

Application for resource consent or fast-track 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 Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☒ Land Use | ☐ Discharge |
| ☐ Fast Track Land Use* | ☐ Change of Consent Notice (s.221(3)) |
| ☐ Subdivision | ☐ Extension of time (s.125) |
| ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| ☐ Other (please specify) _____ | |

**The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

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?

Matakairiri

Who else have you consulted with?

Neighbours

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:

Clarissa Witehira

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:

Carine Andries; Action Point Planning Ltd

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:

Wiremu Stephen MacFater, Moana Waimirangi MacFater, Clarissa Jane Witehira and Papu

Property address/
location:

35 Taipa Heights Drive, Taipa

Postcode

8. Application site details

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

Name/s:

Clarissa Witehira

Site address/
location:

Taipa Heights Drive, Taipa

Postcode

Legal description:

Lot 2 DP 173582

Val Number:

Certificate of title:

NA128C/695

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 the applicant's family member, Tip Anderson, prior to undertaking the site

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 construct a dwelling plus a shed to support a plumbing and drain laying business. In addition, retrospective consent is required for a small art studio that was relocated on site and infringes the boundary setback. Retrospective consent may also be required for earthworks, depending on the interpretation of the relevant rule.

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.

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. 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

14. 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 for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

Clarissa Witehira

Email:

Phone number:

Postal address:

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

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.

15. Billing details continued...

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)

Signature:

(signature of bill payer)

MANDATORY

Date 19/11/2025

16. 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.

17. Declaration

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

Name (please write in full)

Carine Andries, Action Point Planning.

Signature

Checklist

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.



ACTION
POINT
PLANNING



Planning Report

18 November 2025

Clarissa Witehira

35 Taipa Heights Drive, Taipa

Address for service

All correspondence in relation to this application should be addressed to:

Action Point Planning Ltd

Attention: Carine Andries

Email: carine@actionpointplanning.nz

Report prepared byA handwritten signature in black ink, appearing to read 'Carine Andries', with a long horizontal flourish extending to the right.

Carine Andries – Planning & Resource Management Consultant

TABLE OF CONTENTS

INTRODUCTION	4
1.1 Overview.....	4
1.2 Property details.....	4
1.3 Processing requests	4
THE SITE AND SURROUNDING ENVIRONMENT	5
1.4 The site.....	5
1.5 The surrounding environment	5
2 THE PROPOSAL.....	6
3 RULES ASSESSMENT	7
3.1 Operative District Plan	7
3.2 Proposed District Plan	9
3.3 National Environmental Standards.....	9
3.4 Conclusion on rules assessment	11
4 ENVIRONMENTAL EFFECTS ASSESSMENT	11
4.1 Receiving Environment.....	11
4.2 Permitted baseline.....	12
4.3 Effects Assessment.....	12
4.4 Effects conclusion.....	14
5 NOTIFICATION	14
5.1 Public notification	14
5.2 Limited notification	15
5.3 Consultation	15

5.4	Conclusion.....	17
6	SECTION 104 ASSESSMENT.....	17
6.1	Actual or potential effects on the environment	17
6.2	Operative Far North District Plan	17
6.3	Proposed District Plan	20
6.4	Weighting exercise – ODP v PDP	21
6.5	Regional Policy Statement for Northland.....	21
6.6	Other provisions.....	22
6.7	Other matters	22
6.8	RMA Part 2 assessment.....	22
7	CONCLUSION	22

APPENDICES

- 1 Record of Title
- 2 Proposed site and building plans
- 3 NRC – HAIL Correspondence
- 4 Affected parties’ written approval
- 5 Ansed Ltd Stormwater Report
- 6 Ansed Ltd Traffic Report
- 7 Cultural Impact Assessment - Matakairiri

INTRODUCTION

1.1 Overview

The applicant proposes to construct a dwelling plus a shed to support a plumbing and drain laying business. In addition, retrospective consent is required for a small art studio that was relocated on site and infringes the boundary setback. Furthermore, depending on the interpretation of the relevant excavation rule, retrospective consent may be required for the earthworks previously undertaken.

The assessment of environmental effects (AEE) has established that the proposal requires to be considered as a **Discretionary Activity**, and concludes that any adverse effects are less than minor on the wider environment. Written approvals have been obtained from all but one neighbouring party. However, the AEE has established that no persons are adversely affected by the proposal.

The proposal accords with all relevant objectives and policies of the various statutory documents, and does not offend any matters outlined in Part 2 RMA.

Overall, it is submitted that consent can be granted.

1.2 Property details

Applicant/s	Clarissa Witehira
Landowner/s	Wiremu Stephen MacFater, Moana Waimirirangi MacFater, Clarissa Jane Witehira and Papu Witehira
Address	35 Taipa Heights Drive, Taipa
Legal description, record of title and title areas	Lot 2 DP 173582 (RT NA128C/695) – 2.8800 hectares more or less Interests: Consent Notice D066108_3 imposing building restrictions; Variation to/ cancellation of CN D066108_3. A copy of the record of title is enclosed in Appendix 1.
Zone	Operative: Coastal Living Proposed: Rural Lifestyle
DP Notations	Operative: Nil Proposed: Partially within Coastal Environment overlay, partially subject to River Flood Hazard (10 & 100yr ARI event)
Other Notations	Nil
Other consents or approvals required	Building Consent granted for residential unit - EBC-2025-56/0; Building Consent yet to be obtained for shed.

1.3 Processing requests

1. Prior to finalising the decision, please forward any proposed conditions of consent to Action Point Planning for review.

THE SITE AND SURROUNDING ENVIRONMENT

1.4 The site

The subject site is situated at 35 Taipa Heights Drive, Taipa; south of State Highway 10, just before the bridge crossing the Taipa River, when traveling west-wards. Figure 1 below is a visual representation of the site's location.



Figure 1 – location map (extracted from Far North Proposed District Plan)

The vehicle crossing providing access to the site is located in the sharp bend of Taipa Heights Drive, where the road turns to the south-west. An internal driveway has already been constructed on the site, along the western boundary. This driveway veers off to the east, heading downwards into the property, culminating in a large hardstand parking area.

The site's topography is rather steep with the highest point being the western boundary. Seaviews are obtained along this boundary. From this high point, the property generally slopes downward in an easterly direction.

The site is generally devoid of buildings other than a small cabin (art studio) located midway along the western boundary, and an open-sided shelter located towards the north-western corner, below the proposed building platform for the dwelling.

Vegetation on the site consists mainly of grass cover with an area of native bush covering the eastern boundary line. The applicants have also planted many native trees on the property, as well as fruit trees.

1.5 The surrounding environment

The surrounding area is mainly characterised by rural lifestyle lots located within a coastal setting on the hills surrounding Taipa. The Taipa shops are located approximately 600m to the west of the subject site.

Further in the surrounding area, mainly in an eastern and north-eastern direction, a number of reasonably sized native bush areas remain. The Taipa River and Taipa Bay are located to the north; while a large block of land to the west has been dedicated to horticultural activities.

2 THE PROPOSAL

The proposal consists of a number activities, as follows:

Residential Unit

To construct a new, single level, three bedroomed residential unit in the northern corner of the subject site along the western boundary. Exterior colours for the building are proposed to be of a dark and recessive nature with wall colours to have a reflectivity less than 35% and roof less than 30%. Mitigation planting will be undertaken around the house.

Large shed

To construct a new large shed toward the eastern corner of the subject site, to be used as a garage for the vehicles utilised as part of the applicant's family's plumbing and drain laying business. The shed will facilitate parking for a six-wheeler truck and two diggers and trailers to go with each digger. The shed will also have a mezzanine floor for office space and a meeting room.

In addition, the shed will be used for storing recreational equipment such as a boat, bikes, kayaks, diving equipment and so on.

Exterior colours for the building are proposed to be of a dark and recessive nature with wall colours to have a reflectivity less than 35% and roof less than 30%.

Existing art studio

The existing cabin midway along the western boundary, used as an art studio, requires retrospective consent as it infringes the boundary setback requirements along two neighbouring boundaries. The cabin was previously sited in the location of the newly proposed house, and has been relocated and repurposed on site. It has been placed in a location that, given the features of the site, made most sense in terms requiring the least amount of earthworks and effort.

A site plan and building plans for these buildings, prepared by House Design Northland, can be found in Appendix 2.

Earthworks

As mentioned in the introduction of this report, depending on the interpretation of the relevant excavation rule, the earthworks undertaken may require retrospective consent. If so, please add this infringement into the overall planning assessment and decision.

The earthworks were undertaken during two separate periods of time – the spring of 2023 (October), and the autumn of 2024 (March-April). It is not clear whether this allows for the works to be considered as permitted under the relevant rule, referring to the 'in any 12 month period'.

A total of approximately 342m³ of earthworks was undertaken on the site to form the driveway to the shed and the platform upon which the shed is to be located. Please note this does not include the driveway starting from the site entrance which was already present when the property was purchased. It merely covers the driveway veering off to the lower part of the site.

The total area of earthworks consists approximately of 1710m² of which 1430m² is associated with the platform for the shed. The remainder is associated with the driveway to the shed. The earthworks for the shed platform consist of one third cut and two thirds fill. All earth was redistributed on site with none removed from site.

Two small retaining walls of approximately 0.9m and 1.1m in height were established for the shed platform. The walls are approximately 4m apart.

3 RULES ASSESSMENT

3.1 Operative District Plan

The table below provides an assessment of the relevant Environment Provisions as set out in Part 2 of the Plan, as well as the relevant District-wide provisions.

Chapter 10 – Section 10.7 Coastal Living Zone		
Description	Status	Comment
10.7.5.1.1 – Visual Amenity	Discretionary	Both the proposed residential unit and the shed are larger than 50m ² and there is no identified building envelope on the title.
10.7.5.1.2 – Residential Intensity	Permitted	The proposal is for one residential unit only.
10.7.5.1.3 – Scale of activities	Permitted	No persons other than Mr Anderson will be engaged in activities on the site.
10.7.5.1.4 – Building Height	Permitted	The maximum height of 8m will not be exceeded.
10.7.5.1.5 – Sunlight	Permitted	Proposal complies.
10.7.5.1.6 – Stormwater Management	Discretionary	Impermeable surfaces exceed the 1500m ² .
10.7.5.1.7 – Setback from Boundaries	Restricted Discretionary	The proposed residential unit will be set back only 4.5m from the western boundary, with the proposed deck only being 2.7m removed from the boundary. The existing cabin along the western boundary is set back 4.3m from the boundary with the neighbour to the west, while the added deck sits at 1.5m from the western boundary.
10.7.5.1.8 – Screening for neighbours non-residential activities	Permitted	The proposed shed will ensure all vehicles and equipment will be stored indoors.
10.7.5.1.9 – Transportation	Discretionary Activity	In accordance with the rules outlined in Chapter 15, the proposal infringes the daily one-way traffic movements and Traffic Intensity provisions. The vehicle entrance also does not conform to the engineering standards.
10.7.5.1.10 – Hours of operation - non-residential activities	Permitted	The shed for the plumbing and drainlaying business requires few clients to visit the site, and the operation can be undertaken within the hours stipulated.
10.7.5.1.11 – Keeping of animals	N/A	Proposal is not associated with the keeping animals.
10.7.5.1.12 – Noise	Permitted	Proposal will comply with noise limits during the construction phase.
10.7.5.1.13 – Helicopter landing area	N/A	Proposal does not involve a helicopter landing area.

Chapter 12 – Section 12.3 Soils and Minerals

Description	Status	Comment
12.3.6.1.2 – Excavation and/or Filling in the Coastal Living Zone	Restricted Discretionary	Retrospective consent may be required for earthworks undertaken which slightly exceeded the 300m ³ permitted.

Chapter 15 – Transportation

15.1.6A.1 – Maximum daily one-way traffic movements	Discretionary Activity	In accordance with Appendix 3A, the proposed activity will exceed 40 daily one way traffic movements
15.1.6A.2.1 – Traffic Intensity	Discretionary Activity	The traffic intensity factor for the proposed activity exceeds the factor allowed for.
15.1.6B.1.1 – On-site car parking spaces	Permitted	In accordance with Appendix 3C, a total number of 5 car parking spaces is required to be provided for the activity associated with the shed. Although the business does not require this many car parking spaces, there is ample room to provide them. Two car parking spaces are provided for the proposed dwelling.
15.1.6B.1.4 – Accessible car parking spaces	Permitted	An accessible car parking space can be provided if needed, but visitors to the site are few and such a space is unlikely to be necessary.
15.1.6B.1.5 – Car parking space standards	Permitted	Parking areas will comply with the standards.
15.1.6B.1.6 – Loading Spaces	N/A	The activity is not located within a Commercial or Industrial Zone.
15.1.6C.1.1 Private Accessway in All Zones	N/A	The proposal does not include a private accessway, only a private driveway.
15.1.6C.1.2 Private Accessway in Urban Zones	N/A	The proposal does not include a private accessway, only a private driveway; and it is not located in an Urban Zone.
15.1.6C.1.3 Passing Bays on Private Accessway in All Zones	N/A	The proposal does not include a private accessway, only a private driveway.
15.1.6C.1.4 Access over Footpaths	N/A	There are no footpaths in this location.
15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones	Discretionary Activity	The vehicle crossing does not comply with some of the engineering standards.
15.1.6C.1.6 Vehicle Crossing Standards in Urban Zones	N/A	Proposal is not located in an Urban Zone.
15.1.6C.1.7 General Access Standards	Permitted	Proposal complies with the requirements
15.1.6C.1.8 - 15.1.6C.1.11	N/A	These rules do not apply to the proposal.

Based on the above assessment, the proposal requires resource consent as a **Discretionary Activity** in accordance with the relevant rules.

3.2 Proposed District Plan

There are no rules with immediate effect relating to the subject site's Rural Lifestyle or Coastal Environment Overlay. No further assessment of the rules is therefore required. For reasons of completeness, I note that the proposal would be considered as a Discretionary Activity as well under the Proposed District Plan.

3.3 National Environmental Standards

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

We have considered this Regulation in the context of the current proposal, and comment as follows:

We have contacted Northland Regional Council (NRC) to obtain information held on their records in relation to the subject site. The response received indicates that the property is not listed on the Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. A copy of this correspondence is enclosed in Appendix 3.

In addition, the photos below from the years 1944, 1977 and 1981, obtained via the Retrolens NZ website, appear to indicate the property was part of a large rural land holding subject to pastoral activities and/or covered in trees, whether native or otherwise. There is no evidence to suggest any HAIL activities were ever undertaken either on the site or in the vicinity of the site.



© Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

Date taken: 14/08/1944

Figure 2 – Historical image of the subject site (extracted from <http://retrolens.nz>)



© Sourced from <http://retrolens.nz> and licensed by LIN

Date taken: 18/11/1977

Figure 3 – Historical image of the subject site (extracted from <http://retrolens.nz>)



© Sourced from <http://retrolens.nz> and licensed by LIN.

Date taken: 28/10/1981

Figure 4 – Historical image of the subject site (extracted from <http://retrolens.nz>)

On the basis of the above, we consider that the NES is not applicable in this instance, and no further consideration of the Regulation is necessary.

3.4 Conclusion on rules assessment

Based on the above assessment, the proposal requires consideration as a **Discretionary Activity** overall under the rules of the Far North District Operative District Plan.

4 ENVIRONMENTAL EFFECTS ASSESSMENT

4.1 Receiving Environment

The surrounding environment has been described earlier in section 2.2 of this application. For the purposes of assessing the environmental effects, it is helpful to ascertain the 'receiving' environment, referring to the current state of the environment as it is able to be modified to the extent possible by permitted activities, and unimplemented resource consents where these are likely to be implemented. In other words, placing the proposal in the context of what the 'future' environment may look like.

In terms of unimplemented resource consents, we are not aware of any resource consents in this instance that have been granted in the area, but have yet to be given effect to.

4.2 Permitted baseline

The District Plan permits the construction of one dwelling per 4ha of land. However, any building with a gross floor area larger than 50m² requires resource consent under the visual amenity rule. Boundary setbacks are to be 10m minimum and building height 8m maximum.

Earthworks are permitted up to a volume of 300m³ within any 12-month period provided certain restrictions are met.

In this instance, two buildings are proposed each with a gross floor area larger than 50m², with one building infringing the boundary setback requirements. An existing but relocated building also infringes the setback requirements. Building height is compliant for all buildings.

The total amount of earthworks previously undertaken comprises 342m³, which is only 42m³ above the permitted level. Importantly, these earthworks were not necessarily undertaken within a 12-month period, depending on the interpretation of the rule, and may therefore be permitted.

In relation to the proposed buildings, the permitted baseline is not necessarily a helpful consideration. However, in terms of the earthworks, the volume allowed to be excavated can be taken into account should consent be required.

4.3 Effects Assessment

5.3.1 Landscape effects

The topography of the existing property is challenging in terms of placing a residential unit. Coastal views are experienced only from the highest point of the property which consists of a ridgeline. However, the larger building, being the shed, is being located down in the 'valley' of the property where views are restricted and where the shed is visible from only a few other properties.

The exterior colour of the two new buildings will consist of dark, recessive colours with reflectivity less than 35% for the walls, and less than 30% for the roof colour. As such, the buildings will not form an element that will easily attract the eye or grab the attention. In addition, the proposed residential unit will be located a considerable distance from the coast, which will ensure the building is not intrusive when viewed from the coast.

The proposed dwelling can already be seen in the context of the background bush along the east – south-eastern boundary. It is also proposed to undertake planting immediately around the proposed residential unit which will assist in integrating the building into its wider natural environment. The applicants have already undertaken significant planting around the location of the shed and adjacent pond. Planting has consisted of mainly manuka, but also fruit trees.

The art studio was an existing building on-site which has been relocated to a less visible area. The neighbour immediately adjacent to the art studio has provided written approval, and does not have any issues with the proposal. Two other neighbours have also provided written approval. These approvals can be found in Appendix 4.

Apart from the driveway, all earthworks still currently visible, will be covered by buildings over the longer term. In addition, the majority of the driveway has either been constructed on flat topography (top of ridgeline) and/or internal to the site so that any visual effects are hardly discernible from either the localised environment, or a wider area.

All buildings on site will be spatially distributed so as not to generate any cumulative effects. The vast majority of the site will remain in its natural state, being grass cover and trees, with the tree cover to be expanded once the applicant has undertaken the additional planting.

Overall, any adverse landscape effects are considered to be less than minor, taking into account the mitigation measures proposed.

5.3.2 Amenity effects

Although two of the buildings, being the existing art studio and the new proposed residential unit are encroaching within the boundary setback requirements, they are not considered to generate adverse amenity effects for neighbouring residents. The art studio in particular is located within reasonably close proximity to a residential unit on a neighbouring site. However, this neighbour has provided their written approval to the proposal. As such, no effects on this party require to be considered.

With regard to the residential unit, although located in close proximity to the boundary with the property to the north-west, it is located at a significant distance from the neighbouring residential unit. This neighbouring unit has been situated so as to enjoy coastal views, and as such, is oriented away from the proposed dwelling. The private open space of the neighbouring unit is also facing in the coastal direction, and the buildings are generally designed and located to ensure maximum privacy.

The proposed new dwelling is not considered to impact upon the enjoyment of the private open space of any of the residents of the neighbouring properties for the reasons outlined above.

Any construction noise will comply with the relevant requirements, and will only be of a temporary nature. Any noise that was associated with the earthworks would have been limited due to the hours of operation within which the activities were being undertaken, as well as the limited number of vehicle movements that were associated with the activities given that no earth was removed from site.

Any noise associated with the vehicle movements, including the trucks, will be limited, as outlined in the engineer's analysis. Most movements will occur in the morning and in the evening with very few movements during the day. No night time traffic will be associated with the heavy vehicles and machinery. Those neighbours who stand to be most affected by the vehicle movements have all provided their written approvals.

None of the buildings will restrict visibility for access and egress of vehicles.

Overall, any adverse amenity effects are considered to be less than minor on the localised as well as the wider environment.

5.3.3 Engineering matters

In relation to the stormwater, the applicant has sought expert advice from Mr Steven Smith from Ansed Ltd. The engineer report is enclosed in Appendix 5. Based on the assessment made and the conclusions reached, any adverse effects relating to stormwater will be less than minor provided that the recommendations in the report are adhered to.

We expect these recommendations to form the basis of appropriate conditions of consent.

Overall, there are no adverse cumulative effects upon the total catchment impermeability. Given the size of the site, the natural contour or drainage patterns will not be altered by the site coverage nor will the ability of the ground to absorb water be disturbed. No adverse effects will be generated upon the water quality of quantity of nearby waterbodies.

With regard to transportation matters, Mr Smith has undertaken a separate assessment of the adequacy of the access and the impact of the vehicle movements associated with the proposal, as well as car parking requirements. Overall, the proposal will not generate any adverse effects upon the adjacent roading network and will generate adverse effects less than minor. The Ansed Traffic Report is enclosed in Appendix 6.

Overall, no significant issues of an engineering nature have been identified. Provided the proposal is carried out in accordance with the relevant engineering recommendations, any adverse effects will be less than minor. We expect the recommendations of the report to form the basis of appropriate conditions of consent.

5.3.4 Cultural Effects

The earthworks undertaken in 2023/24 were subject to a Cultural Impact Assessment undertaken by Trudy Allen on behalf of the whanau/hapū of Matakairiri. This report has been attached in Appendix 7.

The author outlines that the report has mainly been prepared for educational purposes, and as such, sets out in large parts, the history of Matakairiri including their origins, cultural values and landmarks. It also sets out the legislative and statutory considerations to be taken into account by the applicant. The report concludes with a number of recommendations.

Overall, provided that the recommendations of the report are adhered to, there are not considered to be any significant adverse effects impacting upon the cultural values of tangata whenua.

4.4 Effects conclusion

As demonstrated above, the proposed buildings will not significantly affect the landscape or amenity values of the localised or wider environment, nor will the proposal generate adverse effects of an engineering nature. The Cultural Impact Assessment undertaken by Matakairiri suggests that the cultural values of local tangata whenua have been adequately addressed.

Therefore, any adverse effects associated with the proposal are considered to be less than minor.

5 NOTIFICATION

5.1 Public notification

Pursuant to Section 95A of the RMA, we advise the following:

Step 1

- a) The applicant does not request public notification.
- b) We believe all relevant information has been enclosed with this application and do not envisage the need for a request for further information or the commissioning of a report.
- c) The application is not made in conjunction with an application to exchange recreation reserve land.

Therefore, public notification is not mandatory.

Step 2

- a) The application is for an activity not subject to a rule or national environmental standard that precludes public notification.
- b) The application is for an activity of discretionary status, but is not a boundary activity.

Therefore, the application is not precluded from public notification, and Step 3 does not apply.

Step 3

- a) The application is for an activity not subject to a rule or NES that requires public notification.
- b) The application is not assessed as resulting in adverse effects that are more than minor, as outlined above.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties, as there is nothing unusual or exceptional about the proposal, as demonstrated in the effects assessment undertaken in Section 5.3 of this report.

5.2 Limited notification

In accordance with section 95B of the RMA, the following assessment is made:

Step 1

- a) There are no affected protected customary rights groups or customary marine title groups. The proposed activity is not on, or adjacent to, and will not affect land that is the subject of a statutory acknowledgment.

Therefore, there are no relevant parties to be notified.

Step 2

- a) The proposed activity is not subject to a rule or NES that precludes limited notification; nor is it a controlled activity.

Therefore, the proposal is not precluded from limited notification.

Step 3

- a) The proposed activity is not a boundary activity.
- b) Given that the proposal is for any other activity, it needs to be determined whether any person is an affected person in accordance with section 95E.

Based on the rules the proposal infringes, and taking into account the assessment of effects undertaken in section 5 of this report, and pursuant to Section 95E(3) of the RMA, we conclude that there are no parties adversely affected as a result of this proposal.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties.

5.3 Consultation

The applicant has consulted with a number of neighbouring residents and written approvals have been received from 4 parties. These are enclosed in Appendix 4. The orange 'pins' in Figure 5 below depict the location of the various parties who provided their approval.

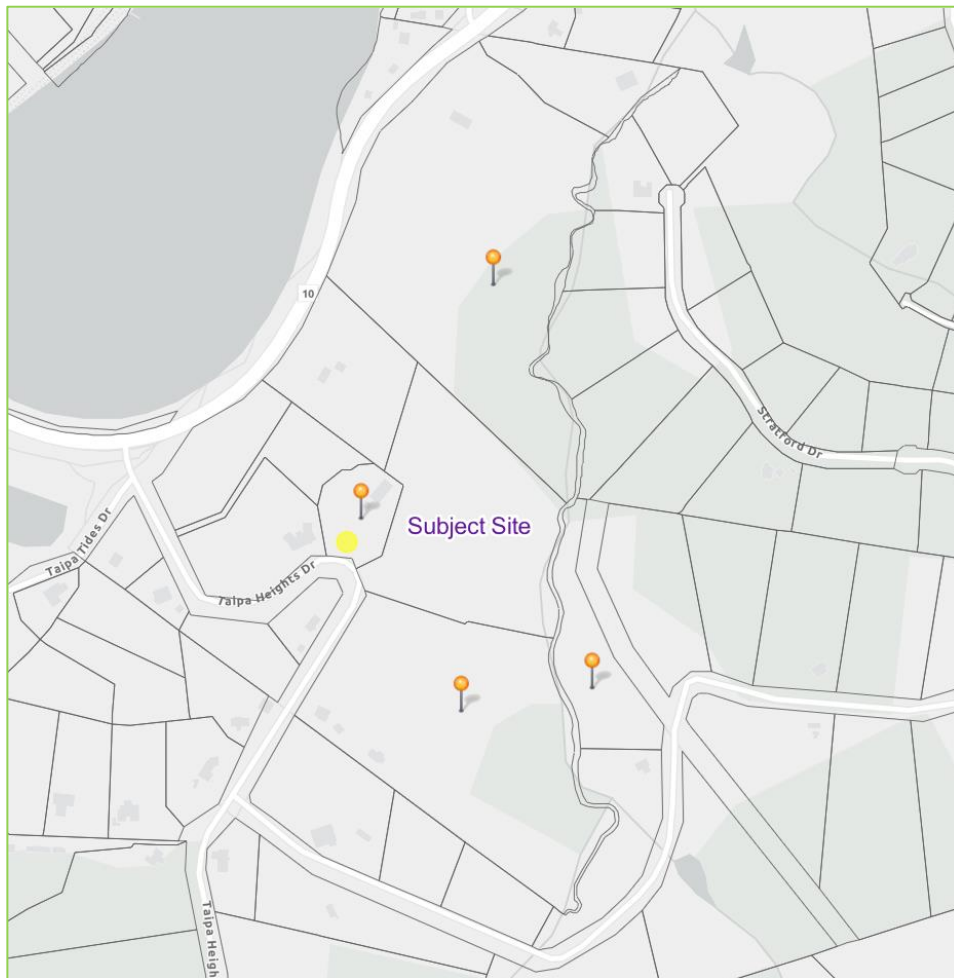


Figure 5 – location of the parties who provided written approval

As far as the resident of 'Waipuna B' (legal description) is concerned, the applicants have tried, on a number of occasions to make contact with this person. A brief conversation was held on the first attempt, but since then, this person has not been responsive in any way.

Between the 14th and the 19th of October 2024, the applicant sent three separate text message asking to catch up for a chat, letting her know that building plans had been emailed, and finally letting her know that hard copies of the paperwork were dropped off in her letterbox. No response was received.

On the 26th of October, an attempt was made to go and see the neighbour in person. The gates were not locked and there was a car parked there with the driver's door open. However, upon calling out, no one responded and no one came out to speak with the applicant. The applicant made another attempt to see this neighbour in person a few hours later. The gate was still open but again, no one came out to see them.

Later on that day, upon returning to Auckland, the applicant called in again. This time the gate was locked, but given there was no fence on either side of the gate, the applicant approached the dwelling on foot. Again, no response.

The applicant left a note with her contact number just in case she no longer had the correct contact details for the neighbour, but to date, the neighbour has not been heard from.

It is not clear what more can be done in this situation.

In any case, as outlined in the assessment of environmental effects, it is considered that any adverse effects upon this person are less than minor, and as such, further consultation with any other persons is not considered necessary in this instance.

5.4 Conclusion

The above assessment has concluded that the proposal need not be notified, either publicly or limited. The majority of the parties who would experience most of the proposal's effects have provided their written approval, and as such, they cannot be considered affected persons for the purposes of notification, pursuant to Section 95E(3) of the RMA. Regardless, any adverse effects on these parties are considered to be less than minor.

6 SECTION 104 ASSESSMENT

6.1 Actual or potential effects on the environment

An assessment of effects has been undertaken in section 5 of this application. This assessment concluded that the adverse effects of the proposal are less than minor. This assessment is considered relevant in evaluating the actual and potential effects of the proposal on the environment, in accordance with section 104(1)(a).

The application for a new residential unit and a large shed is not considered to be an out of the ordinary proposal given the Zone and the size of the site which is entirely able to absorb the effects of these buildings, especially given the large shed is located in the 'valley' of the site which is only visible from a very small number of neighbouring sites.

Taking into account the mitigation measures, the landscape effects associated with the two buildings are considered to be acceptable within this setting.

The level of development proposed is in line with what can be found in the surrounding area, and as such, the proposed built form will not look out of place, and will be in keeping with current levels of development.

The engineering reports demonstrate that the stormwater and transportation matters can be adequately provided for and will not generate any adverse off-site effects.

Overall, the proposed development will result in actual and/or potential effects that are entirely acceptable in this instance.

6.2 Operative Far North District Plan

The following is an assessment of the relevant objectives and policies of the applicable District Plan chapters.

Coastal Environment - Objectives

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

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

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

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

Coastal Environment - Policies

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

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

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

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

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

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

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

Comment:

The proposal is considered to be consistent with the objectives and policies of the Coastal Environment for the following reasons:

- The proposed buildings are of a scale that is entirely appropriate for the Zone and are located and designed to minimise adverse effects, taking into account the

distance from the coastal edge and the fact that the site is not located within or adjacent to any natural character area or outstanding natural landscape.

- The applicants have consulted with mana whenua and no issues of a cultural nature were identified.
- The proposal will give effect to the NZCPS and the RPS.
- The proposal will be in keeping with surrounding development in terms of scale and intensity, and as such will sit comfortably within the existing environment.
- The exterior colour palette and reflectivity together with proposed planting will ensure the development will integrate into the surroundings.
- Adequate provision will be made for year-round water supply.

Coastal Living Zone - Objectives

- 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*
- 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*

Coastal Living Zone - Policies

- 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*
- 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*

Comment:

The proposal is considered to be consistent with the objectives and policies of the Coastal Living Zone for the following reasons:

- The proposed development is considered to be of an appropriate low-density level for the Zone, and as such, preserves the overall natural character.
- Mitigation measures, including the restrictions on exterior colour and proposed planting, will ensure adverse effects are minimised.

Soils and Minerals - Objectives

- 12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.*

Soils and Minerals - Policies

- 12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.*
- 12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.*
- 12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.*
- 12.3.4.5 That soil conservation be promoted.*
- 12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining*

compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

Comment:

The earthworks did not require any soil be to removed from site. On that basis, the life supporting capacity of the soil is considered to have been retained. Any visual effects associated with the excavation are mainly internal to the site and most of these works will no longer be visible once the proposed buildings have been established. All works were managed in an appropriate manner, undertaken at the right time of year, and avoiding any sediment run-off by turning the building platforms into metalled hardstand areas.

Transportation - Objectives

- 15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.*
- 15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.*
- 15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.*
- 15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.*

Transportation - Policies

- 15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.*
- 15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.*
- 15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.*

Comments:

The proposal provides adequately for access, parking and loading given the on-site area available to it. No adverse effects will be generated on the traffic of the adjacent roading network as evidenced by the analysis undertaken in the Ansed Report.

6.3 Proposed District Plan

The following is an assessment of the relevant objectives and policies of the applicable Proposed District Plan chapters.

Coastal Environment

Only a small area around the north-western boundary is subject to the Coastal Environment overlay of the Proposed Plan. However, this area encapsulates the building platform for the new proposed dwelling, as well as the area of the art studio.

The proposal is considered consistent with the provisions of the CE as the proposed buildings are of a scale and design entirely appropriate within the context of the, mainly, rural site. Restrictions on exterior colours and the planting of vegetation around the buildings will ensure the built form will integrate into its surroundings.

All earthworks are internal to the site and mainly located outside of the Coastal overlay. Only the first section of the driveway is located within the overlay, but is on flat topography so as to avoid any scars from being visible to the wider environment.

The subject site is not located within any ONL or ONC area.

Overall, the proposal is consistent with the provisions of the PDP relating to the Coastal Environment.

Earthworks

The subject site is not located within an ONL. Cultural values were accounted for with a Cultural Impact Assessment having been undertaken. The earthworks were sufficiently setback from the adjacent stream so as not to generate adverse effects upon the waterbody.

The works were appropriately managed in terms of depth and height and maximum volume with sediment being controlled through the establishment of a pond. Any visual effects will mainly be of a temporary nature and/or internal to the site so as not to impact upon the visual amenity and the character of the area.

The two retaining walls have been constructed from timber materials which are compatible with the visual amenity and characteristics of the surrounding area. Some planting (manuka) has already been undertaken in the vicinity of the shed building platform.

Overall, the proposal is considered consistent with the provisions for earthworks in the PDP.

Rural Lifestyle Zone (RLZ)

The proposal is entirely consistent with the provisions of the RLZ insofar as the proposed development is of low density and of the type anticipated in a rural environment. The design of the proposed large shed is akin to rural production type buildings while the proposed activity i.e. the storing of trucks and large vehicles as well as equipment is not considered to interfere with typical rural production activities.

All required infrastructure can be adequately catered for on site while the adjacent roading infrastructure is entirely suitable to service the proposed activities.

6.4 Weighting exercise – ODP v PDP

The Proposed District Plan is at the point where hearings are about to be finalized. However, to the best of my knowledge, no decisions have yet been made in relation to the Proposed District Plan. On that basis, the provisions of the PDP still carry minimal weight, with the provisions of the ODP retaining substantial weighting.

Regardless, the activity status of the proposal is the same under both Plans and the provisions of the two Plans do not differ significantly in this instance.

6.5 Regional Policy Statement for Northland

The Northland Regional Policy Statement (NRPS) regulates the management of natural and physical resources across the Northland Region. The provisions within the NRPS provide guidance on significant regional issues.

There are no issues of regional significance relevant to the proposal.

6.6 Other provisions

New Zealand Coastal Policy Statement (NZCPS)

Given the proposed dwelling is located within the Coastal Environment, as identified in the NRPS map, the provisions of the NZCPS are considered relevant, and need to be assessed.

The subject site does not have any significant natural ecosystems or areas of biological importance apart from a small stream which is not affected in any way by the proposal. There will be no impact on coastal waters resulting from the proposed built form or earthworks.

Consultation with tangata whenua has resulted in the production of a cultural impact assessment for the educational benefit of the applicants.

No coastal hazard risks have been identified on the site.

The proposal is generally considered consistent with the NZCPS provisions.

There are no other National Environmental Standards (other than the NES assessed earlier in this application), National Policy Statements or other regulations that contain provisions relevant to this application.

6.7 Other matters

There are no other matters relevant in the consideration of this application.

6.8 RMA Part 2 assessment

An assessment of Part 2 matters is not required unless there is invalidity, incomplete coverage or uncertainty in the planning provisions (R J Davidson Family Trust v Marlborough DC [2017] NZHC 52). In this instance, there is no evidence to suggest invalidity, incomplete coverage or uncertainty among the relevant planning provisions. Therefore, no further assessment of the Part 2 provisions is required, noting also that the application does not trigger any Section 8 matters, to our knowledge.

7 CONCLUSION

The application is for the construction of a new residential unit and a large shed to house heavy vehicles associated with a plumbing and drain laying business. Additionally, retrospective consent is sought for the art studio which was relocated on-site but infringes the boundary setback requirements. Retrospective consent may also be required for the earthworks which, in total, are about 12% over the permitted baseline.

The assessment of effects undertaken in Section 5.3 of this report, concludes that any adverse effects are less than minor; while the majority of immediately surrounding neighbours have provided written approval.

Section 7 demonstrates the proposal is in accordance with the policy direction of both the Operative and Proposed District Plans, and with the provisions of the NZCPS and RPS.

Overall, it is considered that the proposal is in keeping with the purpose and principles of the RMA, and that the application can be approved, and consent issued.



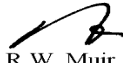
Appendix 1

Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA128C/695**
Land Registration District **North Auckland**
Date Issued 29 May 2000

Prior References
NA109D/710

Estate Fee Simple
Area 2.8800 hectares more or less
Legal Description Lot 2 Deposited Plan 173582

Registered Owners

Wiremu Stephen MacFater, Moana Waimirirangi MacFater, Clarissa Jane Witehira and Papu Witehira

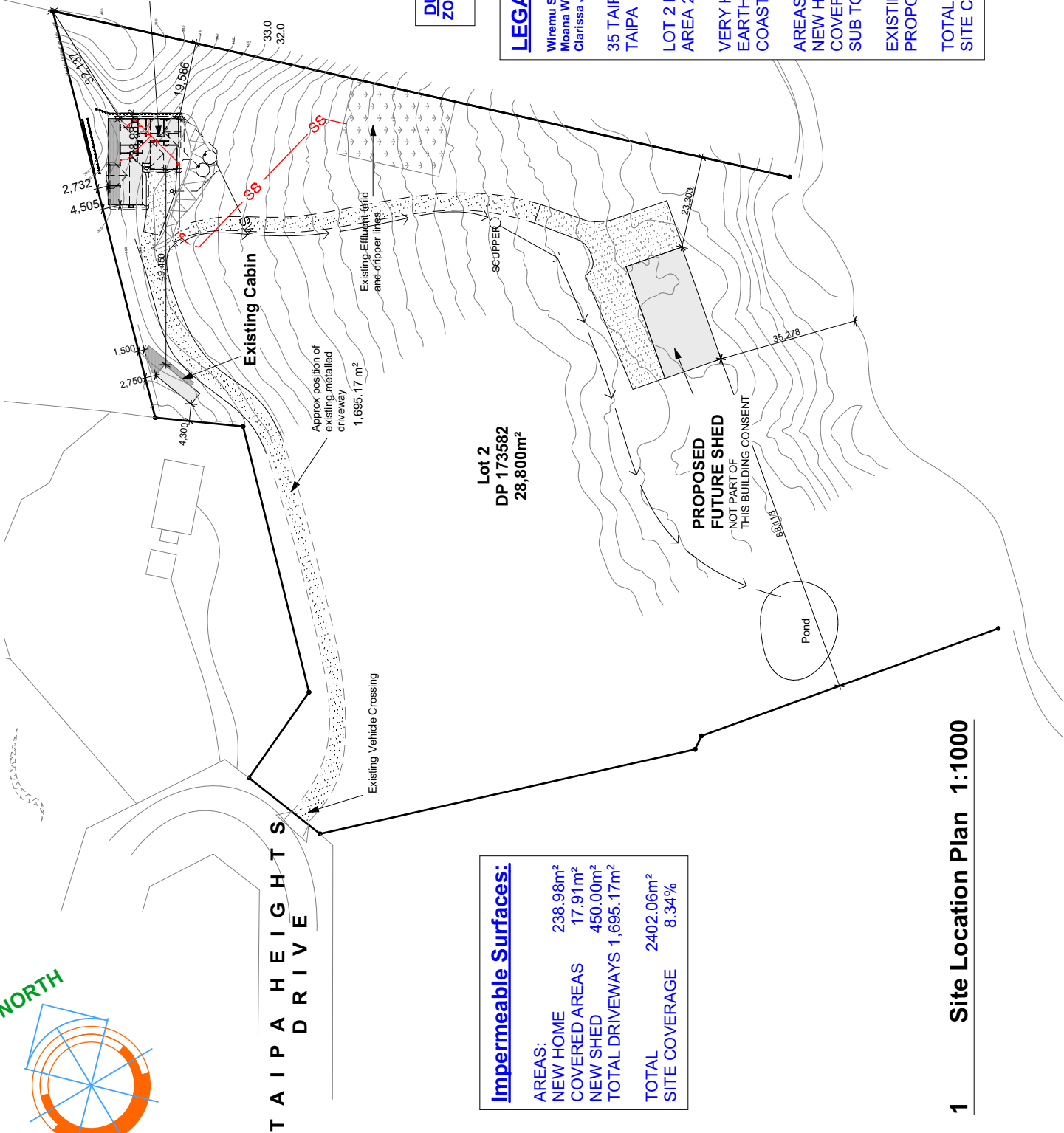
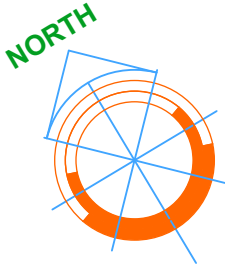
Interests

D066108.3 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 11.11.1996 at 1.37 pm
D509894.2 Variation of Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 29.5.2000 at 3.48 pm
11947613.2 Mortgage to Westpac New Zealand Limited - 9.12.2020 at 11:45 am



Appendix 2

Proposed site and building plans



Impermeable Surfaces:

AREAS:	
NEW HOME	238.98m ²
COVERED AREAS	17.91m ²
NEW SHED	450.00m ²
TOTAL DRIVEWAYS	1,695.17m ²
TOTAL	2402.06m ²
SITE COVERAGE	8.34%

LEGAL DESCRIPTION:

Wiremu Stephen MacFater, Moana Waimirangi MacFater, Clarissa Jane Withira and Papu Withira 35 TAIPA HEIGHTS DRIVE TAIPA	LOT 2 DP 173582 AREA 28800m ²	VERY HIGH WIND ZONE EARTHQUAKE ZONE 1 COAST LIVING ZONE	AREAS: NEW HOME 238.98m ² COVERED AREAS 17.91m ² SUB TOTAL 256.89m ² (0.89%)	EXISTING ART STUDIO CABIN 40.43m ² PROPOSED NEW SHED 450m ² TOTAL 747.32m ² SITE COVERAGE 2.59%
---	---	---	--	---

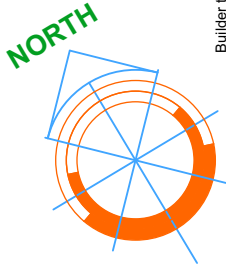
DURABILITY - Exposure Zone
ZONE D - HIGH - SEA SPRAY ZONE
(Within 500m to Tidal Harbour or Sea)

Daniel Andrewes
Alterations, Additions, New Homes
and Light Commercial work.
ADDRESS: 3 Millview Place
Whangarei 0110
MOBILE: 021 164 8057
EMAIL: daniel@housedesign
northland.co.nz

GENERAL NOTES:
1. Contractor to VERIFY all dimensions
and conditions on site before
commencing work.
2. Work only to figured dimensions. In the
event of discrepancy consult
the Architect.
3. Shown Scale is for A3 sheets only.
4. These plans remain the Property of
House Design Northland
and are intended only for the personal
use of the recipient.

Clarissa Withira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Site Bulk
and Location Plan
REVISION #: REV01 RFI
REVISION #: REV02 Minor Var R/W and RC
ISSUED: 30/06/2025
PROJECT #: 986



0.9m HIGH TIMBER RETAINING
WALLS TO ENGINEERS
DESIGN.

Builder to Provide Silt Control Fence
Warratahs with Filter fabric
or Hay Bales to control Clay run off
during construction or before re grassing
from Site works.

Complying Temporary Site Fencing to be
erected and prevent non permitted public
entry during construction.

**PROPOSED
NEW HOME**
FFL = 34.225

FGL = 34.000

FGL = 34.000

Existing
Metalled Driveway

49.480

Benchmark Top of
Large Conc Lid next to
Power Box RL =
32.02m

Septic Tank

Existing Duracrete
TXR Cleanstream Septic
Tank

Heights in terms of NZ Vertical
Datum 2016
Origin of Heights: IB IA DP 176050
(EGBB)

Contour Intervals: 2.5m Major and
0.5m Minor

1

Site and Drainage Plan

1:200

Daniel Andrews
Alterations, Additions, New
Homes and
Light Commercial work.
PHONE: 0211 648057
EMAIL: daniel@housedesign
northland.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Site Plan
REVISION #: REV01 RFI
REV02 Minor Var RW and RC
ISSUED: 30/06/2025
PROJECT #: 986

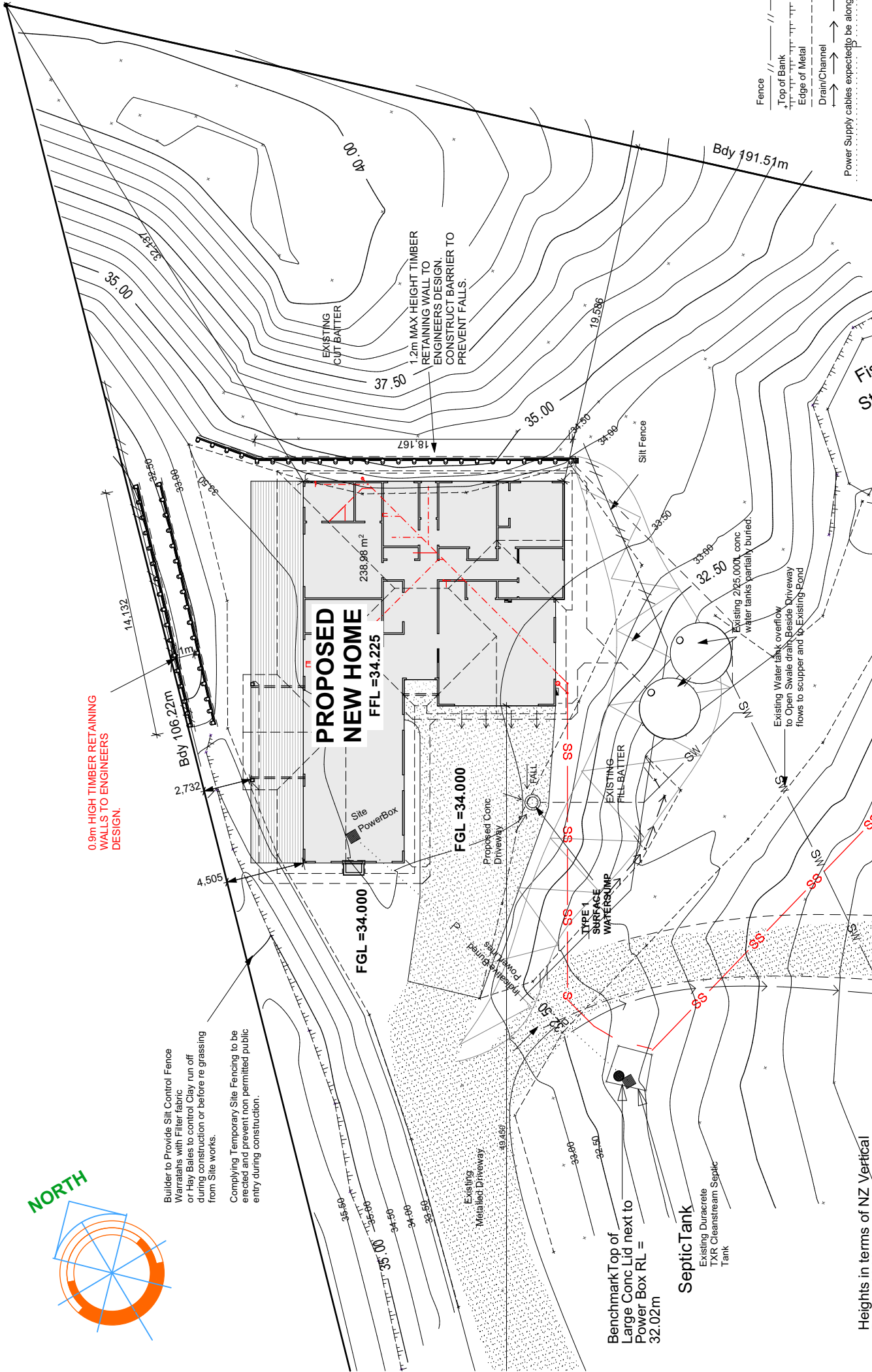
REV REV02

103

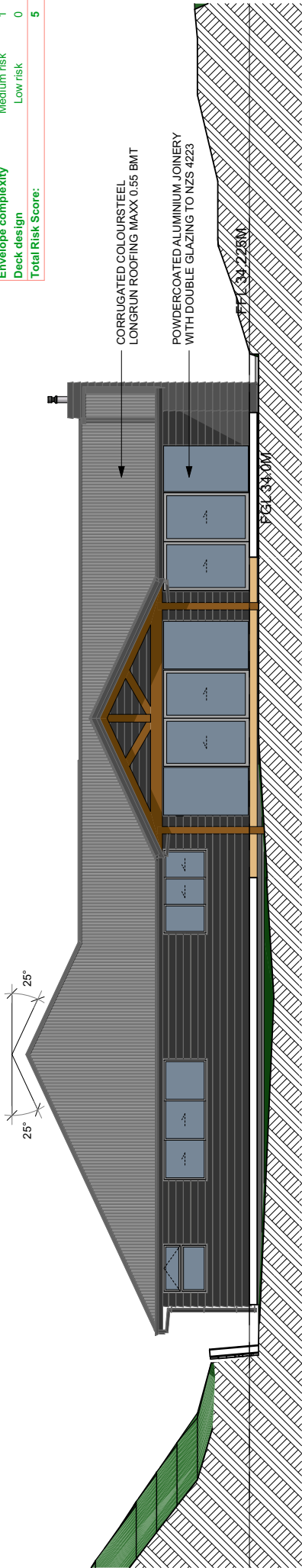
SHEET

**House
Design
Northland**

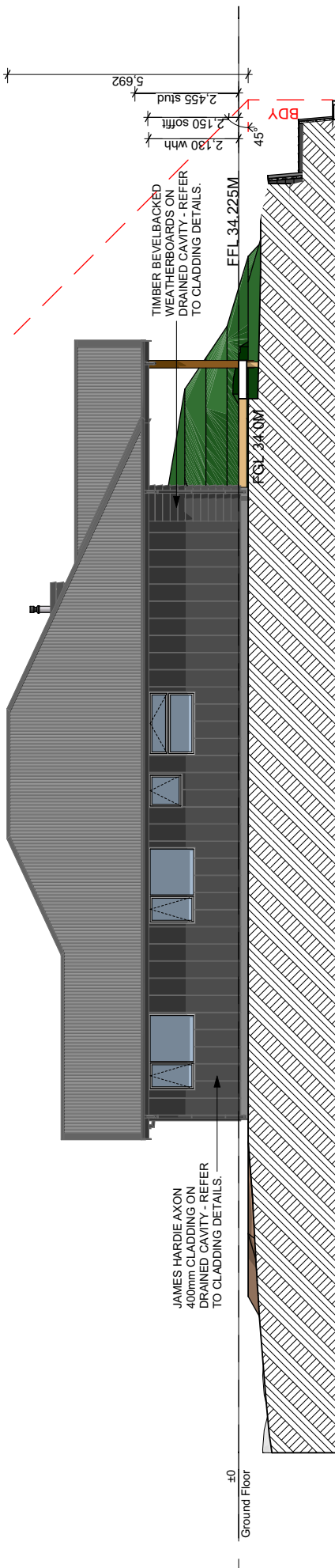
Fence // // // //
Top of Bank // // // //
Edge of Metal // // // //
Drain/Channel // // // //
Power Supply cables expected to be along driveway.



BUILDING ENVELOPE RISK MATRIX		
All Elevations (Worst Case Scenario)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5



1 North Elevation 1:100



2 East Elevation 1:100

Colour name: **Resene Ironsand cc**

Total colour code: N36-005-056

Chert colour code: 1-56R85

Tone: Deep

Colour palette: Neutral

RGB: 57 55 53

Hex values: #952355

LAB: 23.20 0.43 1.56

CMYK: 0 4 7 78

Approx. LRV: 9

Colour name: **Resene Quarter Ironsand cc**

Total colour code: N44-006-063

Chert colour code: .

Tone: Mid

Colour palette: Neutral

RGB: 80 78 75

Hex values: #504E4B

LAB: 33.27 0.19 2.06

CMYK: 0 2 6 69

Approx. LRV: 14



GENERAL NOTE:
1. Check for accuracy of all dimensions and conditions on site before commencing work.
2. These plans are for information only. In the event of discrepancy consult the architect.
3. Show Scale is for A3 sheets only.
4. These plans remain the Property of northland.co.nz and are intended only for the personal use of the recipient.

Daniel Andrewes
Alterations, Additions, New
Homes and
Light Commercial work.
PHONE: 0211648057
EMAIL: daniel@housedesign
northland.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Elevations
REVISION #: REV01 RFI
REV02 Minor Var RW and RC
ISSUED: 30/06/2025
PROJECT #: 986

SHEET 301
REV REV02





Appendix 3

NRC – HAIL Correspondence

RE: HAIL enquiry - 35 Taipa Heights Drive, Taipa - Lot 2 DP 173582 (NRC REQ.626894)



Contaminated Land Management Team <contamination@nrc.govt.nz>
To Carine Andries

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Thu 10/07/2025 8:34 AM

Good Morning

Regarding your site query for 35 Taipa Heights Drive, Taipa (Lot 2 DP 173582).

The property that you have enquired about is not listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. Please note that the SLR is not a comprehensive list of all sites that have a HAIL land use history. It is a live record and therefore continually being updated.

There are no environmental incidents or current resource consents recorded on the property.

NRC has aerial images of the site for the following years that can be provided upon request: 2017, 2023 and 2024.

Please note, as per Rule C.6.8.1 of the [Proposed Regional Plan for Northland](#), copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation.

Reports can be sent to contamination@nrc.govt.nz

If I can be of any further assistance, please do not hesitate to contact me.

Ngā mihi

Alida Spencer

Environmental Monitoring Officer – Waste Management
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

M 027 210 7395



P 0800 002 004 » W www.nrc.govt.nz



Disclaimer

Unless specifically included in the response above, council warns that information is not available about building materials that can cause land contamination at any property, including, but not limited to, wood that has been chemically treated, lead-based paint and asbestos containing materials. Caution is advised with regard to these materials, including undertaking a comprehensive due diligence investigation to establish whether these materials are or have been present at any time, past and present.

The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Records only, unless otherwise specified. Council may hold information about the site in other registers or databases. A full search of council records will need to be undertaken to determine if this is the case, and which the requestor must specifically request this, and cover council's reasonable costs. The information supplied in this email should not be solely relied upon for determining whether there is contamination at a site, for remediation of the site or any other purpose. Compliance with R6.2 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NES") requires that territorial authority records are searched, and any information supplied in this e-mail is required to form part of that search. If contamination is confirmed, there may be contaminant guideline values that apply to the land, in addition to the NES soil contamination guidelines. We cannot accept any liability arising from the absence of information from our registers. We advise clients to engage the services of a suitably qualified and experienced contaminated land specialist where uncertainty exists.



Appendix 4

Affected parties' written approval