

Our Ref: 48893

17 November 2025

Keith Flamank and Steve Bernstein

Attention: Steve Bernstein

Email: steve@sabernstein.com

Dear Steve

LASER SCANNED RECESSION PLANE ANALYSIS METHODOLOGY

Client: Keith Flamank and Steve Bernstein

Location: 9 & 13 Church Bay Road, Oneroa, Waiheke Island

As requested, we have carried out a detailed laser scan of the dwelling at 13 Church Bay Road, Waiheke Island using high-accuracy terrestrial LiDAR. The laser scanner allows the creation of a 3D point cloud that can be easily visualised. To ensure full compatibility with previous surveys and with the 2006 LiDAR surface this survey was coordinated to the same horizontal and vertical datum as the retaining wall survey completed on 19/02/2025. Based on the 2006 boundary levels, we reconstructed the recession control by projecting the ground levels vertically by 2.0 m and then inward at a 45° angle. This recession plane is shown in the output images and video using cyan lines and a cyan surface.

We then compared the scanned house point cloud to this recession plane. All portions of the dwelling that extend beyond the allowable envelope have been highlighted in red within the model, while all compliant areas remain in their standard colour. This provides a clear, retrospective depiction of how the existing house relates to the recession limits and identifies the areas of exceedance for your review and any further planning considerations.

A review of the measurement outputs indicates that the greatest exceedance of the recession plane occurs at the upper chimney element, where the dwelling projects approximately **3.57 m beyond the recession limit**, with lesser exceedances along the upper balustrades, decks and roof edges.

Yours sincerely

CATO BOLAM CONSULTANTS LTD



Ashley Puliyo
Licensed Cadastral Surveyor

48893-LT-SU-CL01 Laser Scanned Recession Plane Analysis Methodology

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