

Trish Gill
Permissions Advisor
Christchurch Shared Service Centre | Ōtautahi

2 July 2021

Dear Trish,

Re: Sounds Foreshore Reserve Licence (SFR) Application. File Ref: 93568-OTH

Thank you for your letter of 22 June, in which you requested further information regarding this application.

1. Understanding the extent of the encroachment on the SFR.

I have obtained the necessary information to clarify this matter. As you say in your letter, the plans submitted with my application form titled “0880 – Approved Plans” illustrate that the existing bach encroaches on the SFR entirely, whereas the Licence plan of NM-30681-SFR illustrates a partial encroachment and describes it as being 106.1sqm.

The boundary on the document “0880 – Approved Plans” was taken from the Marlborough District Council Smart Maps, which can have a variance of up to 20 metres. This explains why the boundary pegs on the Smart Map are shown as being 40 metres from the shoreline.

Thank you for providing me with the survey undertaken in 1989, which shows a partial encroachment of the bach on the SFR. It also shows that the original SFR sits quite a long way back from the current shoreline. This means that the new boatshed partially encroaches on the SFR.

Please see below on page three a plan of the SFR at Te Weka Bay, which is based on the diagram from the 1989 survey. I have scaled an outline of the boatshed in proportion to the outline of the bach on the survey, and placed it with the front of the ramp on the current shoreline, which the photograph of the new boatshed in the application shows is at the highwater mark. I have measured the proportion of encroachment of both the bach and the boatshed on the SFR and calculated the area that encroaches based on measurements of the bach undertaken by an architect, and measurements of the boatshed from the plans submitted for building consent.

Please note that the concrete pad next to the bach shown on the 1989 survey has since been replaced with a wooden deck, which extends partway around the front of the house, and is shown in brown on the plan on page three. The dimensions of all these encroachments are as follows.

	Length (m)	Width (m)	Area (m ²)	% in SFR	Area in SFR (m ²)
House	15.76	6.77	106.70	65%	69.40
Side deck	7.80	2.52	19.66	100%	19.65
Front deck	11.87	3.00	35.61	100%	35.61
Boatshed deck	8.80	5.80	51.04	42%	21.26
Total SFR encroachment					145.92

2. Wastewater field.

The position of the septic tank is shown as the green square on the survey plan below. The wastewater field is shown in blue.

3. Woodshed removal from the SFR.

I do not have a photograph showing that the old woodshed that encroached on the SFR has now been removed, along with the refuse that had accumulated on the SFR over the last six decades. I have not yet had an opportunity to take a photograph to confirm this, but I will undertake to send this to you after my next visit to the bach, which will be in July or August. The new woodshed that has been built behind the house does not encroach on the SFR.

4. Images of the buildings on the SFR

A photograph of the new boatshed has since been supplied.

Yours sincerely,





DRAWN BY S.B.N. DATE 22-9-89		PLANS S.O. 98, 352	SCALE 1:500	ENCROACHMENT FRONTING Sec 2, Q.C.S.R.D.
SURVEY FIX		FIELD BOOK 1141 p 50	AIR PHOTOS SN 8262 D/34	
MARLBOROUGH COUNTY			RECORD MAP P27/83 Q27/13	BLOCK IX Arapawa S.D.
FILE FR 794	RENTAL	TERM	LICENSEE J.A. Harrison.	
STRUCTURE		SIZE	FOUNDATIONS	
COLOUR			FRAMING	
DATE OF INSPECTION			SHEATHING	
CONDITION			ROOF	
COMMENTS				

