

Application for resource consent

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

1. Pre-Lodgement discussion

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

☐ Yes ☒ No ☒ N/A

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

☐ Yes ☒ No ☒ N/A

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

☐ Yes ☒ No ☒ N/A

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

2. Type of consent being applied for

(more than one circle can be ticked):

☒ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent 3m³

☐ Subdivision

☐ Existing Use Certificate (s.139A)

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

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

☐ Yes ☒ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Clinton and Alison Brown

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Name/s:

Logiplan Limited (C/- Nina Pivac)

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.

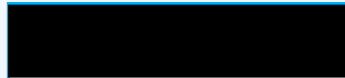
7. Details of property owner/s and occupier/s

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:

Clinton and Alison Brown

Property address/
location:



Postcode

8. Application site details

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

Name/s:

Clinton and Alison Brown

Site address/
location:

59 Marlin Drive Taupo Bay

Postcode

Legal description:

Lot 1 Deposited Plan 69168

Val Number:

Certificate of title:

NA25B/298

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.

Please contact applicant to arrange site visit.

9. Description of the proposal

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

To replace existing garage with new pole shed which is partially located in the CEHZ3.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? ☐ Yes ☒ No ☐ Don't know

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☒ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)	As per applicant details	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)	Postcode	

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)	Clinton Brown	
Signature: (signature of bill payer)		Date 06-Oct-2026

17. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

18. Declaration

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

Name (please write in full)	Nina Pivac	
Signature		Date 06-Oct-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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



LANDUSE RESOURCE CONSENT APPLICATION TO REPLACE EXISTING SHED WITH NEW POLE SHED

59 MARLIN DRIVE, TAUPO BAY
Lot 1 DP 69168

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
CLINTON & ALISON BROWN

Rev A
6 October 2026

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APPENDICES:

Appendix A – Site, Floor and Elevation Plans

Appendix B – Certificate of Title

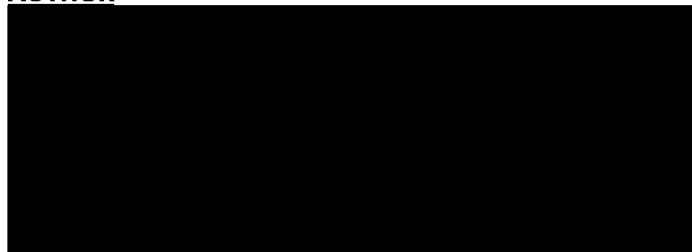
Appendix C – Form 4 Letter (EBC-2027-39/0)

Appendix D – Coastal Hazards Report (Haigh Workman)

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	59 Marlin Drive, Taupo Bay
Applicant's name:	Clinton & Alison Brown
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 1 DP 69168
Site area:	784m ²
Site owner/s:	Clinton & Alison Brown
Operative District Plan (ODP):	Operative Far North District Plan
Operative zoning:	Coastal Residential Zone
Overlays/resource areas:	NRC Coastal Environment
Proposed zoning/overlays:	Settlement Zone Treaty Settlement Area of Interest Coastal Environment Coastal Erosion (Zone 2: 100 Year Scenario) Coastal Erosion (Zone 3: 100 Year + Rapid Sea Level Rise Scenario)
Brief description of proposal:	To replace existing garage with a new pole shed. Resource consent is required under the following rules: <u>Proposed District Plan (PDP)</u> CE-R10 New buildings or structures and relocated buildings
Summary of reasons for consent:	Overall, resource consent is required as a <u>Restricted Discretionary Activity</u> under the Far North District Plan.

AUTHOR



2.0 PROPOSAL

The applicants, Clinton and Alison Brown, propose to construct a new 99.5 m² pole shed (for storage purposes) on their property at 59 Marlin Drive, Taupo Bay. The proposed shed will replace the existing garage located near the south-eastern corner of the site and will occupy a larger building footprint. The subject site and proposed building location is shown in **Figure 1** below.



Figure 1: Map showing subject site and location of proposed pole shed (marked red - PDP Maps)

A small portion of the proposed shed will be located in the Coastal Erosion (Zone 3: 100 Year + Rapid Sea Level Rise Scenario), triggering resource consent under the following rule:

Proposed District Plan (PDP):

- CE-R10 New buildings or structures and relocated buildings

It should be noted that this application has been prepared in response to a Form 4 Letter issued in relation to EBC/2026-39-0, dated 21 August 2026 and attached as **Appendix C**. The Form 4 Letter identified several additional rule infringements. However, the building and site plans have since been amended to address the majority of these matters and achieve compliance with the relevant standards.

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

The subject site is located at 59 Marlin Drive, Taupo Bay and is legally described as Lot 1 DP 69168. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 2: Map showing subject site (Premise)

In terms of existing built development, the subject site currently contains an existing dwelling in the center of the site, and a small garage located near the southern boundary of the site. This garage will be removed as part of the proposed development, and replaced with the proposed pole shed.

The immediate surrounding environment is largely characterised by coastal-residential development.

There are no significant areas of indigenous vegetation or habitats of indigenous fauna.

Access to the subject site is achieved via an existing vehicle crossing off Marlin Drive.

Access to the subject site is currently provided via two existing vehicle crossings off SH1. Given the use of the site will remain unchanged, it is considered that no upgrades to the existing vehicle crossing are necessary in this instance.

4.0 OPERATIVE FAR NORTH DISTRICT PLAN (ODP) ASSESSMENT

Table 2 – ODP Assessment Coastal Residential Zone and District-Wide provisions

Coastal Residential Zone	Permitted Standards	Compliance
Rule 10.6.5.1.1 RELOCATED BUILDINGS	Permitted provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to	n/a

Coastal Residential Zone	Permitted Standards	Compliance
	reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.	
Rule 10.6.5.1.2 RESIDENTIAL INTENSITY	Sewered sites: one unit per 800m² Unsewered sites: one unit per 3,000m²	The site contains one existing dwelling as per previous Council approvals. No additional dwellings are proposed as part of this application. Permitted
Rule 10.6.5.1.3 SCALE OF ACTIVITIES	The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed: 2 persons per 800m² (sewered) 2 persons per 3,000m² (unsewered) Provided that: (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and (c) this number may be exceeded where persons are visiting	n/a – the proposal is for a residential activity

Coastal Residential Zone	Permitted Standards	Compliance
	marae. In determining the total number of people engaged at any one period to time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.	
Rule 10.6.5.1.4 BUILDING HEIGHT	The maximum height of any building shall be 8m.	All existing and proposed development have a maximum building height of less than 8m. Permitted
Rule 10.6.5.1.5 SUNLIGHT	2m + 45-degree recession plane	No part of all existing and proposed buildings will encroach the recession plane. Permitted
Rule 10.6.5.1.6 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.	Total impermeable surfaces total area of 784m ² (20.9%) which is well within the permitted threshold. Permitted
Rule 10.6.5.1.7 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 shed will be setback 1.5m from the nearest boundary. Permitted

Coastal Residential Zone	Permitted Standards	Compliance
Rule 10.6.5.1.8 SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	n/a	n/a
10.8.5.1.9 OUTDOOR ACTIVITIES	n/a	n/a
10.8.5.1.10 TRANSPORTATION	TIF = 20	TIF = 10 (residential activity) Permitted
10.8.5.1.11 SITE INTENSITY - NON RESIDENTIAL ACTIVITIES	n/a	n/a
10.8.5.1.12 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES	n/a	n/a
10.8.5.1.14 NOISE	n/a	n/a
10.8.5.1.16 BUILDING COVERAGE	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% or 900m ² , whichever is the lesser, of the gross site area.	Total building coverage equates to 784m ² (20.9%) which falls within the permitted threshold. Permitted

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

5.0 PROPOSED FAR NORTH DISTRICT PLAN DECISIONS VERSION (PDP-DV) ASSESSMENT

Table 2 – PDP Assessment Settlement Zone and District-Wide provisions

Provisions	Requirement	Assessment	Compliance / Activity Status
RSZ-R1 New buildings or structures, relocated buildings, or extensions/alterations	Permitted where the building accommodates a permitted, controlled or restricted discretionary activity and complies with RSZ-S1–S8 as applicable.	Plans have been amended to show compliance with RSZ-S2 HIRB and RSZ-S3 Setback.	Permitted
RSZ-R2 Impermeable surface coverage	Maximum 35% of the site or 600m ² , whichever is the lesser.	Total impermeable surfaces total area of 784m ² (20.9%) which is well within the permitted threshold.	Permitted
RSZ-R3 – RSZ-R8	n/a	n/a	n/a

Provisions	Requirement	Assessment	Compliance / Activity Status
RSZ-R8 Commercial activity	n/a	n/a	n/a
RSZ-R9 – RSZ-R15	n/a	n/a	n/a
RSZ-S1 Maximum height	Maximum building/structure height of 8m.	All existing and proposed buildings are less than 8m in height.	Permitted Activity
RSZ-S2 Height in relation to boundary	55 degrees at 2m above ground level at the northern boundary of the site; 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 35 degrees at 2m above ground level at the southern boundary of the site.	As per the site plan, all buildings are clear of the recession plane.	Permitted Activity
RSZ-S3 Setback	Minimum 1.2m from site boundaries, 3m from a road boundary, and 3m from the KHR rail designation boundary, where relevant.	As per the site plan, all buildings setback at least 1.5m from the nearest boundary.	Permitted Activity
RSZ-S4 Outdoor living space	n/a	n/a	n/a
RSZ-S5 Outdoor storage	n/a	n/a	n/a
RSZ-S6 -RSZ-S8	n/a	n/a	n/a
CE-R1 New buildings, structures, relocated buildings	PER-R2 Permitted if it complies with CE-S1, CE-S2 and CE-S4	Maximum building height is 4.15m. The external cladding will be Coloursteel in Sandstone Grey (LRV 27%). The shed will be setback at least 33m from MHWS.	Permitted Activity
CE-R10 New buildings or structures and relocated buildings	PER-1 Permitted where the building or structure is one of the following: - Above ground buildings and structures with a GFA or footprint of 10m² or less and are not used for a vulnerable activity. - Decks less than 30m² and less than 1m in height.	With a proposed GFA of 99.5m², and a portion of the building being located in the Coastal Erosion Zone 3, the proposal is unable to comply with this rule. A Coastal Hazards Report has been prepared in support of the proposed development. See Appendix D.	Restricted Discretionary Activity

Overall, the proposal has been assessed as a **Restricted Discretionary Activity** under the proposed Far North District Plan.

6.0 NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

A review of Council's records has been undertaken, with no evidence identified to indicate that any HAIL activities have occurred on the subject site. Accordingly, the NESCS is not considered to apply to the proposal.

7.0 NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

8.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.

9.0 NOTIFICATION

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;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

Step 3: If not precluded by step 2, public notification required in certain circumstances

Under Section Under Section 95A(7), public notification is required if:

- a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances that apply to the subject site.

Public Notification Conclusion

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

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.

As concluded in the the assessment of effects, it is considered that any adverse effects will be less than minor. Further, written approval has been provided by NZTA.

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.

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects it may have on the environment.

Coastal Hazards

Haigh Workman Limited has undertaken a Coastal Hazard Assessment for the proposed replacement shed at 59 Marlin Drive, Taupo Bay. The assessment confirms that the proposed development is not affected by river flooding, coastal flooding, or the CEHZ2 coastal erosion hazard; however, the north-eastern corner of the proposed shed footprint is located within the long-term CEHZ3 (100-year rapid sea level rise) coastal erosion hazard area. The report concludes that this erosion risk is progressive and can be appropriately managed through building design and future adaptability, including constructing the shed in a manner that allows for adaptation, dismantling or relocation should coastal erosion progress toward the building platform. The proposed development is not expected to accelerate or worsen natural hazards or transfer risk to adjoining properties and does not rely on hard coastal protection works. Haigh Workman considers that the proposal satisfies the relevant restricted discretionary matters under CE-R12 of the PDP-AV and that adequate provision can be made under s71(2)(a) of the Building Act 2004. A copy of the full Coastal Hazard Assessment is attached as **Appendix D**.

Conclusion

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

11.0 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. Some positive effects will arise from the development, including:

The proposal will result in the following positive effects:

- Replacement of the existing garage with a modern, purpose-built structure, improving the functionality and usability of the site.
- Increased secure and weatherproof storage for vehicles, equipment and other household items.

- Improved visual amenity through the removal of the existing older garage and replacement with a new structure.
- Social and economic wellbeing benefits for the applicants by enabling them to provide for their current and future storage needs and make efficient use of their property.

Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

Other than those discussed earlier, there are no other national or regional planning documents directly relevant to this application.

Operative District Plan - Objectives and Policies Assessment

The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan (ODP). In particular, the proposal represents a relatively small-scale and anticipated form of development within an established residential property.

Importantly, the proposed pole shed is a permitted activity under the ODP, demonstrating that development of this nature, scale and location is generally anticipated and acceptable within the applicable planning framework. The proposal will replace an existing garage and will not fundamentally alter the existing residential use, character or intensity of development on the site. Overall, the proposal will continue to provide for the social and economic wellbeing of the applicants through the efficient use and development of their property, while avoiding, remedying or mitigating any potential adverse effects on the surrounding environment. The proposal is therefore considered consistent with the relevant objectives and policies of the ODP.

Proposed District Plan – Appeals Version – Objectives and Policies Assessment

The proposal is also considered to be consistent with the relevant objectives and policies of the Proposed District Plan – Appeals Version (PDP-AV).

While resource consent is required under the PDP-AV, the proposal is classified as a restricted discretionary activity. This activity status indicates that development of this nature is contemplated by the PDP, subject to assessment of the specific matters over which Council has reserved its discretion.

As demonstrated by the assessment of environmental effects contained within this application, the identified infringements are limited in nature and any associated adverse effects can be appropriately avoided, remedied or mitigated. The proposal involves the replacement of an existing garage with a new pole shed within an already developed residential site and will maintain the established use and overall character of the property.

Overall, the proposal is considered consistent with the relevant objectives and policies of both the ODP and PDP-AV. This conclusion is further supported by the proposal being permitted under the ODP and restricted discretionary under the PDP-AV, confirming that the nature of the proposed development is generally anticipated under both planning frameworks.

District Plan Weighting Summary

In accordance with section 104(1)(b) of the Resource Management Act 1991 (RMA), regard has been had to the relevant provisions of both the Far North Operative District Plan (ODP) and the Far North Proposed District Plan (PDP) Decisions Version.

The ODP remains the operative district plan. However, following the public notification of Council's decisions on submissions, all rules within the PDP Decisions Version have legal effect pursuant to section 86B(1) of the RMA. The PDP nevertheless remains subject to the statutory appeal process and will not become fully operative until those appeals have been resolved. Accordingly, both planning documents are relevant considerations for the purposes of section 104(1)(b).

In determining the appropriate weight to afford each planning document, consideration has been given to the advanced stage reached by the PDP through the Schedule 1 process, the extent to which the relevant provisions have been tested through submissions and hearings, whether the provisions remain subject to appeal, and the extent to which they give effect to higher-order statutory planning instruments.

The relevant PDP provisions have progressed through submissions, hearings and Council decisions, and therefore represent the Council's most recent policy position. Consequently, they are considered to attract significant weight in this assessment. However, as the relevant provisions remain capable of amendment through the appeal process, they are not considered determinative. The ODP continues to carry considerable weight as the operative district plan, particularly where corresponding PDP provisions remain subject to appeal.

Overall, while both the ODP and PDP have informed this assessment, greater weight has generally been afforded to the relevant provisions of the PDP Decisions Version where they represent the Council's contemporary planning framework and there is no indication that they are likely to be materially altered through the appeal process.

Other Matters

There are no other matters considered relevant to the proposal.

12.0 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.

13.0 OVERALL CONCLUSION

The applicants, Clinton and Alison Brown, propose to construct a new 99.5 m² pole shed (for storage purposes) on their property at 59 Marlin Drive, Taupo Bay. The proposed shed will replace the existing garage located near the south-eastern corner of the site and will occupy a larger building footprint. Under the Proposed District Plan (PDP), resource consent is required under the following provisions:

Proposed District Plan (PDP):

- CE-R10 New buildings or structures and relocated buildings

Overall, the application has been assessed as a **Restricted Discretionary activity**.

A Coastal Hazards Report has been provided in support of the proposal (**Appendix D**).

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment and potentially affected parties would be no more than minor and can be managed in terms of appropriate conditions of consent.

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



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 6 October 2026

APPENDICES:

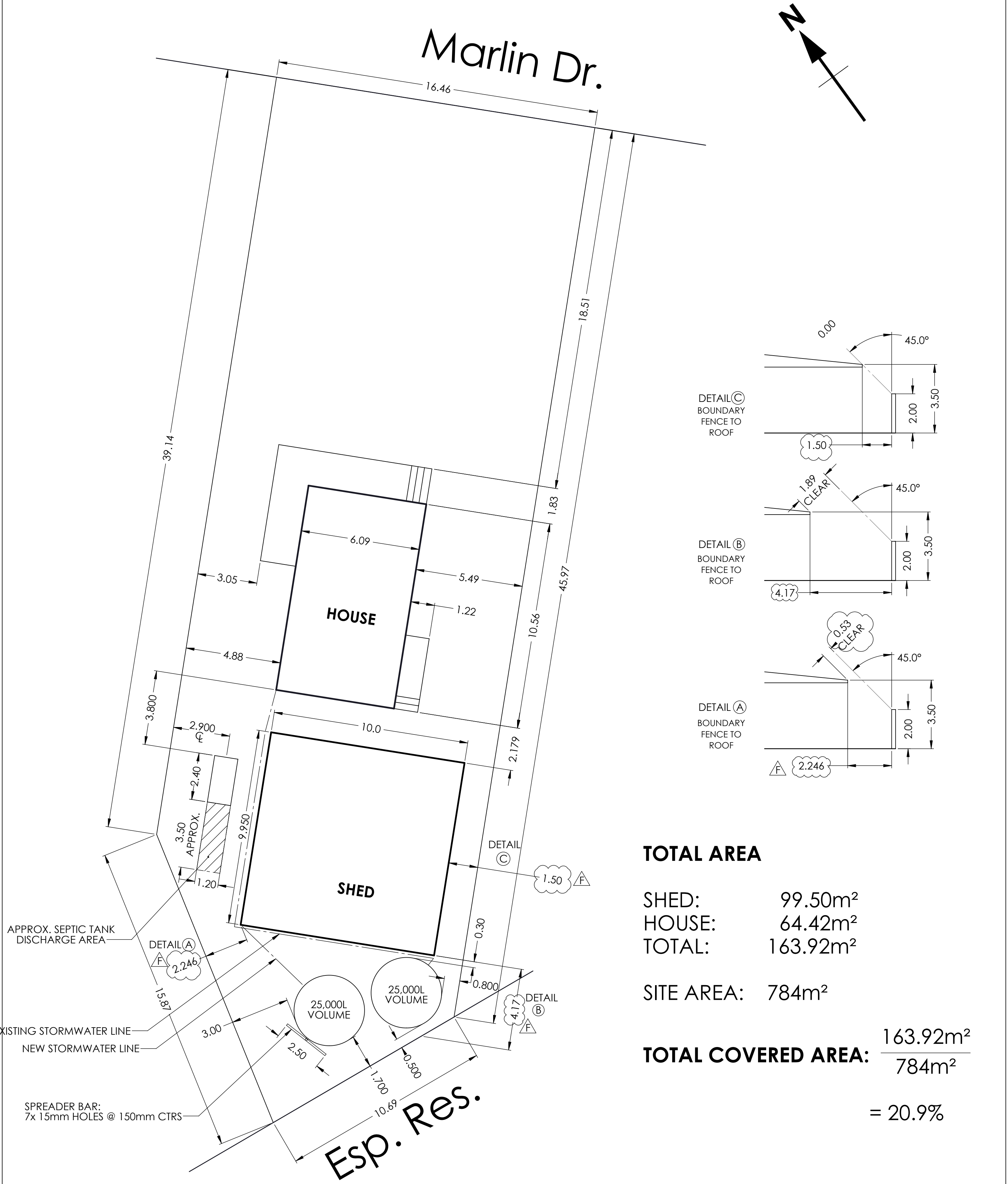
Appendix A – Site, Floor and Elevation Plans

Appendix B – Certificate of Title

Appendix C – Form 4 Letter (EBC-2027-39/0)

Appendix D – Coastal Hazards Report (Haigh Workman)

Appendix A – Site, Floor and Elevation Plans



TOTAL AREA

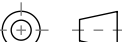
SHED: 99.50m²
HOUSE: 64.42m²
TOTAL: 163.92m²

SITE AREA: 784m²

TOTAL COVERED AREA: $\frac{163.92\text{m}^2}{784\text{m}^2}$
= 20.9%

WIND ZONE: HIGH

F	SHED CLEARANCE FROM BOUNDARY INCREASED 0.5->1.5m	8/09/2026	MW
E	DIM. ADDED, SPREADER BAR ADDED	5/08/2026	MW
D	ADDED UTILITIES	24/07/2026	MW
C	ADDED HEIGHT TO BOUNDARY DETAIL, SHIFTED SHED 250mm Nth	13/07/2026	MW
B	REVISED AS PER MARKUPS 09/06/26	9/06/2026	MW
A	ORIGINAL	02/06/2026	MW
REV.	DESCRIPTION	DATE	NAME
REVISIONS			

		DRAWN	MW	DATE DRAWN	13/05/2026
		CHECKED		PRINT DATE	8/09/2026
		APPROVED			
		CLIENT	New outbuilding for Alison & Clinton Brown		
		TITLE	59 Marlin Drive, Taupo Bay, Northland. Lot 1 Deposited Plan 69168 PLAN		
		A2	DWG No.	Marlin Drive Garage Plan	REV



Sheet List	
Sheet Number	Sheet Name
A101	3D
A102	3D View
A103	Slab Plan
A104	Setout Plan
A105	Roof Framing Layout
A106	Elevations 1 & 2
A107	Elevations 3 & 4
A108	Section A
A109	Section B
A110	Section C
A111	Section D

Sheet List	
Sheet Number	Sheet Name
A112	Callout - Details
A113	Callout - Details
A114	Callout - Details
A115	Callout - Details
A116	Callout - Details
A-001	Framing Schedule
A-003	Pole & Column Schedule
A-004	Cladding Schedule
A-005	Ancellaries Schedule
A-006	Flashing Schedule
A-007	Plumbing & Concrete Schedule

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"This is an Importance Level 1 (non-habitable) Structure for the life of the Shed, as per relevant standards. Any future use or alterations that classify the structure as habitable or Commercial (IL2) will require a new design review and PS1 assessment from EzeQuote."

3D Image - For Illustration Purpose Only*

Designed by 	PROJECT 853797 Site 59 Marlin Drive, Taupo Bay, New Zealand	Drawing Title 3D	Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Project Status		Rev. 1	Drawn	SAJID ALI	Dwg. No.
				Working Drawings					
				Rev	Description	Date	Checked	M.ZEESHAN	A101
				1	Issue for Consent	24-06-26			
				2	Issue for Consent	07-08-26	Scale	1 : 70 on A3	

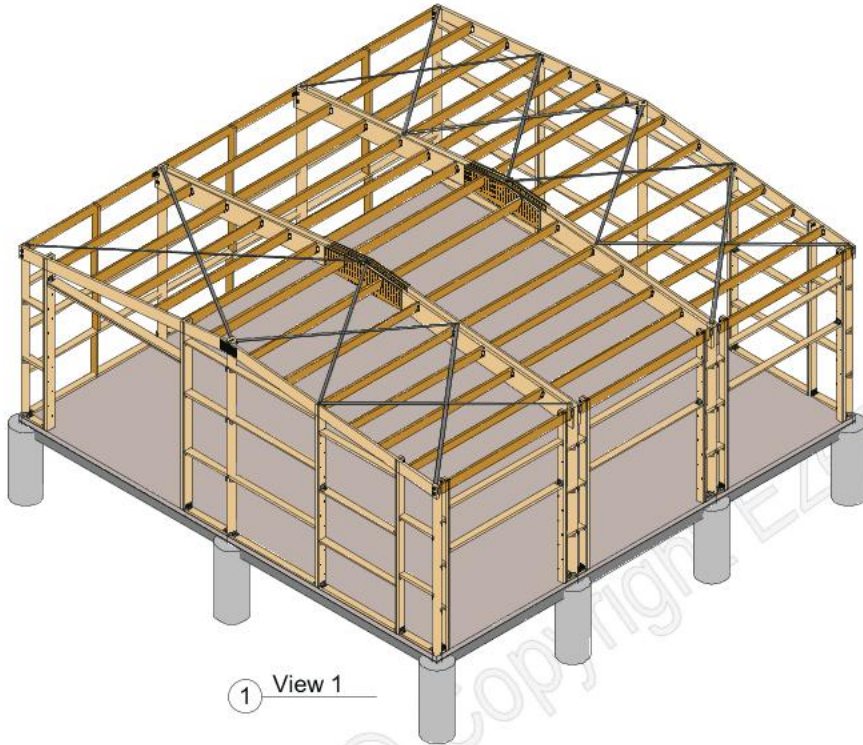
Durability Note:

The structural design for the pole barn/structure has been prepared in compliance with the New Zealand Building Code, specifically Clause B2 (Durability). While we do not provide a Producer Statement for durability, the following measures have been included in the design to ensure compliance:

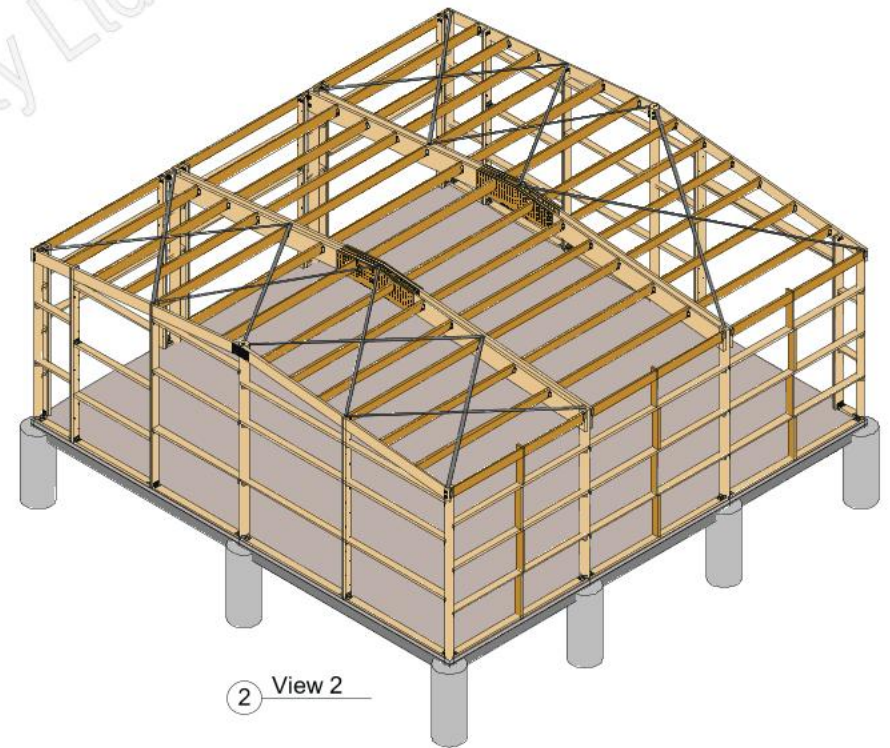
- **Timber Treatment:** Selected in accordance with Table 1A of B2/AS1 to meet or exceed the durability requirements.
- **Steel Fixings:** Protected against weather conditions in line with Tables 4.1 and 4.2 of NZS 3604:2011.

It is the responsibility of the customer and their contractor to ensure that the construction adheres to these design parameters and uses materials and methods that comply with the durability requirements as outlined in the Building Code.

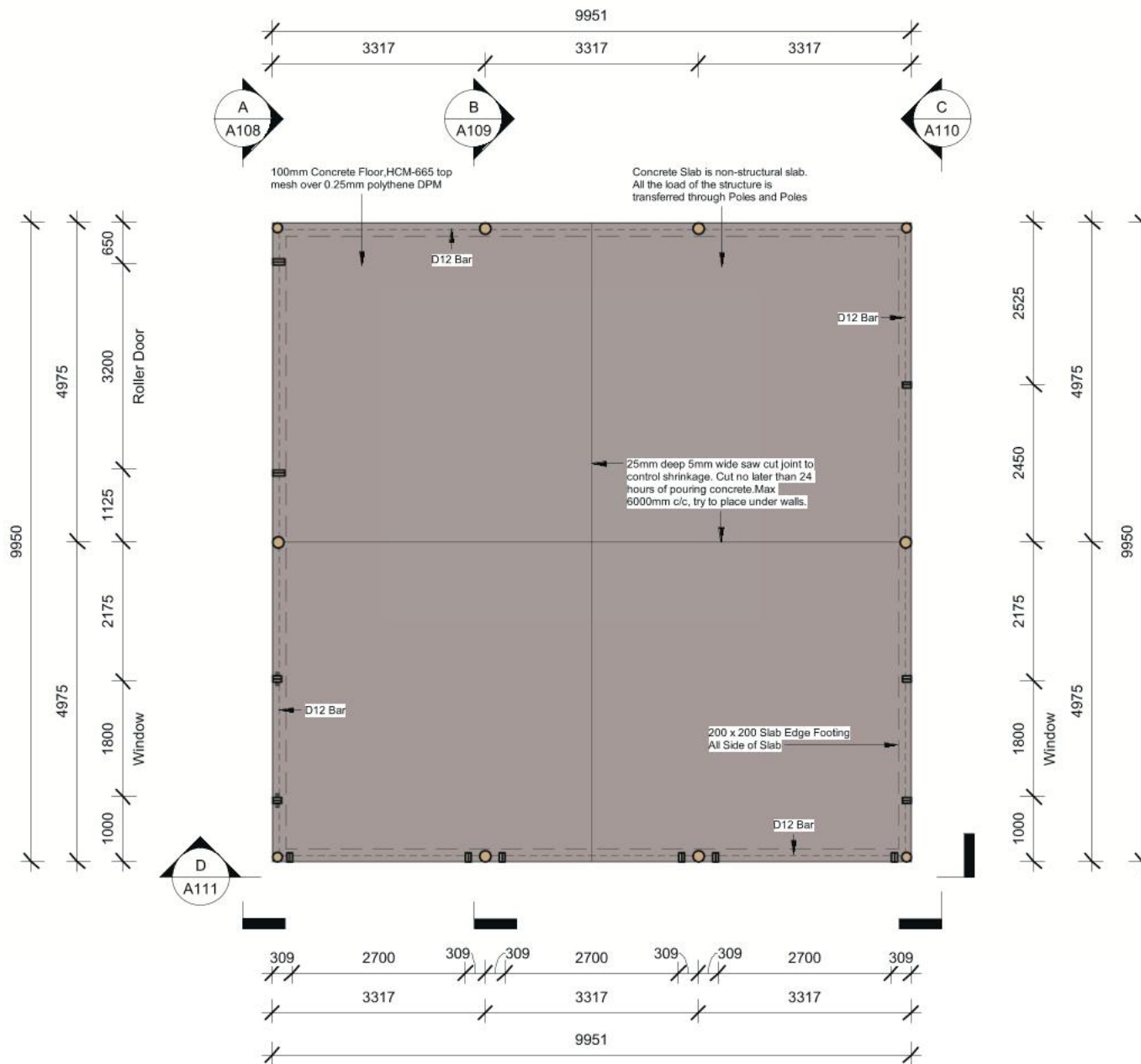
These provisions ensure that the structural elements designed will meet the durability requirements as outlined in the Building Code.

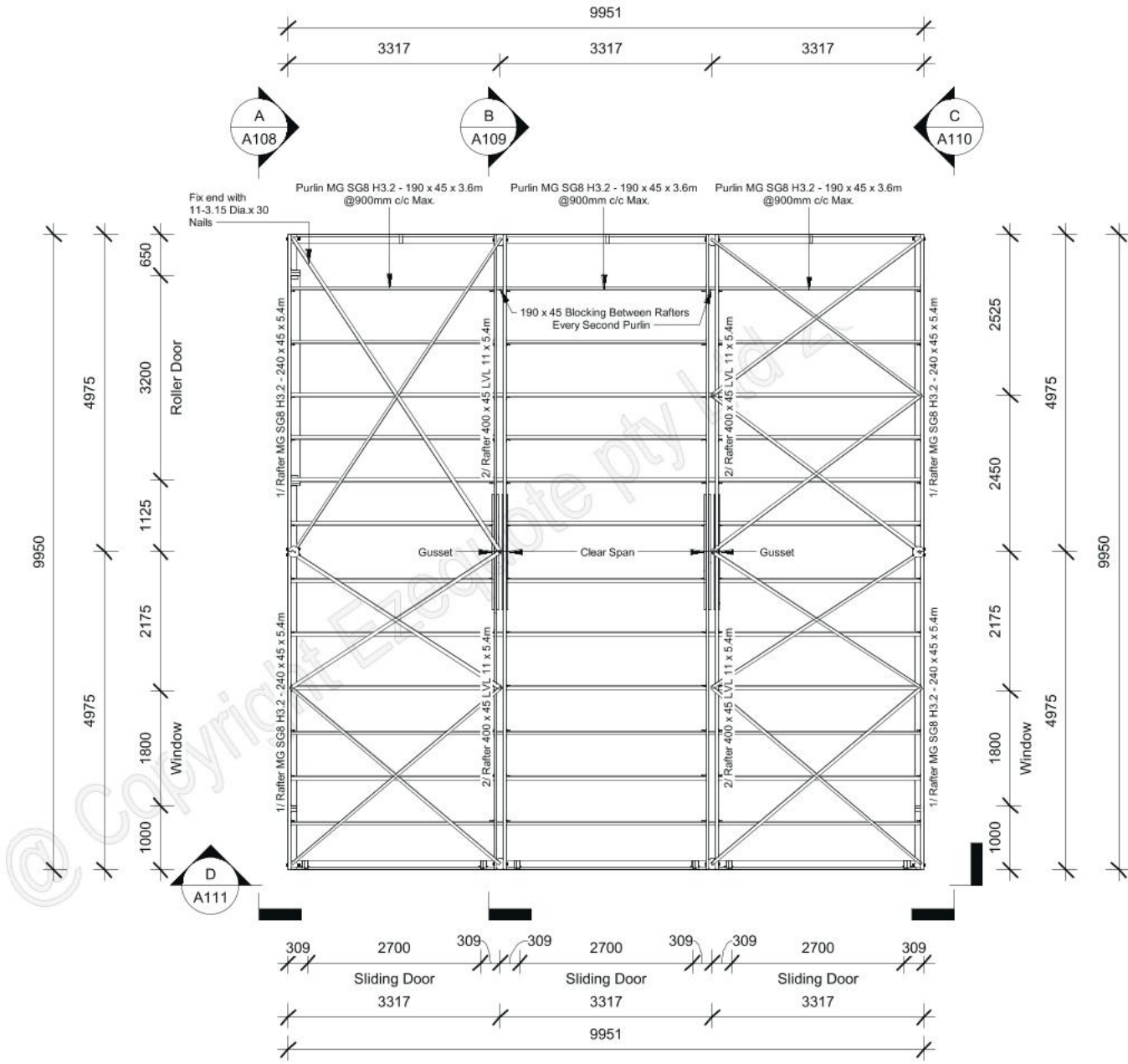


1 View 1



2 View 2





Guttering and downpipes shall be selected in accordance with figure 15 and tables 4,5 and 6 of E1/AS1 and installed and maintained in accordance with the manufacturer's recommendations.



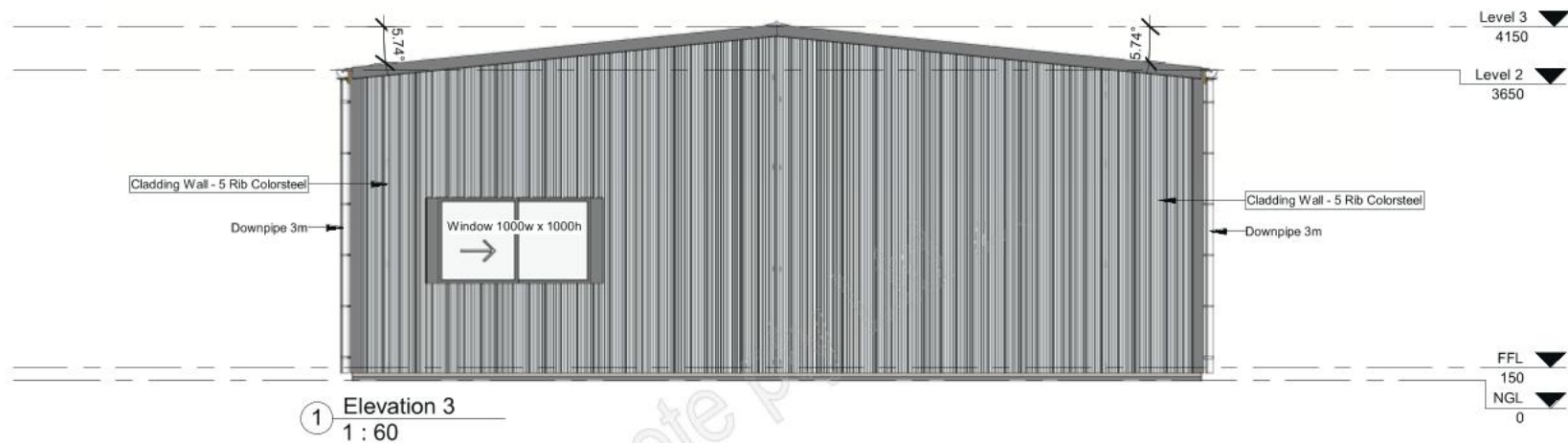
Note:

- Roof and wall flashings are to be supplied to suit the specific roofing and wall cladding profile.
- All flashings and measurements are intended as a guide only and must be confirmed by a site measure by the builder or roofer.
- All flashings are shown for reference only and may or may not be included in any quotation provided.
- Please refer to your builder, roofer, supplier product literature and/or local territorial authority for further information and advice.

Note:

- Roof and Wall cladding is to be supplied to suit the specific roofing and wall cladding profile.
- All Cladding/Roofing and measurements are intended as a guide only and must be confirmed by a site measure by the builder or roofer.
- All Cladding/Roofing are shown for reference only and may or may not be included in any quotation provided.
- Please refer to your builder, roofer, supplier product literature and/or local territorial authority for further information and advice.

Designed by ezequote YOUR ADVANTAGE	PROJECT 853797 Site 59 Marlin Drive, Taupo Bay, New Zealand	Drawing Title Elevations 1 & 2	Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Project Status Working Drawings		Rev. 1	Drawn SAJID ALI	Dwg. No. A106
				Rev	Description	Date		
				1	Issue for Consent	24-06-26		
				2	Issue for Consent	07-08-26	Checked M.ZEESHAN	
							Scale As indicated on A3	



Note:

- Roof and wall flashings are to be supplied to suit the specific roofing and wall cladding profile.
- All flashings and measurements are intended as a guide only and must be confirmed by a site measure by the builder or roofer.
- All flashings are shown for reference only and may or may not be included in any quotation provided.
- Please refer to your builder, roofer, supplier product literature and/or local territorial authority for further information and advice.

Note:

- Roof and Wall cladding is to be supplied to suit the specific roofing and wall cladding profile.
- All Cladding/Roofing and measurements are intended as a guide only and must be confirmed by a site measure by the builder or roofer.
- All Cladding/Roofing are shown for reference only and may or may not be included in any quotation provided.
- Please refer to your builder, roofer, supplier product literature and/or local territorial authority for further information and advice.

Designed by  YOUR ADVANTAGE	PROJECT	853797	Drawing Title	Notes	Project Status	Rev. 1		SAJID ALI	Dwg. No.
	Site	59 Marlin Drive, Taupo Bay, New Zealand	Elevations 3 & 4	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Working Drawings			Drawn	A107
					Rev	Description	Date	Checked	
					1	Issue for Consent	24-06-26	M.ZEESHAN	
					2	Issue for Consent	07-08-26		
			Scale	As indicated on A3					

Appendix B – Certificate of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NA25B/298**
Land Registration District **North Auckland**
Date Issued 23 August 1973

Prior References

NA22D/1420 NA22D/1421

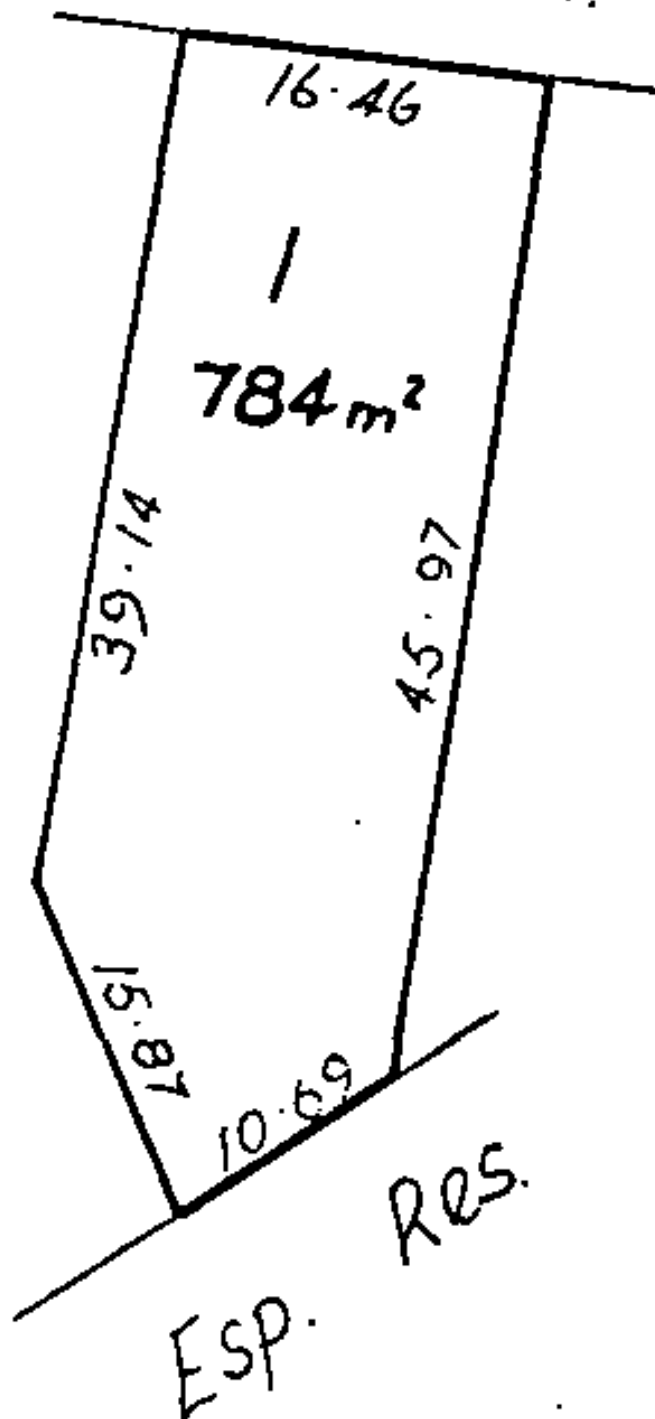
Estate Fee Simple
Area 784 square metres more or less
Legal Description Lot 1 Deposited Plan 69168

Registered Owners

Alison Elizabeth Brown and Clinton Ray Brown

Interests

(16.46) Marlin Dr.



Appendix C – Form 4 Letter (EBC-2027-39/0)

Tēnā koe,

—

—

_____ and submitted to Council's

Nāku iti nei, nā



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Friday

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Appendix D – Coastal Hazards Report (Haigh Workman)

Coastal Hazard Assessment

59 Marlin Drive, Taupo Bay
(Lot 1 DP 69168)

Clint Brown

Haigh Workman reference: 26 185

Rev B

6 October 2026



Revision History

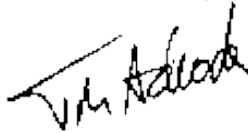
Revision N ^o	Issued By	Description	Date
A	Aaron Thorburn	For Resource Consent	2 October 2026
B	Aaron Thorburn	CEHZ3 assessment	6 October 2026

Prepared By



Aaron Thorburn
 Senior Environmental Advisor
 BAppSc (Env), CEnvP

Reviewed by



Tom Adcock
 Senior Civil Engineer
 BEng (Civil Engineering),
 MEngNZ

Approved By



John McLaren
 Senior Civil Engineer
 BE (Civil), CMEngNZ, CPEng

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Executive Summary

Haigh Workman Limited (Haigh Workman) was commissioned by Clint Brown (the client) to undertake a Coastal Hazard Assessment for proposed residential re-development at 59 Marlin Drive, Taupo Bay, Lot 1 DP 69168.

The client is proposing to replace the existing shed with a new shed. This report presents an assessment of the coastal hazards to the land and the proposed re-development of the site and potential mitigation measures available.

River Flooding

We have reviewed the Northland Regional Council river flood models and can conclude that the site is not affected by river flooding (50-year) or river flooding (100-year plus climate change) flood extents. No river flood hazard applies.

Coastal Flooding

The site ground level of approximately 4.0 – 5.0 m NZVD is well above the coastal flooding hazard zone 2 (100-year) level of 3.5 m NZVD. The site is also sufficiently set back from the open coast (approx. 57 m), meaning dynamic inundation (wave run-up) does not pose a risk. No coastal flood hazard applies.

Coastal Erosion

The property is outside the coastal erosion hazard zone 1 (50-year). Under coastal erosion hazard zone 2 (100-year), long-term erosion may affect the northern portion of the property. Under coastal erosion hazard zone 3 (100-year rapid sea level rise), long-term erosion may extend to the north-eastern corner of the proposed shed footprint.

Tsunami

The site is susceptible to a Tsunami hazard. Tsunami hazards generally have a low probability of occurrence but can have a high consequence. Higher ground above Taupo Bay is readily available in the event of an emergency and we consider that an evacuation strategy will adequately mitigate this hazard.

Conclusion

The proposed shed development is not subject to river flooding, coastal flooding, or coastal erosion hazard 2 erosion risk. The proposed shed re-development site is subject to long-term coastal erosion hazard 3 erosion risk, which is progressive and can be managed through appropriate design and future adaptability.

Under the Far North District Council Proposed District Plan (Appeals Version), the activity is assessed as Restricted Discretionary under rule CE-R12. The proposal satisfies all the Restricted Discretionary matters and does not worsen natural hazard effects on the site or neighbouring properties.

Adequate provision can be made under Section 71(2)(a) of the Building Act, and the site is not subject to a Section 73 notice.

1 Introduction

Haigh Workman Limited (Haigh Workman) was commissioned by Clint Brown (the client) to undertake a Coastal Hazard Assessment for proposed residential re-development at 59 Marlin Drive, Taupo Bay.

The client is proposing to replace the existing shed with a new shed. This report presents an assessment of the coastal hazards to the land and the proposed re-development of the site and potential mitigation measures available.

The property is located on near-level ground in the Taupo Bay township, the property has an existing dwelling, shed, water tanks and associated structures.

The objectives of this assessment were to:

- Establish the geological and environmental setting of the site,
- Assess available natural hazard information, and
- Provide engineering recommendations for proposed development on the site.

To achieve this, the scope of works conducted by Haigh Workman included:

- Review of Northland Regional Council (NRC) GIS data,
- Review of published coastal hazard reports (Tonkin and Taylor Reports – dated 2020 and 2021),
- Collation of information from NRC pertaining to the river flood hazard, and
- Preparation of this report with site specific engineering recommendations.

1.1 Applicability

This report has been prepared for the use of Clint Brown (the client) with respect to the particular brief outlined to us. This report is to be used by our client and their consultants and may be relied upon when considering flood hazard advice. Furthermore, this report may be utilised in the preparation of building and / or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman.

The comments and opinions presented in this report are based on the findings of the desk study and information available from reference documents, namely NRC. There may be other facts prevailing for the site which have not been revealed by this investigation and which have not been considered by this report. As well as that, studies relating to this report are driven by climate change which is subject to change. The estimates presented in this report are based on information available at the time of writing. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description

Site Address: 59 Marlin Drive, Taupo Bay
Legal Description: Lot 1 DP 69168
Lot Area: 803 m²
Council Zoning: Coastal Residential (Operative District Plan and Proposed District Plan [Appeals Version])

The site is legally described as Lot 1 DP 69168 with a land area of 803 m² and contains a residential dwelling, shed, two water tanks and associated structures. The site is near-level in the centre of the site with a gentle slope at the north of the site towards the coast and to the south towards Taupo Creek. The Site Location Plan is shown in Figure 1 below and provided in **Appendix A**.

The site is located on the sandy soils of the Taupo Bay foredune, refer to appended Coastal Erosion Hazard Zone Assessment for general details about the geomorphology of Taupo Bay. LiDAR ground level contours are between 4.8 m – 5.0 m on the proposed development site and between 4.0 m – 5.0 m New Zealand Vertical Datum (NZVD 2016) in the nearby surrounding area. The current distance from the toe of the frontal dune to the property is approx. 50 m and 85 m to the proposed shed re-development site.



Figure 1 – Site Location Plan (Source: Google Earth Pro Webmaps)

2.1 Proposed Re-Development

Based on information provided to Haigh Workman and the proposed shed development plan, we understand that the client intends to replace the existing shed with a new 99.5 m² shed on the same footprint. No other changes to the site are planned.

The proposed shed development plan is shown below in Figure 2 and provided in **Appendix A**.

DO NOT SCALE. IF IN DOUBT ASK

Marlin Dr.

Esp. Res.

HOUSE

SHED

APPROVAL STORMWATER DISCHARGE AREA

EXISTING STORMWATER LINE

NEW STORMWATER LINE

SPREADER BAR: 7x 15mm HOLES @ 150mm C/C

DETAIL A

DETAIL B

DETAIL C

DETAIL D

DETAIL E

DETAIL F

DETAIL G

DETAIL H

DETAIL I

DETAIL J

DETAIL K

DETAIL L

DETAIL M

DETAIL N

DETAIL O

DETAIL P

DETAIL Q

DETAIL R

DETAIL S

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DETAIL KZ

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DETAIL LH

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REV B

3 Flood Hazard Assessment

3.1 River Flood Hazard

The site is situated near the Taupo Creek that flows from the southeast side of Taupo Bay towards the west to undulating native bush country, the Taupo Creek is mapped by the NRC as a regionwide river flood hazard. The regionwide river flood models for the 10-year (10% Annual Exceedance Probability [AEP], 50-year (2% AEP) and 100-year + climate change (1% AEP + CC) extent are presented in Figure 3 below. The site is outside the area for both 50-year (2% AEP) and 100-year (1% AEP + CC) river flood hazard zones.



Figure 3 – River Flood Hazard Zones 10-year, 50-year and 100-year (Regionwide Rivers) (Source: Northland Regional Council)

3.2 Coastal Flood Hazard

The site is outside the area subject to Coastal Flooding as indicated by the NRC Coastal Flood Hazard Zone maps. The NRC Coastal Flood Hazard Zone map for the site is presented in Figure 4 below.



Figure 4 – NRC Coastal Flood Hazard Zone 2 (2130) (Source: Northland Regional Council)

3.3 Flood Depths for the Site

The LiDAR ground level contour plan with the current configuration is provided in Figure 5 below.

Based on the proximity to the coastline, the proposed shed re-development is not affected by river flood hazards or coastal flood hazards.

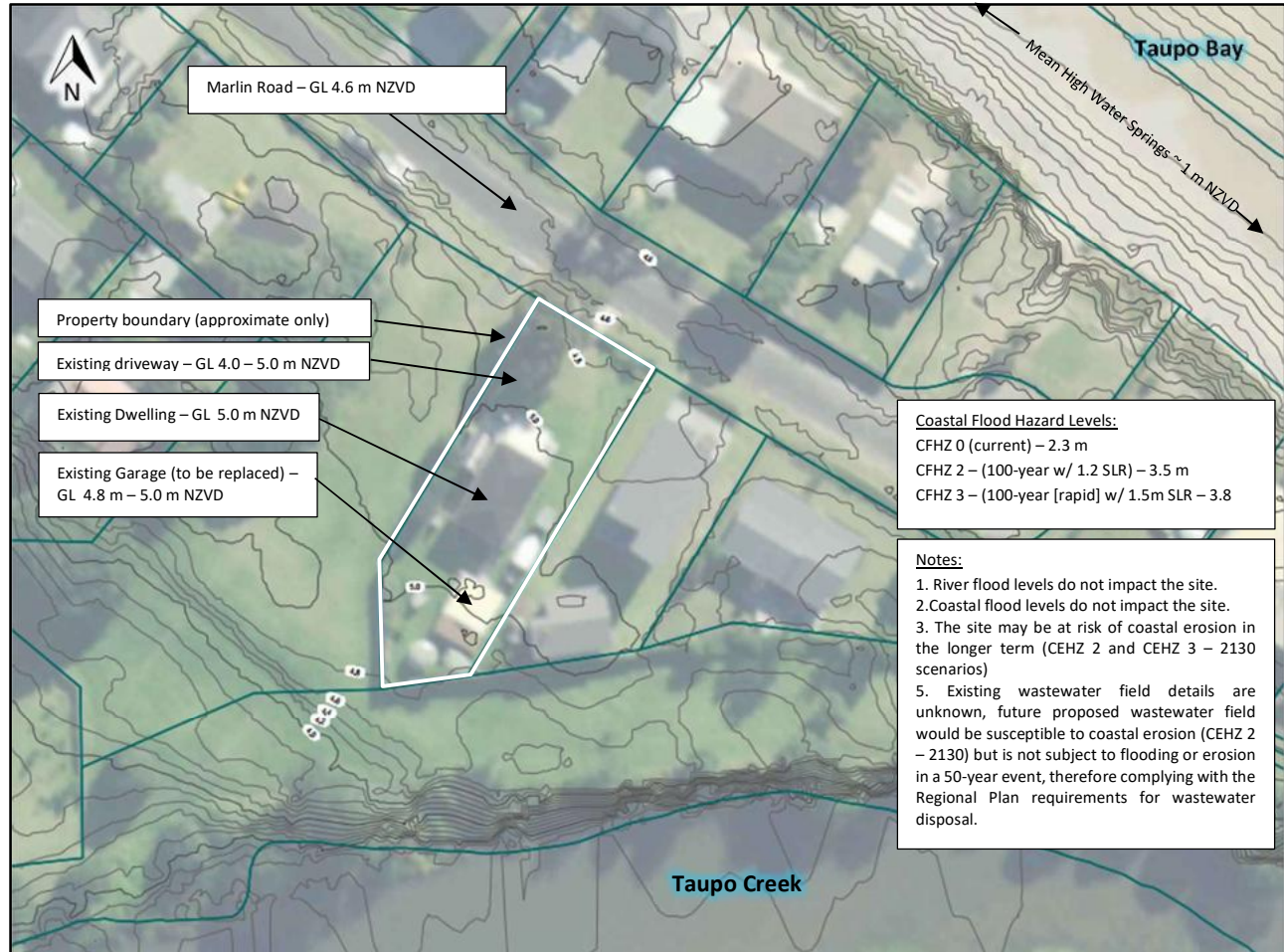


Figure 5 – LiDAR Ground Level Contours with Existing Structures (Source: Haigh Workman Limited)

4 Coastal Erosion Hazard

The site is not impacted by Coastal Erosion Hazard Zones (CEHZ) 1 (50-year), the property is impacted by a CEHZ2 (100-year) scenario with potential erosion impacts on the northern part of the property that will include the property access and the northern extent of the existing dwelling. The proposed shed re-development site is impacted by a CEHZ3 (100-year rapid sea level rise [SLR]) scenario with potential erosion impacts to the northeast corner of the proposed shed. See Figure 6 below.

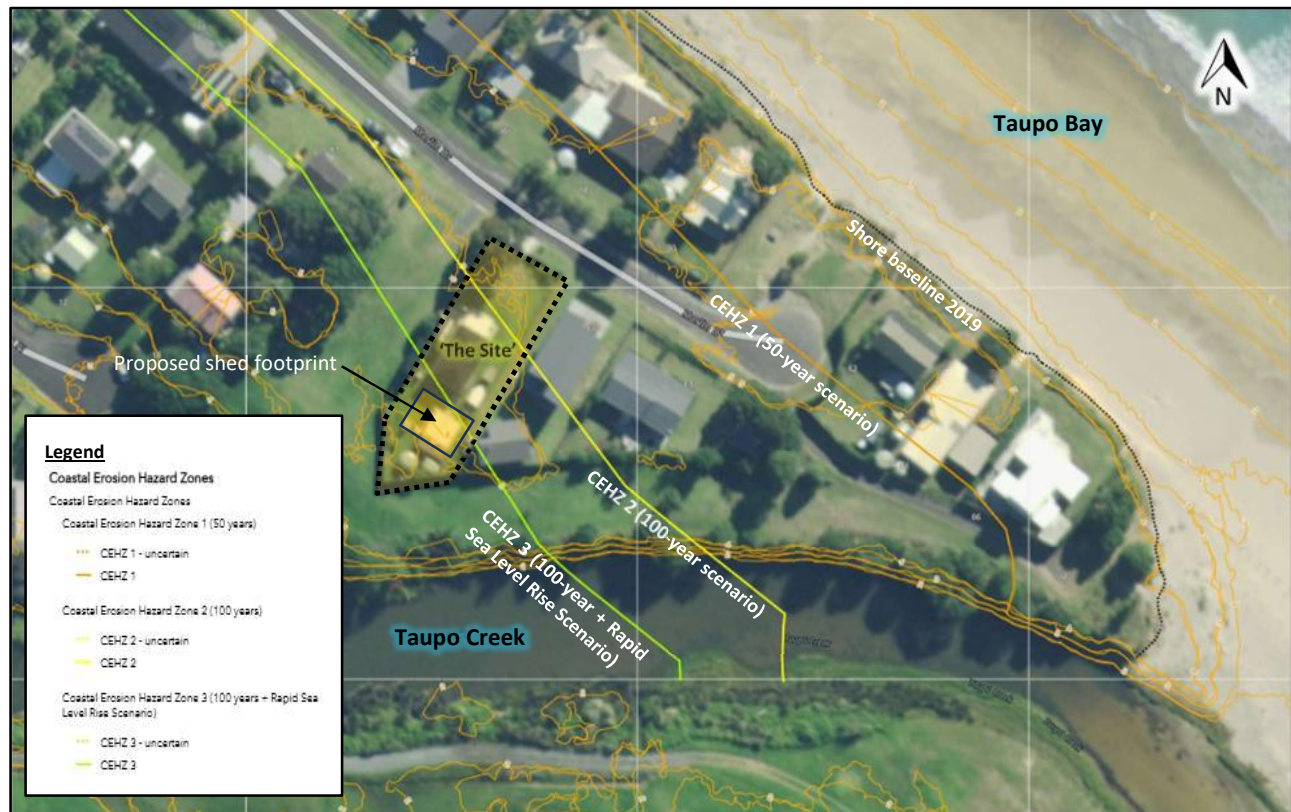


Figure 6 – NRC Coastal Erosion Hazard Zones (50-year, 100-year & 100-year + Rapid Sea Level Rise Scenario) (Source: Northland Regional Council)

Based on a review of NRC Coastal Erosion hazard zone modelling, the historic shoreline shows a variable trend, however erosion risk is predicted to worsen with sea level rise induced by climate change. NRC engaged the services of Tonkin & Taylor Limited (T&T) to undertake a Coastal Erosion Assessment for specific locations in Northland¹. The report from T&T outlines the erosion assessment methodology and includes appendices detailing the findings.

The basis for the site's coastal erosion hazard assessment relies on the latest report, dated October 2020. The corresponding appendix for Taupo Bay is provided in **Appendix B**. The site is located within cell 23B of the T&T erosion report.

In the T&T Coastal Erosion Report, the coastal erosion hazard is divided into two primary components – Current CEHZ and Future CEHZ, as shown below in Figure 7.

¹ Coastal Erosion Assessment for Specific Locations in Northland 2019 – 2020, T&T, October 2020.

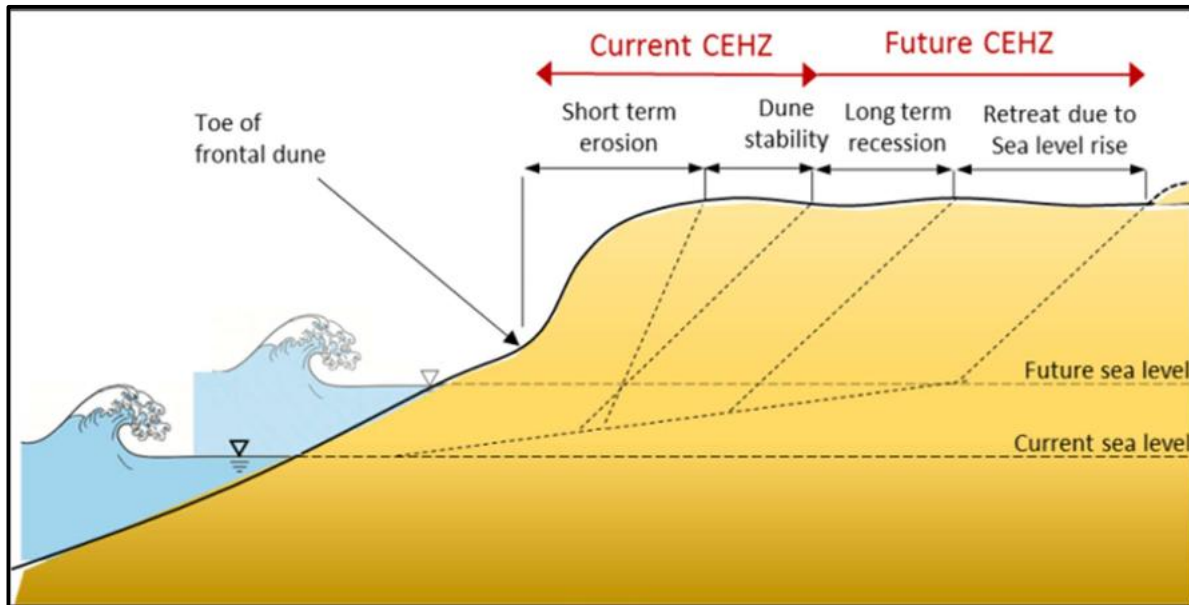


Figure 7 – Definition of CEHZ on Unconsolidated Shoreline (Source: T&T Coastal Erosion Hazards 2019-2020)

4.1 Current Coastal Erosion Hazard

The T&T Coastal Erosion report provides short-term erosion scenarios for various storm events. Additionally, the report indicates the stable slope that the dune will regress to following an erosion event.

The site is not impacted by Coastal Erosion Hazard Zones (CEHZ) 1 (50-year) event.

4.2 Future Coastal Erosion Hazards

The T&T report provides probabilities for long-term erosion and dune stability, considering the influence of extended geomorphological processes and sea level rise. The critical zone for medium term stability in regard to the proposed re-development corresponds to the area with a 66% (*likely*) probability of coastal erosion exceedance by the year 2080 (CEHZ1). This medium-term erosion hazard zone extends 26 m from the toe of the frontal dune.

The T&T report indicates that it is possible that the northern part of the property may be eroded or at risk of erosion by a CEHZ 2 (100-year). Under the CEHZ3 (100-year rapid SLR) scenario, coastal erosion is mapped extending as far as the northeastern corner of the proposed shed re-development site.

The critical zone for long term stability in regard to the proposed re-development corresponds to the area with a 5% (potential) probability of coastal exceedance by the year 2130. This long-term erosion hazard zone extends 54 m from the toe of the frontal dune (CEHZ2) and 68 m (CEHZ3). The current distance from the toe of the frontal dune to the property is approx. 50 m and 85 m to the proposed shed re-development site.

Current and future coastal erosion hazard zones referenced above and in relation to the property and site are provided in **Appendix A**.

4.3 Coastal Erosion Risk Assessment

The property is at risk of long-term Coastal Erosion hazard (CEHZ2 – 2130) and the proposed shed re-development site is at risk of CEHZ3 – (100-year rapid SLR). This hazard is progressive and can be managed through design and future adaptability.

5 Tsunami Hazard

The site is identified as being at risk of tsunami as shown in Figure 8 below.



Figure 8 – Tsunami Inundation Zones 2024 (Source: Northland Regional Council)

The site is located within an blue Tsunami zone. Tsunami hazards generally have a low probability of occurrence but can have a high consequence. High ground around Taupo Bay is readily available in the event of an emergency, we consider that this hazard be managed by having an evacuation strategy.

6 Regulatory Framework

The following regulations relating to flood and erosion assessment have been considered:

- Regional Policy Statement for Northland (2016),
- Regional Plan for Northland (2026),
- Far North District Council (FNDC) (Operative) District Plan (2009) and Proposed District Plan (Appeals Version),
- Northland Regional Policy Statement (2016), and
- National Policy Statement for Natural Hazards (2025).

6.1 Regional Policy Statement for Northland

Under the Operative Regional Policy Statement (RPS) for Northland, section 7.1.4 provides guidance regarding mitigation measures to reduce coastal hazard risks.

7.1.4 Policy – Existing development in known hazard-prone areas

In 10-year and 100-year flood hazard areas and coastal hazard areas, mitigation measures to reduce natural hazard risk to existing development will be encouraged. These may include one or more of the following:

- (a) Designing for relocatable or recoverable structures (when changing existing buildings);*
- (b) Providing for low or no risk activities within hazard-prone areas;*
- (c) Providing for setbacks (from rivers / streams or the coastal marine area);*
- (d) Managed retreat by relocation, removal, or abandonment of structures;*
- (e) Replacing or modifying existing development without resorting to hard protection structures (see Policy 7.2.2); or*
- (f) Protecting, restoring or enhancing natural defences against natural hazards (see Policy 7.2.1).*

6.2 Northland Regional Plan

The site is not classified as a high-risk coastal area under the Northland Regional Plan as defined below.

Land that has been assessed (and mapped) as being at a high-risk from the effects of coastal hazards (erosion and inundation) over a planning horizon of 50 years. For coastal erosion, this likelihood corresponds to a 66 percent chance that coastal erosion will reach the landward extent of the setback line by 2065. For coastal inundation, the high-risk coastal hazard area is based on a two percent annual exceedance probability event for the year 2065.

Notes:

- 1) This land is commonly referred to as a 'Coastal Hazard 1 Zone' in district plans.

6.3 FNDC Operative District Plan and Proposed District Plan (Appeals Version) Provisions

The site is zoned 'Coastal Residential'. The relevant Proposed District Plan (Appeals Version) rules for Coastal Hazards are **NH-P7** – Coastal Hazard and **CE-R12** – New Buildings in Coastal Hazard Areas.

The activity status is assessed as being **Restricted Discretionary**.

Coastal Hazard	
NH-P7	Manage new land use and subdivision in coastal hazard areas so that: a. new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so; b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless: i. there is no other suitable location available on the existing site; ii. hazard risks can be mitigated without the need for hard protection structures.

	c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that: i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either ii. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or iii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise. d. hazard risk is not transferred to, or increased on, other properties; e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures; f. safe vehicle access within the site is provided; and g. services are located and designed to minimise the risk of natural hazards.
--	--

Coastal Hazard Area	
CE-R12	<u>Activity Status: Restricted Discretionary</u> Where: RDIS-1 New buildings or extension or alterations of existing buildings, including any associated earthworks, does not direct coastal inundation onto other properties. RDIS-2 <u>The new building (other than for a vulnerable activity) or extension or alteration to an existing building is not located in a High Risk Coastal Hazard Area.</u> RDIS-3 A new building for a vulnerable activity is not located in a High Risk Coastal Hazard Area. RDIS-4 The activity complies with standards: CE-S5 Minimum floor levels CE-S6 Information requirements

Table 1 – CE-R12 Matters of Discretion Criteria

Matters of Discretion are restricted to:	Assessment
a. the nature and likelihood of the natural hazard event and effects on integrity of the building and associated structures or infrastructure to the extent that such effects are	The relevant natural hazard for the proposed shed re-development is long-term coastal erosion under the CEHZ3 (100-year rapid SLR) scenario. The potential erosion effect is localised to the north-eastern corner of the proposed shed and can be appropriately managed through

not appropriately managed by the building consent process under the Building Act 2004;	building design, siting and consent conditions without reliance on hard coastal protection works.
b. the vulnerability and resilience of the building and associated structures or infrastructure to natural hazard events;	The proposed shed is a non-habitable accessory building. The building can be designed to maintain structural integrity for the intended design life, with foundations and floor levels set to avoid inundation effects and with construction details that allow adaptation or relocation if future shoreline retreat progresses toward the building platform.
c. provision of safe access and egress during a hazard event;	Safe access and egress to Marlin Drive is available under the assessed river and coastal flood scenarios, the property (and site) are outside the mapped 50-year and 100-year RFHZ areas and CFHZ2 and CFHZ3 scenarios. Coastal erosion is a progressive hazard rather than a sudden inundation event, allowing monitoring and response over time. Tsunami evacuation is addressed separately through readily available higher ground around Taupo Bay.
d. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard;	The structure can be constructed in lightweight materials that can be adapted and built in a manner that allows it to be dismantled and relocated if future erosion progresses toward the building platform. Because the affected area is limited and the activity is ancillary to the existing residential use, staged response or relocation within the property can be considered if monitoring indicates increasing coastal erosion risk over time. Despite the mapped progression of coastal erosion, the Taupo Bay coastal strip contains established residential development, public roading (Marlin Drive), and the property dwelling, all located seaward of the proposed shed site. Collectively, these represent significant existing assets and infrastructure that will likely be protected and not relinquished to coastal retreat.
e. whether the building and associated structures or infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any other building, structure or infrastructure;	The proposed shed re-development is not expected to accelerate, worsen or result in material damage or increased inundation to the subject site, adjoining land, buildings, structures or infrastructure. The works are not located within the assessed river or coastal flood hazard areas and do not rely on hard protection structures, reclamation or works that would alter coastal processes. The development therefore does not transfer or increase natural hazard risk on other properties.
f. the proposed duration of the activity within a hazard area;	The proposed shed is intended to replace an existing shed and operate as an ancillary non-habitable structure over the normal design life of the building. The coastal erosion assessment considers the 100-year planning timeframe, including CEHZ3 (100-year rapid SLR).

g. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; and	The proposed hazard mitigation is to build in a manner that allows for relocation at a future date. These measures are not expected to adversely affect neighbouring properties, public access, coastal landscape values, natural character or other coastal values.
h. the effects of any vegetation planting or removal.	No vegetation clearance or planting is proposed as a specific hazard mitigation measure.

6.4 National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards (NPS-NH) 2025 came into force on January 15, 2026, establishing a risk-based, proportionate framework for managing natural hazard risks under the Resource Management Act 1991.²

Key Scope & Application

- **Covered Hazards** – Applies explicitly to flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunamis.
- **Exclusions** – Excludes infrastructure and primary production sectors, which are intended to be addressed via separate policy tools.
- **Timeframes** – Requires decision-makers to evaluate climate change impacts **looking at least 100 years into the future**.

Core Requirements & Policies

- **Risk Assessment** – Mandates assessing natural hazard risks using a specified risk matrix based on likelihood and consequence (categorized as low, medium, high, or very high).
- **Proportionate Management** – Tailors the scale/detail of information and cost-effectiveness of mitigations to match the assessed severity of the risk.
- **Avoidance of High Risks** – Strictly requires avoiding subdivision, use, or development in areas carrying a *very high* natural hazard risk.
- **Protecting Other Sites** – Directs that activities must avoid or proportionately mitigate any significant increase of natural hazard risk onto neighbouring or other sites.
- **Use of Best Information** – Requires decisions to proceed using the best available information, prohibiting delays purely due to data uncertainty or incomplete modelling.

² <https://environment.govt.nz/publications/national-policy-statement-for-natural-hazards/>

7 Building Act (2004)

Sections 71 - 74 of the Building Act (2004) and the Natural Hazard Provisions Guidance (MBIE, 2023) were assessed for the site in regard to land development where natural hazards have been considered.

Buildings under the Act, 8(1)(a) building means:

- *a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels).*

7.1 Building Act 2004 (Section 71)

Building on Land Subject to Natural Hazards

Under Section 71(1) of the Building Act 2004, A building consent authority must refuse to grant a building consent for construction of a building, or major alterations to a building, if:

- a) the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards, or*
- b) the building work is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.*

However, under Section 71(2), the Section 71(1) restriction does not apply if the Building Consent Authority is satisfied that adequate provision has been made, or will be made to:

- (a) protect the land, building work, or other property referred to in that subsection from the natural hazard or hazards, or*
- (b) restore any damage to that land or other property as a result of the building work.*

The proposed buildings will not accelerate, worsen, or result in a natural hazard on the property or any other properties.

Our assessment of Section 71(2)(a) for “adequate provision” as listed in the FNDC Natural Hazards Guidance Notes, is provided in Table 2 below:

Table 2 – Section 71(2)a - Assessment Criteria

Assessment criterion	Assessment
Confirmation that suitable mitigation of the relevant natural hazards has been or will be achieved on the site.	The relevant natural hazard for the proposed shed re-development is long-term coastal erosion under the CEHZ3 (100-year rapid SLR) scenario, affecting the north-eastern corner of the proposed shed. Suitable mitigation can be achieved through final building design, foundation detailing, adaptation or relocation if coastal erosion progresses toward the building platform. Despite the mapped progression of coastal erosion, the Taupo Bay coastal strip contains established residential development, public roading (Marlin Drive), and the property dwelling, all located seaward of the proposed shed site. Collectively, these represent significant existing assets and infrastructure that will be protected and not relinquished to coastal retreat.
Confirmation that the proposed design incorporates appropriate protection of the land, the building work, or other property and / or that any damage to the land or other property will be restored.	The proposed shed re-development is not expected to accelerate, worsen, or result in a natural hazard on the subject land or any other property. No hard coastal protection works, reclamation, or works that would alter coastal processes are proposed. Any adaptation or relocation required in response to future erosion can be managed within the site.
Producer Statement (PS1) certification of the design.	PS1 certification of design can be provided as necessary.
Assessment of compliance with the New Zealand Building Code 2004.	Compliance with the New Zealand Building Code will be confirmed through the building consent process. The MBIE 2023 natural hazard provisions guidance has been used to inform the assessment of adequate provision under Section 71(2)(a) of the Building Act 2004.

7.2 Building Act 2004 (Section 72)

Building consent for building on land subject to natural hazards must be granted in certain cases

Despite Section 71, a building consent authority that is a territorial authority must grant a building consent if the building consent authority considers that:

- a) 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*
- b) the land is subject or is likely to be subject to 1 or more natural hazards, and*
- c) it is reasonable to grant a waiver or modification of the building code in respect of the natural hazard concerned.*

It should be noted that we do not consider that the proposed re-development will accelerate, worsen, or result in a natural hazard on the property or any other properties.

7.3 Building Act 2004 (Sections 73 and 74)

A Section 73 notice is **not required**, as adequate provision is made and the hazard is long-term and manageable.

7.4 MBIE Natural Hazards Provisions

Reference is made to the Building Performance Guidance Version 1 October 2023. The purpose of the guidance is to support the understanding on compliance with the natural hazard provisions in Sections 71 to 74 of the Building Act 2004.

8 Conclusion

The proposed shed development is not subject to river flooding, coastal flooding, or CEHZ2 erosion hazard. The proposed shed re-development site is subject to long-term CEHZ3 (100-year rapid SLR) erosion risk, which is progressive and can be managed through appropriate design and future adaptability.

Under the FNDC Proposed District Plan (Appeals Version), the activity is assessed as Restricted Discretionary under rule CE-R12. The proposal satisfies all the Restricted Discretionary matters and does not worsen natural hazard effects on the site or neighbouring properties.

Adequate provision can be made under Section 71(2)(a) of the Building Act, and the site is not subject to a Section 73 notice.

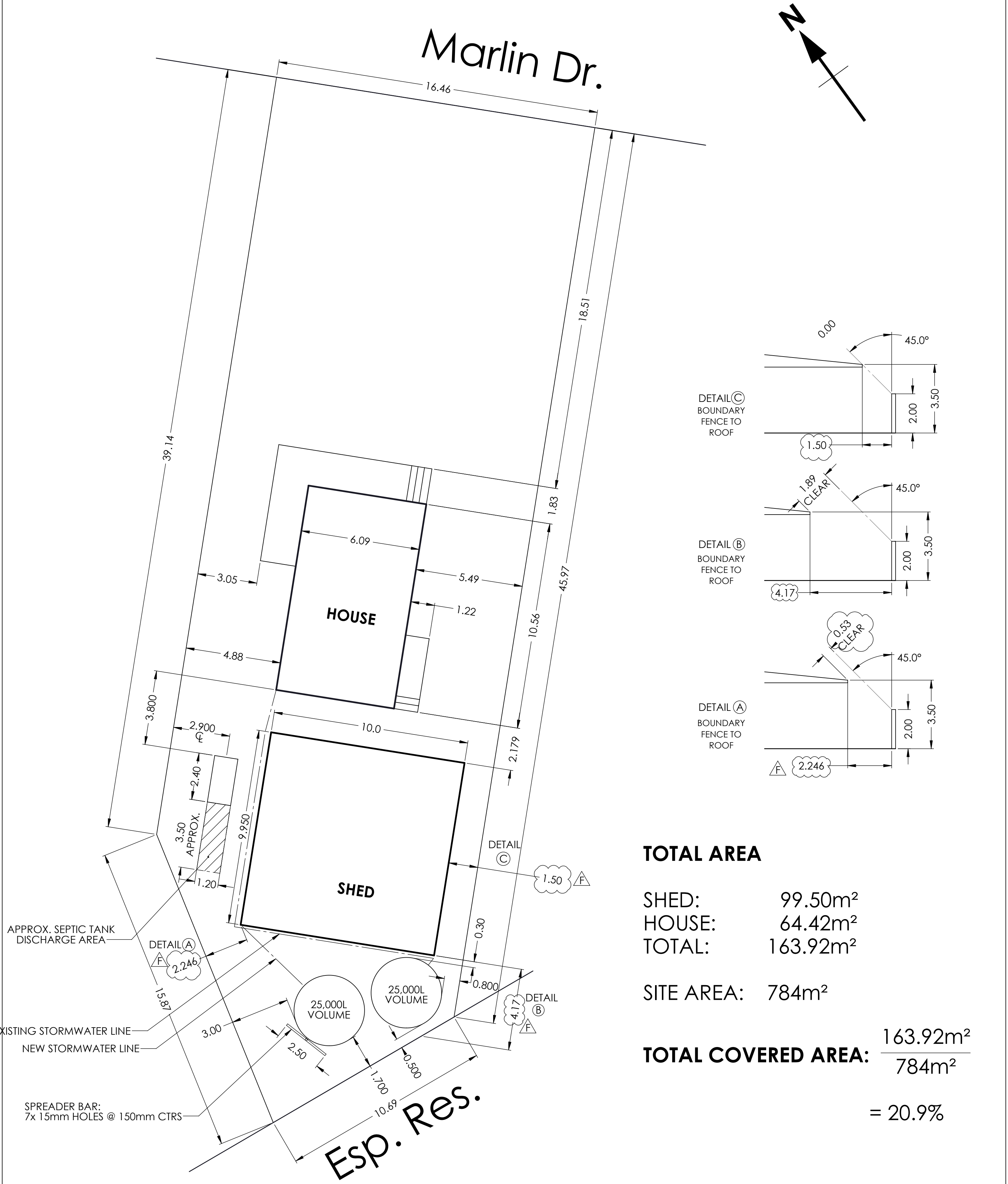
End of Report – Appendices to follow.

Appendix A – Site Drawings

Drawing No.	Title
26 185 / 1	Site Location Plan
Marlin Drive Shed Plan	Proposed Shed Development Plan (<i>Source: Unknown</i>)
P02	NRC CEHZ with proposed development (indicative) (<i>Haigh Workman</i>)



26 185 / 1 – Site Location Plan



TOTAL AREA

SHED: 99.50m²
HOUSE: 64.42m²
TOTAL: 163.92m²

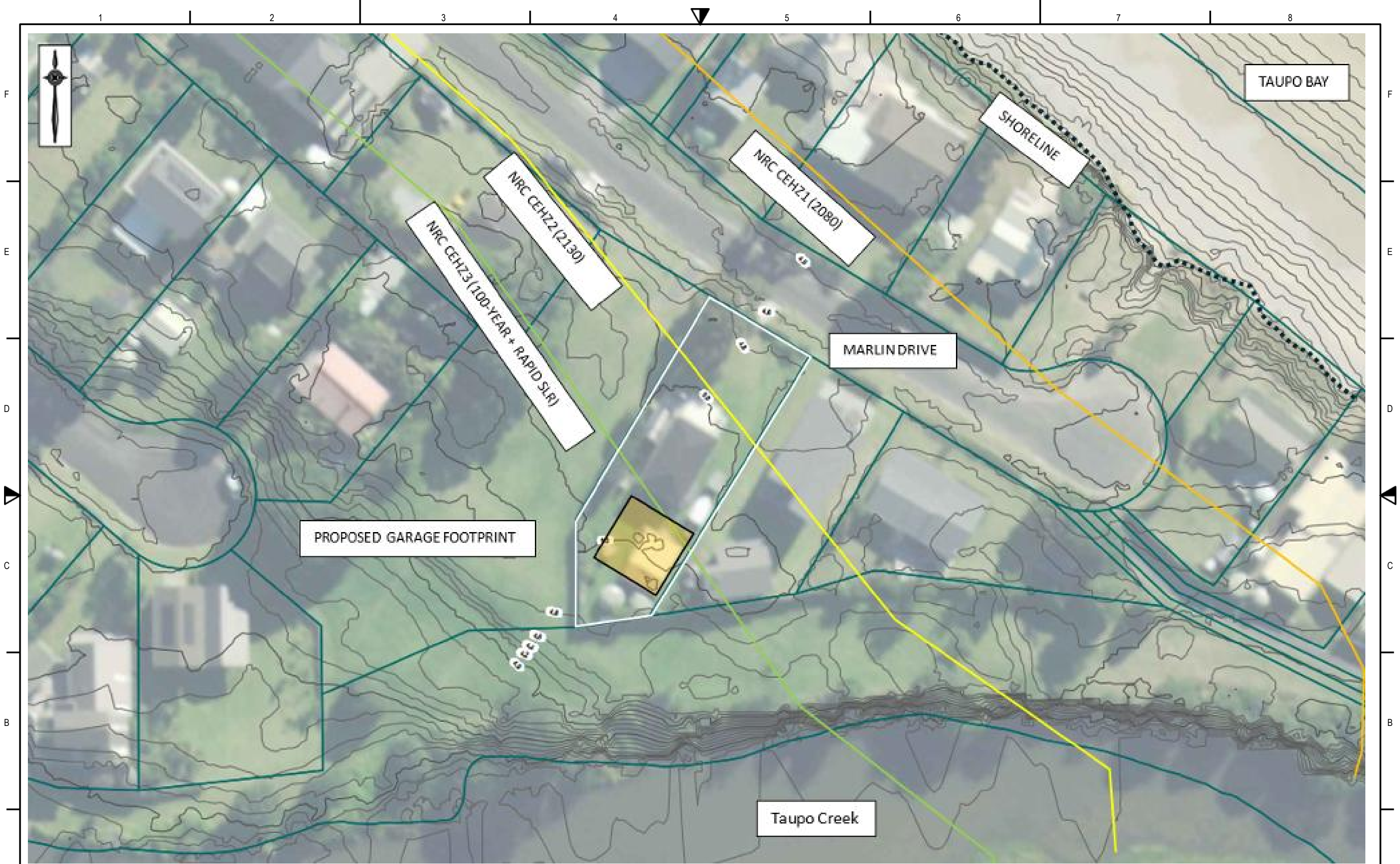
SITE AREA: 784m²

TOTAL COVERED AREA: $\frac{163.92\text{m}^2}{784\text{m}^2}$
= 20.9%

WIND ZONE: HIGH

F	SHED CLEARANCE FROM BOUNDARY INCREASED 0.5->1.5m	8/09/2026	MW
E	DIM. ADDED, SPREADER BAR ADDED	5/08/2026	MW
D	ADDED UTILITIES	24/07/2026	MW
C	ADDED HEIGHT TO BOUNDARY DETAIL, SHIFTED SHED 250mm Nth	13/07/2026	MW
B	REVISED AS PER MARKUPS 09/06/26	9/06/2026	MW
A	ORIGINAL	02/06/2026	MW
REV.	DESCRIPTION	DATE	NAME
REVISIONS			

	DRAWN MW		DATE DRAWN 13/05/2026
	CHECKED		PRINT DATE 8/09/2026
	APPROVED		
	CLIENT New outbuilding for Alison & Clinton Brown		
	TITLE 59 Marlin Drive, Taupo Bay, Northland. Lot 1 Deposited Plan 69168 PLAN		
	A2 DWG No. Marlin Drive Garage Plan		REV F



A	Rev	Date	Description	By	Checked	DWG: NATURAL HAZARDS			 6 Fairway Drive Kerikeri, BOI T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. 62020	Project59 MARLIN ROAD TAUPO BAY (Lot 2 DP 69168)		Stage00	A
	- A	21/09/2026	FOR CONSENT	- AT	- TMA					ClientCLINT BROWN		Dwg No.P02	
						A3 SCALE NTS				Date21/09/2026			
						Drawn AT				Checked TMA		Approved JM	
						File				T:\Clients\MMacpherson and S. Carruthers\26 185 - 80 Access road, Kerikeri\Engineering			

Appendix B – T&T Coastal Erosion Hazard Site Report

23 Taupo Bay

Description and geomorphology

Taupo Bay is located on the east coast of Northland, approximately 35 km north of Kerikeri.

The north east facing shoreline forms a pocket beach embayment which is approximately 1 km long. Taupo Bay is situated between Okiore Point in the north and another Castle Peak headland in the south.

The site has a sandy beach comprising fine to medium sand. The beach has a minimal berm width in the north and the berm increases toward the south to approximately 10 m above the high tide line. The berm area above the high tide line along the northern 100 m of the site comprises large pebble sediment sourced from the adjacent cliff shoreline (refer to Site Photograph A).

The dune vegetation is sparse over the northern half of the site. The back shore is relatively low and a recent erosion scarp exists. The dune is well vegetated at the southern end with spinifex and a foredune is developing. The dune heights range from approximately RL 4 to 7 m along the site. The backshore is developed with some houses situated only 5 m landward of the dune toe.

The Taupo Creek mouth is located at the southern end of the site. A relatively large intertidal spit has formed at this end of the beach, which forces the stream flow north along the base of the Castle Peak headland. Some recent erosion is evident on the inside of the spit shoreline.

Local considerations

A stormwater outfall and boat ramp access point are located at the northern end of the site which has a local effect on the shoreline position. There are no erosion protection structures at this site.

Coastal Erosion Hazard Assessment

The site is split into four cells based on differences in dune height and geomorphology.



a)



a)



a)

All cells are characterised as nonconsolidated beach type.

Adopted component values are presented within Table 23-1. Short-term erosion values range

from 5 to 15 m and long-term trends are generally variable.

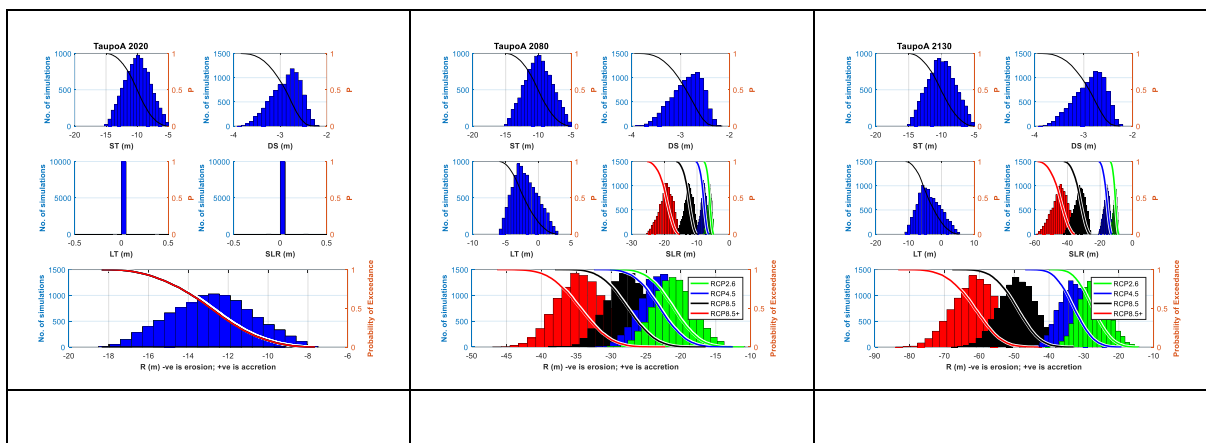
Histograms of individual components and resultant CEHZ distances using a Monte Carlo technique are shown in Figure 23-1 to Figure 23-4.

Coastal Erosion Hazard Zone widths are presented within Table 23-2 to 23-4 and Figure 23-5. CEHZ1 values range from 26 to 28 m, CEHZ2 values from 54 to 70 m and CEHZ3 from 68 to 90 m. CEHZ's have been mapped in agreement with the calculated values.

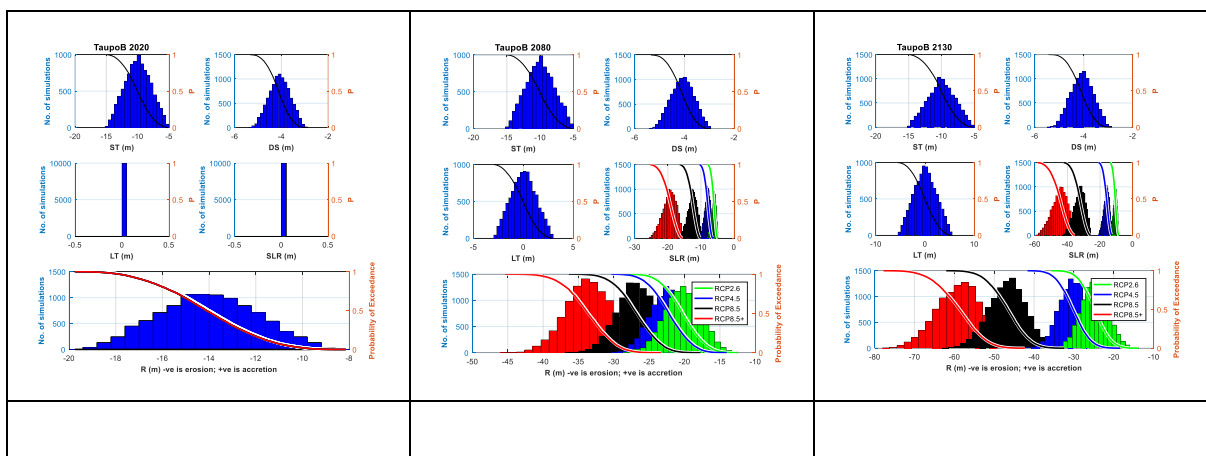
Figure 23-6 shows the available historic shorelines for Taupo Bay.

Table 23-1 Component values for Erosion Hazard Assessment

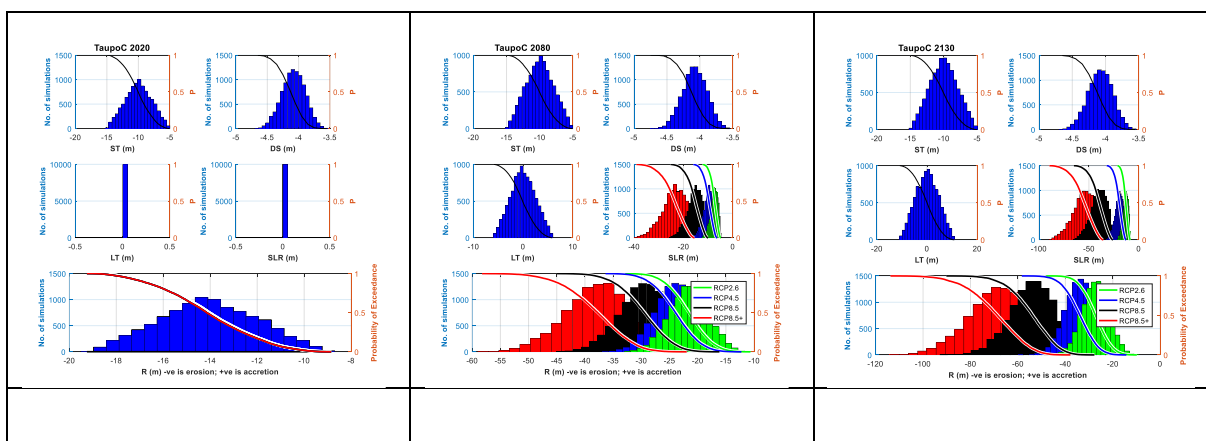
Site		23. Taupo			
Cell		23A	23B	23C	23D
Cell centre (NZTM)	E	1664775	1664911	1665172	1665243
	N	6127805	6127427	6127179	6127096
Chainage, m (from N/W)		0-250	250-880	880-990	990-1060
Morphology		Dune	Dune	Dune	Inlet
Short-term (m)	Min	5	5	5	5
	Mode	10	10	10	10
	Max	15	15	15	15
Dune/Cliff elevation (m above toe or scarp)	Min	2.9	3.8	4.7	4.7
	Mode	3.3	5.1	5.1	5.1
	Max	4.6	6.4	5.5	5.5
Stable angle (deg)	Min	30	30	30	30
	Mode	32	32	32	32
	Max	34	34	34	34
Long-term (m) erosion -ve accretion +ve	Min	0.05	0.05	0.1	0.1
	Mode	-0.05	0	0	0
	Max	-0.1	-0.05	-0.1	-0.1
Closure slope (beaches)	Min	0.033	0.033	0.033	0.033
	Mode	0.026	0.026	0.02	0.02
	Max	0.02	0.02	0.013	0.013
SLR 2080 (m)	RCP 2.6	0.16	0.16	0.16	0.16
	RCP 4.5	0.21	0.21	0.21	0.21
	RCP 8.5M	0.33	0.33	0.33	0.33
	RCP 8.5H+	0.51	0.51	0.51	0.51
SLR 2130 (m)	RCP 2.6	0.28	0.28	0.28	0.28
	RCP 4.5	0.42	0.42	0.42	0.42
	RCP 8.5M	0.85	0.85	0.85	0.85
	RCP 8.5H+	1.17	1.17	1.17	1.17



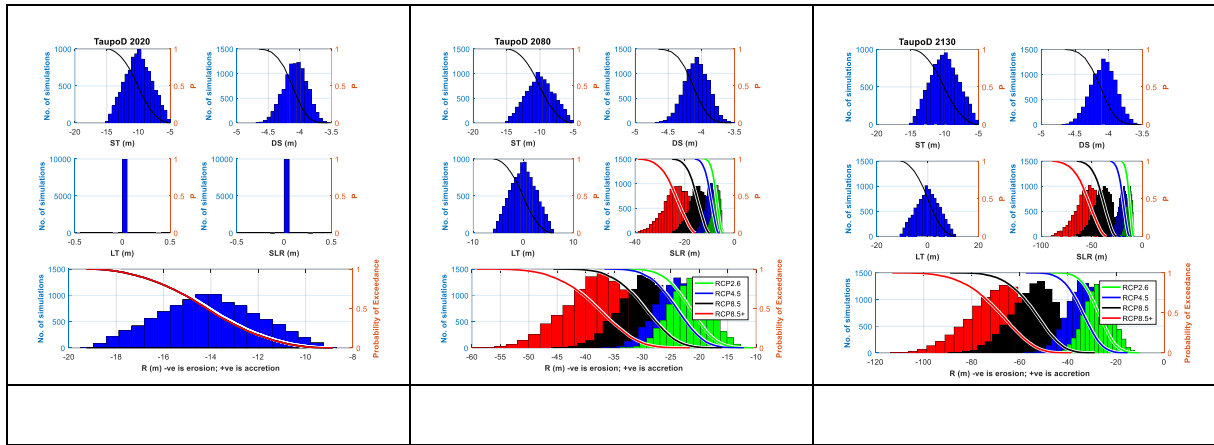
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Table 23-2 Coastal Erosion Hazard Zone Widths for 2020

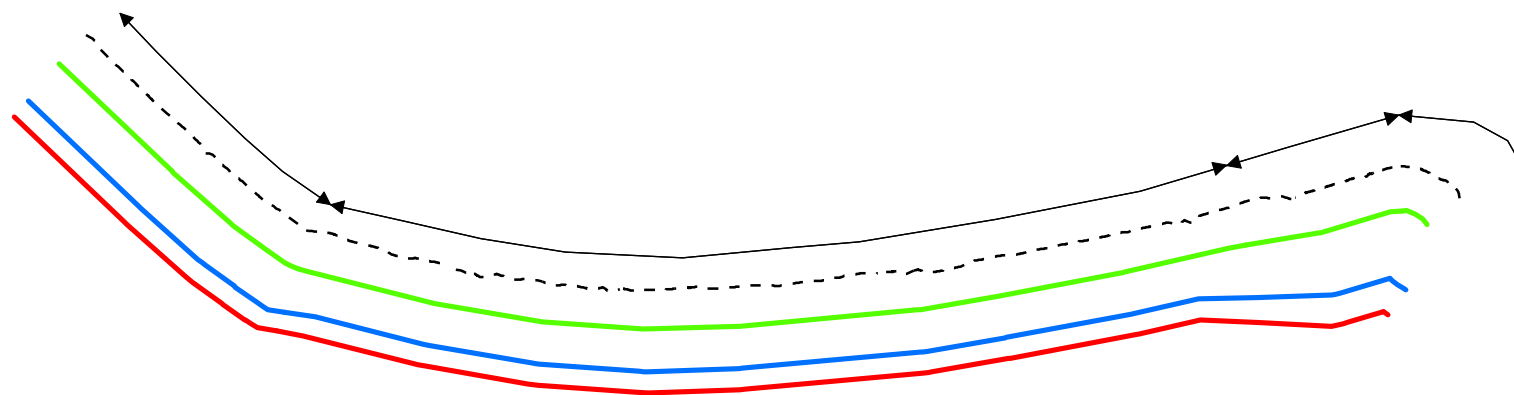
Site		23. Taupo			
Probability of CEHZ (m) Exceedance		A	B	C	D
	Min	-8	-8	-9	-9
	99%	-9	-10	-10	-10
	95%	-9	-11	-11	-11
	90%	-10	-11	-11	-11
	80%	-11	-12	-12	-12
	70%	-12	-13	-13	-13
	66%	-12	-13	-13	-13
	60%	-12	-13	-14	-14
	50%	-13	-14	-14	-14
	40%	-13	-15	-15	-15
	33%	-14	-15	-15	-15
	30%	-14	-15	-15	-15
	20%	-15	-16	-16	-16
	10%	-16	-17	-17	-17
	5%	-16	-17	-18	-18
	1%	-17	-19	-18	-18
	Max	-18	-20	-19	-19

Table 23-3 Coastal Erosion Hazard Zone Widths Projected for 2080

Site		23. Taupo															
Cell		23A				23B				23C				23D			
RCP scenario		2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+
Probability of CEHZ (m) Exceedance	Min	-11	-13	-16	-22	-13	-14	-18	-23	-11	-12	-16	-22	-10	-12	-16	-22
	99%	-14	-16	-21	-27	-15	-16	-21	-27	-14	-16	-20	-27	-14	-16	-20	-27
	95%	-16	-18	-22	-29	-16	-18	-22	-29	-16	-18	-23	-30	-16	-18	-23	-30
	90%	-17	-19	-24	-30	-17	-19	-23	-30	-17	-19	-24	-31	-17	-19	-24	-31
	80%	-19	-20	-25	-32	-18	-20	-24	-31	-19	-21	-26	-33	-19	-21	-26	-33
	70%	-19	-21	-26	-33	-19	-21	-25	-32	-20	-22	-27	-35	-20	-22	-27	-35
	66%	-20	-22	-26	-33	-19	-21	-26	-32	-20	-22	-28	-35	-20	-22	-28	-36
	60%	-20	-22	-27	-34	-20	-21	-26	-33	-21	-23	-28	-36	-21	-23	-28	-36
	50%	-21	-23	-28	-34	-20	-22	-27	-34	-22	-24	-29	-38	-22	-24	-29	-38
	40%	-22	-24	-28	-35	-21	-23	-27	-34	-22	-25	-31	-39	-22	-25	-31	-39
	33%	-22	-24	-29	-36	-21	-23	-28	-35	-23	-26	-31	-40	-23	-26	-31	-40
	30%	-23	-24	-29	-36	-22	-24	-28	-35	-23	-26	-32	-41	-24	-26	-32	-41
	20%	-23	-25	-30	-37	-22	-24	-29	-36	-25	-27	-33	-43	-25	-27	-33	-43
	10%	-25	-27	-31	-39	-24	-26	-30	-38	-26	-29	-35	-45	-26	-29	-36	-46
	5%	-26	-28	-32	-40	-24	-26	-31	-39	-27	-30	-37	-48	-28	-30	-37	-48
	1%	-27	-29	-34	-42	-26	-28	-33	-41	-30	-33	-40	-52	-30	-33	-40	-52
	Max	-30	-32	-38	-46	-28	-30	-36	-45	-33	-36	-45	-58	-34	-37	-46	-59
CEHZ1		-26				-26				-28				-28			

Table 23-4 Coastal Erosion Hazard Zone Widths Projected for 2130

Site		23. Taupo															
Cell		23A				23B				23C				23D			
RCP scenario		2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+	2.6	4.6	8.5	8.5+
Probability of CEHZ (m) Exceedance	Min	-14	-19	-33	-43	-14	-18	-32	-42	-10	-14	-28	-38	-10	-15	-29	-39
	99%	-18	-23	-37	-48	-17	-22	-37	-47	-15	-20	-36	-47	-15	-20	-36	-47
	95%	-20	-26	-41	-52	-19	-24	-39	-50	-18	-24	-40	-52	-18	-24	-40	-52
	90%	-22	-27	-43	-54	-21	-26	-41	-52	-20	-26	-43	-55	-20	-26	-43	-55
	80%	-24	-29	-45	-56	-22	-27	-43	-54	-23	-29	-46	-59	-23	-29	-46	-59
	70%	-25	-30	-46	-58	-23	-28	-44	-56	-24	-31	-49	-62	-24	-30	-49	-62
	66%	-26	-31	-47	-59	-23	-29	-45	-56	-25	-31	-50	-64	-25	-31	-50	-64
	60%	-26	-32	-48	-60	-24	-29	-45	-57	-26	-32	-51	-66	-26	-32	-51	-65
	50%	-27	-33	-49	-61	-25	-30	-47	-59	-27	-34	-54	-69	-27	-34	-54	-68
	40%	-28	-34	-50	-63	-26	-31	-48	-60	-29	-35	-56	-72	-29	-35	-56	-72
	33%	-29	-35	-51	-64	-26	-32	-49	-61	-30	-37	-58	-74	-30	-37	-58	-74
	30%	-30	-35	-52	-65	-27	-32	-49	-62	-30	-37	-59	-75	-30	-37	-59	-75
	20%	-31	-36	-54	-67	-28	-33	-51	-64	-32	-39	-62	-79	-32	-39	-62	-79
	10%	-33	-38	-56	-70	-29	-35	-53	-66	-35	-42	-66	-85	-35	-42	-67	-86
	5%	-34	-40	-58	-72	-30	-36	-54	-68	-36	-44	-70	-90	-37	-45	-70	-90
	1%	-36	-42	-61	-76	-32	-38	-57	-72	-40	-49	-77	-99	-40	-49	-77	-99
	Max	-40	-47	-68	-83	-36	-42	-62	-78	-48	-58	-90	-114	-48	-58	-89	-113
CEHZ2		-58				-54				-70				-70			
CEHZ3		-72				-68				-90				-90			



LEGEND

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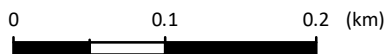
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Notes: Dashed CEHZ indicates greater uncertainty around stream mouths and backshore topography. Northland 0.4m Rural Aerial Photos (2014-2016).

A4 SCALE 1:5,000



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PROJECT No.		
1012360		

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Coastal Erosion Hazard Assessment

Taupo Bay

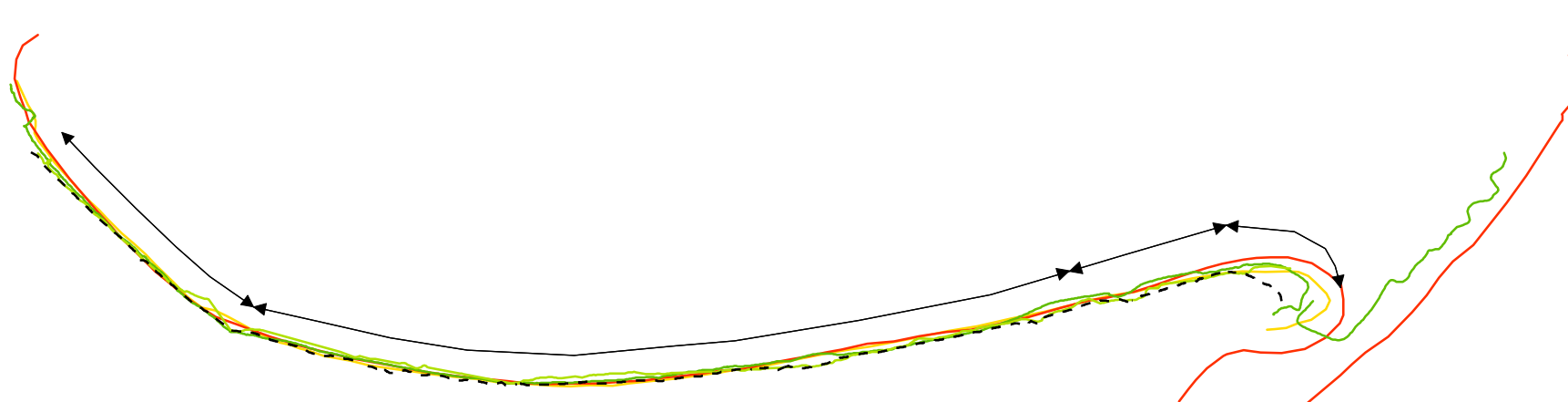
Site: 23

FIGURE No.

Figure 23-5

Rev.

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LEGEND

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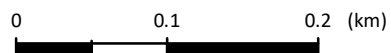
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Notes: Dashed CEHZ indicates greater uncertainty around stream mouths and backshore topography.
Northland 0.4m Rural Aerial Photos (2014-2016).

A4 SCALE 1:5,000



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SCALE (AT A4 SIZE)		
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PROJECT No.		
1012360		

NORTHLAND REGIONAL COUNCIL

Historic Shorelines

Taupo Bay

Site: 23

FIGURE No.

Figure 23-6

Rev.

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