

Foreshore and Coastal Management Area

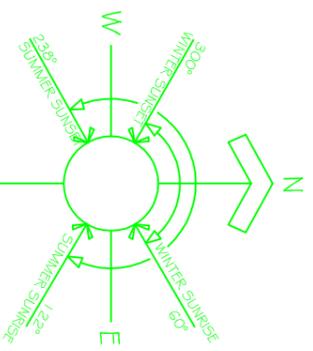
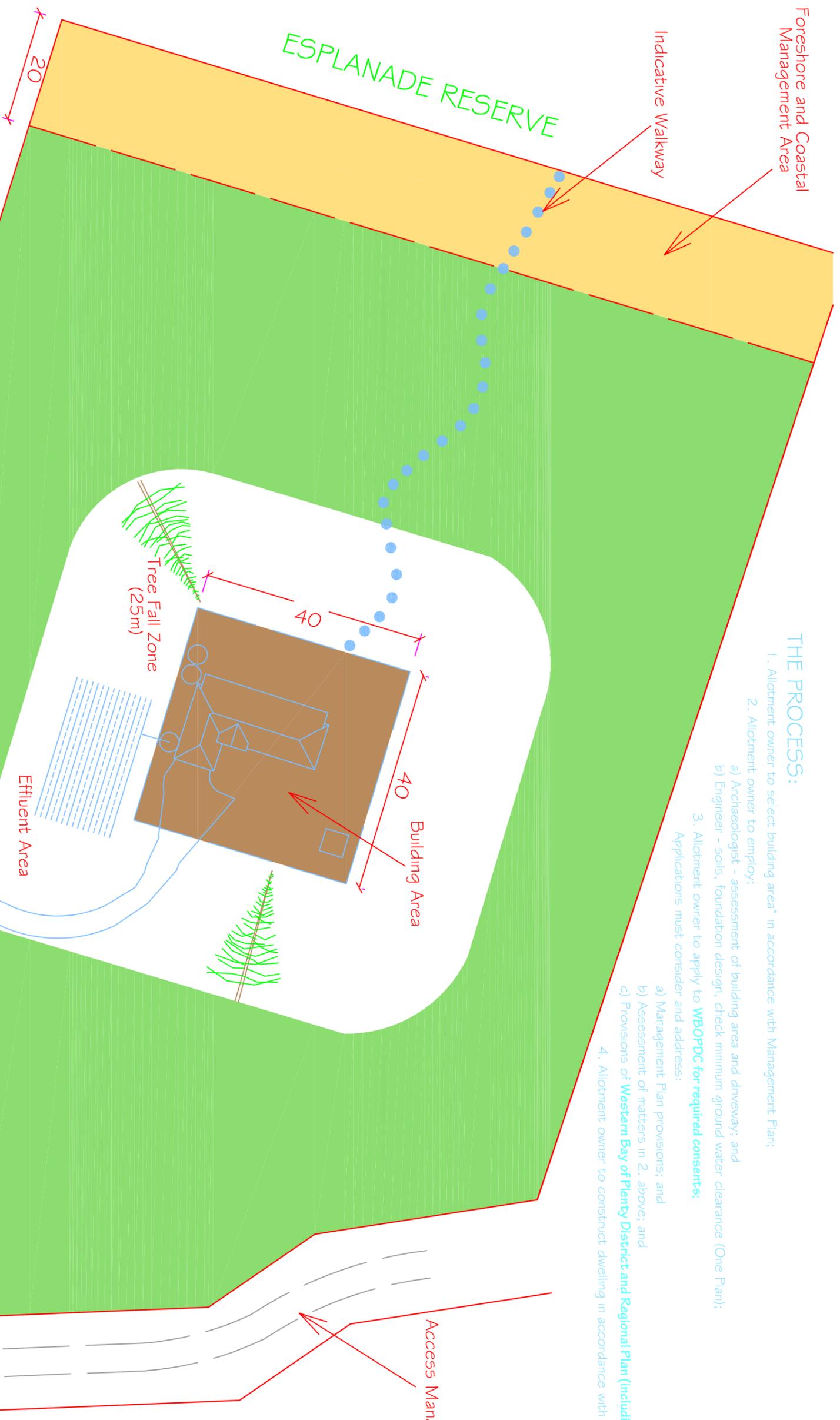
Indicative Walkway

ESPLANADE RESERVE

THE PROCESS:

1. Allotment owner to select building area* in accordance with Management Plan;
2. Allotment owner to employ:
 - a) Archaeologist - assessment of building area and driveway; and
 - b) Engineer - soils, foundation design, check minimum ground water clearance (One Plan);
3. Allotment owner to apply to **WBOPDC for required consents**. Applications must consider and address:
 - a) Management Plan provisions; and
 - b) Assessment of matters in 2. above; and
 - c) Provisions of **Western Bay of Plenty District and Regional Plan (including any plan changes)**.
4. Allotment owner to construct dwelling in accordance with consents in 3.

Access Management Area



SOLAR ORIENTATION

MANAGEMENT PLAN AREAS:

- BUILDING AREA: 40m x 40m
- CURTILAGE AREA: 25m from Building Area (+ driveway and service provisions)
- ALLOTMENT BALANCE: Forestry Management Area
- MINIMUM FLOOR LEVEL:  FFL 3.500  Underside of Slab

TYPICAL ALLOTMENT PLAN

SCALE 1:750 @ A3 ORIGINAL

* Note: If there are any issues building area may need to be relocated elsewhere on title