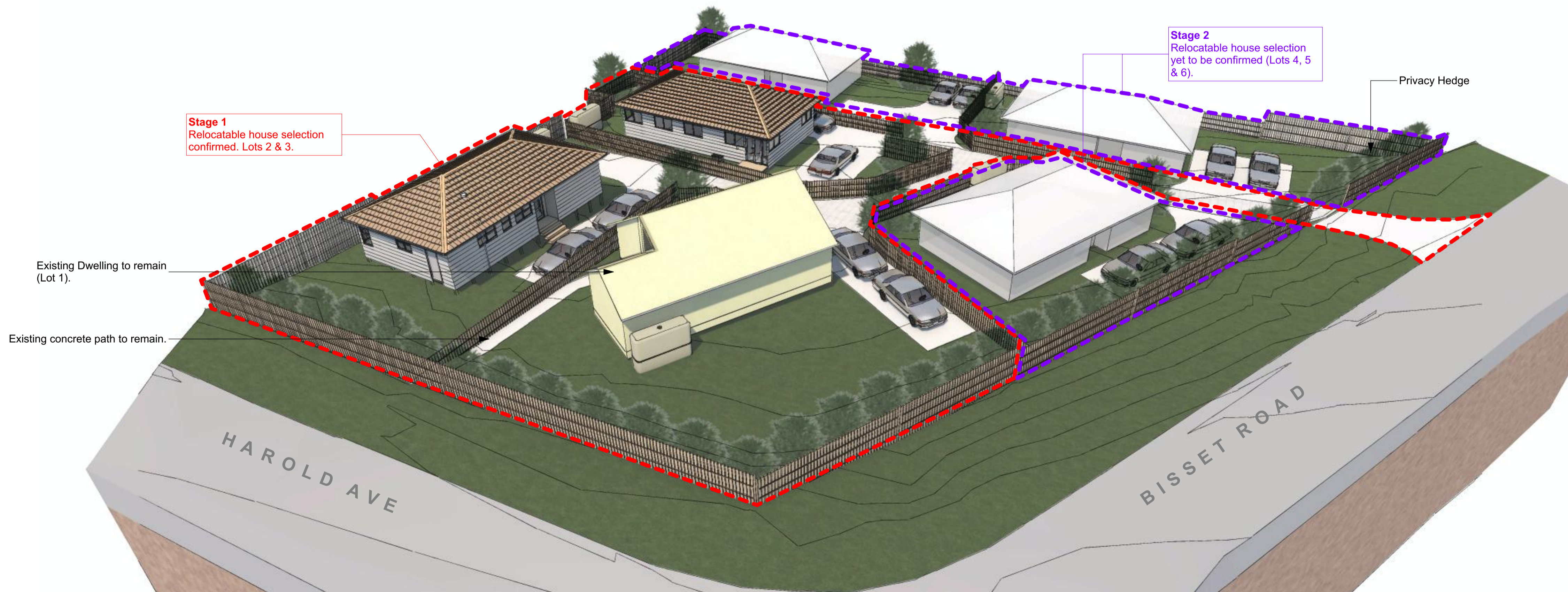
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PERSPECTIVE 'A'



PERSPECTIVE 'B'

#### GENERAL NOTES

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#### APPROVED PLAN

Planner: pkillalea  
RC: 2300042  
Date: 15/09/2020

RevID	CHD	Revision	Date
A			22/07/20

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E: esnempropertiesltd@gmail.com

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sheet title  
**RC Submission**  
**Perspectives**

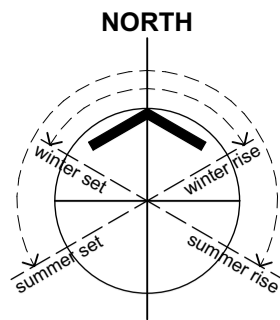
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**RC05** **A**

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Resource Consent

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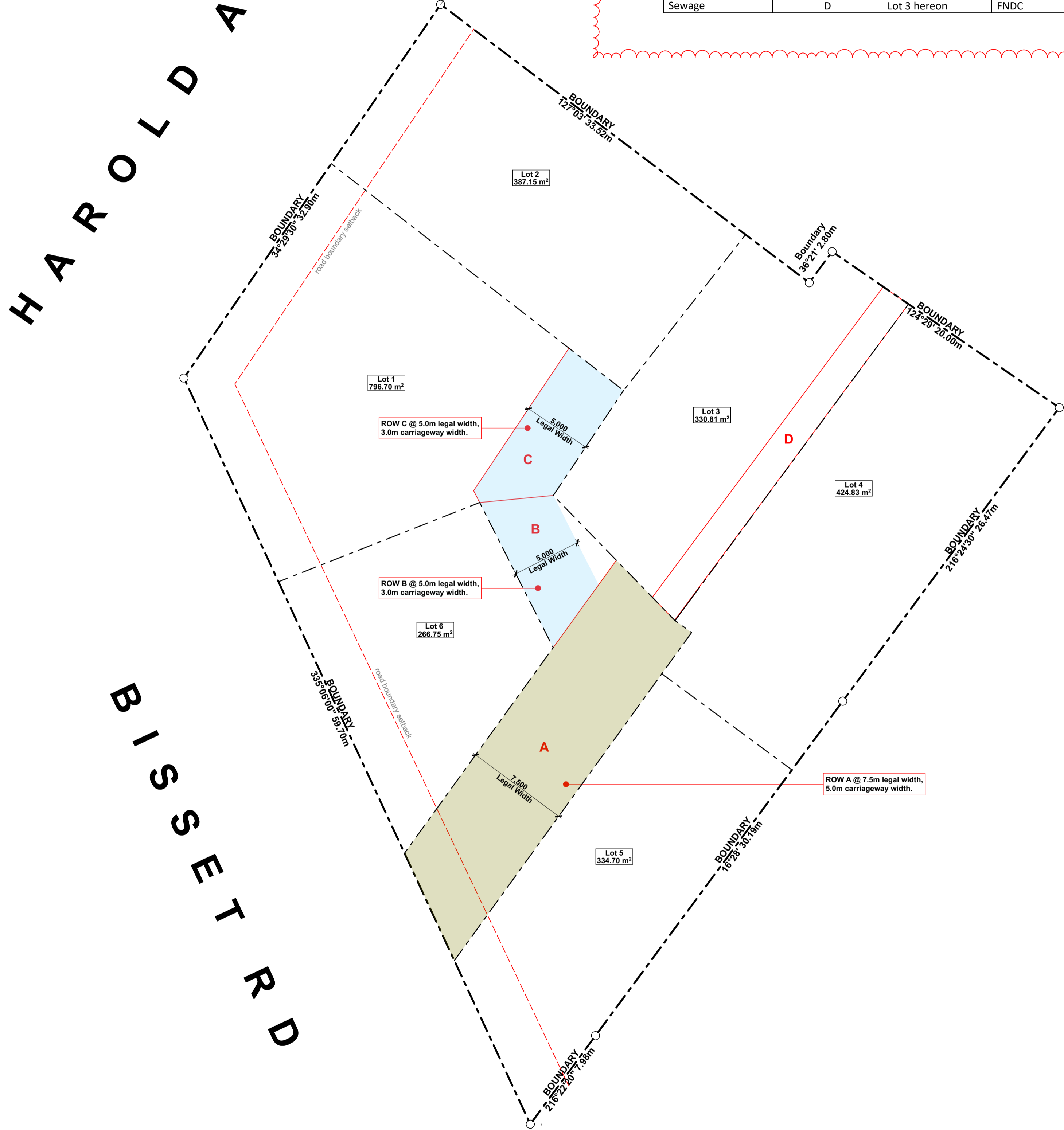
Memorandum of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to Drain Water & Sewage, Convey Water, Electricity & Telecommunications	A	Lot 1 hereon	Lot 2 – 6 hereon
	B	Lot 1 hereon	Lot 2, 3, 4 hereon
	C	Lot 1 hereon	Lot 2 hereon

Memorandum of Proposed Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to Convey Sewage	A, B, C	Lot 1 hereon	FNDC
	D	Lot 3 hereon	FNDC

**APPROVED PLAN**  
Planner: pkillalea  
RC: 2300042  
Date: 15/09/2020

H A R O L D A V E

B I S S E T R D



Site Plan - Boundary Setout

1:200

RevID	CHD	Revision	Date
B	B-01	Boundary Setout plan added to set	19/08/20
C	C-01	Easement schedule added	27/08/20
D	D-01	Carriageway updates / boundary adjustments	11/09/20

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**Esnem Properties Ltd**

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**RC Submission**  
**Site Plan: Boundary Setout**

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