

21 DU FRESNE PLACE RESOURCE CONSENT APPLICATION

Assessment of Environmental Effects

OCCAM
DESIGN Co.

LANDUSE RESOURCE CONSENT APPLICATION

21 DU FRESNE PLACE, RUSSELL LOT 33 DP 61183

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR: HOWARD WEIR

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1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	21 Du Fresne Place, Russell
Applicant's name:	Howard Weir
Address for service:	Occam Design Co. Attn: Antoni Reilly PO Box 15 Russell 0202 andi@occamdesign.co.nz
Legal Description:	Lot 33 DP 61183
Site area:	519m ²
Site owners:	Howard Jon Weir, Katie Jane Devereux and Craig Antony Paddon
Operative District Plan:	Far North District Plan
Operative zoning:	Coastal Residential Zone
Overlays/resource areas:	N/A
Brief description of proposal:	To construct a 30m ² garage breaching the following rule: <ul style="list-style-type: none">• Rule 10.8.5.1.7 Setback from Boundaries
Summary of reasons for consent:	Overall, resource consent is required as a Restricted Discretionary Activity under the Far North District Plan.

AUTHOR

Antoni Reilly

Director, OCCAM DESIGN Co t/a. Lewin & Reilly Ltd. • NZDipArchTech (Level 6)

Date: 22 February 2026

2.0 PROPOSAL

The applicant, Howard Weir, proposes to construct a 30m² garage breaching the following rule:

- Rule 10.8.5.1.7 Setback from Boundaries

Overall, the application is assessed overall as a Restricted Discretionary Activity under the District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

Site Characteristics

The subject site is located at 21 Du Fresne Place, Russell and is legally described as Lot 33 DP 61183 (CT ref. NA16C/928). The subject site has a total land area of 519m². A copy of the relevant Certificate of Title (CT) is attached as Appendix B.

The site contains an existing dwelling, the residence of the applicants, constructed in 1984. This dwelling is in keeping with the general residential nature of the surrounding area.

Currently a 1.8m high board fence sits on a line 2 metres parallel from the road boundary (see figures 1 & 2, below.)



Figure 1



Figure 2

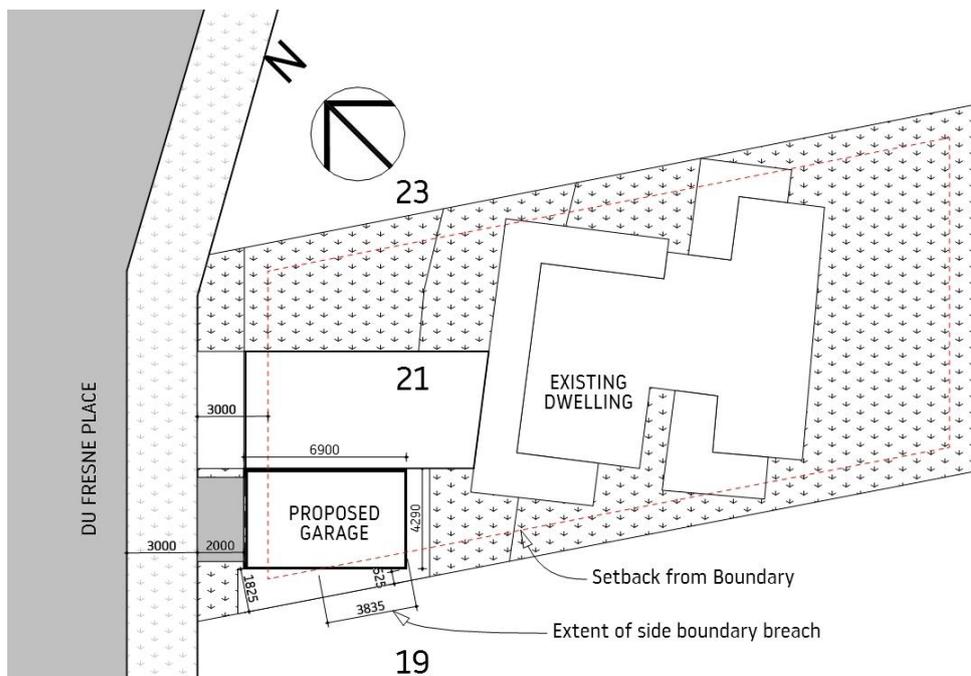


Figure 3

Zoning and Resources

The subject site is zoned Coastal Residential. There are no other resource features or overlays relevant to the site. In terms of heritage and archaeology, there are no registered heritage sites or sites of cultural significance located in the vicinity of the subject site.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

4.1 OPERATIVE DISTRICT PLAN

Coastal Residential Zone	Permitted Standards	Compliance
Rule 10.8.5.1.2 Residential intensity	One unit per 800m ² of land is permitted, or one unit per site.	The site will contain one dwelling only Complies
Rule 10.8.5.1.4 Building Height	The maximum height of any building shall be 8m.	The maximum building height is less than 8m. Complies
Rule 10.8.5.1.5 Sunlight	2m + 45-degree recession plane	No part of the building will encroach the recession plane as measured from all boundaries. Complies
Rule 10.8.5.1.6 Stormwater Management	The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50% or 1,000m ² , whichever is the lesser.	Based on a site area of 519m ² , impermeable surfaces equate to approx. 240m ² (46.2%) Complies
Rule 10.8.5.1.7 Setback from Boundaries	(a) the minimum building setback from road boundaries shall be 3m; and (b) the minimum setback from any boundary apart from a road boundary is 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and (c) not less than 50% of that part of the site between the road boundary and a parallel line 2m therefrom shall be landscaped.	The proposed garage encroaches the road boundary (reducing the setback to 2m) Restricted Discretionary and encroaches the side boundary with No. 19 for less than 4 metres (see figure 3 above) Complies The existing landscaping consists of maintained lawn in keeping with the residential nature of the neighbourhood. Complies
Rule 10.8.5.2.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	Complies

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity** under the Far North District Plan.

4.2 PROPOSED DISTRICT PLAN

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

5.0 NOTIFICATION

5.1 Public Notification Section

95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) the applicant has requested that the application be publicly notified;
- b) public notification is required under Section 95C.

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case. Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:
 - i. a controlled activity;
 - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

Section ii. of the above criteria applies, therefore public notification is precluded in this instance.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

5.2 Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

Step 3: if not precluded by step 2, certain other affected persons must be notified

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

The assessment of environmental effects in Section 7.0 below concludes that there are no other adversely affected parties.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

For the purpose of assessing the effects of the proposal, the assessment criteria specified in the District Plan as they relate to the infringements requiring land use consent are addressed below.

Setback from Boundaries

The proposed garage will encroach the setback requirement on the road boundary (northwest).

FNDC Operative District Plan Rule 10.8.5.1.7 specifies a required setback from road boundaries of 3.0 metres. The proposed garage would reduce this setback to 2.0 metres, replacing the existing board fence (figures 1, 2 above), and hence requires consent as a Restricted Discretionary Activity is required.

FNDC OPERATIVE DISTRICT PLAN

10.8.5.2 Restricted Discretionary Activities

Rule 10.8.5.2.6 Setback from Boundaries

In assessing an application resulting from a breach of Rule 10.8.5.1.7 Setback from Boundaries the matters to which the Council will restrict its discretion are:

- (a) the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites;
- (b) the extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties;
- (c) the extent to which the buildings restrict visibility for vehicle manoeuvring;
- (d) the ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting;
- (e) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

ASSESSMENT OF EFFECTS

10.8.5.2.6 (a) The proposed structure is a single car garage typical of residential neighbourhoods. It's scale and proportions are in keeping with the existing character of Du Fresne Place and the surrounding residential area.

10.8.5.2.6 (b) The proposed structure will be sited such that the road frontage will replace the current board fence (figures 1,2 above). As such the structure will not intrude “into the street scene or reduce(s) outlook and privacy of adjacent properties”.

10.8.5.2.6 (c) As per (b) above, the proposed structure will have no effect on current visibility for vehicle manoeuvring.

10.8.5.2.6 (d) Given the nature of the existing landscaping (maintained grass verge), it is considered that any additional “street planting” would be out of character with the neighbouring area.

10.8.5.2.6 (e) The proposed structure will have no impact, as there are no “adjoining esplanade reserves and strips and adjacent coastal marine areas”.

Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

7.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor.

National and Regional Planning Documents

There are no national or regional planning documents directly relevant to this application.

Operative and Proposed District Plans

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any Operative or proposed District Plan. Therefore, an assessment of the Operative Far North District Plan provisions is required.

10.3 OBJECTIVES

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

- (a) the natural character of the coastline and coastal environment;
- (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (c) outstanding landscapes and natural features;
- (d) the open space and amenity values of the coastal environment;
- (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

10.4 POLICIES

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and

(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity

values of public land and waters and the natural functions and systems of the coastal environment; and

(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where

Appropriate:

- (a) parking;
- (b) rubbish disposal;
- (c) waste disposal;
- (d) dinghy racks.

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;
- (b) the number of buildings and intensity of development;
- (c) the colour and reflectivity of buildings;
- (d) the landscaping (including planting) of the site;
- (e) the location and design of vehicle access, manoeuvring and parking areas.

Discussion

It is considered that the proposal is consistent with the objectives and policies of the Operative District Plan

Other Matters

There are no other matters considered relevant to the proposal.

9.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

10.0 OVERALL CONCLUSION

The application lodged for Howard Weir provides for the construction of a new single car garage on a property located at 21 Du Fresne Place, Russell breaching the rule relating to setbacks. The application has been assessed as a restricted discretionary activity. The subject site is located in an established residential neighbourhood.

Having considered the matters associated with adverse effects and affected persons, it is considered that the extent of the development including any adverse effects is less than minor as contemplated by the District Plan. The adverse effects associated with the land use infringements are assessed as less than minor and therefore acceptable in the receiving environment.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR

Antoni Reilly

Director, OCCAM DESIGN Co t/a. Lewin & Reilly Ltd. • NZDipArchTech (Level 6)

Date: 22 February 2026

APPENDICES:

Appendix A – Certificate of Title



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



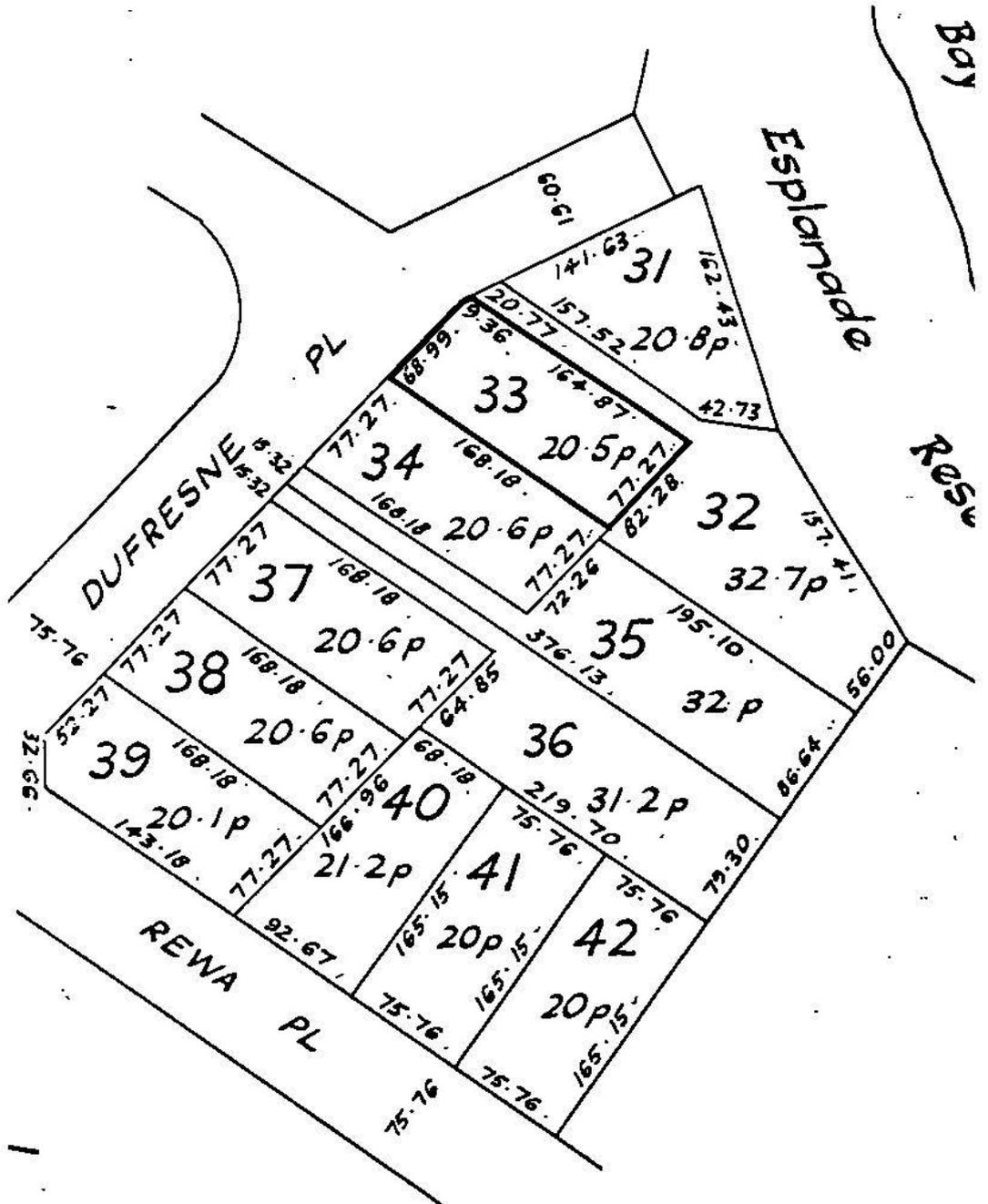

R. W. Muir
Registrar-General
of Land

Identifier **NA16C/928**
Land Registration District **North Auckland**
Date Issued 17 July 1969

Prior References
NA15A/754

Estate Fee Simple
Area 519 square metres more or less
Legal Description Lot 33 Deposited Plan 61183
Registered Owners
Howard Jon Weir, Katie Jane Devereux and Craig Antony Paddon

Interests



Appendix B – Written Approval for Deemed Permitted Boundary Activity



**WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991**

1. Name of person giving written approval (Full Name):

 Jim Mowat

2. I am the owner of the property at:

 19 Du Fresne Place, Tapaka

3. Address of the property subject to the proposal:

 21 Du Fresne Place

4. Are you signing on behalf of other owners? **Yes / No**

If Yes, List their names: _____
 N/A.

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: _____ (signature) Date: 15/2/25

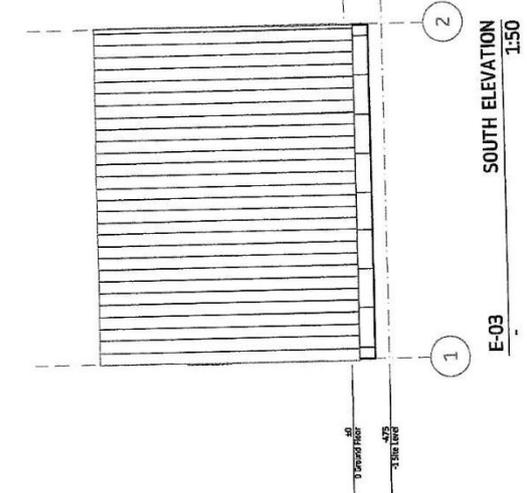
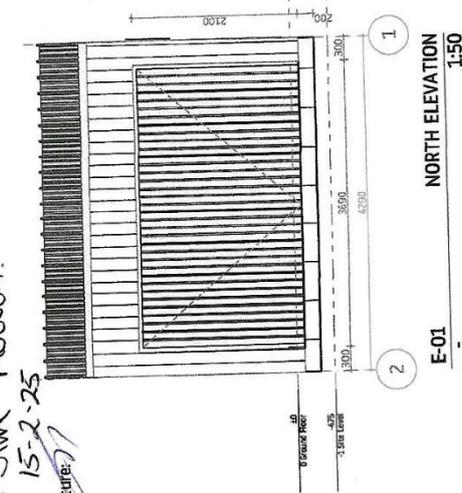
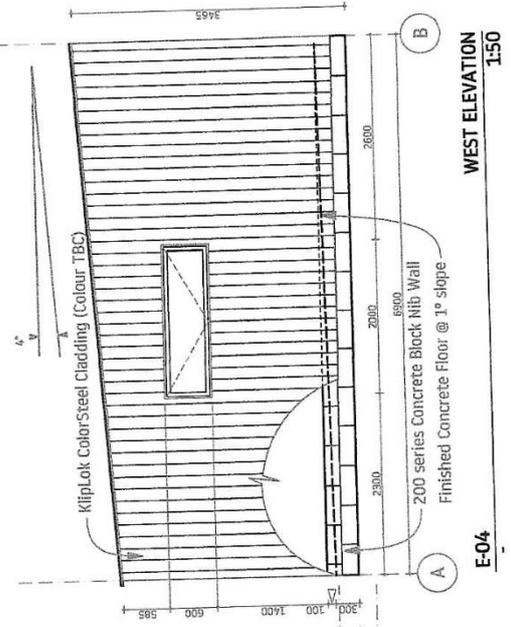
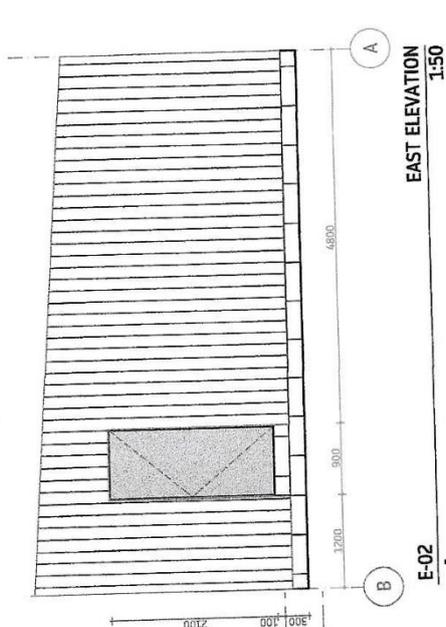
5. Contact Details:
 Contact Person: _____
 Electronic Address for Service: _____
 (E-mail)
 Phone Numbers: Work: _____ Home: _____
 Postal Address: _____
 (or alternative method of service under s352 of The Act)

 Post Code: _____

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

Name: *Jim Mowat*
 Date: *15-2-25*
 Signature: *[Signature]*



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 Andi Reilly - 0210 270 3239
 andi@occamdesign.co.nz
 occamdesign.co.nz

WEIR GARAGE
 21 Du Fresne Place
 Tapeka, Russell 0202
 Howard Weir
 021 139 9562
 thefaifaxweirs@gmail.com

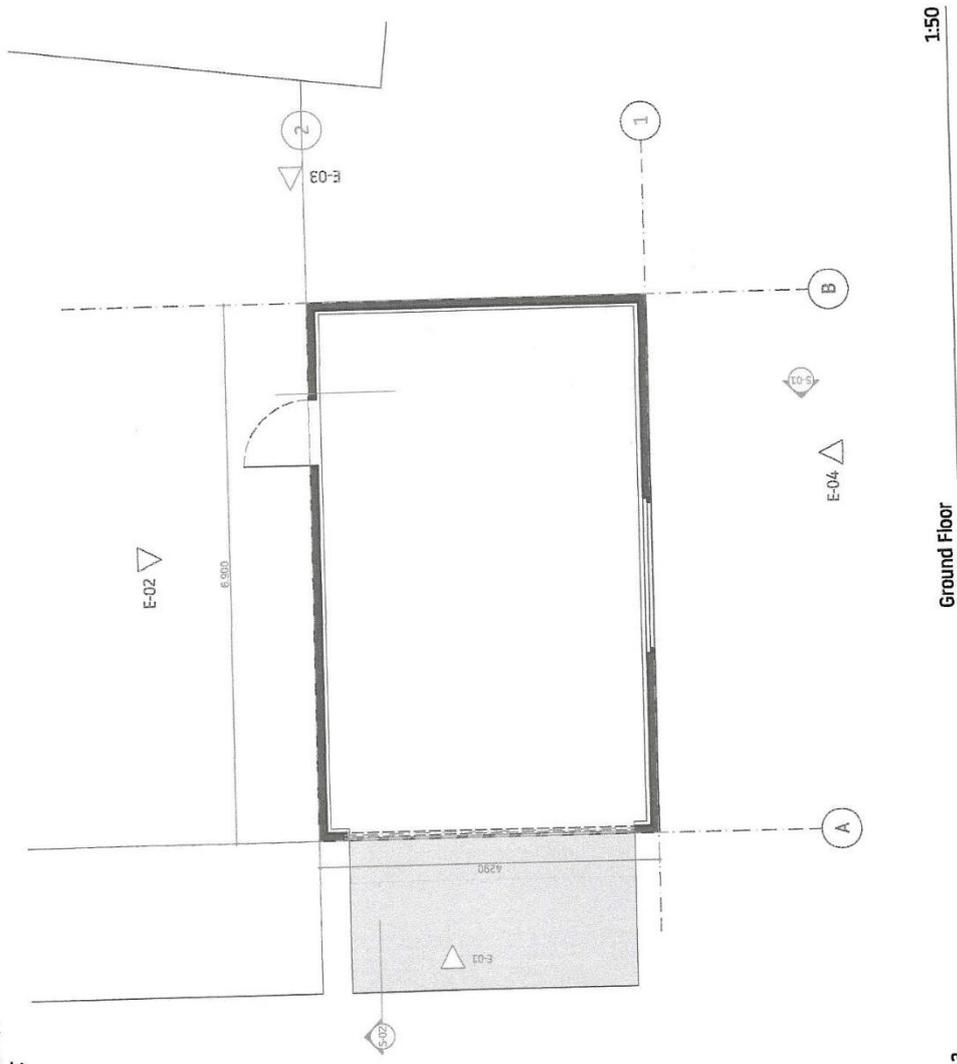
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 Ground Floor



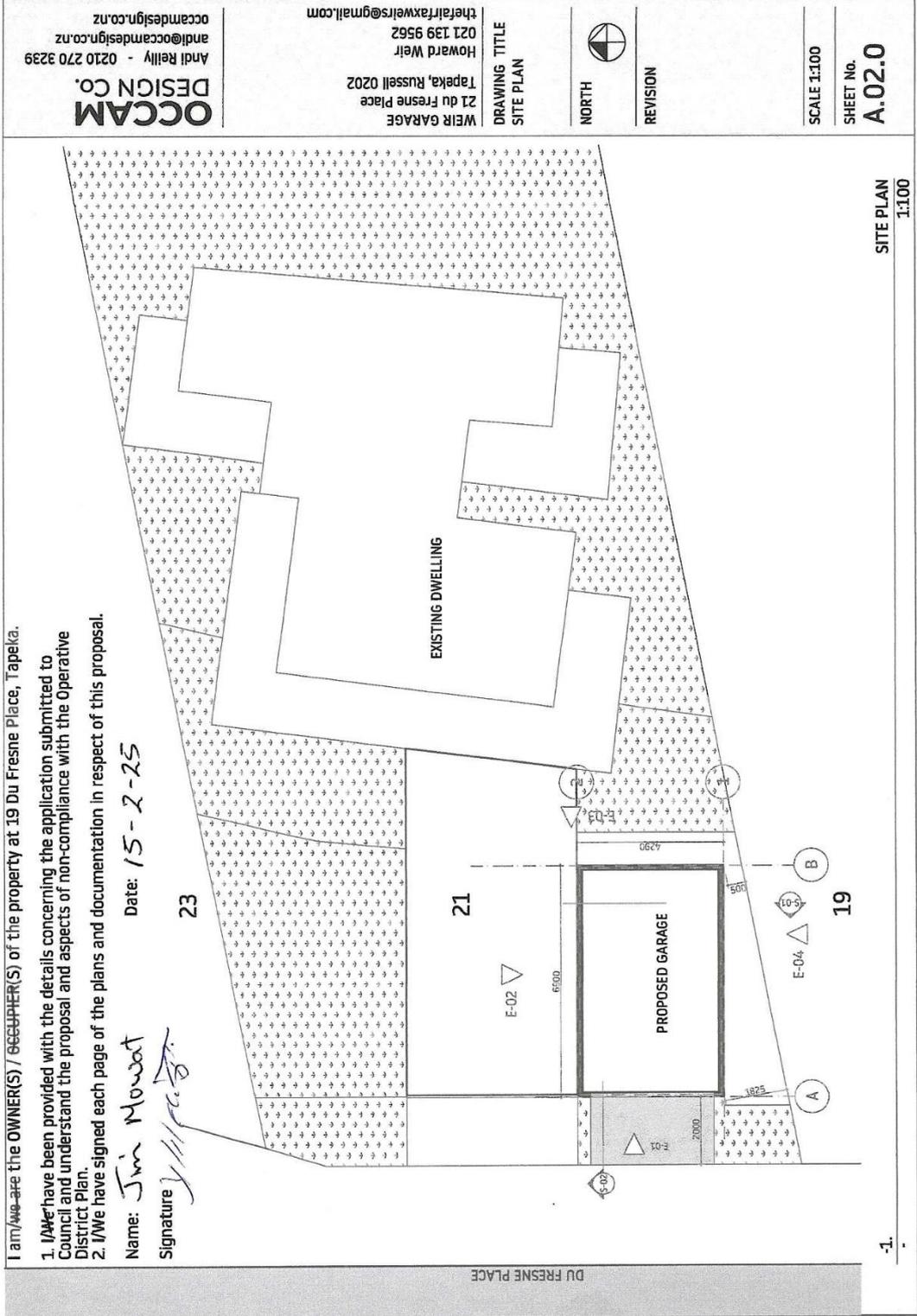
REVISION

SCALE 1:50
SHEET No. A.02.3

Name: *Jim Neward.*
 Date: *15/11/25*
 Signature: *[Handwritten Signature]*



Ground Floor
 1:50
 A.02.3



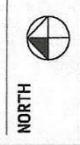
I am/We are the OWNER(S) / OCCUPYER(S) of the property at 19 Du Fresne Place, Tapelka.
 1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
 2. I/We have signed each page of the plans and documentation in respect of this proposal.

Name: *Jim Mowat*
 Date: 15-2-25
 Signature: *[Handwritten Signature]*

OCCAM DESIGN CO.
 Andi Rellily - 0210 270 3239
 andi@occamdesign.co.nz
 occamdesign.co.nz

WEIR GARAGE
 21 Du Fresne Place
 Tapelka, Russell 0202
 Howard Weir
 021 139 9562
 thetraifaxweirs@gmail.com

DRAWING TITLE
 SITE PLAN



REVISION

SCALE 1:100

SHEET No.

A.02.0

SITE PLAN
 1:100

-1-

DU FRESNE PLACE



NOTE:

These drawings have been prepared for preliminary costing purposes. Foundation dimensions are subject to final site survey. No details or fixings are given.

Do not scale from drawings.

The Contractor must check and verify all dimensions on site prior to commencing any work.

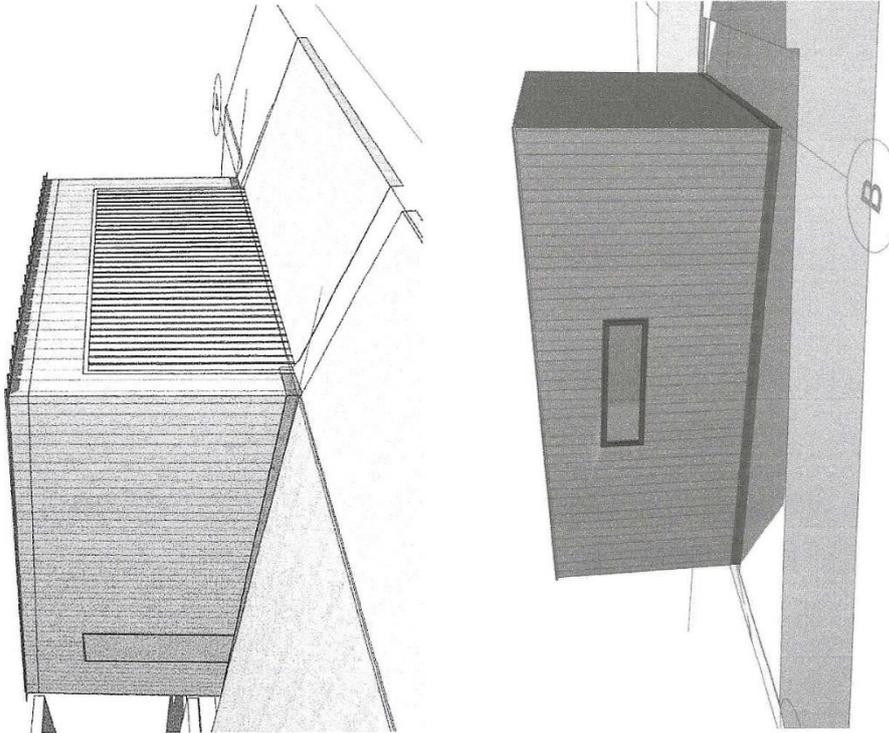
All work to be in accordance with The Building Act 2004, The New Zealand Building Code, NZS 3604: 2011, and any additional Territorial Authority requirements.

FNDC Zone: Coastal Residential
 Wind Zone: Medium
 Exposure Zone: D

I am/we are the OWNER(S) / OCCUPIER(S) of the property at 19 Du Fresne Place, Tapaka.

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.

Name: *Jim Mowat* Date: *15-2-25*
 Signature: *[Handwritten Signature]*



Appendix C – Site, Floor and Elevation Plans



**RECORD OF TITLE
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FREEHOLD
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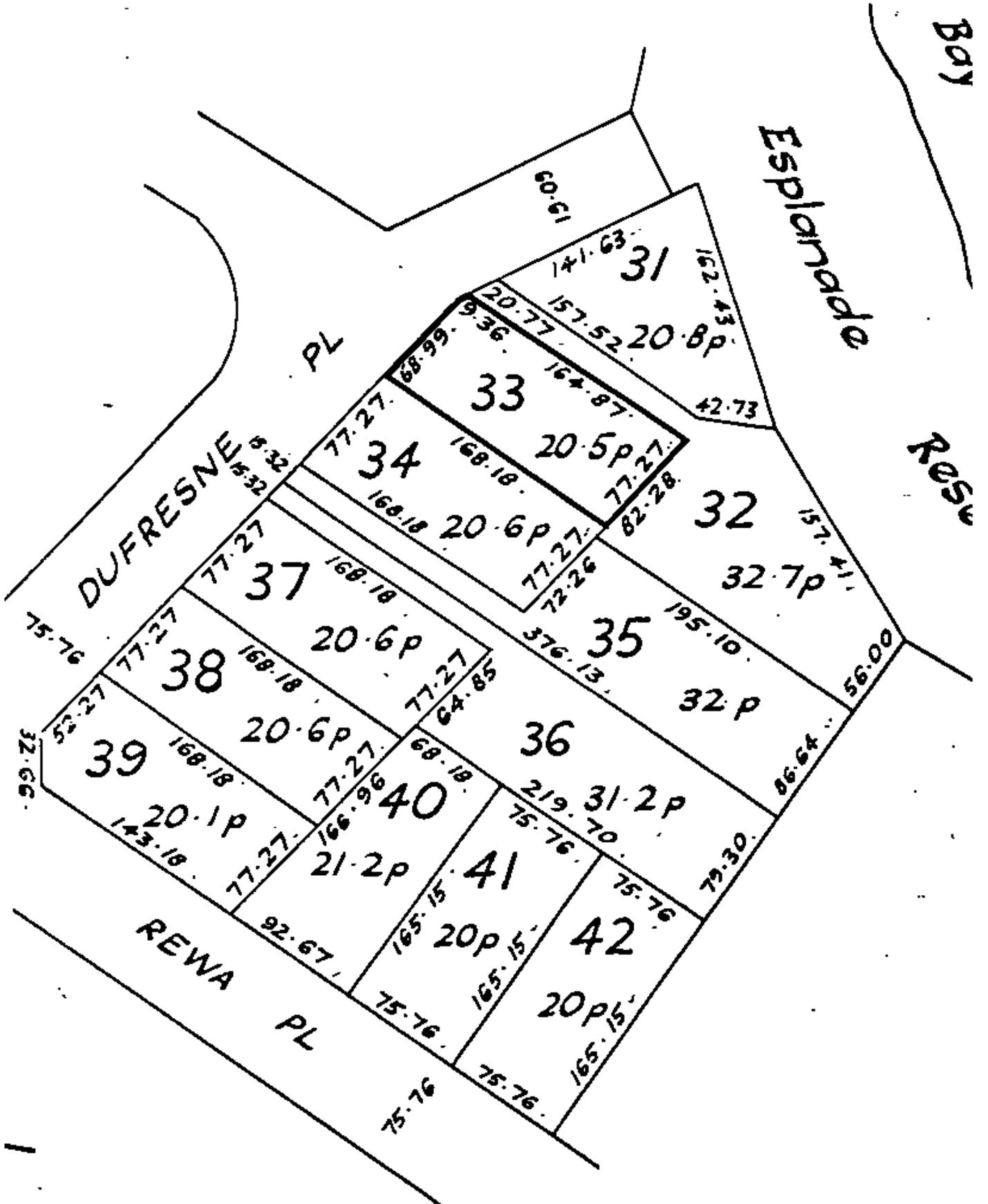

R. W. Muir
Registrar-General
of Land

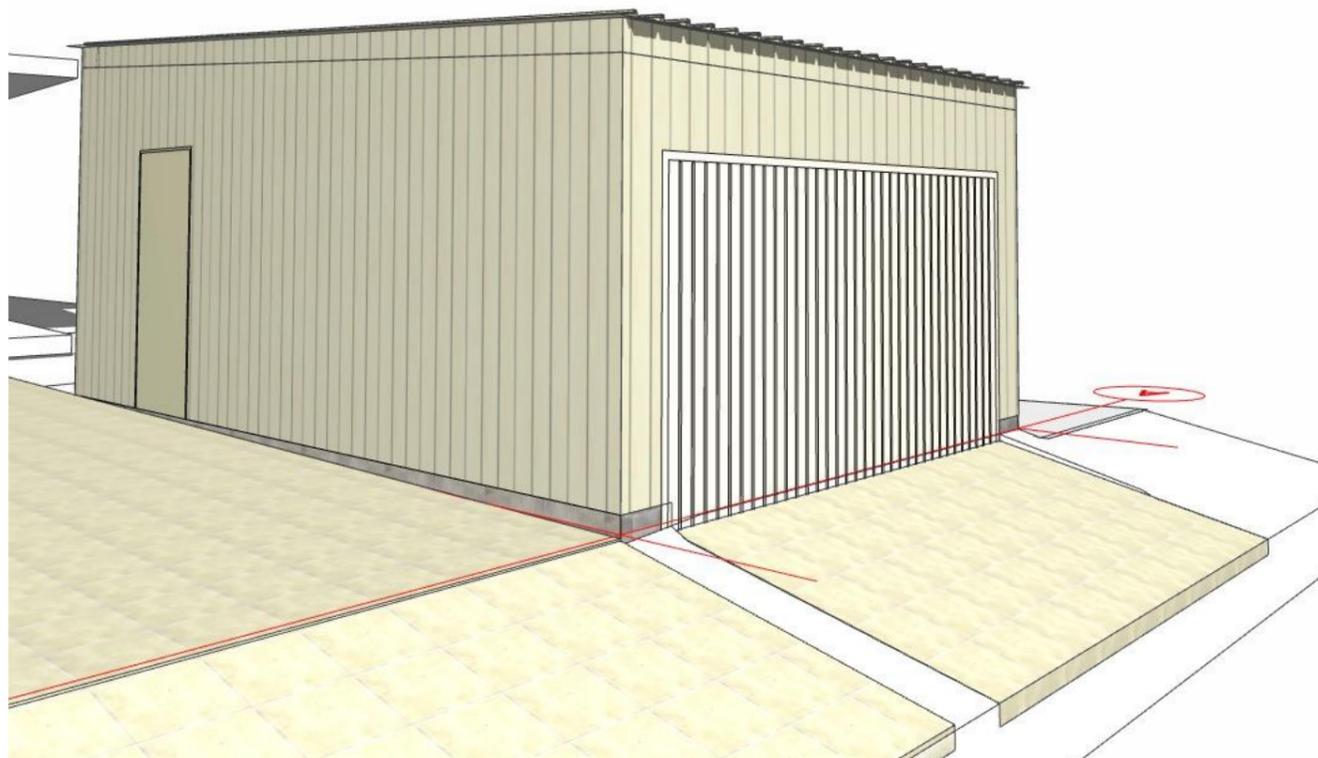
Identifier NA16C/928
Land Registration District North Auckland
Date Issued 17 July 1969

Prior References
NA15A/754

Estate Fee Simple
Area 519 square metres more or less
Legal Description Lot 33 Deposited Plan 61183
Registered Owners
Howard Jon Weir, Katie Jane Devereux and Craig Antony Paddon

Interests





NOTE:

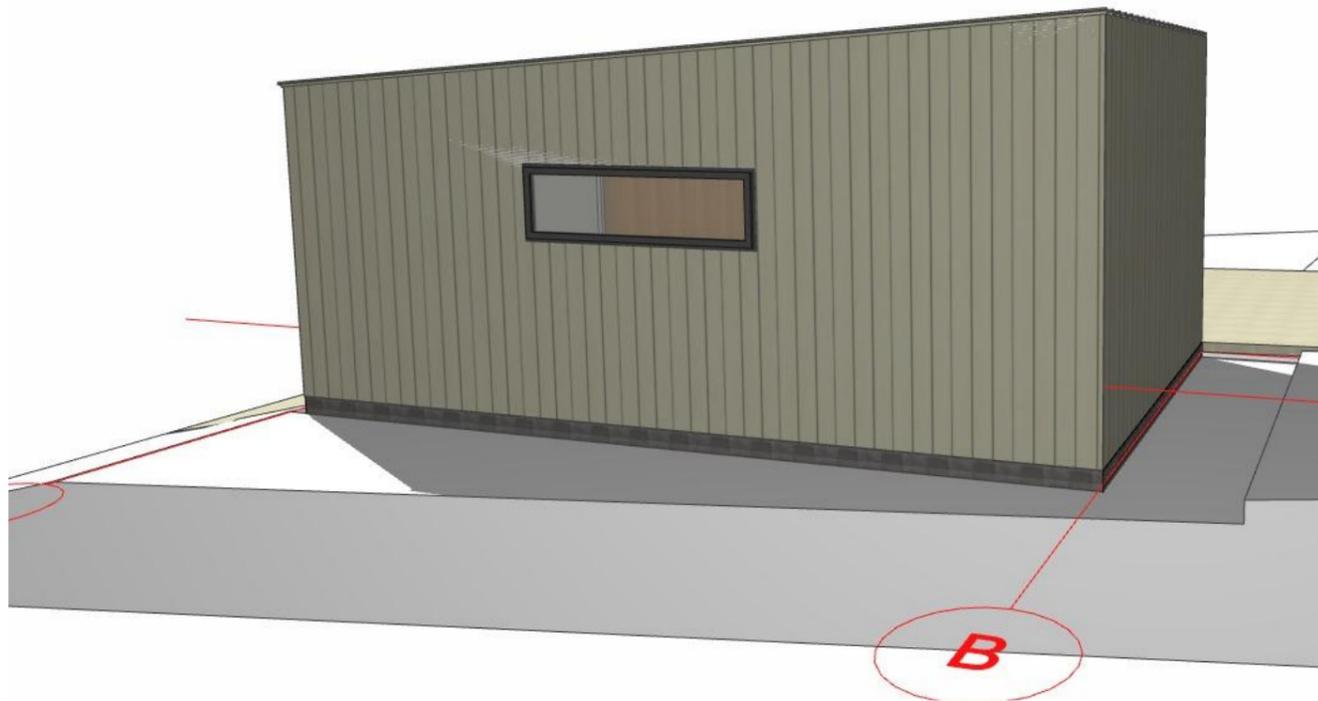
These drawings have been prepared for preliminary costing purposes. Foundation dimensions are subject to final site survey. No details of fixings are given.

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All work to be in accordance with The Building Act 2004, The New Zealand Building Code, NZS 3604: 2011, and any additional Territorial Authority requirements.

FNDC Zone: Coastal Residential
 Wind Zone: Medium
 Exposure Zone: D



I am/we are the OWNER(S) / OCCUPIER(S) of the property at 19 Du Fresne Place, Tapeka.

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.

Name:

Date:

Signature

**OCCAM
DESIGN Co.**

Andi Reilly - 0210 270 3239
 andi@occamdesign.co.nz
 occamdesign.co.nz

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 21 du Fresne Place
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DRAWING TITLE
 Generic
 Perspective,
 Generic
 Perspective (1)
 NORTH



REVISION
 01 - WIP

SCALE 1:200

SHEET No.
A.01

I am/we are the OWNER(S) / OCCUPIER(S) of the property at 19 Du Fresne Place, Tapeka.

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.

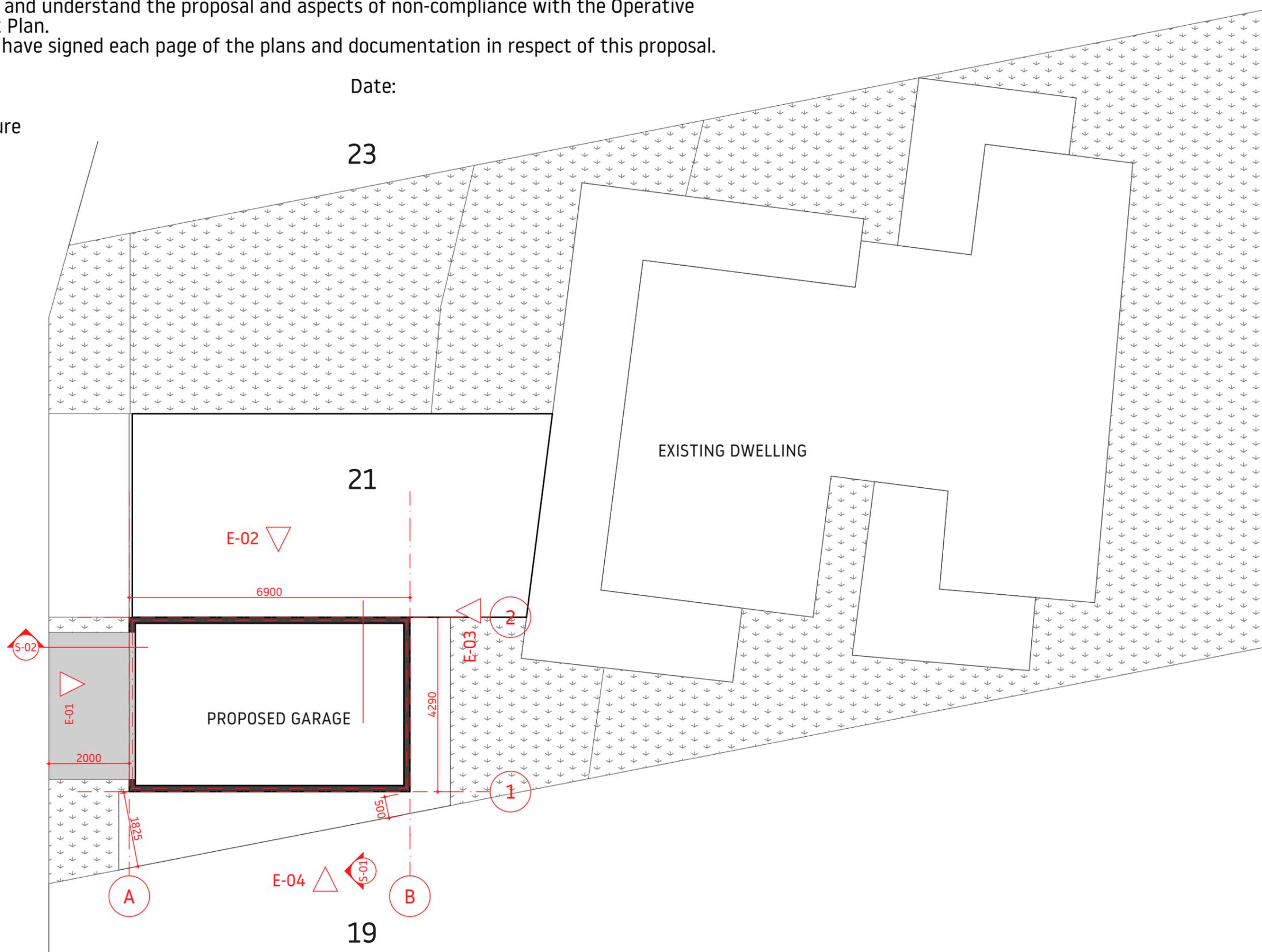
Name:

Date:

Signature

23

DU FRESNE PLACE



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andi@occamdesign.co.nz
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WEIR GARAGE
21 du Fresne Place
Tapeka, Russell 0202

Howard Weir
021 139 9562
thefairfaxweirs@gmail.com

DRAWING TITLE
SITE PLAN

NORTH



REVISION

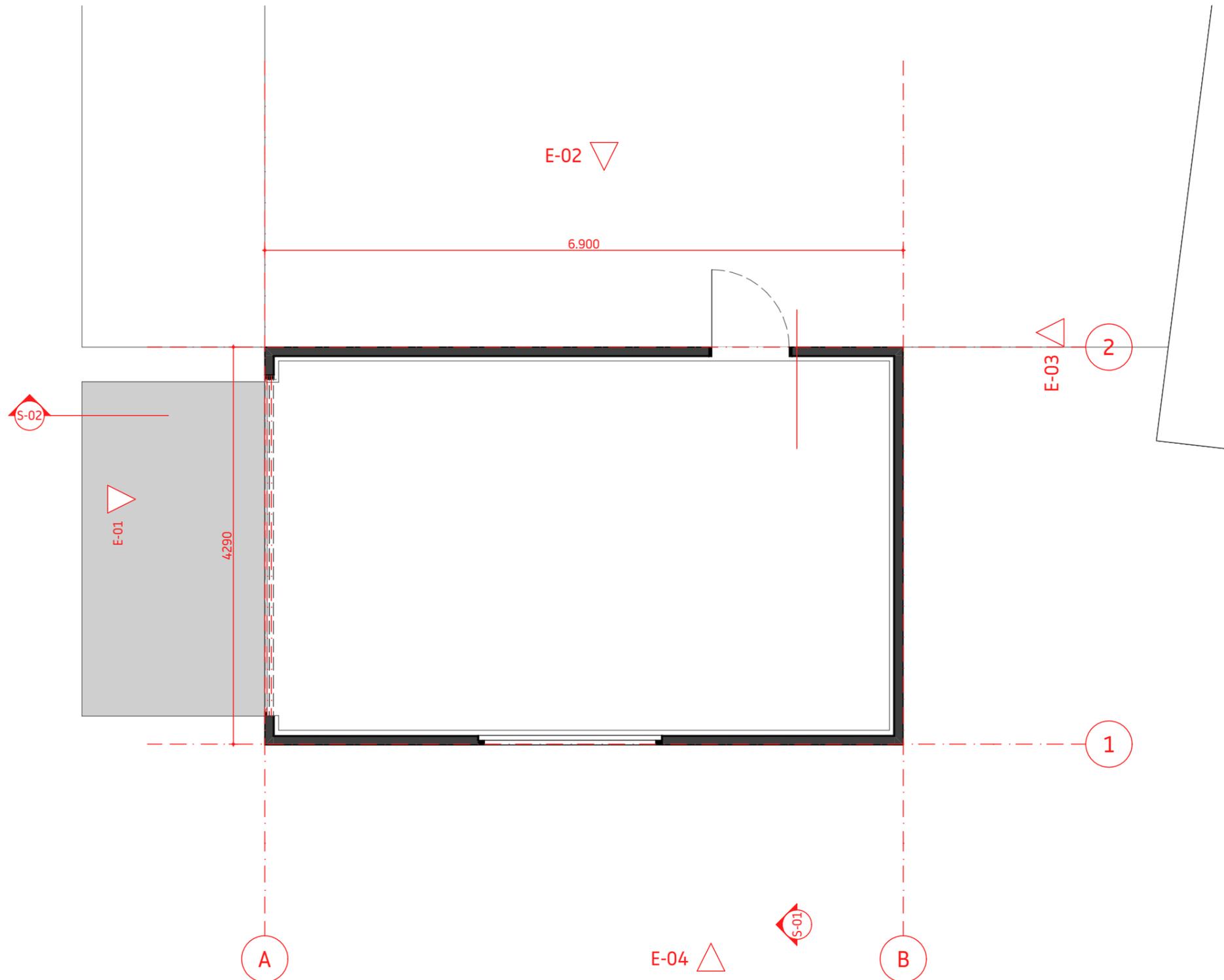
SCALE 1:100

SHEET No.

A.02.0

SITE PLAN
1:100

Name:
Date:
Signature:



A.02.3

Ground Floor

1:50

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DRAWING TITLE
Ground Floor

NORTH

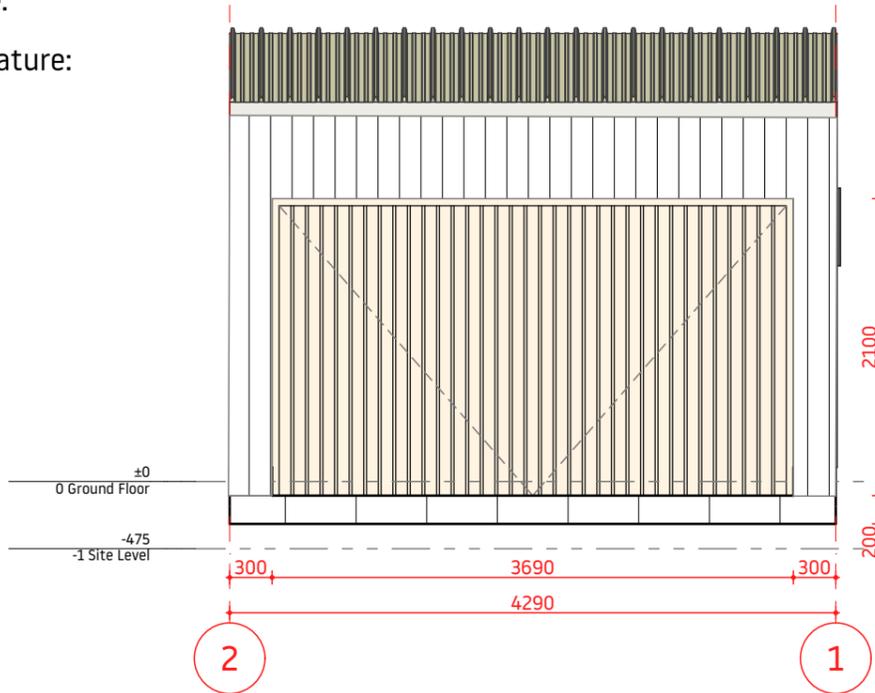


REVISION

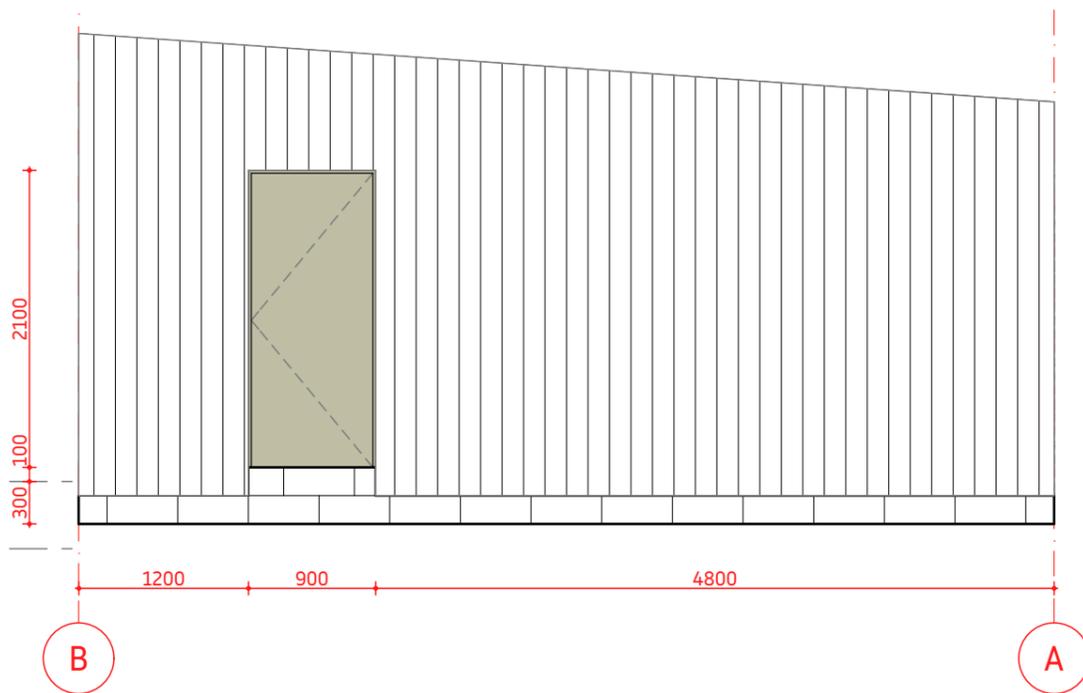
SCALE 1:50

SHEET No.
A.02.3

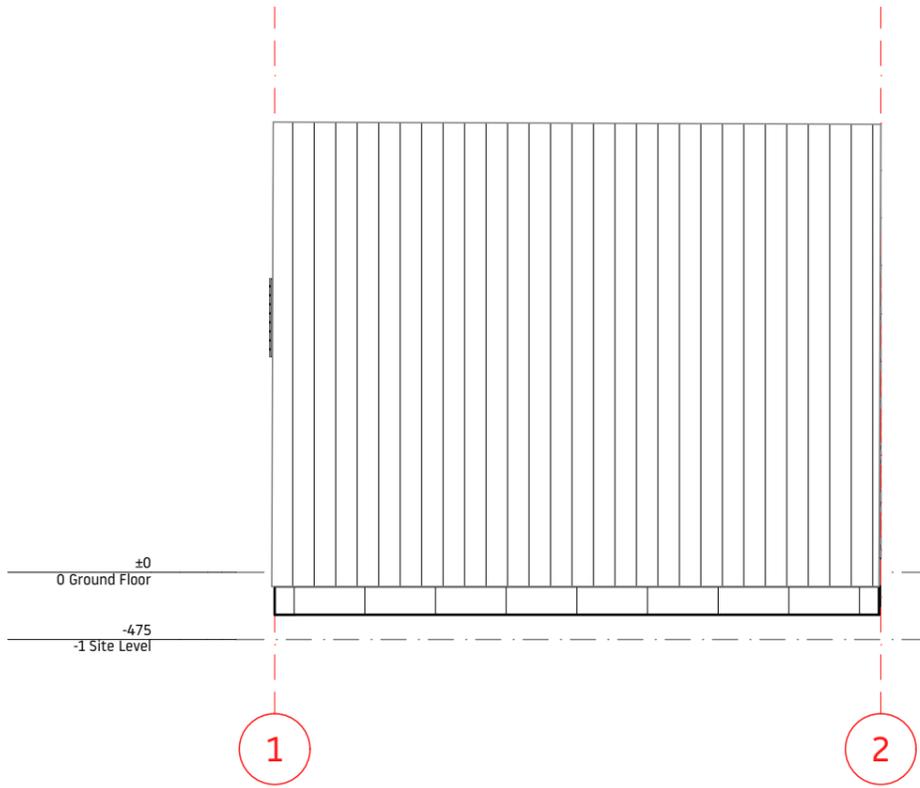
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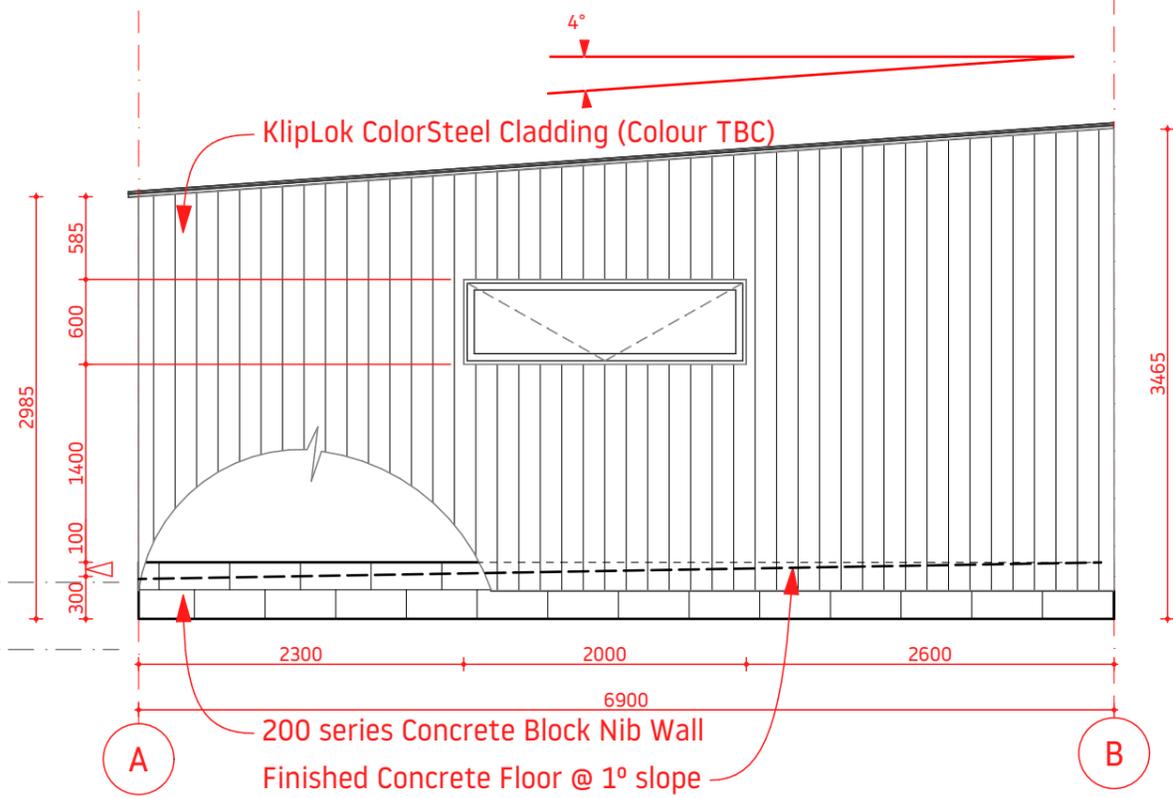
E-01 NORTH ELEVATION
1:50



E-02 EAST ELEVATION
1:50



E-03 SOUTH ELEVATION
1:50



E-04 WEST ELEVATION
1:50

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DRAWING TITLE
EAST ELEVATION,
SOUTH
ELEVATION,
NORTH
ELEVATION, WEST
ELEVATION



REVISION
01 - WIP

SCALE 1:50

SHEET No.
A.04.1



NOTE:

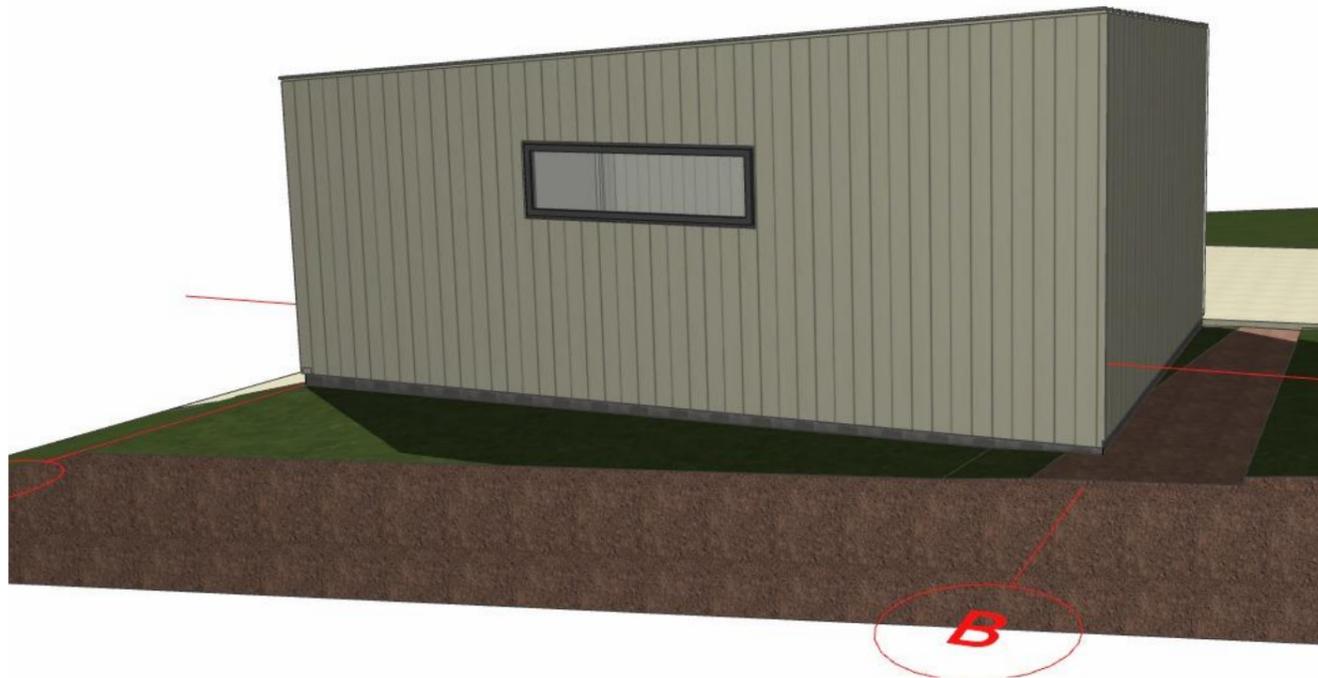
These drawings have been prepared for preliminary costing purposes. Foundation dimensions are subject to final site survey. No details of fixings are given.

Do not scale from drawings.

The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with The Building Act 2004, The New Zealand Building Code, NZS 3604: 2011, and any additional Territorial Authority requirements.

FNDC Zone: Coastal Residential
 Wind Zone: Medium
 Exposure Zone: D



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DRAWING TITLE
 Project
 Presentation

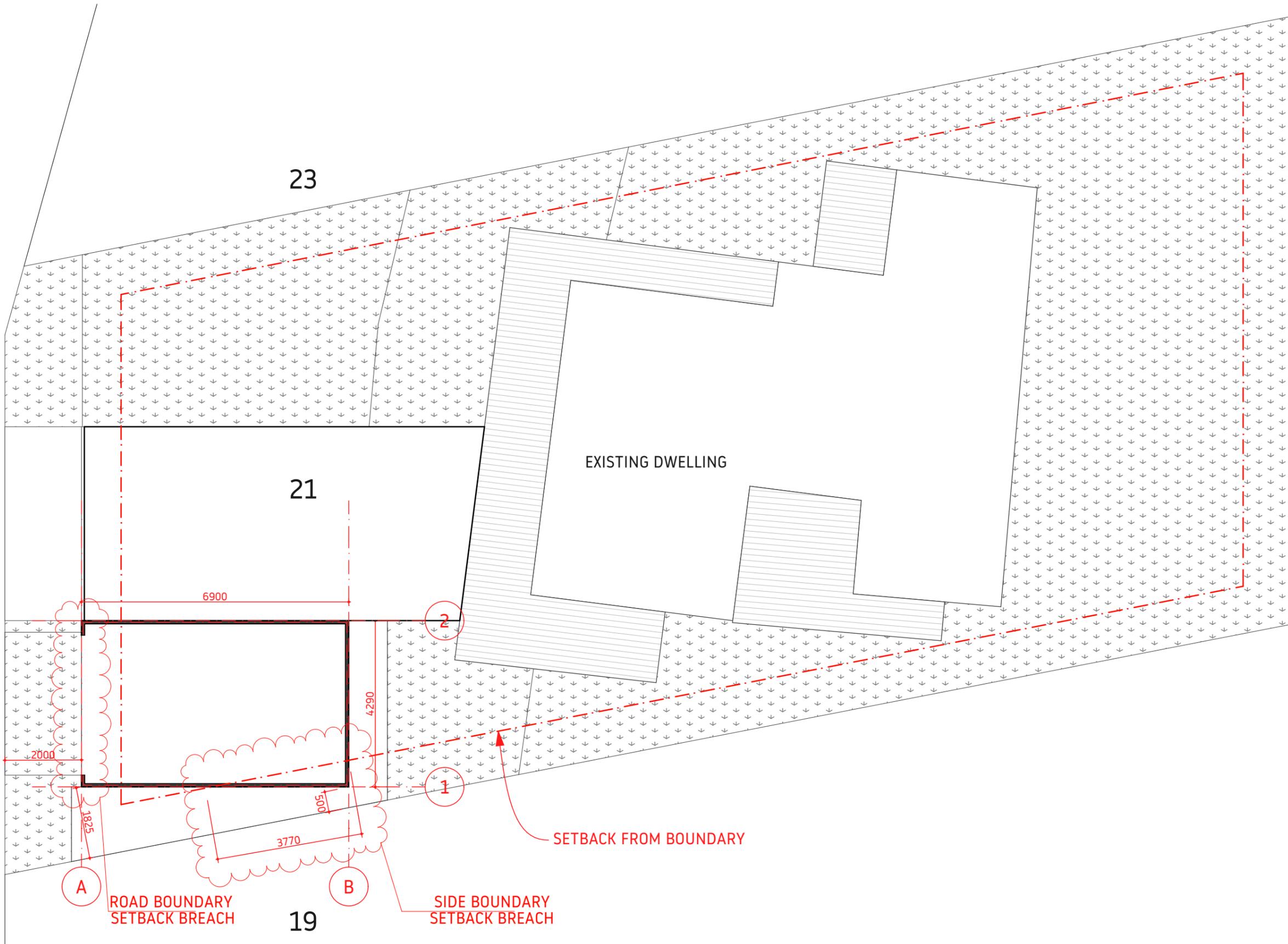
NORTH



REVISION
 01 - WIP

SCALE 1:200
 AT A3

SHEET No.
A.01



-1.

SITE PLAN
1:100

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DRAWING TITLE
Site Plan

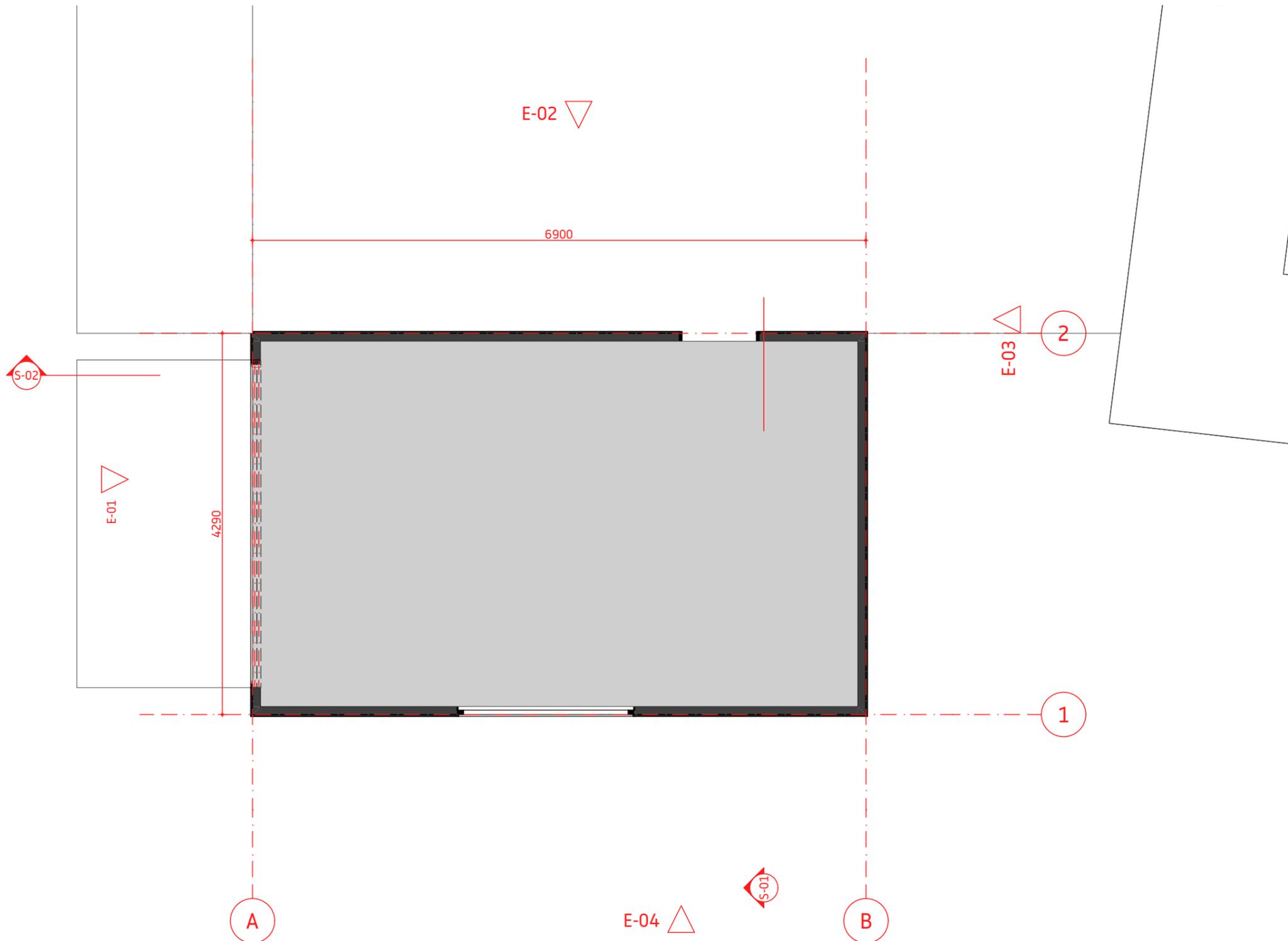
NORTH



REVISION

SCALE 1:100
AT A3

SHEET No.
A.02.0



0.

-

GROUND FLOOR PLAN
1:50

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DRAWING TITLE
Floor plan

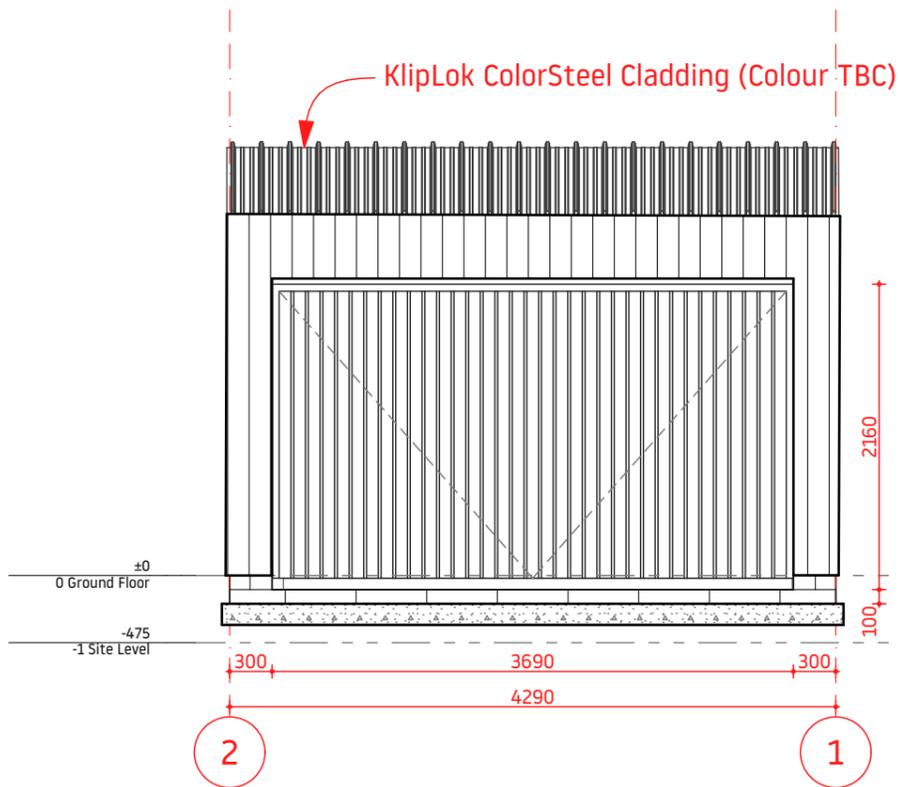
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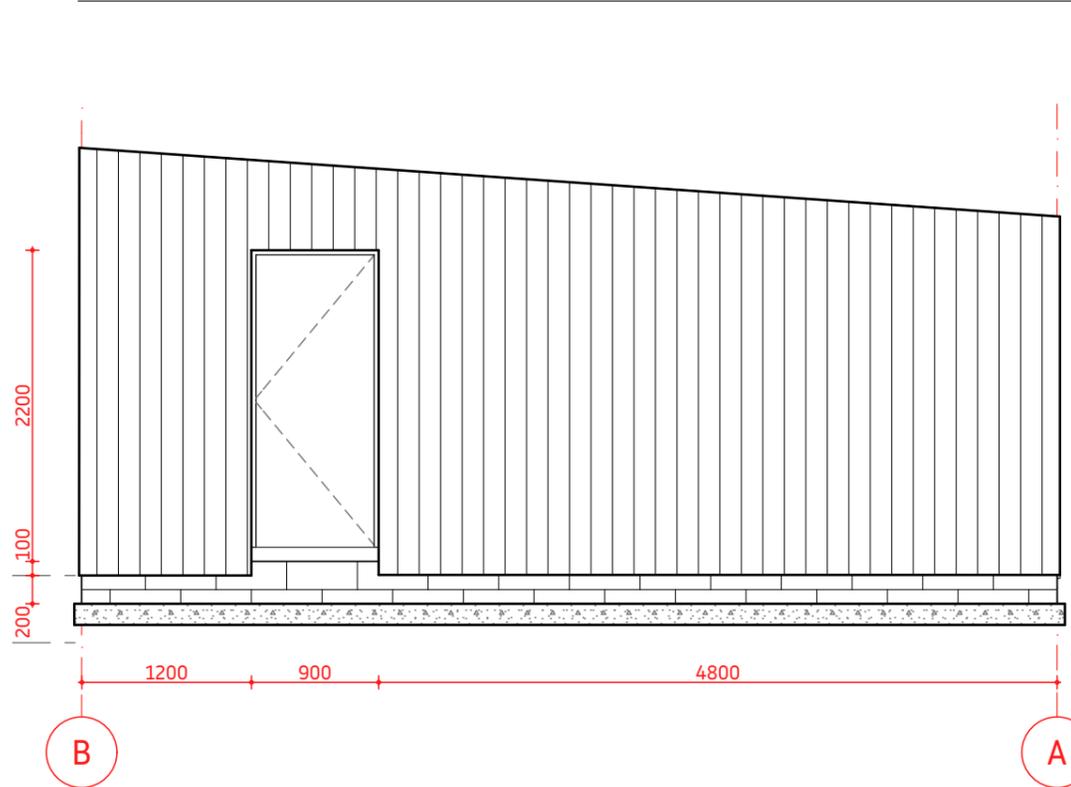
REVISION

SCALE 1:50
AT A3

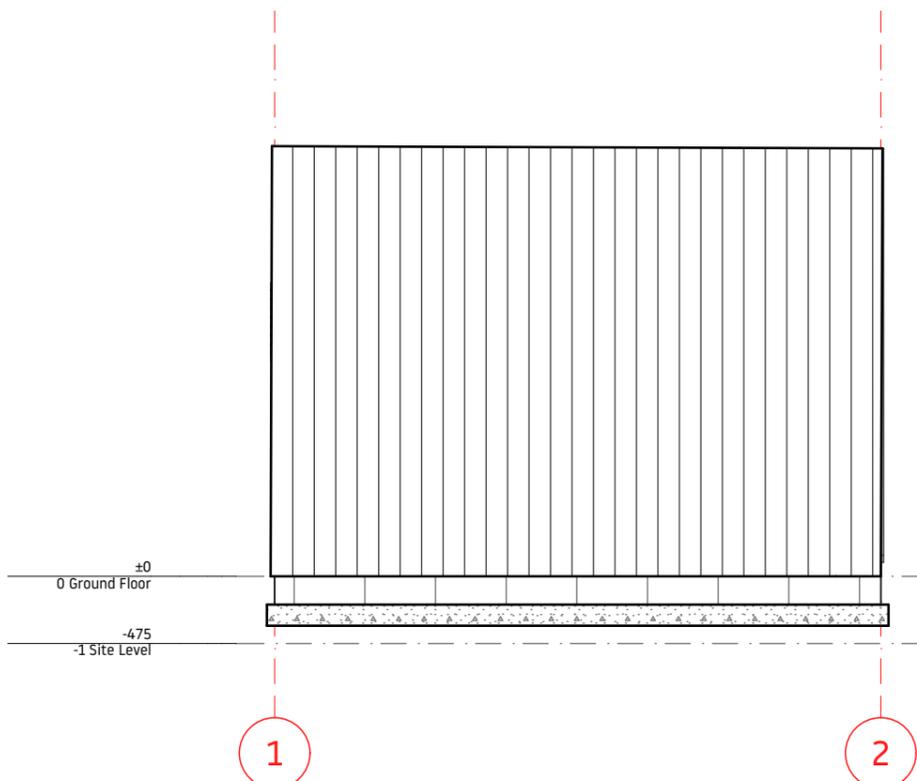
SHEET No.
A.02.3



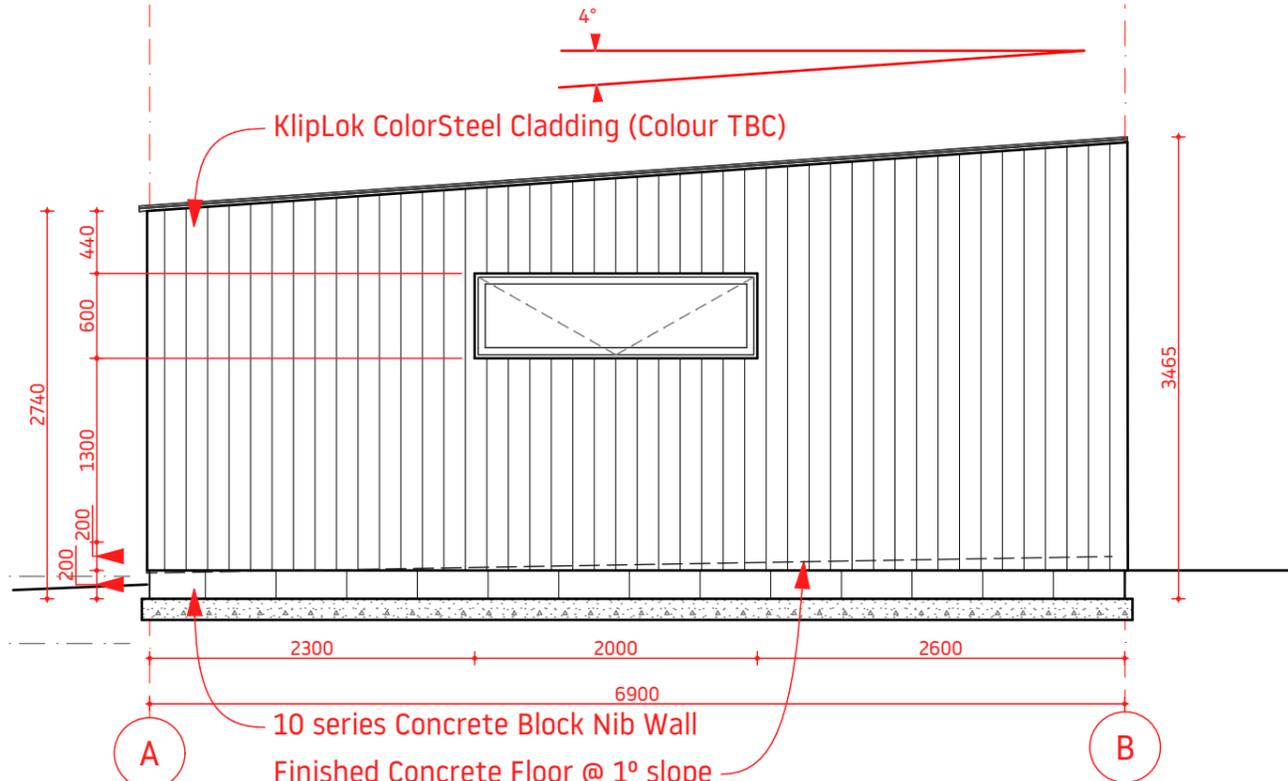
E-01 NORTH ELEVATION
1:50



E-02 EAST ELEVATION
1:50



E-03 SOUTH ELEVATION
1:50



E-04 WEST ELEVATION
1:50

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DRAWING TITLE
Elevations

NORTH



REVISION
01 - WIP

SCALE 1:50
AT A3

SHEET No.
A.04.1