

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)

Postcode

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)

Postcode

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 Papi

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Clarissa Witehira

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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)

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)

Clarissa M. Shira.

Date 19/11/2025

MANDATORY

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)

Signature

Carine Andries, Action Point Planning.

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

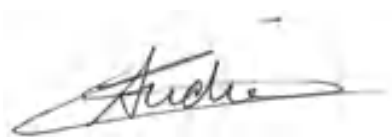
Address for service

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 dark ink, appearing to read 'Carine Andries', is written over a light grey rectangular background.

Carine Andries – Planning & Resource Management Consultant

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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.



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



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

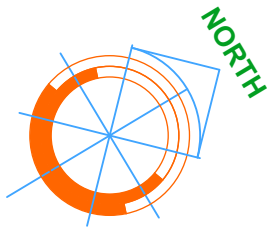
D509894.2 Variation of Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 29.5.2000 at 3.48 pm

11947613.2 Mortgage to Westpac New Zealand Limited - 9.12.2020 at 11:45 am



Appendix 2

Proposed site and building plans



TAIPA HEIGHTS
DRIVE

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	
SITE COVERAGE	2402.06m ²
	8.34%

Existing Cabin

Approx position of
existing metalled
driveway
1,695.17 m²

Existing Effluent field
and dripper lines

SCUPPER

Lot 2
DP 173582
28,800m²

PROPOSED
FUTURE SHED

NOT PART OF
THIS BUILDING CONSENT

Pond

PROPOSED
NEW HOME

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

LEGAL DESCRIPTION:

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

35 TAIPA HEIGHTS DRIVE
TAIPA

LOT 2 DP 173582
AREA 28800m²

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%

GENERAL NOTES:
1. Refer to the Property all dimensions and conditions on site before commencing work.
2. Work only to figured dimensions, in the absence of a surveyor's certificate, the Architect's survey shall prevail.
3. Shown Scale is for A3 sheets only.
4. These plans Remain the Property of the Architect and are intended only for the personal use of the recipient.

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

Clarissa Witehira

New Home

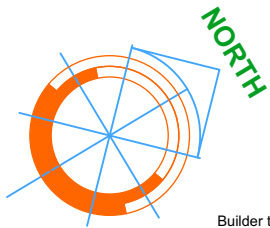
35 Taipa Heights Drive
Taipa 0420

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

102

REV REV02





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.

0.9m HIGH TIMBER RETAINING
WALLS TO ENGINEERS
DESIGN.

**PROPOSED
NEW HOME**

FGL =34.000
FFL =34.225

238.98 m²

FGL =34.000

FGL =34.000

Proposed Conc
Driveway

FALL

TYPE 1
SURFACE
WATERSUMP

EXISTING
FILL BATTER

Silt Fence

Existing 225,000L conc
water tanks partially buried.

Existing Water tank overflow
to Open Swale drain Beside Driveway
flows to scupper and to Existing Pond

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

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. Nogen 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.

Daniel Andrews
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: Site Plan

REVISION #: REV01 RFI

REV02 Minor Var RW and RC

ISSUED: 30/06/2025

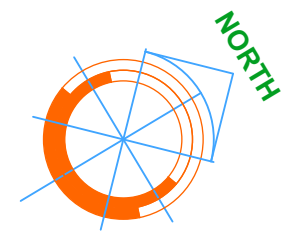
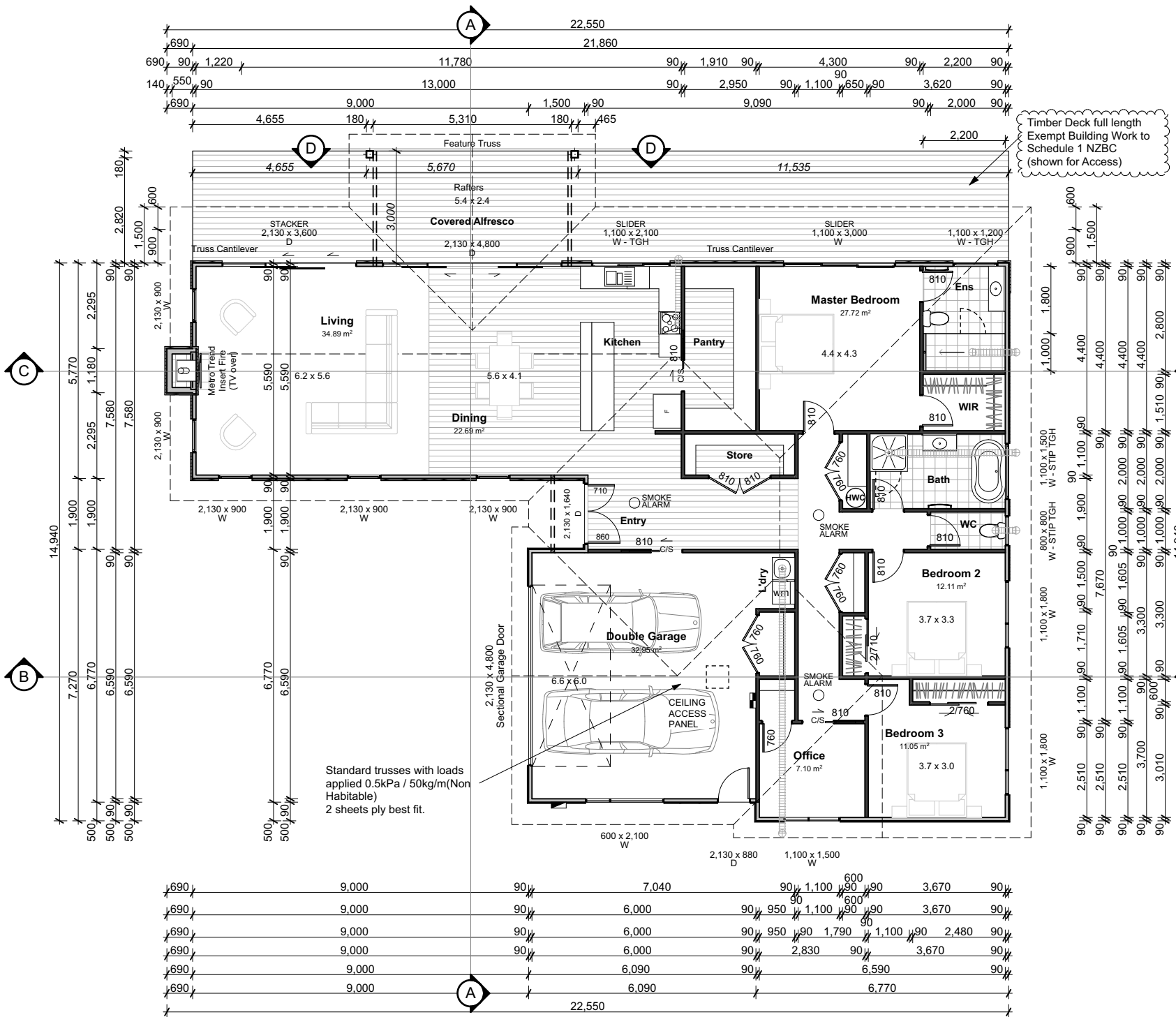
PROJECT #: 986

REV SHEET

REV02
103

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





NOTES:

USE GIB AQUALINE TO INTERNAL WALLS AND CEILINGS IN ALL WET AREAS, EG: ENSUITE, BATHROOM ETC

EXTERIOR WALLS TO BE KILN DRIED **90x45 SG6** H1.2 STUDS AT **600mm** CTRS NOGS AT 800mm CTRS

INTERIOR WALLS TO BE KILN DRIED **90x45 SG6** H1.2 STUDS AT **600mm** CTRS (**SG8** TO LOAD BEARING INT WALLS)

ROOF - CORRUGATED COLORSTEEL

WIND ZONE- VERY HIGH

THE ROOF AND TRUSSES TO BE DESIGNED BY AN APPROVED MANUFACTURER WITH CONFIRMATION OF TYPES SHOWN, AND DETAILS PROVIDED TO THE BUILDER BEFORE MANUFACTURING

ALL SELECTED MATERIALS AND COMPONENTS TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

DP - 80mm UPVC DOWNPIPE

DIMENSIONS TO FRAME LINE

GLASS SCREENS AND ALL GLAZING TO MANUFACTURERS STANDARD TOUGHENED A GRADE SAFETY GLASS TO NZBC F2 HAZARDOUS BUILDING MATERIALS AND NZS 4223 PREFORMANCE STANDARD.

TGH = TOUGHENED SAFETY GLASS AS ABOVE.

NOTE: NOGGING REQUIRED FOR RANGEROOD TOWEL RAIL TOILET ROLL HOLDER TELEVISION

FLOOR PLAN

1:100

FRAME= 238.98m²

GENERAL NOTES:

1. Check for existing all dimensions and condition 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 the Architect and are intended only for the personal use of the recipient.

Daniel Andrews
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MOBILE: 021 164 8057
EMAIL: daniel@houseandnorthland.co.nz

Clarissa Witehira

New Home

35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Ground Floor Plan

REVISION #: REV01 RFI

REV02 Minor Var RW and RC

ISSUED: 30/06/2025

PROJECT #: 996

REV 105

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: Celine Andries

Reply Reply All Forward ...

Thu 10/07/2023 8:44 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 Kaitiaki o Te Kaitiaki

M 027 210 7395



P 0800 002 004 • W www.nrc.govt.nz



Disclaimer

Unless specifically indicated in this response above, all data is provided as it is available at the time of writing, and is not intended to be used for any purpose other than the specific purpose for which it was provided. The information is provided as a guide only and is not intended to be used for any purpose other than the specific purpose for which it was provided. The information is provided as a guide only and is not intended to be used for any purpose other than the specific purpose for which it was provided.

The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Register 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 while the council may specify request this, and may incur its 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 Rule 1 of the Resource Management (National Environmental Standard) for Licensing and Managing Contaminated Sites (Resource Management (National Environmental Standard) for Licensing and Managing Contaminated Sites) 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 subsequent guidance that apply to the land, in addition to the NES and contamination guidelines. We cannot accept any liability arising from the accuracy of information from our registers. We advise clients to engage the services of a suitably qualified and experienced environmental land specialist where an enquiry arises.



Appendix 4

Affected parties' written approval



Appendix 4

Affected parties' written approval



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Clarissa Witehira
Address of proposed activity:	35 Taipa Heights Drive, Taipa
Legal description:	Lot 2 DP 173582
Description of the proposal (including why you need resource consent):	To construct a new residential unit breaching boundary setback and visual amenity rules; construct a new shed breaching the visual amenity and stormwater management rules, plus seeking retrospective approval for an existing cabin located within the required boundary setback distances.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none">1. Plans for 'New Home' prepared by House Design Northland, Sheets 102, 103, 105, 301, 302 & 4092. Plans for New Shed prepared by House Design Northland, Sheets 103, 104, 105, 301 & 3023. Plans for Existing Art Studio Cabin prepared by House Design Northland, Sheets 101, 102 & 201

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

Mark
13/10/25

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Merk Abano on behalf of Osborn Family Trust

Address of affected property including legal description

33 TAIPA HEIGHTS DRIVE
LOT 2 DP 552435

Contact Phone Number/s and email address

Daytime:

027 494 2223

email:

merk@
doubtlessbeauty.co
nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

13-8-25

Signature



Date



Signature



Date



Signature



Date





TAIPA HEIGHTS
DRIVE

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%

Existing Vehicle Crossing

Lot 2
DP 173582
28,800m²

Existing Cabin

Approx position of
existing installed
driveway
1,695.17 m²

Existing Effluent Field
and dripper lines

SCUPPER

PROPOSED
FUTURE SHED
NOT PART OF
THIS BUILDING CONSENT

Pond

PROPOSED
NEW HOME

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

LEGAL DESCRIPTION:

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

35 TAIPA HEIGHTS DRIVE
TAIPA

LOT 2 DP 173582
AREA 28800m²

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%

1 Site Location Plan 1:1000

Mark
13/8/25

GENERAL NOTES:
1. All dimensions are in metres unless otherwise stated.
2. Work only to figured dimensions. In the event of any discrepancy, the dimensions shown on the drawings shall prevail.
3. Street Scale is for A3 labels only.
4. The drawings are the property of House Design Northland and are intended only for the personal use of the recipient.

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

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Site Bulk
and Location Plan
REVISION #: REV01 RFI
REV02 Minor Var RW and RC
ISSUED: 30/06/2025
PROJECT #:
102

REV REV02

House
Design
Northland



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.

0.9m HIGH TIMBER RETAINING
WALLS TO ENGINEERS
DESIGN

**PROPOSED
NEW HOME**

FFL = 34.225

FGL = 34.000

FGL = 34.000

Proposed Conc
Driveway

FALL

TYPE 1
SURFACE
WATER PUMP

EXISTING
TILL BATTER

Silt Fence

EXISTING
CUT BATTER

1.2m MAX HEIGHT TIMBER
RETAINING WALL TO
ENGINEERS DESIGN.
CONSTRUCT BARRIER TO
PREVENT FALLS.

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

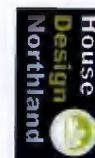
GENERAL NOTES:
1. Contractor to VERIFY all dimensions
and conditions on site before
commencing work.
2. Work only to figured dimensions, in
the event of discrepancy consult
the Architect.
3. Proposed Scale is for A3 sheets only.
4. These plans remain the Property of
House Design Northland
and are intended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

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

REV
REV02
SHEET
103



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

Handwritten: 13/2/25

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
Tinted colour code	N50-098-056
Chart colour code	150R85
Tone	Deep
Colour palette	Neutral
RGB	57 55 53
CMYK	83 85 75
L*a*b*	25.70 0.45 1.58
Delta E	3.4 7.78
Resene LRV	9
Colour name	Resene Quarter Ironsand cc
Tinted colour code	N44-006-045
Chart colour code	150R85
Tone	Deep
Colour palette	Neutral
RGB	80 78 75
CMYK	80 80 75
L*a*b*	35.77 0.19 2.08
Delta E	0.2 0.69
Resene LRV	14

GENERAL NOTES:
 1. Contractor to VERIFY all dimensions and conditions on the below commencing work.
 2. Work only to signed 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.

Daniel Andrewes
 Alterations, Additions, New Homes and Light Commercial work.
 PHONE: 0211648057
 EMAIL: daniel@housedesignnorthland.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 #: 985

SHEET
 REV
 REV02
 301

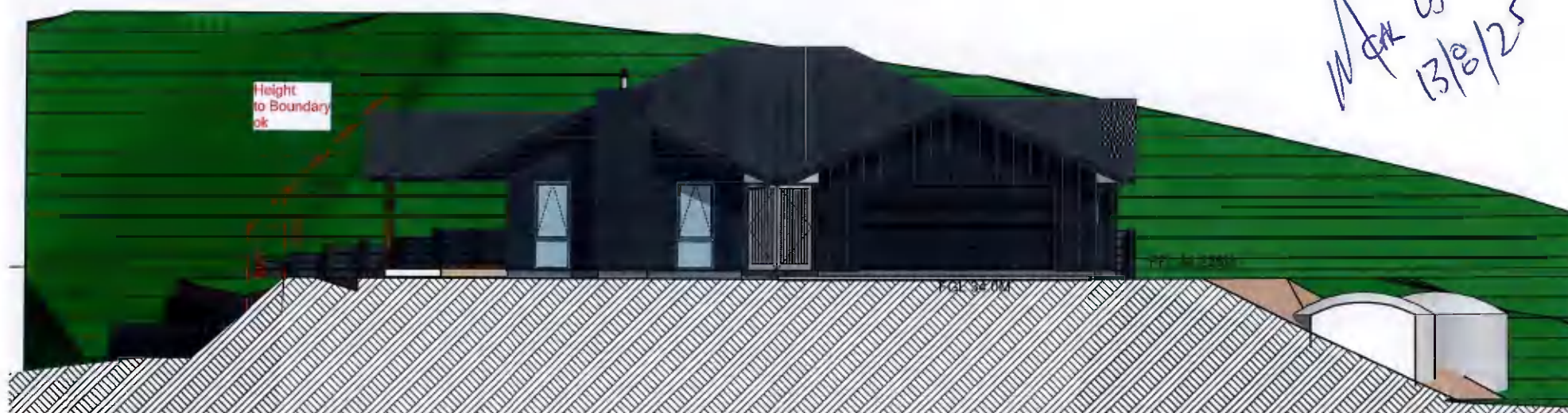


Mark 131/0/25

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	1
Envelope complexity	Medium	1
Deck design		
Total Risk Score:		4



1 South Elevation 1:100



2 West Elevation 1:100

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. Drawn 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.

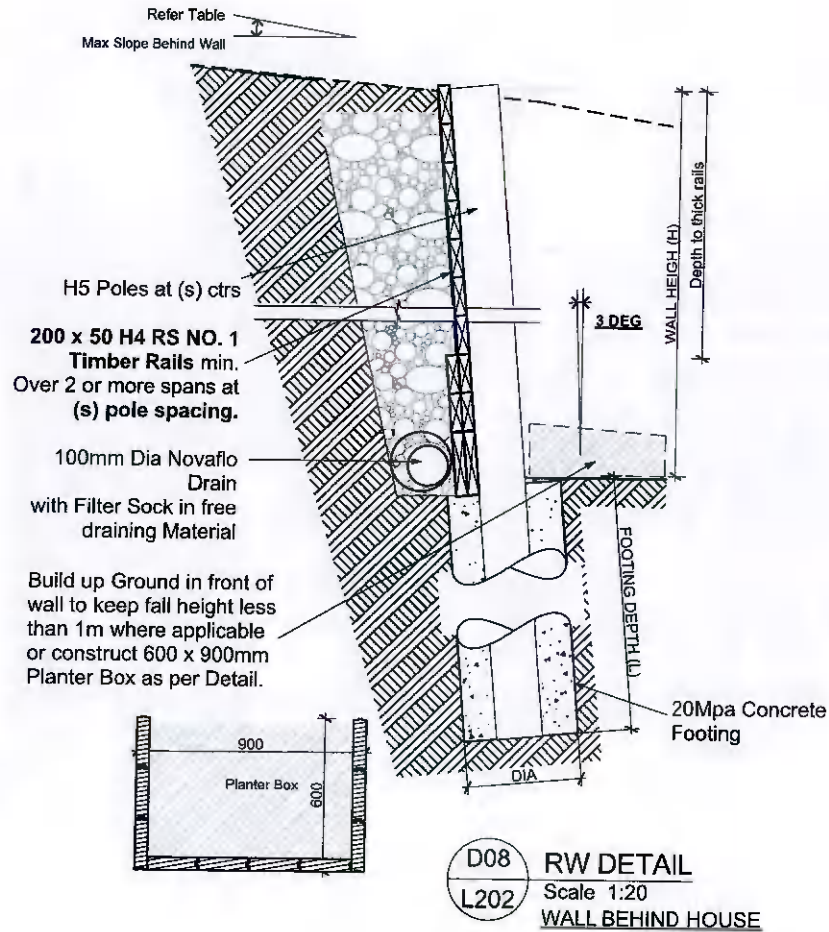
Daniel Andrewes
 Alterations, Additions, New Homes and Light Commercial work.
 PHONE: 0211648057
 EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
 New Home
 35 Taipa Heights Drive
 Taipa 0420

SHEET TITLE: Elevations
 REVISION #: REV01 RFI
 REV02 Minor Var RW and RC
 ISSUED: 30/08/2025
 PROJECT #: 986

REV
 REV02
 SHEET
 302

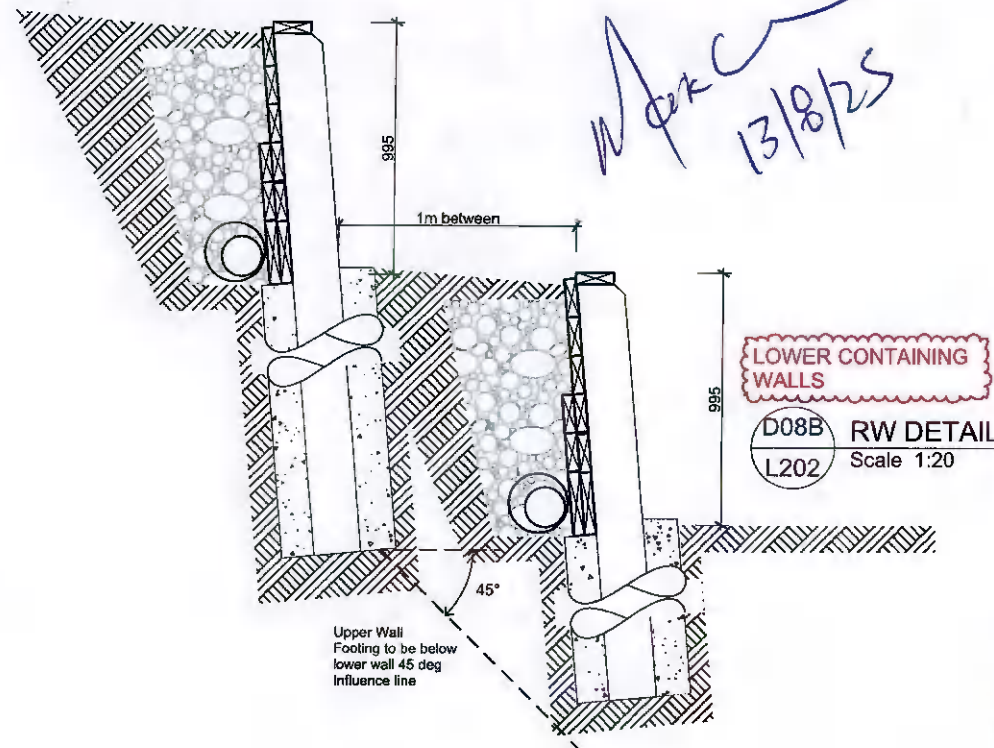




Retaining Wall - Timber Pole

Restricted access above wall or 1m high safety barrier/ balustrade where walls height over 1m to NZBC F4 safety from falling

MAX WALL HEIGHT (H)	POLE SIZE (D)	MIN FOOTING DEPTH (L)	MIN DIAMETER (DIA)	DEPTH TO THICK RAILS (R)	POLE SPACING (S)	RAIL SIZE	MAX SLOPE BEHIND WALL
1.5m	225 SED HD	2.0m	0.45M	1.0m	1.2 M	150 x 50 RS NO.1 & 1/ 250 x 50 RS NO.1	10 DEG



GENERAL NOTES:
1. Consider to VERIFY all dimensions and details before commencing work.
2. Work only to figured dimensions. In the event of discrepancy, the Architect's dimensions shall prevail.
3. Shown Scale is for A3 sheets only.
4. These plans remain the Property of the Architect and are intended only for the personal use of the recipient.

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

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Retaining Wall Details
REVISION #: REV01 RFI
REV02 Minor Var RW and RC
ISSUED: 30/06/2025
PROJECT #:
409
REV02



Lot 2
DP 173582
29010m²

EXISTING FLAT
SITE

FGL 15.000

**PROPOSED
NEW SHED**
FFL 15.225

EXISTING
CUT BATTER

Two existing 1.0m
max height retaining
walls

Approx
position of
existing large
sump

Proposed
Driveway

2/25,000L
Water Tanks

EXISTING
FILL BATTER

Small
Puriri Trees

Approx location of
buried placenta

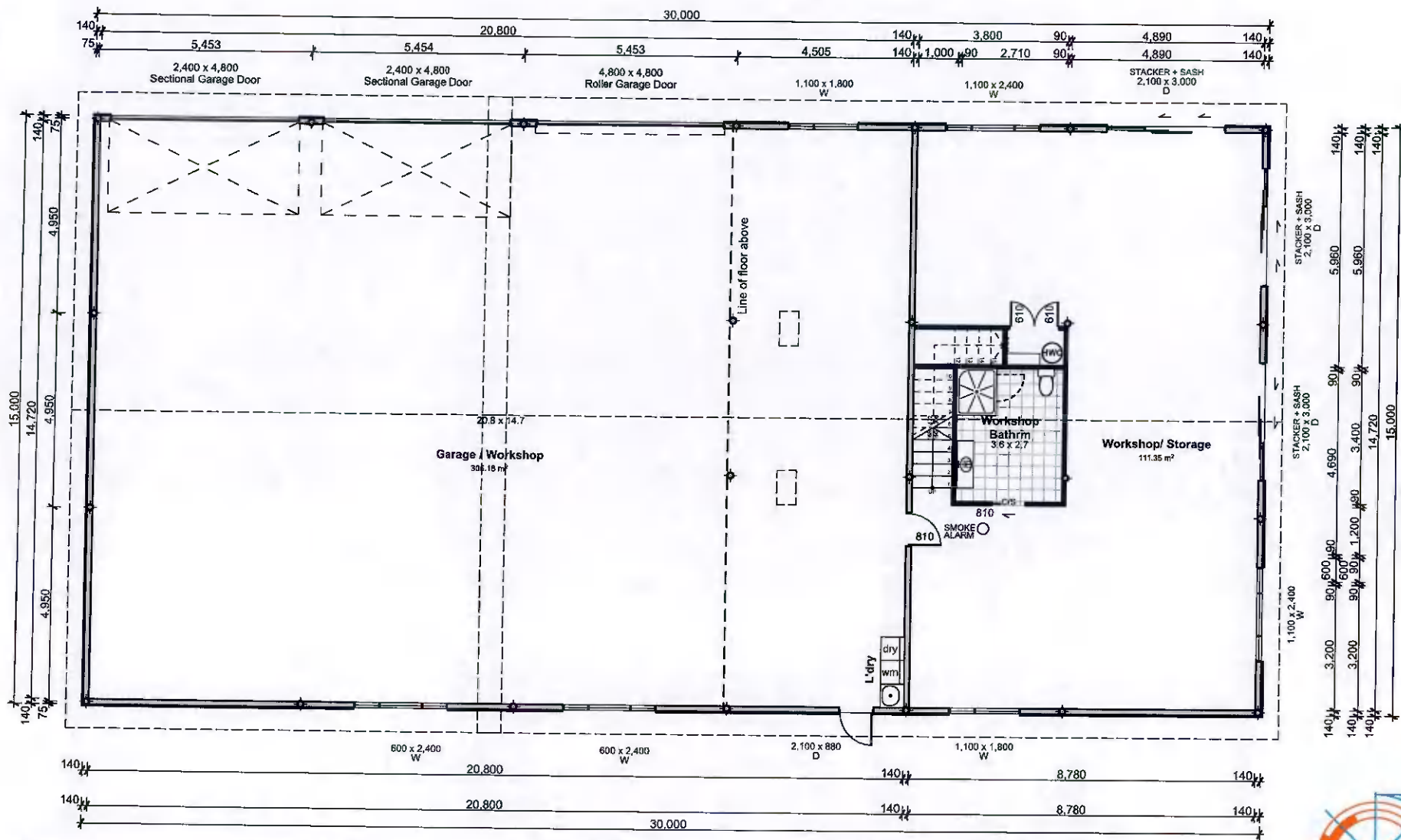
GENERAL NOTES:
1. Contractor to VERIFY all dimensions
and conditions on site before
commencing work.
2. Work only to agreed dimensions. In
the event of discrepancy consult
the Architect.
3. Shown Scale is for A3 sheets only.
4. These plans remain the Property of
House Design Northland
and are extended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

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

Clarissa Witehira
New Shed
35 Taipa Heights Drive
Taipa

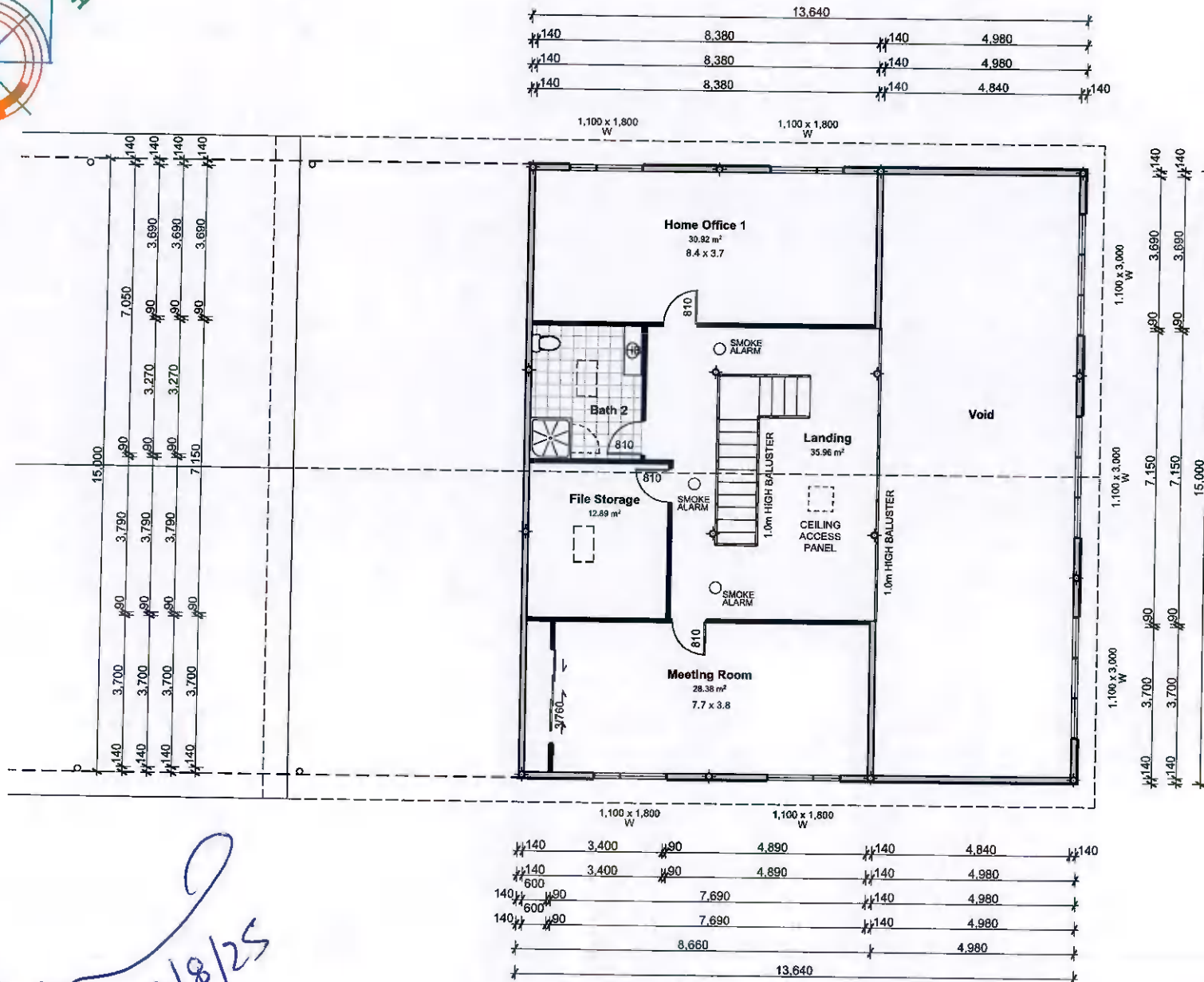
SHEET TITLE: Site Plan
REVISION #:
ISSUED: 30/06/2025
PROJECT #: 986

SHEET
103
REV PRELIM
**House
Design
Northland**



Not
13/10/25





NOTES:

ALL INTERIOR LININGS
TO BE TRIBOARD.

EXTERIOR WALLS TO BE KILN
DRIED **140x45** SG8 H1.2 STUDS
AT **600mm** CTRS NOGS AT
800mm CTRS

INTERIOR WALLS TO BE KILN
DRIED **90x45** SG6 H1.2 STUDS
AT **600mm** CTRS (**SG8** TO LOAD
BEARING INT WALLS)

ROOF - CORRUGATED LONGRUN

WIND ZONE- VERY HIGH

THE ROOF AND TRUSSES TO BE
DESIGNED BY AN APPROVED
MANUFACTURER WITH CONFIRMATION
OF TYPES SHOWN, AND DETAILS
PROVIDED TO THE BUILDER BEFORE
MANUFACTURING

ALL SELECTED MATERIALS AND
COMPONENTS TO BE FIXED IN
ACCORDANCE WITH THE
MANUFACTURERS SPECIFICATIONS

DP - 80mm UPVC DOWNPIPE

DIMENSIONS TO FRAME LINE

GLASS SCREENS AND ALL GLAZING TO
MANUFACTURERS STANDARD
TOUGHENED A GRADE SAFETY GLASS
TO NZBC F2 HAZARDOUS BUILDING
MATERIALS AND NZS 4223
PERFORMANCE STANDARD.

NOTE: NOGGING REQUIRED FOR
RANGEHOOD
TOWEL RAIL
TOILET ROLL HOLDER
TELEVISION

FIRST FLOOR PLAN 1:100

FRAME= 129.90m²
(INCLUDING STAIRS)

GENERAL NOTES:
1. Contractor to confirm all dimensions
and conditions on site before
commencing work.
2. Work to be completed in accordance
with the contract documents and
the drawings.
3. Please refer to the project details of
house design for further information
and the building code for the general
use of this contract.

Daniel Andrews
Alterations, Additions, New
Homes and
Light Commercial work.
PHONE: 0211548057
EMAIL: daniel@housedesign
northland.co.nz

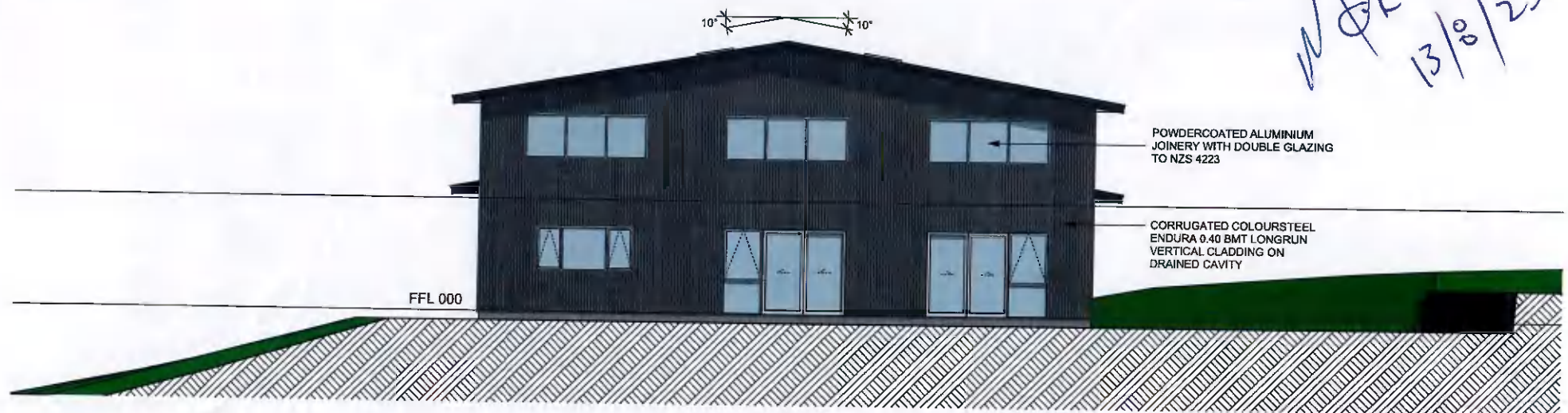
Clarissa Witehira
New Shed
35 Taipa Heights Drive
Taipa

SHEET TITLE First Floor
Plan
REVISION #
ISSUED: 30/06/2025
PROJECT #: 985

REV PRELIM
SHEET
105
House
Design
Northland



1 North Elevation 1:100



2 East Elevation 1:100

DISCLAIMER
1. This drawing is the property of the designer and is not to be used for any other purpose without the written consent of the designer.
2. This drawing is not to be used for any other purpose without the written consent of the designer.
3. This drawing is not to be used for any other purpose without the written consent of the designer.

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

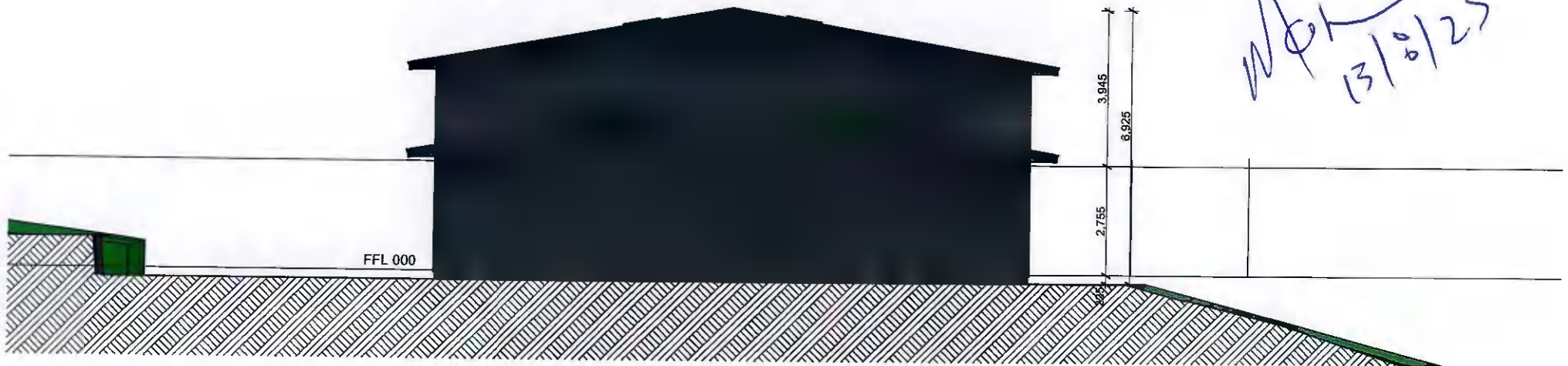
Clarissa Witehira
New Shed
35 Taipa Heights Drive
Taipa

SHEET TITLE: Elevations
REVISION #:
ISSUED: 30/06/2025
PROJECT #: 986

SHEET
REV PRELIM
301
House
Design
Northland



1 South Elevation 1:100



2 West Elevation 1:100

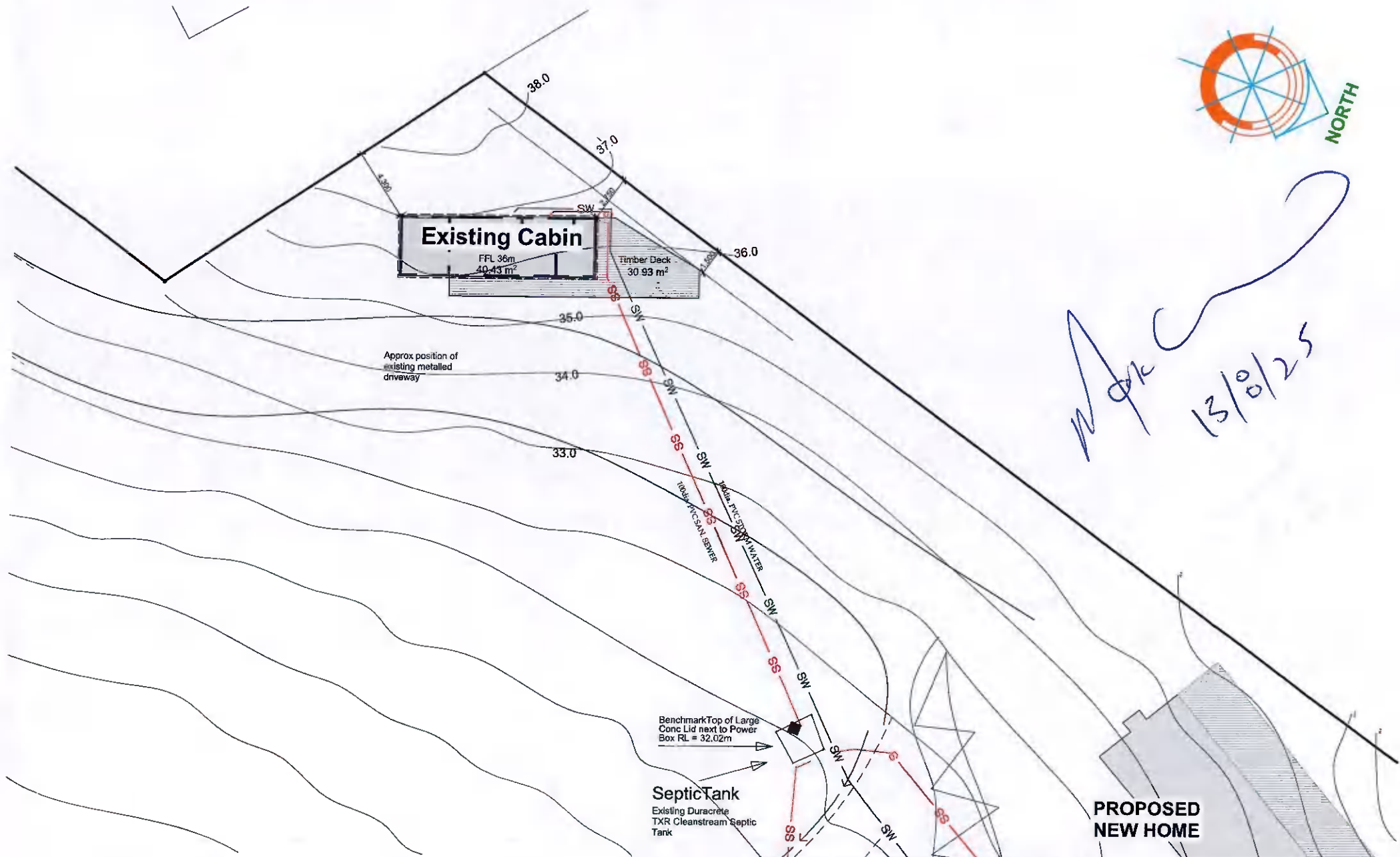
GENERAL NOTES
 1. Clarissa Witehira is the owner and contractor of the building.
 2. Work is to be done in accordance with the contract documents.
 3. The owner is responsible for the design and construction of the building.
 4. The owner is responsible for the design and construction of the building.
 5. The owner is responsible for the design and construction of the building.

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

Clarissa Witehira
 New Shed
 35 Taipa Heights Drive
 Taipa

SHEET TITLE: Elevations
 REVISION #:
 ISSUED: 30/06/2025
 PROJECT #:

REV PRELIM
 SHEET 302
 House Design Northland



1 Site and Drainage Plan 1:200

SPECIAL 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 A2 sheets only.
4. These plans remain the property of House Design Northland and are intended only for the personal use of the recipient.

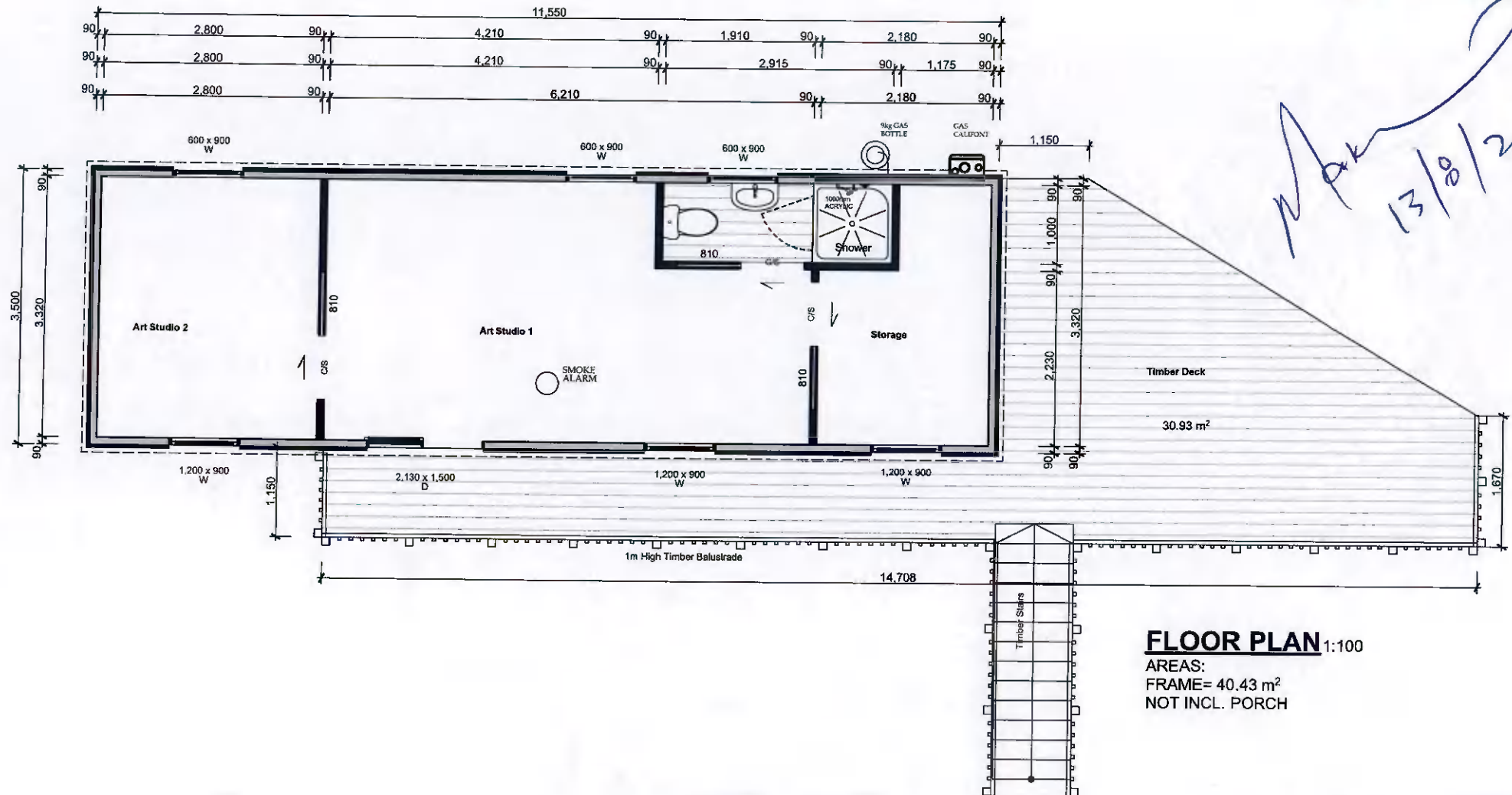
Daniel Andrewes
Alterations, Additions, New Homes and Light Commercial work.
PHONE: 0211648057
EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
Existing Art Studio Cabin
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Site Plan	SHEET 101	
REVISION #:	REV PRELIM	
ISSUED: 30/05/2025		
PROJECT #: #P11		



Handwritten signature and date:
13/8/25



FLOOR PLAN 1:100

AREAS:
FRAME= 40.43 m²
NOT INCL. PORCH

GENERAL NOTES:
1. Contractor to verify all dimensions and conditions on site before commencing work.
2. Work only to agreed dimensions. In the event of discrepancy consult the Architect.
3. Shown Stairs is for A2 sheets only.
4. These plans remain the Property of House Design Northland 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@housedesignnorthland.co.nz

Clarissa Witihira
Existing Art Studio Cabin
35 Taipa Heights Drive
Taipa 0420

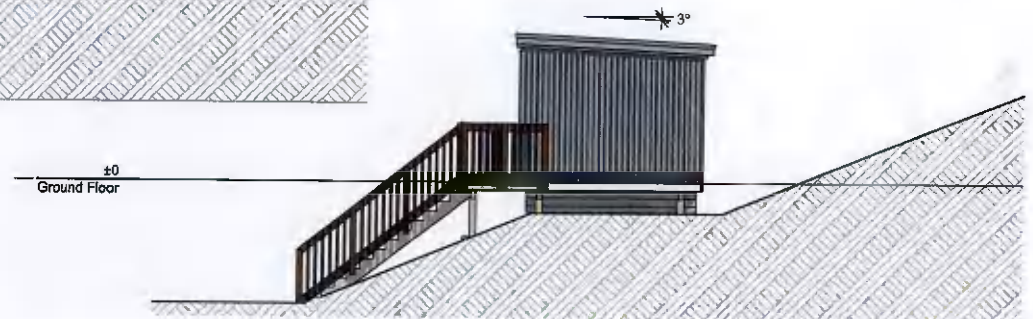
SHEET TITLE: Ground Floor Plan
REVISION #:
ISSUED: 30/05/2025
PROJECT #: #P11

REV PRELIM
SHEET 102





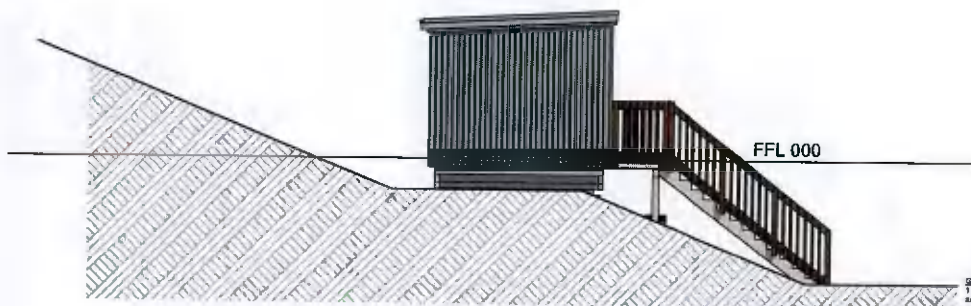
1 North Elevation 1:100



2 East Elevation 1:100



3 South Elevation 1:100



4 West Elevation 1:100

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 A2 sheets only.
 4. These plans form the Property of House Design Northland and are intended only for the personal use of the recipient.

Daniel Andrews
 Alterations, Additions, New Homes and Light Commercial work,
 PHONE: 0211648057
 EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
 Existing Art Studio Cabin
 35 Taipa Heights Drive
 Taipa 0420

SHEET TITLE: Elevations
 REVISION #:
 ISSUED: 30/05/2025
 PROJECT #: #Pin

REV PRELIM
 SHEET
201



Not 13/8/25

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you fully understand the proposal and if you support or have no opposition to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval before a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Rosy & Andreas Kurmann

Address of affected property including legal description

49 Taipa Heights Dr. / Lot 3DP 173582 BLK IV Mangonui SD

Contact Phone Number/s and email address

Daytime: 027 2170567 email: akurmann@envirolab-ltd.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: In most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these hand to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Rosy Kurmann

Date

2.8.2025

Signature

Andreas Kurmann

Date

2.8.2025

Signature

Date

Signature

Date

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties In accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Clarissa Witehira
Address of proposed activity:	35 Taipa Heights Drive, Taipa
Legal description:	Lot 2 DP 173582
Description of the proposal (including why you need resource consent):	To construct a new residential unit breaching boundary setback and visual amenity rules; construct a new shed breaching the visual amenity and stormwater management rules, plus seeking retrospective approval for an existing cabin located within the required boundary setback distances.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. Plans for 'New Home' prepared by House Design Northland, Sheets 102, 103, 105, 301, 302 & 409 2. Plans for New Shed prepared by House Design Northland, Sheets 103, 104, 105, 301 & 302 3. Plans for Existing Art Studio Cabin prepared by House Design Northland, Sheets 101, 102 & 201

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you fully understand the proposal and if you support or have no opposition to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval before a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

JUDITH LYNNE MURRAY

Address of affected property including legal description

Lot 40P207759
59 Olive View Heights Drive
Pwelling TAIPĀ.

Contact Phone Number/s and email address

Daytime: 0212 45 2226 email: judymurray2523@gmail.co.

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: In most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

J Murray

Date

21/8/25

Signature

Date

Signature

Date

Signature

Date

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Clarissa Witelira
Address of proposed activity:	35 Taipa Heights Drive, Taipa
Legal description:	Lot 2 DP 173582
Description of the proposal (including why you need resource consent):	To construct a new residential unit breaching boundary setback and visual amenity rules; construct a new shed breaching the visual amenity and stormwater management rules, plus seeking retrospective approval for an existing cabin located within the required boundary setback distances.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. Plans for 'New Home' prepared by House Design Northland, Sheets 102, 103, 105, 301, 302 & 409 2. Plans for New Shed prepared by House Design Northland, Sheets 103, 104, 105, 301 & 302 3. Plans for Existing Art Studio Cabin prepared by House Design Northland, Sheets 101, 102 & 201

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you fully understand the proposal and if you support or have no opposition to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval before a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overhead and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Sydney Walter Greaves & Susan Fedora Greaves

Address of affected property including legal description

512 SH10 Cable Bay 0420
LOT 2 DP 600320

Contact Phone Number/s and email address

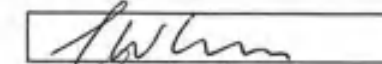
Daytime: 0276697044 email: sydsue@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: In most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

2/8/25

Signature



Date

2/8/25

Signature

Date

Signature

Date

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Clarissa Witelira
Address of proposed activity:	35 Taipa Hights Drive, Taipa
Legal description:	Lot 2 DP 173582
Description of the proposal (including why you need resource consent):	To construct a new residential unit breaching boundary setback and visual amenity rules; construct a new shed breaching the visual amenity and stormwater management rules, plus seeking retrospective approval for an existing cabin located within the required boundary setback distances.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. Plans for 'New Home' prepared by House Design Northland, Sheets 102, 103, 105, 301, 302 & 409 2. Plans for New Shed prepared by House Design Northland, Sheets 103, 104, 105, 301 & 302 3. Plans for Existing Art Studio Cabin prepared by House Design Northland, Sheets 101, 102 & 201

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



TAIPA HEIGHTS
DRIVE

Existing Vehicle Crossing

Existing Cabin

Approx position of
existing metalled
driveway
1,695.17 m²

Existing Effluent field
and dripper lines

SCUPPER

Lot 2
DP 173582
28,800m²

PROPOSED
FUTURE SHED
NOT PART OF
THIS BUILDING CONSENT

Pond

PROPOSED
NEW HOME

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%

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

LEGAL DESCRIPTION:

Wirimu Stephen MacFater,
Moana Waimihirangi MacFater,
Clarissa Jana Witehira and Papu Witehira

35 TAIPA HEIGHTS DRIVE
TAIPA

LOT 2 DP 173582
AREA 28800m²

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 40.43m²
PROPOSED NEW SHED 450m²

TOTAL	747.32m ²
SITE COVERAGE	2.59%

Roy & Alwin 2.8.25

1 Site Location Plan 1:1000

Jo Murray 2/8/25

AWL 2/8/2025
Alwin 2/8/2025

GENERAL NOTES:
1. Contractor to verify all dimensions and locations on site before commencing work.
2. Works shall be carried out in accordance with the consent.
3. Storm water to be carried off-site.
4. These plans are to be used only for the purpose of design and are not to be used for the permanent use of the site.

Clarissa Witehira
Address: 35 Taipa Heights Drive, Taipa
Phone: 021 184 8057
Email: clarissa@houseandlight.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: 8th Bulk and Location Plan
REVISION #1: REV01 R1
REV02 Minor Var RW and RC
ISSUED: 30/06/2025
PROJECT #: 966

House
Design
Northland



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

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

0.9m HIGH TIMBER RETAINING
WALLS TO ENGINEERS
DESIGN.

FGL = 34.000

**PROPOSED
NEW HOME**

FFL = 34.225

238.06 m²

FGL = 34.000

Proposed Conc
Driveway

FALL

TYPE 1
SURFACE
WATERSUMP

EXISTING
FILL BATTER

Silt Fence

EXISTING
CUT BATTER

1.2m MAX HEIGHT TIMBER
RETAINING WALL TO
ENGINEERS DESIGN.
CONSTRUCT BARRIER TO
PREVENT FALLS.

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

Septic Tank

Existing Discrete
TXR Cleanroom 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

GENERAL NOTES
1. Contractor to verify all dimensions
and conditions on site before
commencing work.
2. Works only as signed drawings. In
the event of discrepancy contact
the Architect.
3. Design is for All checks only.
4. The design is the Property of
House Design Northland
and does not constitute a contract
for the services of the Architect.

Daniel Andrews
Architects, Auckland, New
Homes and
Light Commercial work.
PHONE: 0211648097
EMAIL: daniel@houseanddesign
northland.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Site Plan

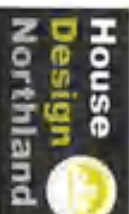
REVISION #: REV01 RFI

REV02 Minor Var RW and RC

ISSUED: 30/06/2025

PROJECT #: 988

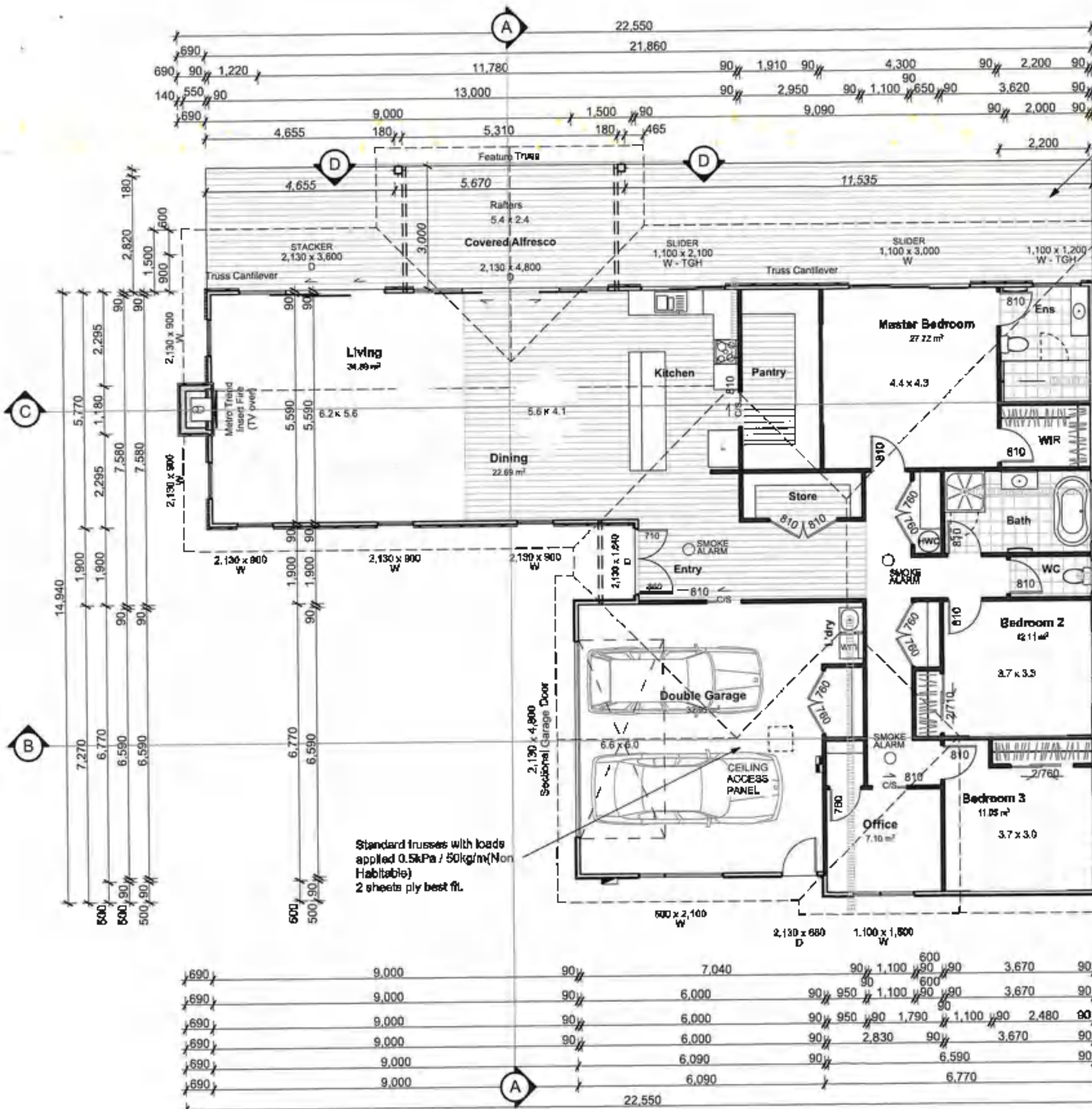
SHEET
103
REV
REV02



1

Site and Drainage Plan

1:200



Timber Deck full length
Exempt Building Work to
Schedule 1 NZBC
(shown for Access)

- NOTES:**
- USE GIB AQUALINE TO INTERNAL WALLS AND CEILINGS IN ALL WET AREAS, EG: ENSUITE, BATHROOM ETC
 - EXTERIOR WALLS TO BE KILN DRIED ~~SG4~~ **SG6** H1.2 STUDS AT 600mm CTRS NOGS AT 800mm CTRS
 - INTERIOR WALLS TO BE KILN DRIED ~~SG4~~ **SG6** H1.2 STUDS AT 600mm CTRS (SG6 TO LOAD BEARING INT WALLS)
 - ROOF - CORRUGATED COLORSTEEL
 - WIND ZONE - VERY HIGH
 - THE ROOF AND TRUSSES TO BE DESIGNED BY AN APPROVED MANUFACTURER WITH CONFIRMATION OF TYPES SHOWN, AND DETAILS PROVIDED TO THE BUILDER BEFORE MANUFACTURING
 - ALL SELECTED MATERIALS AND COMPONENTS TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS
 - OP - 80mm UPVC DOWNPIPE
 - DIMENSIONS TO FRAME LINE
 - GLASS SCREENS AND ALL GLAZING TO MANUFACTURERS STANDARD TOUGHENED A GRADE SAFETY GLASS TO NZBC F2 HAZARDOUS BUILDING MATERIALS AND NZS 4223 PERFORMANCE STANDARD.
 - TGH = TOUGHENED SAFETY GLASS AS ABOVE.

NOTE: NOGGING REQUIRED FOR RANGEHOOD TOWER RAIL TOILET ROLL HOLDER TELEVISION

FLOOR PLAN
1:100
2.8.25
FRAME = 238.98m²

GENERAL NOTES:

1. Contractor to verify all dimensions and components are as shown.
2. Work to be carried out in accordance with the approved consent.
3. Show State is for AS sheets only.
4. These plans remain the Property of House Design Northland and are intended only for the personal use of the recipient.

Daniel Architects
Auckland, Auckland, New Home
and Light Commercial work
ADDRESS: 21 Mavora Place
Whangarei 0110
MOBILE: 021 164 8057
EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Ground Floor Plan
REVISION: REV01 REF: REV02 Mins Var RW and BC
ISSUED: 20/06/2025
PROJECT #: 988

REV 105
REV02



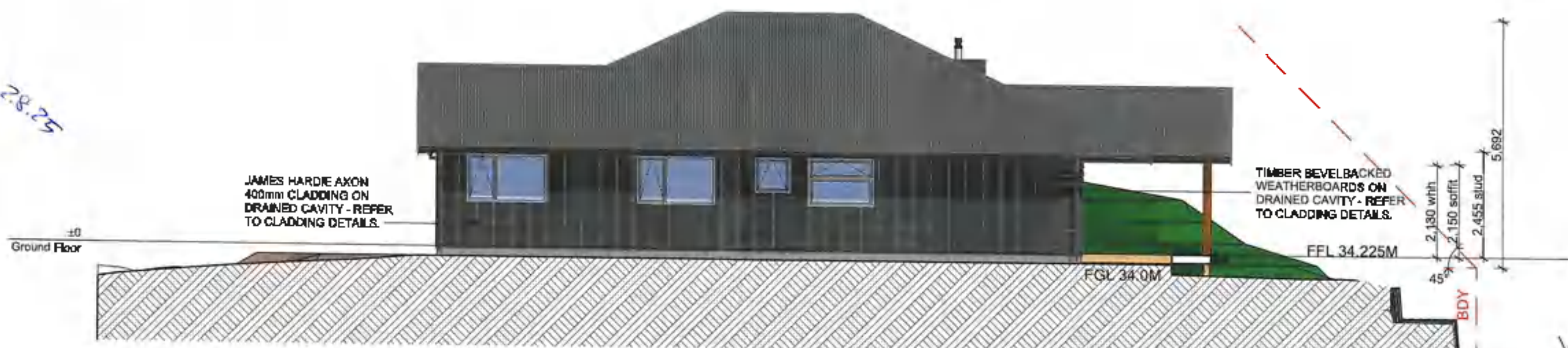
2/8/2025
Peggy & Murray
2/8/25

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
Roofwall 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

Allow to 28.25



2 East Elevation 1:100

Colour name: **Basque Ironwood** or
 Timber colour code: **H36-000-006**
 Cladding code: **150005**
 Rule: **Deep**
 Colour palette: **Neutral**
 RGB: **57 55 55**
 Hex value: **#3B3B3B**
 L*a*b*: **31.30 0.42 156**
 CMYK: **0 4 7 78**
 Approx. LRV: **9**

Colour name: **Basque Quarter Treeland** or
 Timber colour code: **H36-000-006**
 Cladding code: **150005**
 Rule: **Deep**
 Colour palette: **Neutral**
 RGB: **57 55 55**
 Hex value: **#3B3B3B**
 L*a*b*: **31.30 0.42 156**
 CMYK: **0 4 7 78**
 Approx. LRV: **9**

GENERAL NOTES:
 1. Contractor to verify all dimensions and conditions on site prior to commencing work.
 2. Work only to figures in brackets. In the event of discrepancy, consult the architect.
 3. All work shall be for 10 years only.
 4. These plans remain the property of House Design Northland and are loaned only for the purpose of this project.

Daniel Andrews
 Alterations, Additions, New Homes and Light Commercial work.
 PHONE: 0211640057
 EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Elevations
 REVISION #: REV01 RPT
 REV02 Minor Var RM and RC
 ISSUED: 30/06/2026
 PROJECT #:

REV
 REV02
 SHEET
301

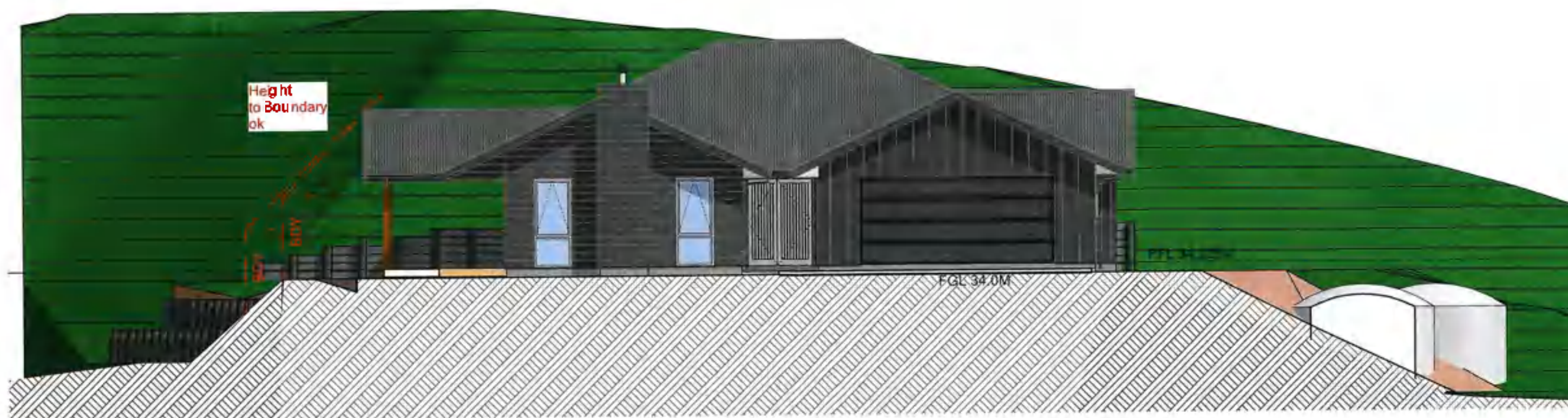
House Design
Northland

52/18/16
 P. 2/8/25
 2/8/25

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	1
Deck design		
Total Risk Score:		



1 South Elevation 1:100



2 West Elevation 1:100

RK & Alex 2.8.25
 10/11 2/8/25
 [Signature] 2/8/25
 [Signature] 2/8/25

DISCLAIMER:
 1. Our drawings are for all dimensions and conditions as the client has agreed to build with.
 2. We are not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
 3. These drawings are for the property of the client and are not to be used for any other purpose without our written consent.
 4. These drawings are for the property of the client and are not to be used for any other purpose without our written consent.

Daniel Anderson
 Architects, Additions, New Homes and Light Commercial work
 PHONE: 0211648057
 EMAIL: daniel@housedesignnorthland.co.nz

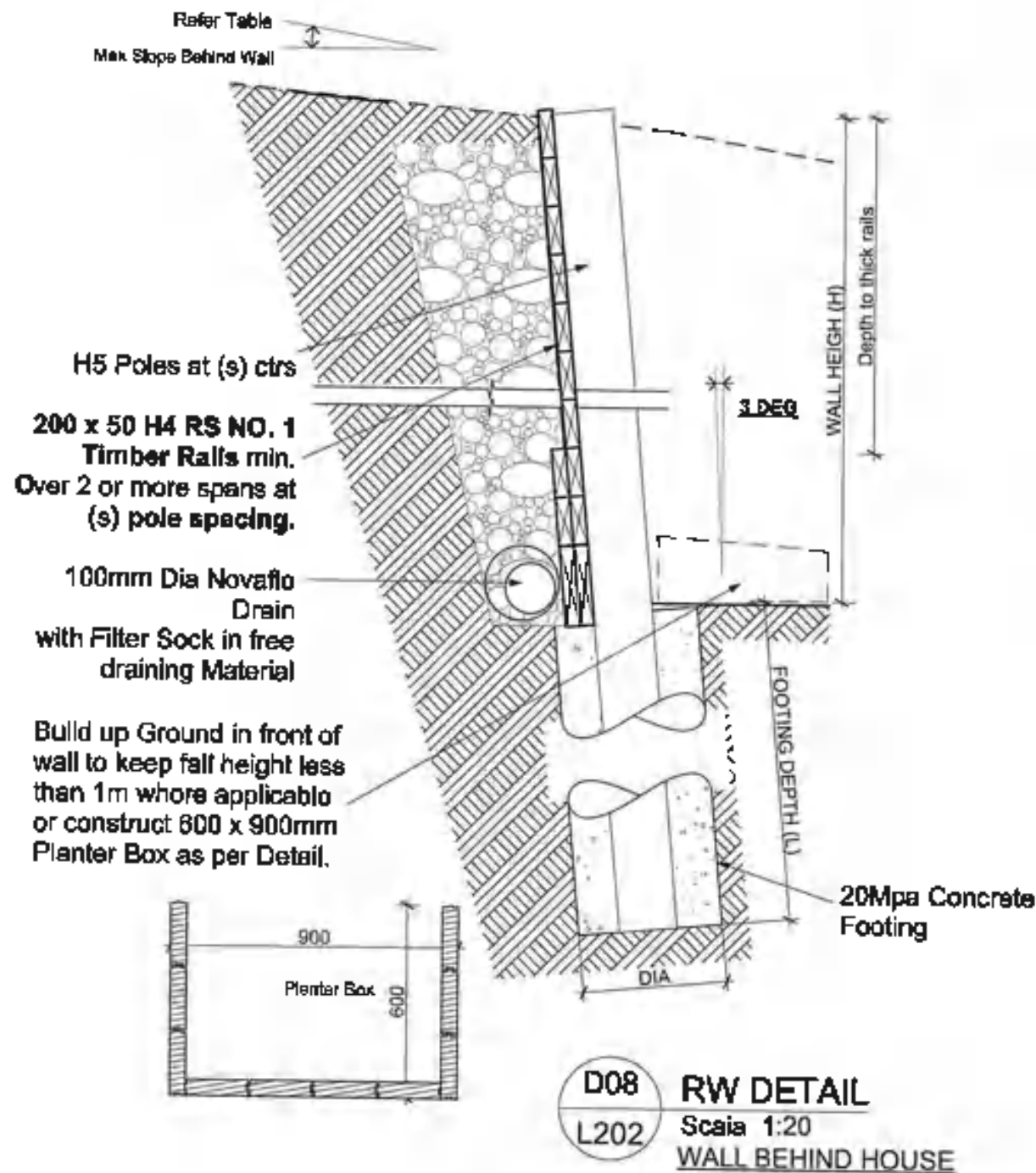
Clarissa Witehira
 New Home
 35 Taipa Heights Drive
 Taipa 0420

SHEET TITLE: Elevations
 REVISION #: REV01 RFI
 REV02 Minor Var FRI and RC
 ISSUED: 30/06/2025
 PROJECT #: 006

SHEET
 302
 REV
 REV02



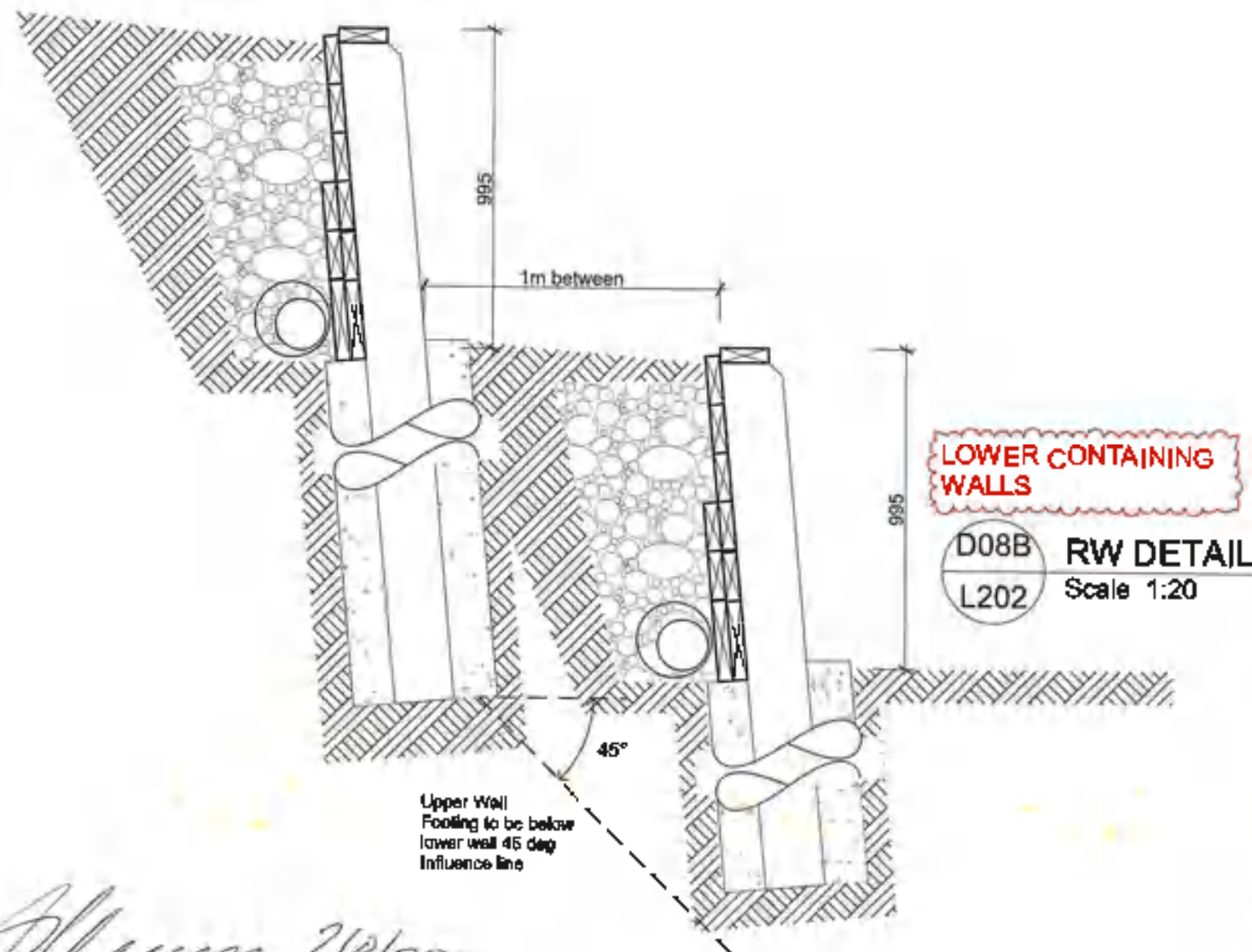
*2/8/25
LW*



Retaining Wall - Timber Pole

Restricted access above wall or 1m high safety barrier/ balustrade where walls height over 1m to NZBC F4 safety from falling

MAX WALL HEIGHT (H)	POLE SIZE (D)	MIN FOOTING DEPTH (L)	MIN DIAMETER (DIA)	DEPTH TO THICK RAILS (R)	POLE SPACING (S)	RAIL SIZE	MAX SLOPE BEHIND WALL
1.6m	225 SED HD	2.0m	0.45M	1.0m	1.2 M	150 x 60 RS NO.1 & 1/ 250 x 60 RS NO.1	10 DEG



*RC 2.8.25
Archie*

LW 2/8/25

2/8/25

GENERAL NOTES:
1. Consult with NZBC for all dimensions and conditions in all details.
2. Work only in agreed dimensions, in the event of discrepancy consult the Architect.
3. Brown Earth is for AS above only.
4. These plans represent the Property of House Design Northland and are to be used only for the particular lot of the project.

Clarissa Witehira
Alterations, Additions, New Homes
and Light Commercial work
ADDRESS: 3 Millview Place
Whangarei 01 10
MOBILE: 021 164 8057
EMAIL: daniel@house-design-nz.com

Clarissa Witehira
New Home
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Raising
Wall Details

REVISION R: REV01 R/N
REV02 Minor Var RW and RC
ISSUED: 30/08/2025
PROJECT #: 956

409
REV02



Lot 2
DP 173582
29010m²

EXISTING
CUT BATTER

Two existing 1.0m
max height retaining
walls

Approx
position of
existing large
sump

EXISTING FLAT
SITE

Proposed
Driveway

FGL 15.000

**PROPOSED
NEW SHED**
FFL 15.225

16.0

15.0

14.0

13.0

Small
Puriri Trees

2/25,000L
Water Tanks

EXISTING
FILL BATTER

Approx location of
buried placenta

27.000

35.700

12.0

1 **Site and Drainage Plan 1:200**

DISCLAIMER
1. Consultant is not responsible for the accuracy of the information provided by the client.
2. Work is only to be used for the purpose of the project and is not to be used for any other purpose.
3. The client is responsible for the accuracy of the information provided by the client.
4. The client is responsible for the accuracy of the information provided by the client.
5. The client is responsible for the accuracy of the information provided by the client.

Daniel Andriano
Alterations, Additions, New
Homes and
Light Commercial work.

PHONE: 0211848057

EMAIL: daniel@houseandland.co.nz

Clarissa Witehira

New Shed
35 Taipa Heights Drive
Taipa

SHEET TITLE: Site Plan

REVISION #:

ISSUED: 30/06/2025
PROJECT #: 986

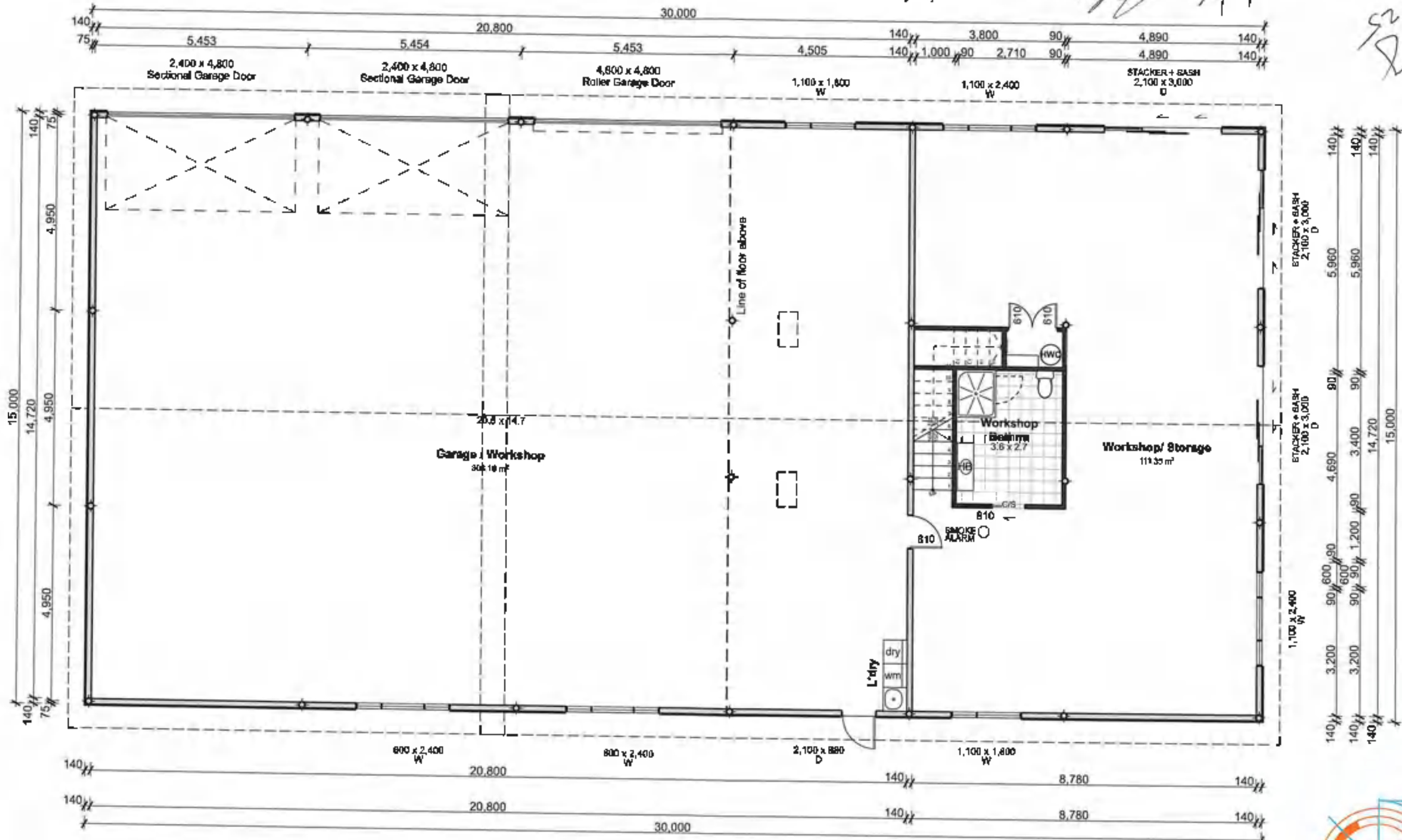
REV PRELIM

SHEET

103

**House
Design
Northland**

2/8/25
2/8/25
2/8/25
2/8/25



NOTES:

ALL INTERIOR LININGS TO BE TRIBOARD.

EXTERIOR WALLS TO BE KILN DRIED 140mm SG6 H1.2 STUDS AT 600mm CTRS NOGS AT 600mm CTRS

INTERIOR WALLS TO BE KILN DRIED 90mm SG6 H1.2 STUDS AT 600mm CTRS (SG6 TO LOAD BEARING INT WALLS)

ROOF - CORRUGATED LONGRUN

WIND ZONE - VERY HIGH

THE ROOF AND TRUSSES TO BE DESIGNED BY AN APPROVED MANUFACTURER WITH CONFIRMATION OF TYPES SHOWN, AND DETAILS PROVIDED TO THE BUILDER BEFORE MANUFACTURING

ALL SELECTED MATERIALS AND COMPONENTS TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

DP - 80mm UPVC DOWNPIPE

DIMENSIONS TO FRAME LINE

GLASS SCREENS AND ALL GLAZING TO MANUFACTURERS STANDARD TOUGHENED A GRADE SAFETY GLASS TO NZBC F2 HAZARDOUS BUILDING MATERIALS AND NZS 4223 PERFORMANCE STANDARD.

NOTE: NOGGING REQUIRED FOR RANGEROOD TOWEL RAIL TOILET ROLL HOLDER TELEVISION

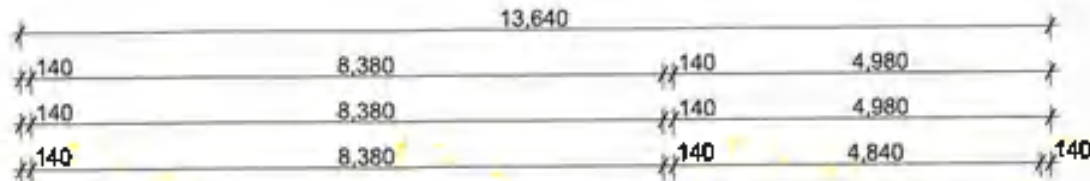
GROUND FLOOR PLAN 1:100

FRAME = 450.00m²



2/8/25
2/8/25

CLARISSA WITELIRA
1. 2024/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/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FRAME= 129.90m²
(INCLUDING STAIRS)

House
Design
Northland
SHEET
105
PRELIM

ZK. 2.8.25
Adrian

2K. 20
Adm
NW Conn 2/1/25

2/8/25

journey
2/8/25

5/8/25
Liam



CORRUGATED COLOURSTEEL
LONGRUN ROOFING ENDURA
0.40 BMT

FFL 000

1 North Elevation 1:100



POWDERCOATED ALUMINIUM
JOINERY WITH DOUBLE GLAZING
TO NZS 4223

CORRUGATED COLOURSTEEL
ENDURA 0.40 BMT LONGRUN
VERTICAL CLADDING ON
DRAINED CAVITY

FFL 000

2 East Elevation 1:100

WL 2/8/25
PK 2.8.25
Arthur

2/8/25

DESIGNED BY
Clarissa Witehira
Architect, Address, New
Homes, and
Light Commercial work
PHONE: 021 164 8057
EMAIL: clarissa@northland.co.nz

DATE: 2/8/25
PROJECT: New Shed
35 Teapa Heights Drive
Teapa

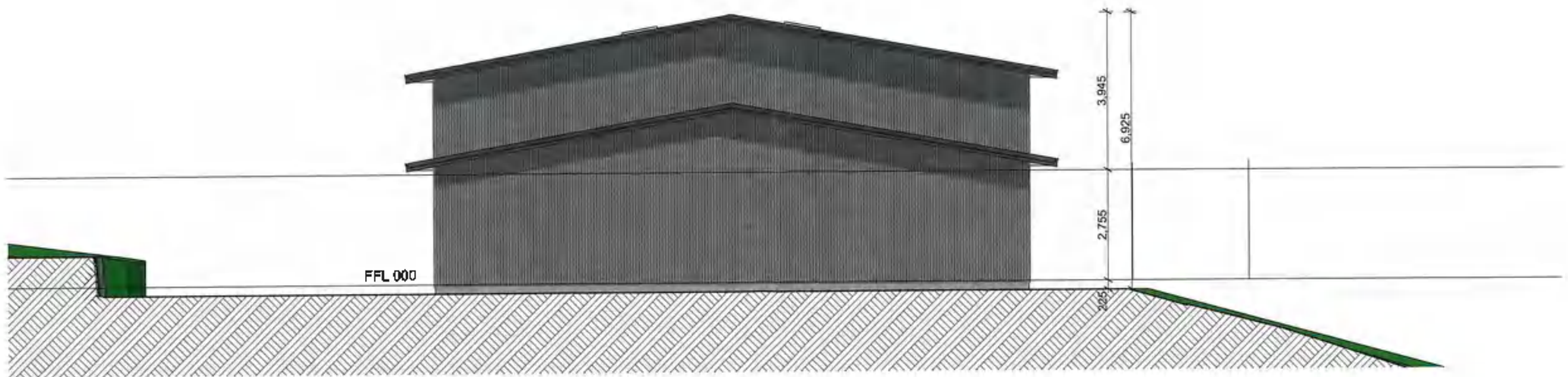
Clarissa Witehira
New Shed
35 Teapa Heights Drive
Teapa

SHEET TITLE: Elevations
REVISION #:
ISSUED: 30/09/2025
PROJECT #:

REV PRELIM
SHEET 301
House Design
Northland



1 South Elevation 1:100



2 West Elevation 1:100

2K.2-8.25
Almo

January
2/8/25

1W 2/8/25
Almo 2/8/25

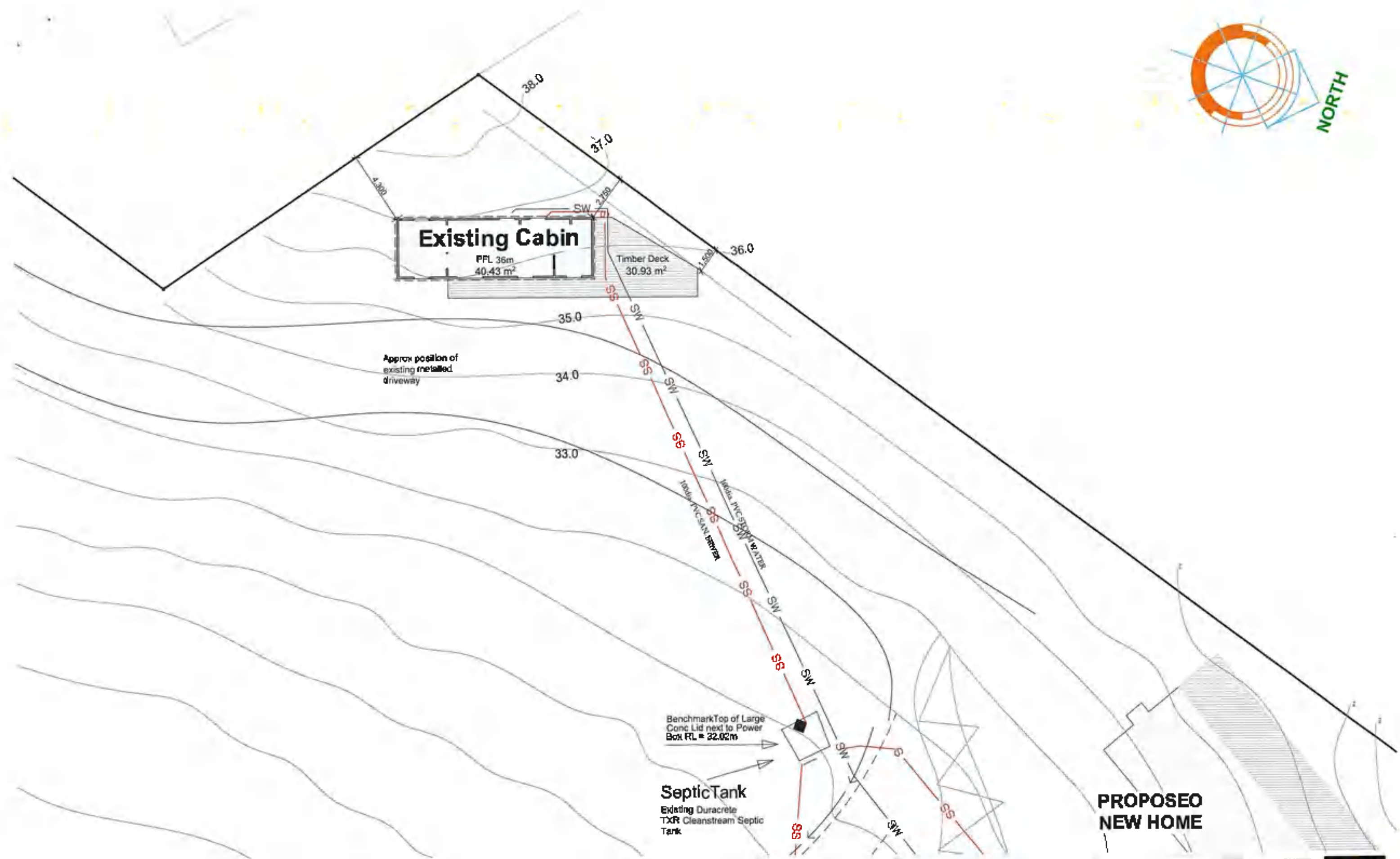
DISCLAIMER
1. CONSULT A REGISTERED ARCHITECT
AND ENGINEER FOR ALL CONSTRUCTION
REQUIREMENTS.
2. THIS SET IS FOR INFORMATION ONLY.
3. THIS SET IS NOT TO BE USED FOR
CONSTRUCTION WITHOUT THE ARCHITECT'S
APPROVAL.
4. THIS SET IS NOT TO BE USED FOR
ANY OTHER PURPOSES WITHOUT THE
ARCHITECT'S APPROVAL.

Clarissa Witteira
Architect, Designer, Planner
and Project Manager
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EMAIL: clarissa@houseofdesign
northland.co.nz

Clarissa Witteira
New Shed
35 Talpa Heights Drive
Talpa

SHEET TITLE: Elevations
REVISION:
DATE:
PROJECT:

HOUSE
Design
Northland
PRELIM
302
SHEET



1 Site and Drainage Plan 1:200

Arthur 2/8/25
Arthur RK 28.25

grouchy
2/8/25

grouchy
2/8/25

ADDITIONAL NOTES:
1. Check with the local council for any requirements and conditions on site before commencing work.
2. High, only in. Equal elevations, in the case of discrepancy, consult the architect.
3. Please note: for all works only.
4. These plans are made for the purpose of house design. Northland.

Daniel Anderson
Alterations, Additions, New Homes and Light Commercial work.
PHONE: 0211643057
EMAIL: daniel@houseandesign.northland.co.nz

Clarissa Witehira
Existing Art Studio Cabin
35 Taipa Heights Drive
Taipa 0420

PROPOSED NEW HOME

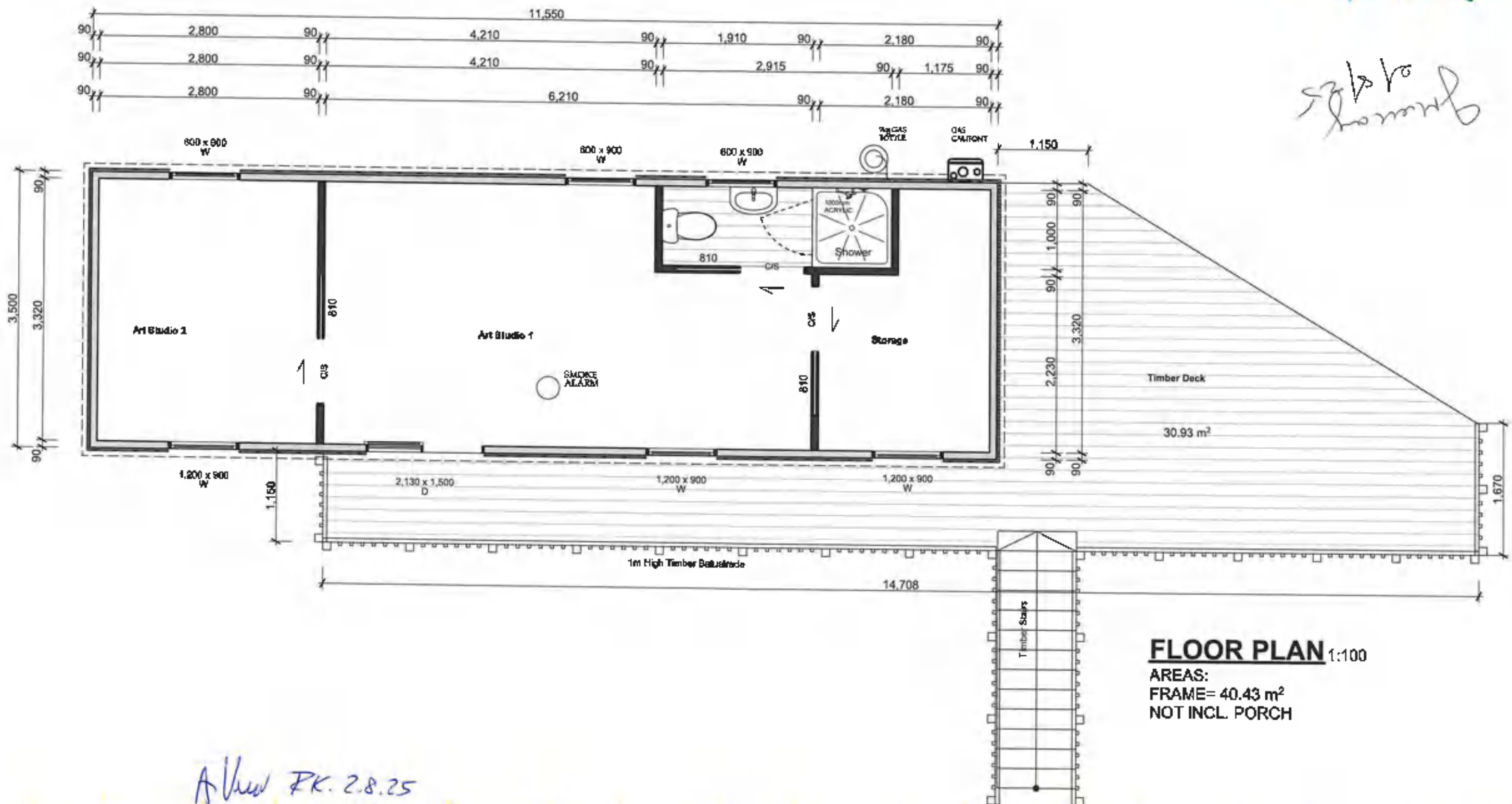
SHEET TITLE: Site Plan
REVISION #
ISSUED: 30/06/2025
PROJECT #

REV PRELIM
SHEET 101





*5/1/10
Liam*



FLOOR PLAN 1:100

AREAS:
FRAME= 40.43 m²
NOT INCL. PORCH

*Approved PK. 2.8.25
1/1/10 2/8/25
Approved 2/8/25*

GENERAL NOTES
1. All work is to be done in accordance with the Building Code of New Zealand and all relevant standards.
2. Work is to be done in accordance with the Building Code of New Zealand and all relevant standards.
3. All work is to be done in accordance with the Building Code of New Zealand and all relevant standards.
4. All work is to be done in accordance with the Building Code of New Zealand and all relevant standards.

Daniel Andrews
Alterations, Additions, New
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Light Commercial work.
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northland.co.nz

Clarissa Witehira
Existing Art Studio Cabin
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Ground
Floor Plan
REVISION #:
ISSUED: 30/05/2026
PROJECT #

REV PRELIM
SHEET
102



POWDERCOATED ALUMINIUM JOINERY
WITH SINGLE GLAZING TO NZS 4223

TRIMUNE COLOUR STEEL
LONG RUN ROOFING MAXX 0.40 BMT

PAINTED PLYWOOD
GROOVED SHADOWCLAD
CLADDING ON
DRAINED CAVITY SYSTEM

FFL 000

±0
Ground Floor

1 North Elevation 1:100

±0
Ground Floor

2 East Elevation 1:100

45°
EAST BDY

±0
Ground Floor

3 South Elevation 1:100

FFL 000

4 West Elevation 1:100

GENERAL NOTES:
1. Contractor to verify all dimensions and levels on site before commencing work.
2. All work to be done in accordance with the approved consent.
3. Shown to be in accordance with the Property of House design and/or other relevant documents.
4. These plans are for the Property of House design and/or other relevant documents and are not to be used for any other purpose.

Daniel Anderson
Alterations, Additions, New Homes and Light Commercial work.
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EMAIL: daniel@housedesignnorthland.co.nz

Clarissa Witehira
Existing Art Studio Cabin
35 Taipa Heights Drive
Taipa 0420

SHEET TITLE: Elevations

REVISION #:

ISSUED: 30/05/2025
PROJECT #: #Pin

REV PRELIM
201

House Design
Northland

A New PK. 2.8.25

greening 2/8/25

AW 2/8/25

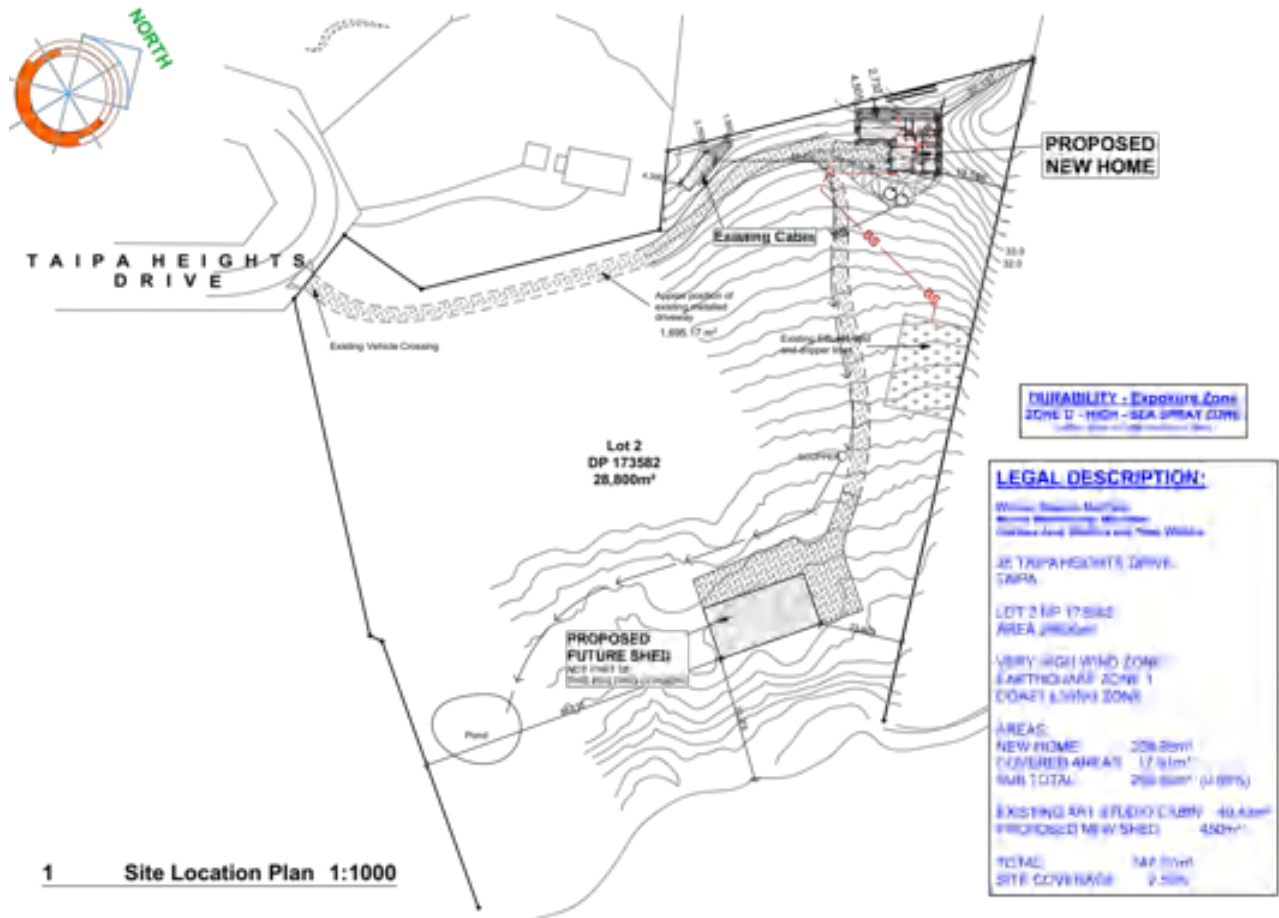
2/8/25



Appendix 5

Ansed Ltd – Stormwater report

STORMWATER REPORT FOR THE PROPERTY LOCATED AT 35 TAIPA HEIGHTS DRIVE, TAIPA



FOR
Clarissa Witehira

ANSED Ltd

Dated 25/9/25

**5 Ngunguru Road
RD 3
WHANGAREI**

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Please note that this report should be seen as a reasonable attempt to identify any significant details and design aspects to meet any Resource/Building stormwater Consent Conditions approved by the Far North District Council (FNDC) for the additional buildings on this property.

BRIEF

ANSED Ltd were engaged by Clarissa Witehira to undertake an assessment on the potential changes occurring in stormwater with the construction of an additional house & shed on this property.

This report undertakes to;

Describe the layout of the current Lots, road users.

Note any pertinent features that may impact the stormwater & overland flows on the Lot.

If necessary, make recommendations regarding further investigations

The findings of this report may be used to support the resource consent proposal for the construction of an additional house & shed on this property.

BACKGROUND

The building consent application (which is the basis for the FNDC RC/BC evaluation) requires a specific, site stormwater engineering report covering the features in regard to Stormwater and associated parameters which will form the basis of the design/specifications/foundations required to meet any FNDC RC/BC conditions.

1. RELEVANT DOCUMENTATION

AS 2870:2011 – Construction of residential slabs and footings

NZS 3604:2011 – Timber framed buildings

NZS 4229:2013 -- Concrete masonry buildings not requiring specific engineering design

NZS 4402:1986 -- Methods of soil testing for civil engineering purposes

NZS 4404:2004 – Code of Practise for Urban Land Subdivision

NZS 4431:1989 – New Zealand Standard Code of Practise for Earthfill for Residential Development

NZ Building Code – B1/VM4

Good ground

means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15% when tested, from the liquid limit, in accordance with NZS 4402 Test 2.6,

and

c) Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of: land instability, ground creep, subsidence, liquefaction, lateral spread, seasonal swelling and shrinking, frost heave, changing ground water level, erosion, dissolution of soil in water, and effects of tree roots.

2. SITE DESCRIPTION

DESCRIPTION

The property is legally described as Lot 2 DP 173582 at 35 Taipa Heights Drive Taipa 0420, in the Far North District.

The 28,997 m² site is located within the Coastal Living Zone, under the Far North District Plan.

2.1 TOPOGRAPHY

The properties along Taipa Heights Drive are a combination of rolling to steeper terrain contour. The surrounding properties have a mixture of pasture, bush/scrub and housing

The proposed site has a natural separation from the surrounding areas. The general outlook from the site is towards the South & East and is partially protected from North & West winds.

The proposed house site outlook is towards the North-West and is partially protected from North & South winds.

2.2 GEOGRAPHY

The region of Taipa is dominated by Silt loam, Clay & sandstone soils. On this site the NRC soil maps list the primary soil (57%) as Hukerenui sandy loam - HKa, HKaH*.

Hukerenui sandy loam (NRC HKaH) is classed as “*Imperfectly to poorly drained*”.

The NRC soil maps list the secondary soil (43%) as Rangiuru clay – RU, RUH*

Rangiuru clay (NRC RUH) is classed as “*Well to moderately drained*”.

The house building site is located within the NRC HKaH zone & the shed building site is located within the NRC RUH zone.

The soil within the sites is assessed as CLASS S expansiveness in terms of AS2870:1996 and can be classed as moderately sensitive.

2.3 GEOTECHNICAL

No obvious instability features or other major features of concern were found on the property.

This report includes within its recommendations remediation works for specific areas of the property that were identified.

3. SITE STORMWATER INVESTIGATIONS

A site visit was made on the 14/8/25.

3.1 GROUNDWATER CONDITIONS

The site generally demonstrated a wet surface. This can be expected at this time of the year (late winter).

Due to the nature of these soils, we recommend that any excavation left open is protected and/or left with the surface shaped to stop water ponding. Saturating these soils will result in a reduction of bearing capacity. Groundwater table elevations may rise during wet winter conditions and/or following periods of heavy or prolonged rainfall.

3.2 SITE STABILITY, INCLUDING STORMWATER & IMPERMEABILITY AFFECTS

The proposed house site is located in an elevated area which is surrounded by a varying downward slope from the nearly level site. The slope is steeper towards the seaward direction & the stream on the South-Eastern boundary.

The shed is on a level site which has had previous landscaping.

There should not be any stability issues associated with these locations provided;

- Any overland flows are directed away from the areas.
- Drainage trenches are installed (as required) around the shed to minimise any underground water flows affecting the foundations.
- There are no concentrated stormwater discharges which can decrease soil strength & create scouring issues.

The stormwater overflow from the house should be piped across the driveway to the attenuation tank & the overflow from the tank across the road to the swale alongside the driveway leading to the proposed shed. The pipeline outlet is to be dispersed down a 20m (min.) section of RipRap lined swale (part of the existing swale).

The existing swale should be upgraded to comply with the FNDC EES.

Where RipRap is required, it should have additional excavation to provide volume to place the RipRap into, while providing sufficient area for the volume of flow required.

This swale connects to the pond near the proposed shed & flows eventually down to the South-Eastern natural water course.

The use of the swale beside the long driveway & pond storage will assist in ground water recharge.

The stormwater overflow from the shed should be piped down to the attenuation tank which will outlet to the natural water course & dispersed over a RipRap spreader outlet.

The natural flow will generally be maintained, with little to no adverse affects on the soil & land. There will be a very minor increase (if any) in the rate of stormwater entering the local stream.

Provided that the recommendations of this report are followed we consider that the risk of slope instability affecting the proposed sites is little to none, while providing ground recharge.

3.3 EXPANSIVE SOILS

Expansive soils are soils which experience volume changes upon wetting and drying. Expansion and swelling appears to be the dominant factor under certain conditions with fine grained soil containing considerable amounts of clay. Expansion and swelling may cause distress which is often experienced in light buildings. In many parts of Northland there is a significant hazard to foundations for light buildings including homes with concrete slab floors. The volumetric expansion and contraction can cause houses and other structures to heave or settle resulting in damage that is sometimes severe. Soil movement can occur in both directions (vertical and horizontal) at different rates which results in distress and subsequent damage to the structure. The extent of the damage varies from relatively minor brick veneer cracking and internal cracking on wall corners with attendant door and windows jamming, through to extensive and severe cracking including cracking of driveways, sidewalks etc. Expansive soils such as clay, claystone, mudstone, argillaceous rocks and shale all contain clay minerals. These minerals are very sensitive to changes in humidity. When expansive clayey soils get wet, these minerals absorb water molecules and consequently expand. When dry they shrink, leaving large voids in the soil which result in a reduction in bearing capacity of the soil.

Apart from seasonal moisture changes (wet winters/ dry summer); other factors can influence soil moisture such as:

- Soil pan layers (or underlying rocks) which restrict/control the movement of water within the soil.
- Irrigation of garden close to the dwelling foundation.
- Site drainage close to the structure.
- Plantation of large trees close to building foundations on expansive soils. A wide range of tree and shrub species have high groundwater demands during summer months. The effects of such demands on expansive soils can be substantial and can lead to differential building settlements. Accordingly it is good house keeping measure to ensure that high water demand species (such as gum, willow, cypress etc) are not planted close to buildings.
- Plumbing leaks.
- Prevalent or initial moisture conditions at construction time.

It should be also noted that the shear strength of expansive soil also changes with variations in humidity, and a stability problem may arise.

Expansive soils cause major damage to light foundations and associated structures. Heavy foundations and structures can resist the swelling uplift pressure. Damage is dependent on the amount of movement experienced by the foundation, the non uniformity in movement, which are all related to percentage of clay in the expansive soil, variation in moisture content, type of foundation, building construction and materials etc.

This site is class S in expansiveness.

The soil can be classified as CLASS S, Moderately Expansive, in terms of AS2870:1996. Therefore, there is a potential for limited seasonal shrinkage and swelling within the subsoils and this should be considered in respect to any concrete slabs especially in regard to potential slab cracking. During foundation earthworks, care must be taken to protect the exposed moist soils from drying out. This may be achieved by mist spraying with water to replace any lost moisture. An impermeable surface should be placed immediately above the subgrade after the excavation of the topsoil. Typically this may be compacted metal or waterproof sheeting.

4. **AREA OVERALL**

The approximate area of the metal & other impermeable surfaces are,
500m² original driveways.

Studio roof 50m²

Concrete paths 5m² (approx.).

House roof 322m².

Concrete garage entrance 40m² (approx.)

Concrete paths 10m² (approx.).

Shelter roof 25m².

1210m² of metal driveway to shed & shed parking etc..

Shed roof 499m².

Total 2661m²

Overall area 28,800m²

Percentage impermeable

$2661/28,800 = 9.2\%$

5. **ATTENUATION (INCLUDING CLIMATE CHANGE).**

The estimated total impermeable area of the house site is,

House roof 322m²

Concrete garage entrance 40m² (approx.)

Concrete paths 10m² (approx.)

$322 + 40 + 10 = 372\text{m}^2$.

The attenuation requirements are 18.8m³.

The outlet flow from the tank should be controlled by 2 orifices (lower orifice is 12mm dia. & 880mm above, the 2nd orifice is 10mm dia. with a total of 2074mm required for a 3.4m dia. tank) to provide for attenuation for 2yr, 10yr & 100yr events.

The orifice sizes will need recalculating if a different dia. tank is used.

The outlet from the attenuation tank should be to the swale drain which connects to the pond at the base of the slope.

The estimated new impermeable area of the shed site is,

Shed roof 499m²

The attenuation requirements are 18.5m³.

The outlet flow from the tank should be controlled by 2 orifices (lower orifice is 12mm dia. & 772mm above, the 2nd orifice is 10mm dia. with a total of 1818mm required for a 3.6m dia. tank) to provide for attenuation for 2yr, 10yr & 100yr events.

The orifice sizes will need recalculating if a different dia. tank is used.

The balance of the shed driveway & turning/parking area (existing).

1210m² of metal driveway to shed & shed parking etc..

The attenuation requirements are 32.7m³.

The majority of the flow will be collected by side drains & directed to the pond.

Additional volume in the pond will be provided by an increased depth of 300mm.

A 300mm deep top portion of the outlet flow from the pond should be controlled by 2 filtered orifices (lower orifice is 29mm dia. & 289mm below the top of the pond overflow, the 2nd orifice is 22mm dia. & 100mm below the top of the pond outlet to provide for attenuation for 10yr & 100yr events.

Stormwater from the new roofed areas should be collected into sealed pipes and discharged into tanks for water supply & attenuation.

Refer to the appendix for calculations & details of the orifices & volume stored for attenuation to offset the change in impermeable surfaces, including an allowance for climate change.

6. **FLOODING**

The existing NRC flood map shows the building sites are not affected by potential flooding.

There is some limited, local surface SW flows above the shed site but these are easily controlled by a small surface bund & swale on the Southern & Western side of the shed, directing the surface SW to the existing pond. The SW overflow then outlets to the stream (local catchment) along the South - Eastern boundary (refer to appendix plans).

7. **BUNDS, SWALES & DRAINAGE**

The current situation is there are limited SW surface overland flows from above the shed site as there are large grassed areas providing ground soakage.

The impermeable areas have been minimised, while providing the access required for the site.

Swale drains are used wherever possible as these provide the benefits of ground recharge & improve water quality.

Above the shed site a swale drain, (with small bunds if/as required), will collect & control the overland SW flows, directing them along the Southern & Western side of the shed to the pond, then to the stream.

The ground will be profiled to direct any SW away from the house foundations.

8. **EARTHWORKS**

All requirements and recommendations of NZS 4431 with regard to any benching of slopes prior to placement and compaction of filling should be observed. Topsoil stripped from any cut and fill areas should be stockpiled well clear of the proposed works and in such a way that land stability and/or existing structures are not compromised.

Earthworks and compaction (if required) will require supervision and testing by a suitably qualified engineer.

Sediment and erosion control measures should be in place before any bulk earthworks are carried out in accordance with the GD05.

- A clear water diversion bund should be installed to protect any areas that may be effected by overland water flows.
- A silt fence should be installed around the perimeter of any substantial works.
- Any stockpiles of soil material should have silt fencing installed on the downside of the stockpile.
- All cut & fill operations should be carried out in as short a period of time as possible.
- Any foundation works shall not be carried out during periods of wet weather or when the ground is partly or completely saturated.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

1. The house & shed will provide a safe, usable outcome.
2. There will be a very minor increase (if any) in the rate of stormwater entering the local stream (catchment).
3. As far as possible SW flows are to mirror the original “natural” surface flows & volumes, providing ground soakage wherever possible.
4. All overland SW flows are to be directed away from any building foundations.
5. Any excavations and resulting ground conditions should be inspected by a suitably qualified consultant before any engineered fill is placed or/and foundation footings constructed/poured.
6. The use of engineered fill (if required) would remove any concerns in regard to geotechnical and foundation requirements.
7. Neighbouring properties will not be detrimentally impacted by the addition of the house.

LIMITATIONS

This report has been prepared for Clarissa Witehira as our Client with respect to the brief noted. It is not to be relied upon for any other purpose without reference to ANSED Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

Signed for ANSED Ltd,



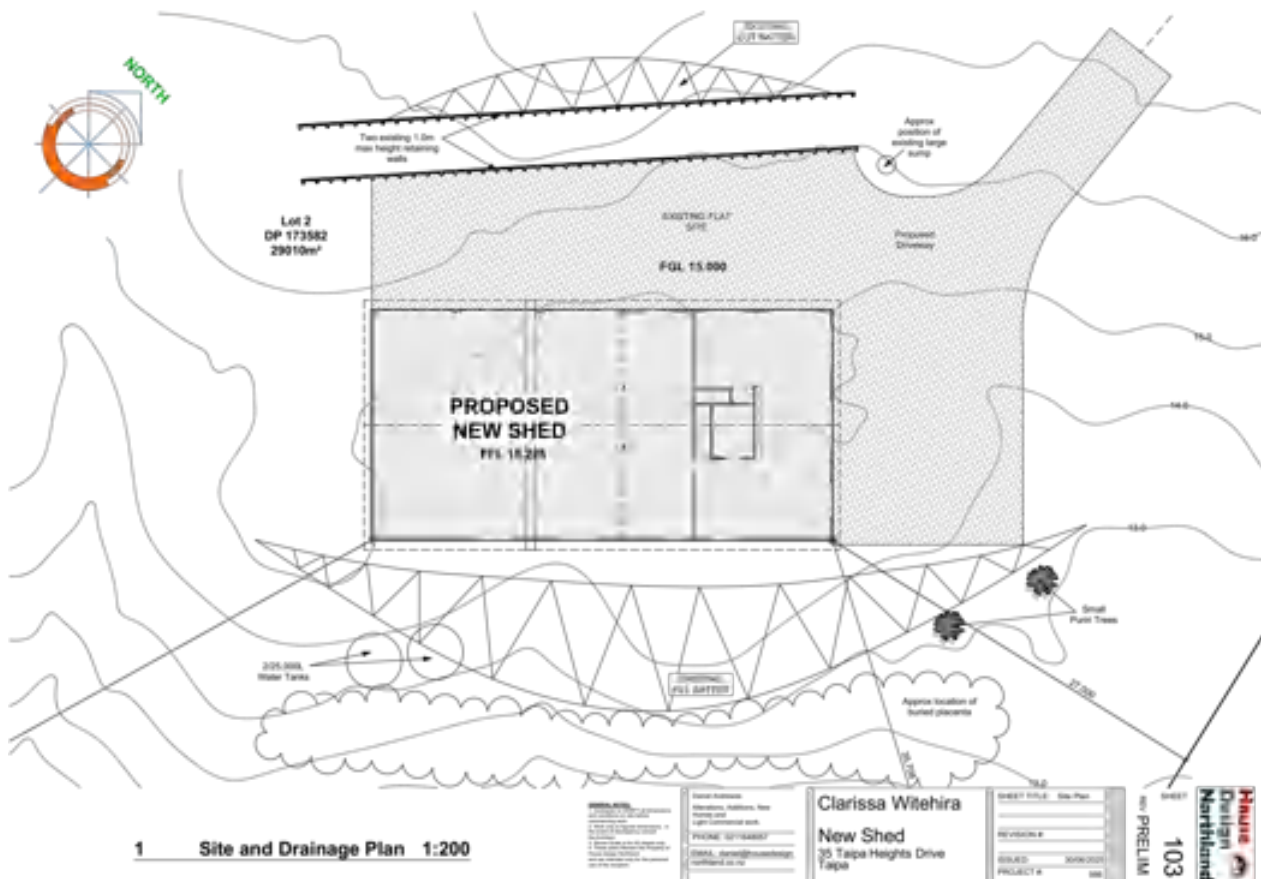
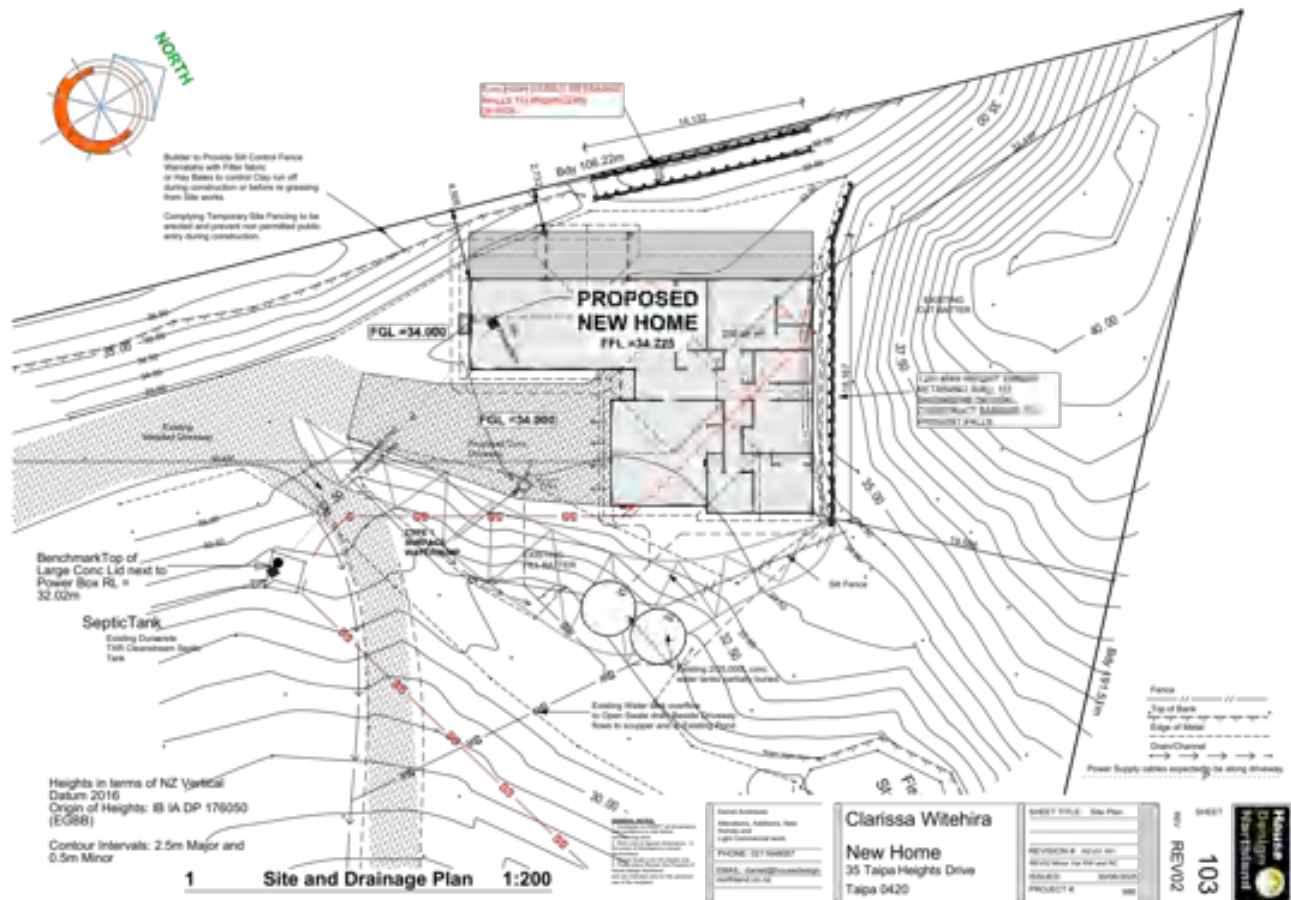
Steven Smith, CPEng 1018935

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10. APPENDIX

35 Taipa Heights Drive, proposed house & shed plan.



Risk Factor		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NCE 2004)	Very high risk	2
Number of stories	Low risk	0
Roof/flat intersection design	Low	0
Leaves walls	High risk	2
Envelope complexity	Medium risk	1
Clash design	Low risk	0
Total Risk Score		5



ANSWER KEY: Questions
 SECTION 4: Questions
 ANSWER KEY: Questions
 SECTION 4: Questions
 ANSWER KEY: Questions



Project 1	100%	100%
Project 2	100%	100%
Project 3	100%	100%
Project 4	100%	100%
Project 5	100%	100%
Project 6	100%	100%
Project 7	100%	100%
Project 8	100%	100%
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Project 99	100%	100%
Project 100	100%	100%



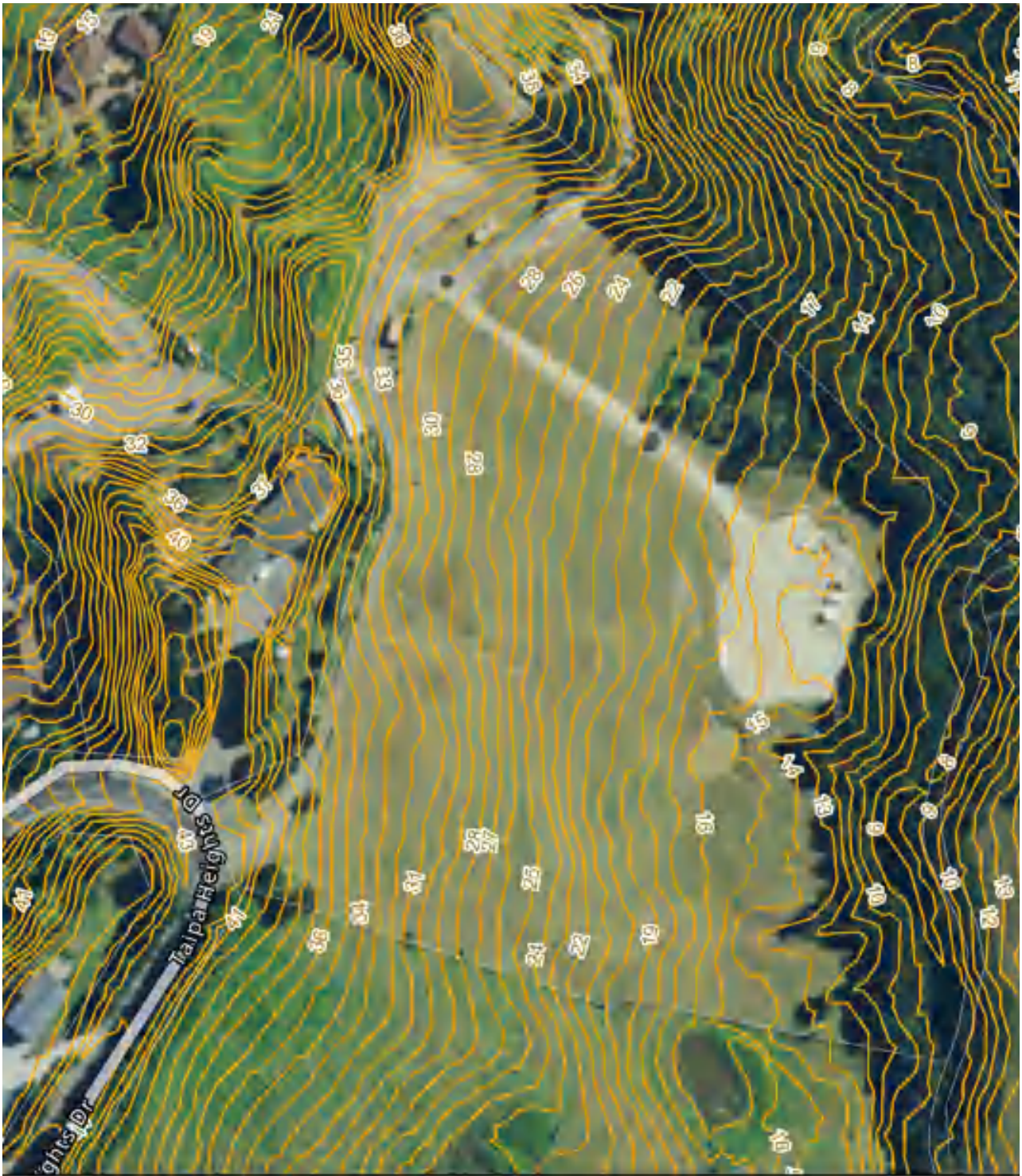
35Taipa Heights Drive, Lot & accessway layout.



NRC mapped soil types.



Layout & current buildings contour plan, including the level ground of the proposed house & shed.

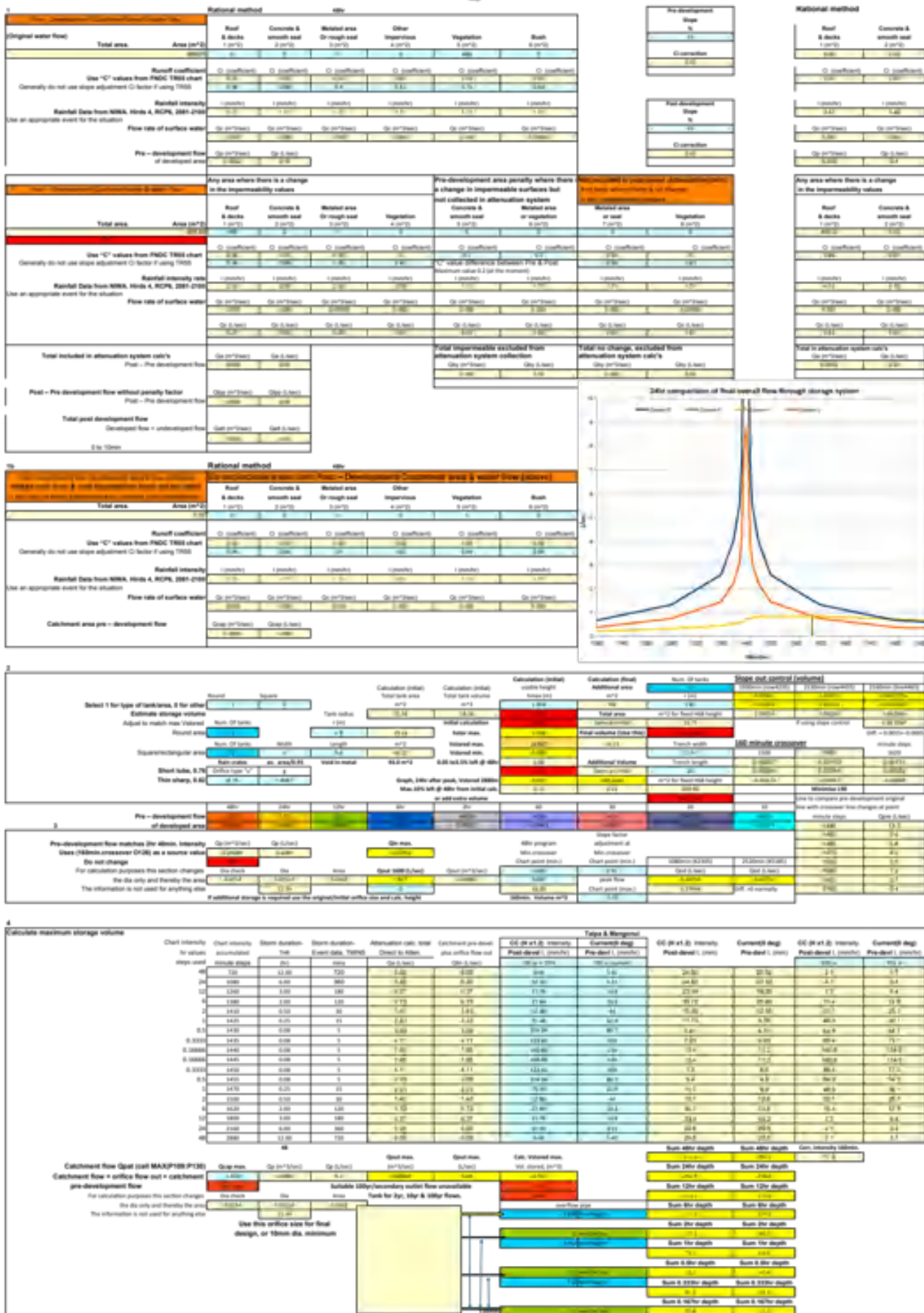


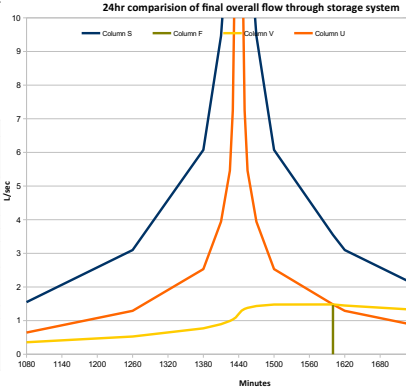
NRC flood maps demonstrating floor levels significantly higher than all potential flood events.



[illegible]

15



[illegible]

		Rational method		48hr			
Total Catchment Post-Development area & flow collected Will be Zero if pre & post impermeable areas are the same Only has an affect if larger area is collected post-development		Do not include areas from Post – Development Catchment area & water flow (above)					
Total area.	Area (m ²)	Roof & decks 1 (m ²)	Concrete & smooth seal 2 (m ²)	Metalled area Or rough seal 3 (m ²)	Other Impervious 4 (m ²)	Vegetation 5 (m ²)	Bush 6 (m ²)
	0.00	0	0	0	0	0	0
		Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)
Use "C" values from FNUC TR55 chart	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Generally do not use slope adjustment Ci factor if using TR55	0.96	0.96	0.8	0.53	0.44	0.59	
		I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100	1.71	1.71	1.71	1.71	1.71	1.71	1.71
Use an appropriate event for the situation		Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)
		0.000	0.000	0.000	0.000	0.000	0.000
		Qcap (m ³ /sec)	Qcap (L/sec)				
Catchment area pre – development flow	0.0000	0.000					

Select 1 for type of tank/area, 0 for other										Round		Square		Calculation (initial) Total tank area		Calculation (initial) Total tank volume		Calculation (initial) usable height		Calculation (final) Additional area		Num. Of tanks		Slope out control (volume)	
Estimate storage volume										1		0		m ²		m ³		0.289		Nil		17		19.930m (row4.125)	
Adjust to match max Votered										Num. Of tanks		Tank radius		32.69		0.289		Total area		1.85		m ² for Feed H68 height		21.930m (row4.435)	
Round area										1		(m)		111.10		Initial calc		Same as initial		10.75		1.92918		If using slope control	
Square/rectangular area										Num. Of tanks		Length		m ²		Votered max.		Final volume (Use this)		32.68		Trench width		160 minute crossover	
Square/rectangular area										1		10		100.00		Votered min.		0.0000		0.0000		11.47		1500	
Short tube, 0.75										Rain craters		av. area/0.95		Void in metal		93.0 m ²		0.05 to 0.5% left @ 48hr		Additional Volume		Trench length		0.00607	
Thin sharp, 0.62										Offshore type "u"		8		Graph, 24hr after peak, Votered 2880m		0.037		Same as initial		0.00148		0.00148		0.00207	
										0.75		0.80657		Max.10% left @ 48hr from initial calc.		0.11		0.11		229.40		Minimum L90			
														or add extra volume		60		30		Nil add		30		Line to compare pre-developed	
										48hr		24hr		12hr		6hr		AMX0		BY20		BY20		Line with crossover line ch. minute steps	
										C20		L20		L20		AMX0		BY20		BY20		BY20			
3										0.00041		0.00083		0.00155		0.00310		0.00607		0.00946		0.01310		0.01742	
Pre - development flow of developed area																									
Pre-development flow matches 2hr 40min. Intensity Uses (160min. crossover O'126) as a source value										Qp (m ³ /sec)		Qp (L/sec)		Q2h max.		48hr program		Slope factor adjustment		1080mm (K2305)		2520mm (K5185)			
Do not change										0.00145		1.6804		0.01353		Min. crossover		Chart point (L/sec)		Chart point (L/sec)		Chart point (L/sec)			
For calculation purposes this section values the dia only and thereby the area The information is not used for anything else										Dia check		Dia		Area		Qout 1600 (L/sec)		Qout (m ³ /sec)		1600		0.91		1450	
										0.0123		0.01228		0.0008		1.460		0.00146		1600		0.95648		1600	
										32.28		32.28		0		31.79		31.79		Chart point (m ³)		0.30853		Diff. 0.00494	
																				160min. Volume m ³		0.15		2160	

Calculate maximum storage volume

Chart intensity h values steps used

Chart intensity h values steps used	Chart intensity accumulated minute steps	Storm duration-THR (hr)	Storm duration-Event date, TMINs mins	Attenuation calc. total Direct to Atten. Qa (L/sec)	Catchment pre-devel. plus orifice flow out Qlin (L/sec)	CC (H x1.2) Intensity. Post-devel l. (mm/hr)	Taipa & Mangonui Current(0 deg) Pre-Devl l. (mm/hr)	CC (H x1.2) Intensity. Post-devel l. (mm)	Current(0 deg) Pre-Devl l. (mm)	CC (H x1.2) Intensity. Post-devel l. (mm)	
4	720	12.00	720	0.00	0.00	6.49	5.41	24.62	20.52	2.1	
	24	1080	6.00	360	0.34	19.93	9.11	24.62	20.52	4.1	
	12	1260	3.00	180	0.65	0.65	17.76	14.8	23.04	7.7	
	6	1380	2.00	120	1.29	1.29	27.84	23.2	30.72	25.60	15.4
2	1410	0.50	30	2.53	2.53	52.80	44	15.06	12.55	30.1	
	1	1425	0.25	15	3.94	3.94	75.48	62.9	11.73	9.78	46.9
	0.5	1430	0.08	5	5.46	5.46	104.04	86.7	5.41	4.51	64.9
	0.3333	1435	0.08	5	7.26	7.26	123.60	103	7.20	6.00	86.4
0.16666	1440	0.08	5	13.51	13.51	160.80	134	13.4	11.2	160.8	
	0.16666	1445	0.08	5	13.51	13.51	160.80	134	13.4	11.2	160.8
	0.33333	1450	0.08	5	7.26	7.26	123.60	103	7.2	6.0	86.4
	0.5	1455	0.08	5	5.46	5.46	104.04	86.7	5.4	4.5	64.9
1	1470	0.25	15	3.94	3.94	75.48	62.9	11.7	9.8	46.9	
	2	1500	0.50	30	2.53	2.53	52.80	44	15.1	12.6	30.1
	6	1620	2.00	120	1.29	1.29	27.84	23.2	30.7	25.6	15.4
	12	1800	3.00	180	0.65	0.65	17.76	14.8	23.0	19.2	7.7
24	2160	6.00	360	0.34	0.34	19.93	9.11	24.6	20.5	4.1	
	48	2880	12.00	720	0.00	0.00	6.49	5.41	24.6	20.5	2.1

48	Qout max. (m³/3/sec)	Qout max. (L/sec)	Calc. Vstored max. Vol. stored, (m³/3)	Sum 48hr depth	Sum 24hr depth	Corr. intensity 160mm
	311.6	259.7		311.6	259.7	17.8
			32.680	24hr depth	24hr depth	
			OK	262.4	218.6	
			OK	Sum 12hr depth	Sum 12hr depth	
			OK	213.1	177.6	
			OK	Sum 6hr depth	Sum 6hr depth	
			OK	167.0	139.2	
			OK	Sum 2hr depth	Sum 2hr depth	
			OK	105.6	88.0	
			OK	Sum 1hr depth	Sum 1hr depth	
			OK	75.5	62.9	
			OK	Sum 0.5hr depth	Sum 0.5hr depth	
			OK	52.0	43.0	
			OK	Sum 0.333hr depth	Sum 0.333hr depth	
			OK	41.2	34.3	
			OK	Sum 0.167hr depth	Sum 0.167hr depth	
			OK	26.8	22.3	

Catchment flow Qcat (cell MAX(P109-P130))

Catchment flow + orifice flow out + catchment 12hr depth of flow

For calculation purposes this section changes the dia only and thereby the area

The information is not used for anything else

Use this orifice size for final design, or 10mm dia. minimum

Photos from the studio, towards the existing house.



Photos from the studio towards the proposed shed site.



Photos from the studio towards the proposed shed site.



Photos from the proposed shed site towards the pond.

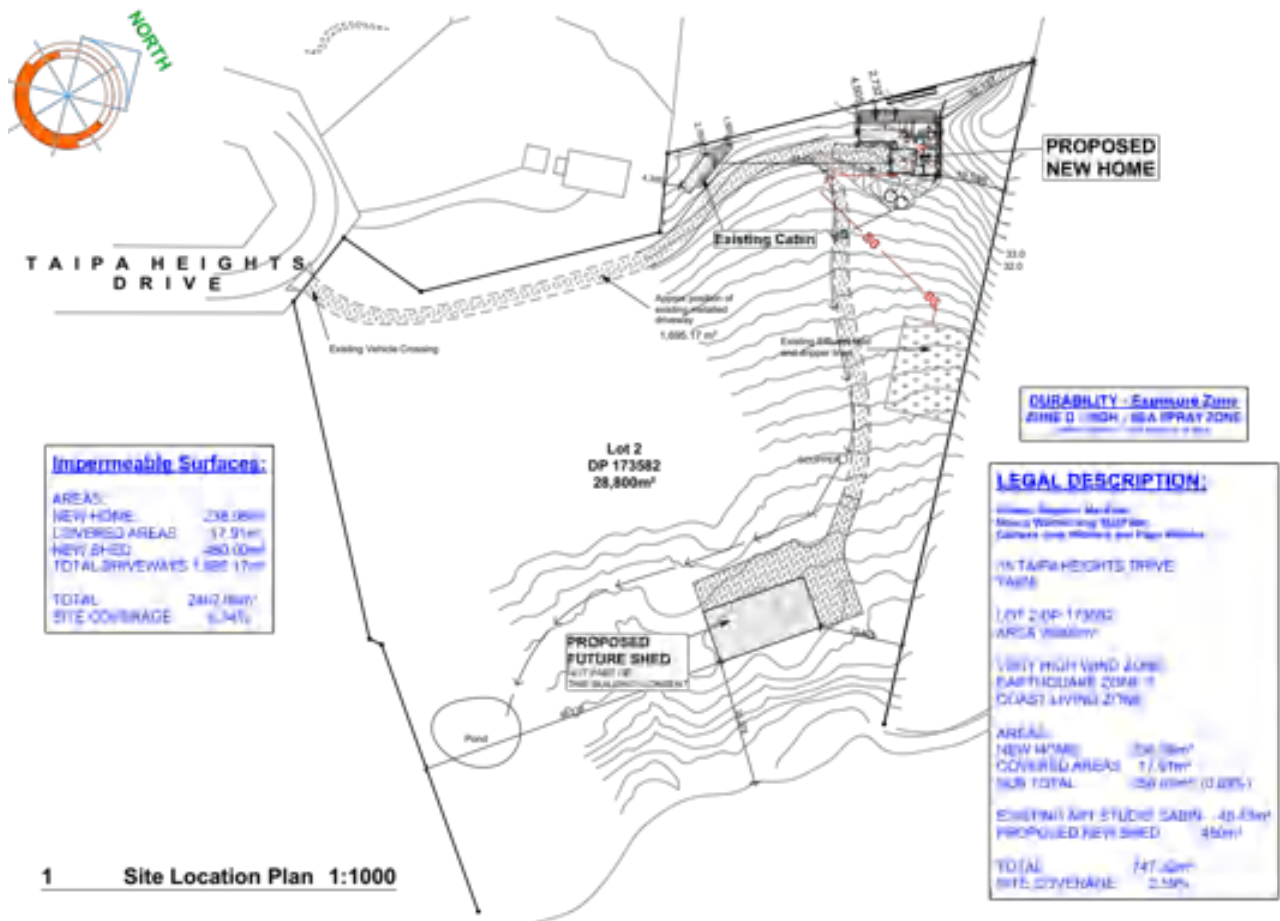




Appendix 6

Ansed Ltd – Traffic report

TRAFFIC SAFETY REPORT FOR THE PROPERTY LOCATED AT 35 TAIPA HEIGHTS DRIVE, TAIPA



FOR

Clarissa Witehira & Tip Anderson

ANSED

13/11/2025

**5 Ngunguru Road
RD 3
WHANGAREI**

Phone [64] (09) 4595009
Cell 0211002597

ansed@xtra.co.nz

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Please note that this report should be seen as a reasonable attempt to identify any significant details and requirements raised at the time of the visual inspections, dealing with the change in traffic movements by the construction of an additional house & shed on this property, from every aspect.

BRIEF

ANSED Ltd were engaged by Clarissa Witehira to undertake an assessment on the potential changes occurring in traffic and safety with the construction of an additional house & shed on this property.

This report undertakes to;

- Describe the layout of the current Lots, road users.
- Note any pertinent features that may impact on the traffic and pedestrian safety of the Lots.
- If necessary, make recommendations regarding further investigations

The findings of this report may be used to support the resource consent proposal for the construction of an additional house & shed on this property.

1 SITE & ROW DESCRIPTION

DESCRIPTION

The property is legally described as Lot 2 DP 173582 at 35 Taipa Heights Drive Taipa 0420, in the Far North District.

The 28,997 m² site is located within the Coastal Living Zone, under the Far North District Plan.

For the purposes of describing the existing traffic & pedestrian movements, a total of 2 Lots & current household entrances/users are included.

TOPOGRAPHY

The properties along Taipa Heights Drive are a combination of rolling to steeper terrain contour. The surrounding properties have a mixture of pasture, bush/scrub and housing. The proposed site has a natural separation from the surrounding areas. The general outlook from the site is towards the South & East and is partially protected from North & West winds.

The proposed house site outlook is towards the North-West and is partially protected from North & South winds.

SECTION 1. FNDC DP 15.1.6A.2 & 7 & 15.1.6B.1.1 to 6 PLUS APPENDIX 3C & 3D

1.1 ENTRANCEWAY

There is clear vision of approaching traffic and pedestrians along the 280m straight on the LHS (in the entrance, looking out, up the road). The vehicles will have a higher speed (around 60km/hr) when traveling from this direction.

There is limited clear vision (37m) of approaching traffic and pedestrians around the tight/steep corner on the RHS (in the entrance, looking out, down the road).

The vehicles traveling up Taipa Heights Drive will have a very slow speed (around 20 - 25km/hr) when traveling from this direction.

Speed assessment

Observation time sec (Ob)	Reaction time sec (Re)	Decision time sec (Dr)	Speed 85 th percentile approach km/hr	Coefficient of deceleration (d)	Grade in direction of travel % (a)
3	1.5	4.50	22	0.36	14.3

Safe intersection Sight distance

m
31.29

The above calculation is from AusRoads Design, Safe Intersection Sight Distance (SISD).

The measured distance of 37 m is > 31.3m (118%, 18% margin) than the requirement calculated.

The approach up Taipa Heights Drive & entrance encourages the traffic to enter the property at a slow speed of approximately 10 to 20km/hr.

The entrance complies with (a) of **15.1.6C.1.5. Vehicle crossing standards in Rural and Coastal Zones.**

The existing crossing is not sealed therefore does not comply with (b).

1.2 FORMATION WIDTH

The entrance has a metal formation, approximately 20m wide at the edge of the carriageway.

The existing carriageway width near the gate is 5m & the balance is >2.5m (plus shoulders) to chainage 115. From there to the shed accessway intersection, the driveway varies with a number of passing locations. The shed accessway is 95m long, down to the wide level area at the proposed shed site.

1.3 VEHICLE SPEED ON THE ACCESSWAYS

The speed of vehicles traveling along the accessways is low, generally <20km/hr.

1.4 PEDESTRIAN TRAFFIC

The rural location will generally mean very limited (if any) pedestrian movements.

This leads to the conclusion that the effect to pedestrian traffic along the road & accessways can be discounted as a factor in vehicle traffic analysis.

1.5 VEHICLE TRAFFIC VOLUMES AND TIMES.

The writer has traveled along Taipa Heights road on a number of occasions, at varying times. During all of those visits the writer has very seldom encountered any other traffic or pedestrians.

This places the movements along the road & accessways in the extremely low category.

1.6 DATA ANALYSIS OF THE COMPLETE ACCESSWAY & ENTRANCE (CURRENTLY).

The largest number of vehicle movements would be in the morning between 7.30am to 9.00am, during the week.

There are currently 2 other entrances in the vicinity of this properties entrance.

Both of these have wide, open entrances, spaced apart.

Within the property the maximum average current vehicle movements would be approximately 8 vehicle movements per weekday for the studio plus 2 for the shelter (when used).

8 movements per day x 1 studio plus 2 for the shelter = 10 movements (average) per day (defined as 7.30am to 7.30pm) therefore, 12 (hours) / 10 (current number of movements of dwellings/Lots using the accessway & entrance) = 0.83 vehicle movements per hour (one movement every 72min (average)).

1.7 ESTIMATED MOVEMENTS FOR THE ACCESSWAY & ENTRANCE (PROPOSED).

The additional buildings proposed for this property are one dwelling & a shed.

The studio & shelter will no longer add traffic to the entranceway but will have internal traffic movements (if any) only. They are located within walking distance of the proposed house.

A maximum average of 10 vehicle movements per weekday can be expected from the house, plus 10 vehicle movements per weekday per 100m² (FNDC chart 3A) & 6 on Saturday for the shed, for this property.

From **15.1.6A.2.1 TRAFFIC INTENSITY**, the following applies to the proposed dwelling.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

The estimated overall maximum average movements per day is therefore related to the shed only.

The shed movements as per the FNDC **Traffic Intensity Factor (TIF) (Appendix-3-Traffic-and-parking)** is 450m² floor area/100 which equals 45 movements per day.

1.8 DATA ANALYSIS OF THE ACCESSWAY & ENTRANCE MOVEMENTS (WITH ALL BUILDINGS)

The proposal has an estimated number of movements (average) per day (defined as 7.30am to 7.30pm, under **Appendix-3-Traffic-and-parking** requirements) is therefore 45 (movements)/12 (hours) / (proposed number of movements to & from the shed using the accessway & entrance) = 3.75 vehicle movements per hour (one movement every 16 min (average for 12hrs).

1.9 ESTIMATED CHANGE IN ACCESSWAY & ENTRANCE MOVEMENTS.

In general the estimated number of movements (average) per day (defined as 7.30am to 7.30pm) is one movement every 16 min.

This converts to the FNDC **Traffic Intensity Factor (TIF)** of 45 per day.

The estimated overall maximum average increase in movements per day is 45 – 10 = 35.

In fact this is a very conservative assessment based on the FNDC Chart 3A.

If the site was in a town this may be a reasonable number of traffic movements.

It this instance the actual movements to & from the shed is likely to be only a third of this number, the reasons are,

- The distance from any shopping & residential centres.
- The sheds operation as a base, rather than a customer reception facility.
- The staff are more likely to leave with what is required for the days work rather than

travel the distance back from where they are working, due to the travel times & distances.

- Any staff at the shed will stay on site due to the distance to travel to any other shops or centres.

This will reduce the actual TIF traffic movements down to an average of 16 (approx.) for the shed.

The revised estimated TIF maximum average movements per day is 16.

In general the estimated revised TIF number of movements (average) per day (defined as 7.30am to 7.30pm) is one movement every 45min.

1.10 DATA ANALYSIS OF THE ACCESSWAY & ENTRANCE MOVEMENTS (TO THE PROPOSED SHED, revised traffic numbers)

Assuming a vehicle speed of 15km/hr (observed estimate) converts to 4.17m/sec.

The total distance from the entrance to the shed is 270m (approximately). This consists of 160m to past the studio & house, then a further 110m to the shed.

The approximate time for a single movement is $270\text{m} / 4.17\text{m/sec} = 64.75 \text{ sec}$ (or 1.1 min.) taken to travel from the Taipa Heights Drive entrance to the shed.

The average transit time of 1.1 mins. is only a small portion of the 45.0min (revised average) spacing that would occur during the expected time in which traffic could be affected by passing restrictions &/or pedestrians.

This leaves a surplus of 43.9 mins.

This means the number of vehicle movements can increase by $43.9 / 1.1 = 39.91$ times without conflicting (average), within the 12hr period used for traffic movement assessment.

In fact if a number of vehicles were traveling in the same direction, they would increase the margin of time available as several could travel with a gap of less than 270m.

In addition the first entrance is at 160m with a further entrance at 270m. This reduces the accessway users to 2 past this point, a significant change/reduction in traffic and potential movement interference.

1.11 PASSING WITHIN THE ACCESSWAY & ENTRANCE

The low speed which everyone travels at (<20km/hr), and the infrequent occurrence ensures that this unusual event is safe.

Additionally there are widened areas suitable for passing, including a number of entrances at 165m, 180 & 190 & within the property.

1.12 CONDITION OF EXISTING ACCESSWAY & ENTRANCE

The entrance & accessway are in very good condition.

1.13 PARKING TO APPENDIX 3C & 3D & 15.1.6B.1.1 to 6.

There is one dwelling, plus one studio, one shelter & a shed proposed for this property.

Appendix 3C allocates 2 spaces for a house, 2 spaces for the studio (similar to a house), 1 for the shelter (irregular use) & 5 (1 per 100m²) for the shed.

The house has a double garage, with extra parking available outside (if required).

The studio has a section of the driveway widened to provide parking.

The shelter has parking outside/beside it.

The shed has a significant area (>950m²) available for parking & other uses.

One parking space is approximately 12m² therefore 5 parking spaces plus on loading zone is approximately 80m² plus maneuvering space. $950\text{m}^2 - 80\text{m}^2 = 870\text{m}^2$ surplus for maneuvering & other uses.

The formation surrounding the shed will be providing a drained, all weather surface.

As there is a significant surplus of parking area & all the traffic is related to only the sheds requirements, specific parking spaces are not required.

If the council specifies, boundary marking can be provided at a specific location.

2 DISCUSSION

As these lots are a significant distance from/to Kaitaia or Kerikeri, it can be expected that there will be a reduction in casual trips when compared with locations close to these town boundaries. Therefore it would be appropriate that the number of movements per household per day to be reduced to a maximum average of 8 (10 used in **Appendix-3-Traffic-and-parking**).

Ensuring safety is not a measure of how wide a road is, but of how appropriate the road is designed and constructed to suit its environment.

A wide road in an urban environment, without restrictions will speed up the traffic flow, irrespective of the speed limits applied.

This has a major effect on safety.

If the change in traffic due to the proposed house & shed is averaged over the whole day (24hrs), there would be little noticeable difference.

The number of movements on the specific sections of the accessway are the key components affecting the LoS.

LoS varies depending on the time of day and the residential environment.

At off peak times the change in LoS can be expected to be virtually undetectable, with the proposed increase.

This will be due to the negotiable effect of/on pedestrians, the low average speed (15km/hr), the 2.5m carriageway (in most places) width along the accessway (and property entrances), which provides for 2 vehicles or a vehicle and pedestrian to pass safely.

The primary effect on traffic traveling the accessway (and therefore LoS) is the volume of traffic traveling along Taipa Heights Drive and frequency of acceptable gap occurrences.

This is outside the control of the accessway uses, Lot numbers and design.

3 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

- 1) The number of **accessway users** rapidly decreases with distance.
- 2) The current accessway is suitable for the use of the proposed house & shed.
- 3) The LoS is only minimally affected by the proposal.
- 4) Neither the accessway or Taipa Heights Drive will be detrimentally impacted by the addition of the proposed house & shed

LIMITATIONS

This traffic safety report, has been prepared for Clarissa Witehira & Tip Anderson as our Client with respect to the brief noted. It is not to be relied upon for any other purpose without reference to ANSED Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

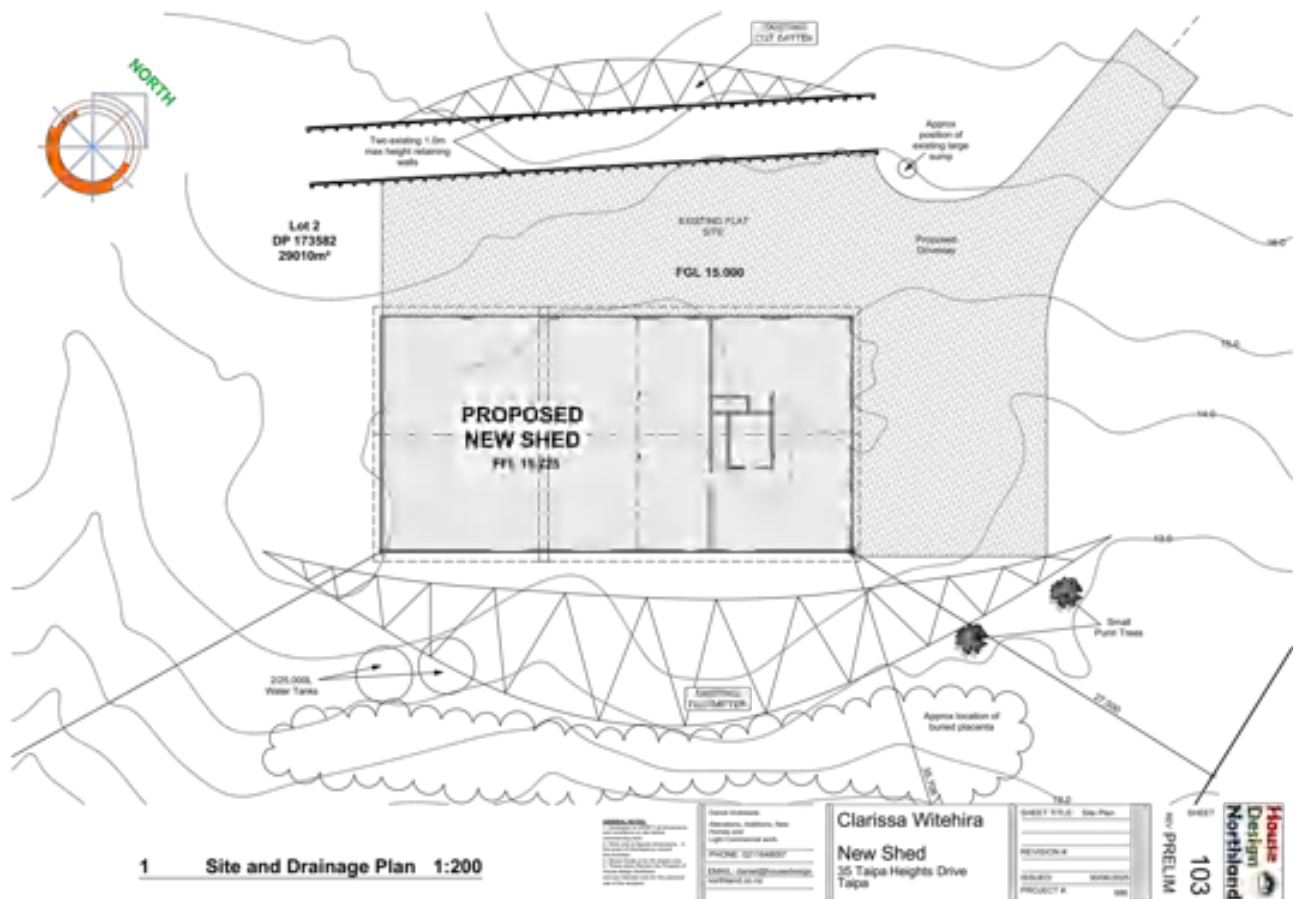
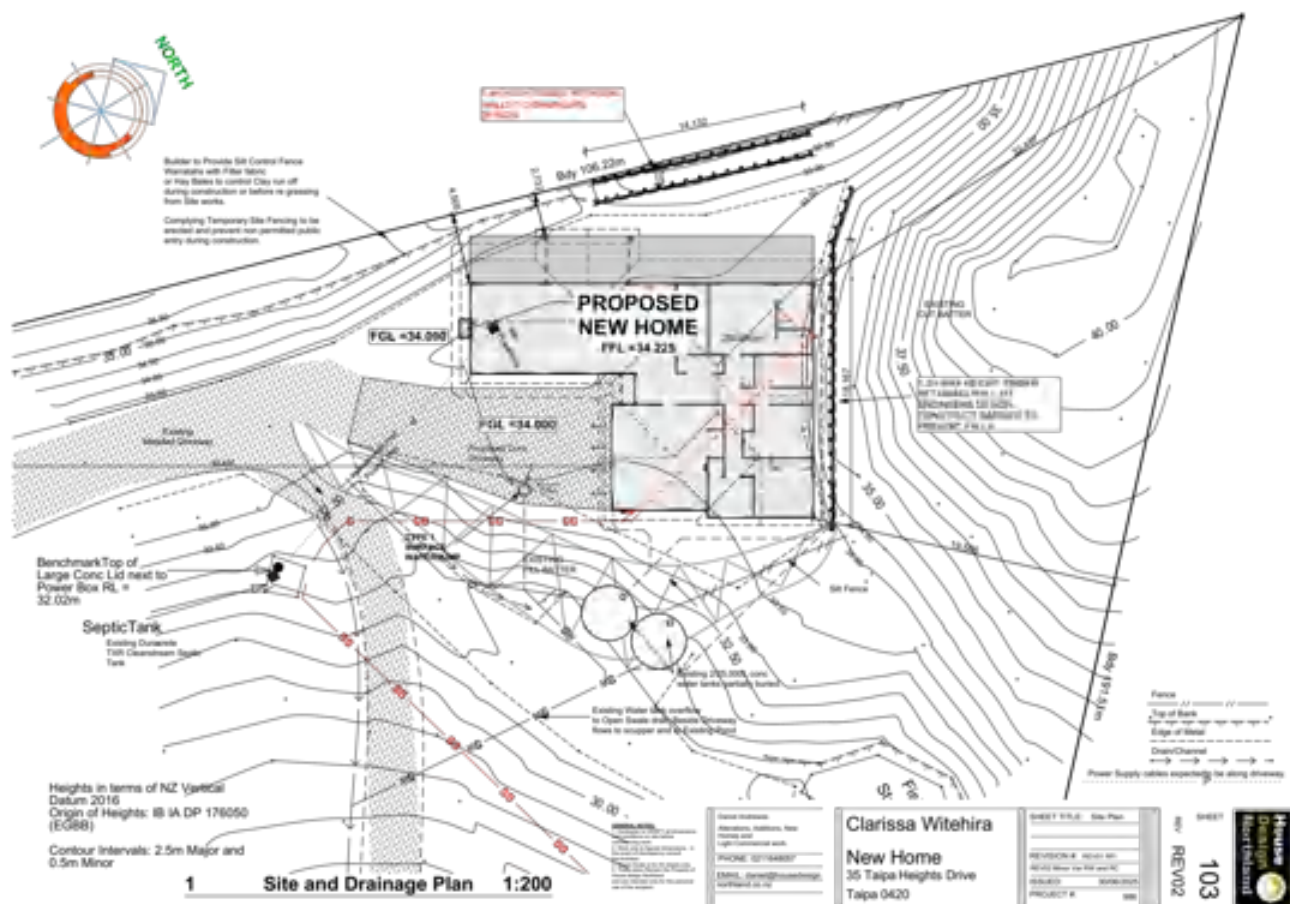
Signed for ANSED Ltd,



Steven Smith,
BE, ME. Member ME & assoc. member IPENZ
CPEng 1018935
ANSED Ltd,
5 Ngunguru road,
Whangarei.

4. APPENDIX

35 Taipa Heights Drive, proposed house & shed plan.



Risk Factor			Risk Severity	Risk Score
Wired score (per NIST 800-63)				
Number of scenarios	Low risk			2
Real-world interaction design	Low			2
Device width	High risk			3
Envelope complexity	Medium risk			3
Dark design	Low risk			2
Total Risk Score:				8



SHEET TITLE: Elevations REVISIONS: none REVISED: none PROJECT #: 000

REV02 301

[illegible]

Clarissa Witchin
New Shed
25 Tape Heights Drive
Tape

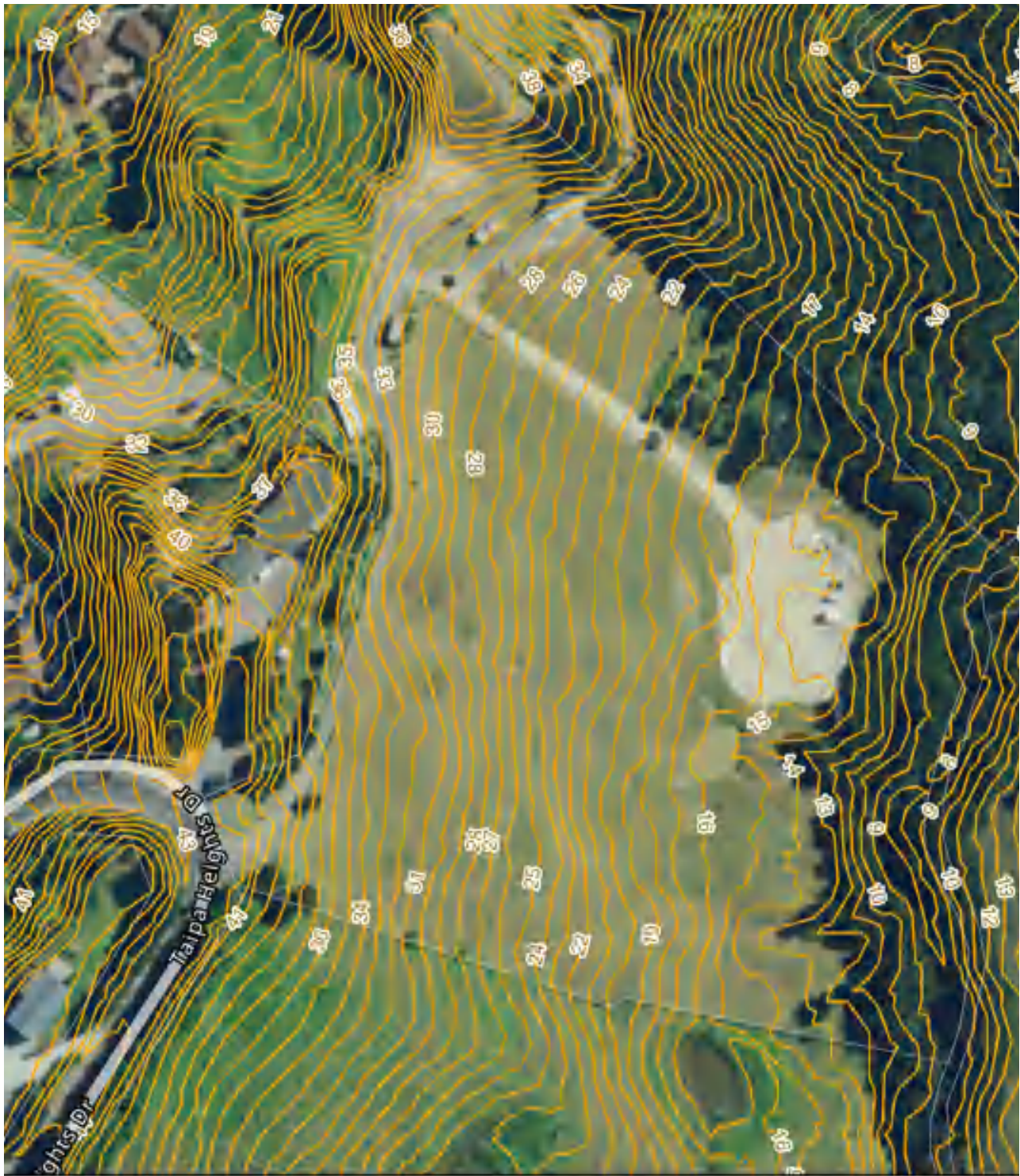
Account 7 700.00	Expenditure
Account 7 700.00	Expenditure
Account 7 700.00	Expenditure
Account 7 700.00	Expenditure

[illegible]

35Taipa Heights Drive, Lot & accessway plan.



Layout & current buildings contour plan, including the level ground of the proposed house & shed.



Photos of Taipa Heights Drive entrance.



Photos of Entrance.



Photo of the start of the Accessway.



Photos of the shelter.



Photos from the shelter, towards the existing studio.



Photos from the shelter towards the proposed shed site.





Appendix 7

Cultural Impact Assessment
Matakairiri

MATAKAIRIRI TE HAPŪ CULTURAL IMPACT ASSESSMENT

RESIDENTIAL DEVELOPMENT

AUTHORITY NO: 2022/695 **FILE REF:** 11013-014 **DETERMINATION DATE:** 27 June 2022 **EXPIRY DATE:** 27 June 2027

AUTHORITY HOLDER: Moana MacFater, Wiremu MacFater, Clarissa Witehira, Paapu Witehira

POSTAL ADDRESS: 17 Fleming Street, Manurewa East, Auckland 0110. Attn: Moana MacFater

ARCHAEOLOGICAL SITES: 004/454 and possible subsurface sites, to be determined

LOCATION: 35 Taipa Heights Drive, Taipa, Far North 0420

SECTION 45 APPROVED PERSON: Dr Justin Maxwell

LANDOWNER CONSENT: Landowner is applicant



TAUPARAPARA

Unuhia te rito
Unuhia te rito te harakeke
Kei hea te komako e kō
Ka huri ki uta,
Ka huri ki tai,
Uia mai ki a au,
He aha te mea nui,
Māku e kī atu
“He tāngata, he tāngata, he tāngata”
No reira tēnā tātou katoa.

Pluck out the shoot
Pluck out the shoot of the flax
And where will the bell-bird sing?
Turn inland,
Turn seawards,
Ask of me,
What is the greatest thing?
I will tell you
“It is people, it is people, it is people”
Therefore, greetings to all of us.

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WHAKAPĀ - KEY CONTACTS	
Organisation	Contact Details
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APPLICANT – CONSENTING DOCUMENTS ARCHEOLOGY AUTHORITY RESOURCE MANAGEMENT ACT	Celia Witehira M: 021 751 133 celia@witehira.com
HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014:	Claire Craig Deputy Chief Executive Policy, Strategy and Corporate Services Heritage New Zealand Pouhere Taonga PO Box 2629 WELLINGTON 6140
ARCHEOLOGIST	Justine Maxwell & Jennifer Huebert M: 021 088 31418 jj@sunarc.co.nz

AUTHORS

Trudy Allen
Matakairiri (Manawhenua/AhiKaa Hapū)
Kaitiaki/Consultant
027 269 9319
indiajade@xtra.co.nz

ABBREVIATIONS TO DOCUMENT

The Project' - 35 Taipā Heights Drive
Hapū – Matakairiri
TRINK – Te Rūnanga-a-Iwi o Ngāti Kahu
The whanau – Cilia Witehira & Moana MacFater, Wiremu MacFater, Clarissa Witehira, Paapu Witehira
NZH – New Zealand Heritage

DOCUMENT EXECUTIVE SUMMARY

This Cultural Impact Assessment (CIA) has been created by the ahikaa hapū - Matakairiri and the Kaumātua (Te Taumata) of Tāipa Marae for the following purposes:

- To edify and inform the applicant – ‘The Whanau’ who has applied for an archeology authority with Heritage New Zealand Pouhere Taonga - AUTHORITY NO: 2022/695 FILE REF: 11013-014
- To edify and inform the regulatory authorities responsible for issuing all authority and or any resource consents for the development of Lot 2 DP 173582 located at 35 Tāipa Heights Drive.
- To inform and establish a term of agreement covering Matakairiri protocols and agreed consultation process
- To provide a positive foundation on which to build an ongoing and mutually relationship between Matakairiri and Celia Witehira – ‘The Whanau’

In the correspondence date 27 June 2022 to ‘The Whanau’ attention to Moana MacFater, Wiremu MacFater, Clarissa Witehira, Paapu Witehira, it was identified the whanua would:

- *to undertake earthworks associated with constructing three house sites (with associated access and infrastructure), as well as the recontouring of a small knoll, at 35 Taipa Heights Drive, Taipa, Northland.*

and also

- *This activity may affect surviving subsurface archaeology associated with the terrace and midden site 004/454 and uncover other subsurface archaeology as yet unrecorded. Although the area of site 004/454 located within the application area has been extensively damaged, and probably destroyed, prior to your ownership of the property, it may still possess archaeological values. Prior to the earthwork damage it was an excellent example of pre- European temporary Māori settlement in the Maheatai/Tāipa coastal area.*

THE SUMMARY

Section 1 – Informs of the constitutional foundations of Matakairiri.

Section 2 then introduces haukāinga kōrero, hapū engagement processes, and their hapū concerns.

Section 3 of the proposed purpose and process for the development of Lot 2 DP 173582 AUTHORITY NO: 2022/695 FILE REF: 11013-014

Section 4 is the origins of Matakairiri.

Section 5 a comprehensive outline of the cultural values that inform the kaitiakitanga and rangatiratanga of Matakairiri.

Section 6 a description of whenua taonga (landmarks) that delineate and define the rohe of Matakairiri.

Section 7 canvasses the legislative and statutory considerations that must be taken into account by Celia Witehira and ‘The whanau’

Section 8 concludes the CIA with a table of recommendations compiled by the Hapu consultant Trudy Allen.

ELECTIVE HAPŪ/IWI ROLES

I Trudy Allen have been elected as a hapū Consultant by the whanau/ hapū of Matakairiri to present this CIA for the purpose of educating Celia Witehira 'The Whanau' and other consenting authorities the cultural values/tikanga of the hapū Matakairiri in relation with the their application for a general archaeology authority
File ref: 2022/695 FILE REF: 11013-014.

Te Taumata comprises kuia and kaumātua from Taipā and a collective Taumata of Ngāti Kahu. Their role is to provide tikanga guidance and direction to Trudy Allen.

Te Rūnanga is the mandated Iwi Organisation for purposes of the Resource Management Act. It is made up of 13 of the 15 Marae of Ngāti Kahu and provide the first point of contact for all regulated authorities including New Zealand Heritage.

It also provides ongoing advice support to, particularly with regard to the requirements of both Crown law (legislation) and Ngāti Kahu law (tikanga).

INTELLECTUAL PROPERTY NOTICE

The cultural information in this CIA is the intellectual property of Matakairiri. It is to be used only for the purposes of this project, and for authority and or consent applications associated with the Project.

Use of the CIA and its contents by Celia Witehira & 'the whanau' and other parties in any other circumstances (for example, subsequent applications for other projects and or future resource consents for 35 Taipā Heights Drive - Taipā will be subject to written approval by Trudy Allen.

EXPLANATORY NOTES

This CIA contains a large number of explanations in English of Māori words, concepts, principles, and values that inform the world view of Matakairiri. Therefore, the reader's attention is drawn to the following three points with regard to translations from Māori into English contained in the CIA.

There are always limitations when trying to explain the world view of one culture by translating it into the language of another culture. As with the language of any nation, te reo Māori, and particularly the Ngāti Kahu dialect, is the only true way of reflecting the world view of Matakairiri.

Where Māori words in this CIA are attributable to people from Ngāti Kahu, including the author, we have used the dialect and spelling that reflects the way Ngāti Kahu speak. However, where we are quoting people from different Iwi, we have used the dialect and spelling of their Iwi.

Thus, He Hākaputanga is used by Ngāti Kahu with reference to the 1835 Declaration of Sovereignty, while references to that document by people from another Iwi are rendered, He Whakaputanga or He Wakaputanga as appropriate.

We would prefer that all readers of this CIA were fluent in both Te Reo and English. However, for the sake of those who are not, we have tried our best to render clearly and comprehensively into English the depth, breadth, and height of Matakairiri world view. In doing so, our hope is that non-Māori readers may be able to better understand and appreciate that world view.

35 Taipa Heights Drive is in the rohe of ahi kaa hapū Matakairiri with mana whenua in the rohe of Maheatai/Taipā with soft boundaries in Waipuna/Cable Bay, this CIA explains and presents the world view of

Matakairiri. However, that world view derives from the world view of their Iwi, Ngāti Kahu, and is shared by a collective hapū who also have interest in Maheatai/Taipā.

Consequently, unless otherwise stated, all references to Matakairiri may be taken to also referred to as 'the hapū' or 'Ngāti Kahu'.

SECTION 1 – CONSTITUTIONAL FOUNDATIONS

Tikanga as Law

When working or interacting with Matakairiri in their rohe, it is important for all involved in the development of 35 Taipa Heights Drive to understand that they are operating under Matakairiri tikanga and rangatiratanga.

To assist Celia Witehira and 'the whanau' to understand what that means, this section provides explanations in English of the modern-day constitutional foundations of Matakairiri.

While they have often been affected negatively by the Westminster-based, Eurocentric constitutional arrangements under which the New Zealand government currently operates, like native or customary title, they have never ever been extinguished.

Tikanga is the constitutional cornerstone of Matakairiri rangatiratanga. In fact, tikanga is such a fundamental construct that we have taken considerable advice from a wide range of reputable sources about its nature, meaning, and modern-day applications.

In his report, *He Whakaaro Here Whakaumu mo Aotearoa*, constitutional transformation (Matike Mai), the eminent constitutional lawyer Moana Jackson wrote that

...tikanga may be defined as both a law and a discrete set of values. As a practical law, it influences everything from the political organisation of Iwi and Hapū to the social interactions of individuals. As a set of values, it sums up what is important in the Māori world view – it is the “ought to be” of Māori existence.

The two parts of tikanga are naturally interrelated and mutually reinforce each other. While it is difficult to separate the law from the values, we believe it is useful to do so for the purposes of this CIA. Therefore, in this Section we discuss tikanga as law, while in Section 5, we consider tikanga as a set of values.

Professor Hirini Moko Mead discussed the different facets of tikanga in his work “Tikanga Māori – Living by Māori Values” -

“There are several ways of looking at tikanga...An obvious way is to consider (it) as a means of social control. Looked at from this point of view, tikanga Māori controls interpersonal relationships, provides ways for groups to meet and interact, and even determines how individuals identify themselves. It is difficult to imagine any social situation where tikanga Māori has no place”.

The former Chair of the Waitangi Tribunal Sir Edward Taihakurei Durie regards tikanga as Māori law and suggests that the question is not whether it has Pākehā-type rules but

“Whether there were values to which the community generally subscribed. Whether those values were regularly upheld is not the point but whether they had regular influence. Māori operated not by finite rules (but) by reference to principles, goals, and values...Tikanga derived from ‘tika’ or that which is right or just. Tikanga may

be seen as Māori principles for determining justice...(It) was pragmatic and open-ended...flexible and subject to reinterpretation according to circumstances...The principles of tikanga provided the base for the Māori jural order”.

A Contributing Member to Matike Mai o Aotearoa (the Independent Working Group on Constitutional Transformation) and a Kaihautū at Te Wānanga o Raukawa, Ani Mikaere, has described tikanga as being so fundamental it was.

“The first law of Aotearoa, a law that served the needs of tangata whenua for a thousand years before the arrival of Pākehā”.

While rangatiratanga is a jural construct and “people-bestowed” it is also “tikanga dependent”. The relationship between tikanga and mana, between constitution and authority to make political decisions, is both symbiotic and essential to the maintenance of “law and order”.

It ensures the smooth functioning of the polity and provides the stability needed to promote harmonious relationships or to restore them when they are disrupted by conflict.

It is a constitutional imperative that cannot be divorced from the practicalities of political power. This was the view of many of the respondents to Matike Mai –

“Mana was always about political power or personal status, but it was also about protecting the whakapapa and the whenua too...that was its tikanga, the whole idea of relationships and making sure they were in sync”.

“I think we’ve got trapped in the last few years to only see rangatiratanga as a right or some sort of power...and sometimes we think it’s just about making money. But it was always a legal authority more than anything else...just like sovereignty is except it rests on tikanga and how we should see the world”.

If we look at what or how mana was exercised, it was always dependent on tikanga...kind of like nothing could be done unless it was done in the name of the law...so the first point is that tikanga was like a precondition for mana and secondly there is no doubt that mana or rangatiratanga was always meant to be exercised in a tika way.

Saying you can have a Māori constitution without tikanga is like Pākehā saying they can have their constitution without the Magna Carta. It doesn’t make sense...and maybe all we have to do is find out how in a treaty constitution we can get Pākehā to live by Magna Carta and we live by tikanga to find a common ground.

Tikanga was created because our old people knew humans were prone to make mistakes or act in a non-tikanga way...we knew we would make mistakes...and I think we are even more likely to do that now especially since everything seems to be about me and there is talk but less real interest in the collective...but it’s where we need to start.

Tikanga supported, informed, and gave constitutional structure and meaning to the rangatiratanga interactions of Matakairiri with the new Iwi (Pākehā) who arrived in their rohe from the early 1800s onwards.

For Matakairiri hapū, rangatiratanga without tikanga as law is a nonsensical contradiction in terms. You cannot have one without the other.

Hakaputanga 1835

He Hakaputanga o Te Rangatiratanga o Nu Tireni (He Hakaputanga) 1835 is the second baseline of the modern constitutional foundations of Matakairiri.

He Hākaputanga has been and continues to be discussed at great length by all the hapū of Ngāti Kahu, indeed, by all the iwi of Taitokerau where it was drafted and initially signed.

However, although it was not signed by many iwi outside of Tai Tokerau, the ideals that He Hākaputanga expresses are acknowledged and respected throughout the motu as a novel and bravely inventive articulation for its time of an old concept (mana) and site (Āriki) of power.

In 1835, He Hākaputanga was an adjustment to changing circumstances that was consistent with traditional legal, philosophical, and even religious thought. Essentially it proposed that a collective of Iwi and Hapū should regularly come together in a Hakaminenga or assembly to make joint decisions on matters of common concern while respecting the mana of each participating polity. It was a constitutional transformation in which Iwi and Hapū would exercise an interdependent authority while retaining their own independence. That joint decision-making power is defined in Article Two of Te Tiriti o Waitangi as a “Kīngitanga” where “all sovereign power and authority” is.

“...declared to reside entirely and exclusively in the hereditary chiefs and heads of tribes...who also declared they will not permit any legislative authority separate from themselves”.

As proof of the difficulties of translation, James Busby erroneously translated “ka meatia nei kei ngā Tino Rangatira anake i to matou huihuinga” to mean that the sovereign power and authority resided, “entirely and exclusively in the hereditary chiefs and heads of tribes...” A more accurate translation provided by Dr Manuka Henare is.

“The sovereignty/kingship (Kīngitanga) and the mana from the land of the Confederation of New Zealand are here declared to belong solely to the true leaders (Tino Rangatira) of our gathering...”

However, errors aside, Busby’s English translation does capture the clear declaration in the original te reo document of an existing and accepted constitutional authority. In any event, Matakairiri are clear that He Hākaputanga is a necessary as well as an apt and aspirational base of their constitutional foundations. This view is reinforced by the Waitangi Tribunal hearings on He Hākaputanga and Te Tiriti. At those hearings the Ngāti Kahu ki Whaingaroa kaumātua, Nuki Aldridge, stated that.

“Te Wakaminenga was the gathering together of the rangatira in response to the changes that the rangatira had seen occurring...The purpose of Te Wakaminenga was for Māori to control their own changes in the ‘new world’ ...about how Māori were able to think and put themselves into the future”.

In the same hearings Professor Patu Hohepa looked at the language and history of He Hākaputanga and described it simply as

“a declaration of our independence and sovereignty as a nation of independent rangatira”.

Also, in the hearings Professor Dame Anne Salmond stated that under He Hākaputanga

“the rangatira declared their rangatiratanga or independence and asserted their Kīngitanga and mana, their sovereign power and authority. They also foreshadowed the possibility that they might delegate kāwanatanga or function of government to someone whom they themselves had appointed. In such an arrangement however, they would retain intact their rangatiratanga or independence and their mana and Kīngitanga or sovereign authority and power. The Declaration is unambiguous and the relationship between these key terms is clear”.

In its First Part of the Paparahi o te Raki Report, the Waitangi Tribunal considered both the relationship between He Hākaputanga and Te Tiriti, as well as the language and terminology that best gives effect to it. It reaffirmed the long-held general Māori understanding that He Hākaputanga was.

“a declaration that Māori authority would endure...When rangatira asserted their mana i te whenua there can be no doubt that they intended this as an expression of the highest authority within their territories. They furthermore asserted their rangatiratanga – their rights as leaders subordinate to no-one else within their territories. And they asserted their Kīngitanga...that there could be no leaders above them. Taken together these assertions of mana, rangatiratanga and Kīngitanga undoubtedly amounted to an assertion of their authority to make and enforce law and therefore of their sovereignty”.

The Tribunal further stated “Its principal significance was as a written assertion of the mana, rangatiratanga, and independence of those who signed and to ensure that no foreign law or government could be imposed on them...It was also important as a renewed declaration of friendship with Britain and its King based on mutual benefit through trade, mutual commitments of protection, and British recognition of rangatiratanga and mana i te whenua”.

In the view of Matakairiri, the Tribunal conclusions underscore why He Hākaputanga is key to their constitutional foundations.

Te Tiriti o Waitangi 1840

For Matakairiri, Te Tiriti involves a special set of rights and obligations which have not yet been completely honoured by the Crown. It also involves more than the kind of “partnership” that has been the dominant view in the recent Crown Treaty policies and jurisprudence.

In that context, Te Tiriti flows from tikanga and the understanding of mana as a distinct concept of power. It also signifies the same wish for independent yet interdependent political relationships that is evident in He Hākaputanga.

Like everything else in the Māori world, it has a hākapapa and a history. It is not necessary in this CIA to detail that history. However, we do feel it is important to briefly summaries four facts about the political understanding of rangatira Māori when they signed it in 1840 that seem especially relevant to this discussion.

1. All Iwi and Hapū continued to know and exercise their mana as culturally unique and independent polities, and those who signed He Hākaputanga had just recently reaffirmed that fact, some only a few months before the 6th of February.
2. Every Iwi had a long history of treaty-making. In Ngāti Kahungunu for example it was a part of the diplomatic lexicon and was known as mahi tūhono, the work which brings people together. It was an expression of mana and every Iwi and Hapū has examples of treating with others both before and after 1840. Treaty-making did not fall out of the sky on an unsuspecting people in 1840.
3. In the north, where the greatest concentration of Pākehā had arrived, rangatira Māori had been concerned for some time about the behavior of the new Pākehā ‘tribe’, but their increasing presence did not alter the fundamental legal and political perceptions which Iwi and Hapū had about their own authority and their place in the world. The Pākehā presence was just a mere blip in time and our people perceived them according to a view of the world determined by tikanga and the absolute certainty of mana as a concept of power.

4. Iwi and Hapū wished to formalise some relationship with the British Crown for a number of different political and even economic reasons but were clear on the tikanga as well as the political criteria which that relationship had to meet if it was to be legitimate in Māori terms.

In 1840 rangatira Māori could only act according to tikanga and commit the people to a relationship with the Crown that was tika in Māori constitutional and cultural terms. Just as a marae expects the rangatira of any manuhiri to monitor the behavior of his or her rūpū and ensure it accepts the jurisdiction of the marae they are on, so the Iwi and Hapū were keen to treat with the Crown so that it would bring order to the Pākehā manuhiri who came onto the “marae” that is Aotearoa. Like any manuhiri the Crown’s authority, its “mana”, would be acknowledged when it entered the marae, but it would ultimately be subject to the kawa or tikanga which prevailed there.

That substantive offer was never accepted by the Crown, but it is absolutely consistent with the Māori reality in 1840 where the important question is not whether Māori understood sovereignty so much as whether they understood mana and the obligations that manuhiri were expected to honor.

The evidence from all of the kōrero in the reo before and at the time of the signing is that rangatira Māori were absolutely mindful of their responsibility to preserve and even enhance the mana they were entrusted with, while ensuring that manuhiri reciprocated. They were clear about what they could and could not do.

In that sense Te Tiriti is derivative of Māori law and mana and could only have been discussed and understood by rangatira Māori in that historical and constitutional context. They could only have made decisions in the reality that they made and lived.

However, the Crown rejection of the Tribunal Report has not deterred Matakairiri from holding fast to Te Tiriti as being fundamental to the constitutional foundations of their rangatiratanga.

Both pre- and post- 1840, Matakairiri have consistently held that neither their tūpuna nor they have ever ceded their sovereignty, and to the fullest extent possible in the face of the Crown’s ongoing rejection of their right to self-determination, they still maintain and express their tikanga and rangatiratanga.

To conclude this Section, Tikanga, He Haputanga, Te Tiriti all reaffirm the rangatiratanga of Matakairiri and confirm that any shade the Crown casts at their constitutional foundations has no moral or legal substance.

SECTION 2 – HAU KAINGA KŌRERO AND HAPŪ ENGAGEMENT

Introduction

This Section has been prepared to inform Celia Witehira and ‘The Whanau’ and consenting authorities about the historic and intrinsic relationship of Matakairiri with the lands, estates, forests, fisheries, and other properties in their rohe.

Given the significance of the waka landing in the rohe of Maheatai it is crucial for all parties in this project ensure they establish and conduct meaningful protocols of engagement with Matakairiri so our tikanga be adhered to during all earth works of the development of 35 Taipa Heights Drive

Matakairiri territory includes the lands and waterways within the boundaries of Ōpouturi and Hakapapa in the West, Ōmatai in the South, Parapara in the North, and Tokerau in the East and to give this CIA the mana – Matakairiri also shares soft boundary lines with another neighboring hapū Matarahurahu coming off the Taipā Bridge on cable bay hill through to the other side of the hill as we share responsibilities with the Pā Whatianga maunga. There are many significant sites within this area where their tikanga and cultural practices continues to be maintained by the kuia and kaumātua of Matakairiri.

Hapū Concerns

1. That all commercial industry and or private developers do not fully engage with manawhenua the ahikaa to gain understanding the significance of the wāhi tapū of our rohe Maheatai.
2. Our cultural values and principles are disrespected through ignorance and or blatantly ignoring authority conditions in the Resource Management Act consents or Heritage authority.

SECTION 3 – 35 Taipa Heights Drive – ‘The Project’

THE PURPOSE

Celia Witehira & ‘the whanau’

To initiate earthworks on a knoll which is at present unsafe. The knoll has exposed clay on the western side and is very steep on the northern side. Celia and ‘the whanau’ wish to make the knoll safe for all especially their tamariki.

THE PROCESS

1. Consultation with Hapū (agreement of the actual works – Terms of Agreement Written/Verbal)
2. Cultural Induction and a Cultural Impact Assessment when applicable
3. Earthworks to start on approval of authority/consents.

THE PROPOSAL

Under the guidance of the Archaeologist Justin Maxwell a hapū cultural monitor will assist the project through the entirety of the earthworks for the knoll. The intention is to minimise the danger to the whanau tamariki when at play on the knoll to make the degree of the slope on the northern side less of a sheer drop and safer.

Full detailed description of the above proposal process can be viewed in Section 8 – CIA Recommendations



Figure 17. Site (1747-424). Top of knoll, looking on south-east.



Figure 18. Site (1747-424). Top of knoll, looking down along hillside towards road, facing north. (Date 2019-09-09)



Figure 19. Site (1747-424). Top of knoll, looking on north-east. (Date 2019-09-09)



Figure 20. Site (1747-424). Top of knoll, looking on north. (Date 2019-09-09)

Above photo's **sourced** with permission from Justin Maxwell & Jennifer Huebert Sunrise Archaeology Assessment Report



NOTE: The authority application was breeched by excessive removal of the knoll by a whanau representative. Above photos depicting the end result of the knoll to make it a safe. The end result was mitigated with Hapū and the whanau with the assistance and guidance of the archeologist.

SECTION 4 – Matakairiri ORIGINS

The Ancestor – Kupe

Many traditions hold that Aotearoa was first discovered by the ancestor Kupe and his family and crew who reached these shores while in pursuit of a giant octopus known as Te Wheke a Muturangi.

Ngāti Kahu traditions hold that during his exploratory trips around Aotearoa, Kupe spent some considerable time on the eastern side of Karikari peninsula. There are several places there named by or for Kupe and his family.



Ngāti Kahu's oral traditions record many events and deeds associated with Kupe's presence in our rohe, such as his landing at Ikateretere in Taipā because of the abundance of shellfish stock and schools of fish there with which he could feed his people. Hence the pouwhenua at Taipā was erected as a monument to him and his descendants. Then there is Kupe himself, just south of Paeroa where the knuckle-like rock juts out of the sea. Paeroa is labelled on some maps as Knuckle Pt. There the shapes of Kupe and his dog climbing the cliffs can still be seen from

certain vantage points inland from the coast. Then there is Haumarere where Kupe lost the feather from his hat, and it floated down the stream to the sea. It is also the place where Kupe put his sail out on the rocks to dry. The imprint of the sail is still there in the rocks today.

Further south again at Te Awa and the settlement of Waiari there is the plaque stone for Kupe's daughter, Waipuiarangi, standing in the middle of the rocky beach. Tradition records that while on his way back to Hawaiki (the ancient Polynesian homeland), Kupe anchored at Te Awa, cooked a meal, and had a long rest before continuing his journey. As a result, he appreciated the place so much that he left a plaque of stone in memory of his daughter, Waipuiarangi. He also left a dog to guard and protect her. However, the plaque for the dog has worn entirely away and is no longer visible.

Then at the northern end of Tokerau beach at Pārakerake there is Te Kupenga a Kupe – Kupe's fishing net, clearly etched on the rocks at the end of the beach. Tradition records that the nets are from the time of Kahukura, and that they ended up on the rocks and turned to stone. Kahukura was an old lady from amongst the patupaiarehe

or fairy-folk. They lived at Rangiāwhia, near present day Brodie’s Creek and would travel at night to Pārakerake with their nets to fish. One night, Kahukura left her net there in order to get back to Rangiāwhia before daylight because the fairy-folk did not travel abroad in the daylight and had to return home in the dark. When she went, Kupe saw the net and pulled it ashore. According to the traditions, that was the first net that was ever made. Kupe made it for all human beings, working from the plaitings of Kahukura’s net.

The Ancestors – Kahutianui and Te Parata

The following hakaapa charts and kōrero describe:

The origins of Kahutianui and Te Parata, the founding Ngāti Kahu tūpuna who arrived on the shores of Aotearoa. The descendants of Kahutianui and Te Parata who went on to find the various hapū who populated and still occupy the lands and territories of the iwi known as Ngāti Kahu.

CHART 1: NGĀ TŪPUNA O KAHUTIANUI ME TE PARATA

(The Ancestors of Kahutianui and Te Parata)

Māui Pōtiki

Wharua Kura

Teuhewa

Pōtaua

Whitirangi Mamao

Kupe (1)

Hina

Hina i te Pō

Hina Mate-Ao

Hina i-te Kukuti

Hina Kaitangata

Tamanui te Rā

Te Tikitiki o te Rangi

Te Raramutu

Ueoneone

Rangi Taupae

Pipi

Wawai

Haere Orowai (t)

Kupe (2) = Puna (f)

(1) Parawhenua Mea (2) Ngaruerue i te Whenua

Tāwhaki

Te Weta

Rānea

Tamaita

Tamaroto

Tamahānene

Mihi

Ngoi

(1) Tapū

(2) Kāianganui

Tira

Moeākau

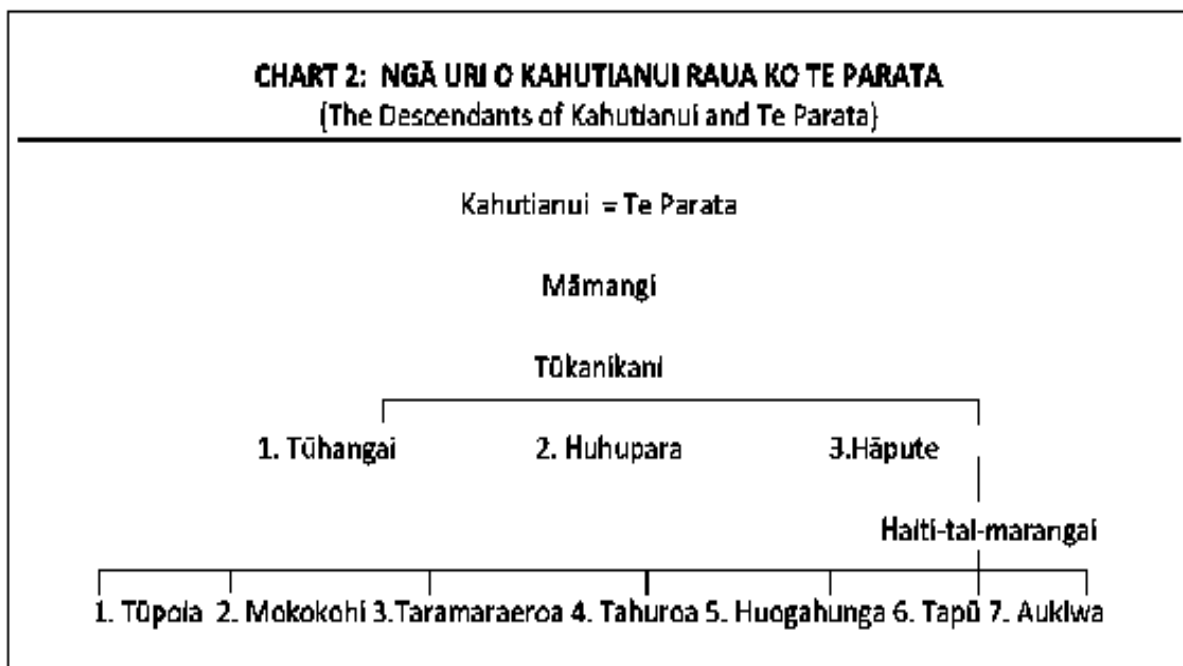
Tūmoana

Taranga

Kahutianui

= Te Parata

Ta Māui Pōtiki, ko Wharua Kura; Ta Wharua Kura, ko Te-uhewa; ta Te-uhewa, ko Pōtaua; ta Pōtaua, ko Whitirangi Mamao; ta Whitirangi Mamao, ka puta ki waho ko Kupe tuatahi. Ta Kupe, ko Hina; ta Hina, ko Hina-i-te-Pō; ta Hina-i-te-Pō, ko Hina Mate-ao; ta Hina Mate-ao, ko Hina-i-te-Kukuti; ta Hina-i-te-Kukuti, ko Hina Kaitangata; ta Hina Kaitangata, ko Tamanui-te-Rā; ta Tamanui-te-Rā, ko Tikitiki-o-te-Rangi; ta Tikitiki-o-te-Rangi, ka puta ki waho ko Te Raramutu. Ta Te Raramutu, ko Ueoneone; ta Ueoneone, ko Rangi Taupae; ta Rangi Taupae, ko Pipi; ta Pipi, ko Wawai; ta Wawai, ko Haere Orowai tuatahi; ta Haere Orowai tuatahi, ko Kupe tuarua, me Te Puna; ta Kupe tuarua, ka puta ki waho ko Parawhenua-mea me Ngaruerue-i-te-Whenua. Ta Parawhenua-mea, ko Tāwhaki; ta Tāwhaki, ko Te Weta; ta Te Weta, ko Rānea; ta Rānea, ko Tama-ita; ta Tama-ita, ko Tamaroto; ta Tamaroto, ko Tamahānene; ta Tamahānene, ko Mihi; ta Mihi ko Ngoi; ta Ngoi, ko Tapū, me Kāinganui; ta Tapū, ko Tira; ta Tira, ko Tūmoana; ka moe a Tūmoana i a Kahukura Ariki, ka puta ki waho, ko Kahutianui. Ka hoki ki a Ngoi; ta Ngoi, ko Kāinganui; ta Kāinganui, ko Moeākau; ta Moeākau, ko Taranga; ta Taranga ka puta ki waho ko Te Parata
 Ka moe a Te Parata ki a Kahutianui ka puta ki waho ko ngā uri o Ngāti Kahu
 A Kahutianui ka moe i a Te Parata, ka puta ko Māmangi.
 A Māmangi, ka puta ko Tūkanikani.
 A Tūkanikani, ka puta ko Hāpute.
 A Hāpute, ka puta ko Haiti-tai-marangai. 1



Ngāti Kahu Pepeha

Ko Maungataniwha te maunga
Na, I roto I nga korero I te heke o Ngāti Kahu
Ko Tokerau te moana
Ko Kahutianui te tupuna
Ko Te Parata te tangata
Ko Māmaru te waka

Maungataniwha is the mountain
In the accounts of the descent lines of Ngāti Kahu
Tokerau is the sea
Kahutianui is the ancestress
Te Parata is the man
Māmaru is the canoe

Matakairiri Pepeha

Ko Hikurangi te maunga
Ko Ikateretere te awa,
Ko Tokerau te moana,
Ko Taipā te marae,
Ko Puta ngā Rau te urupa,
Ko Māmaru te waka,
Ko Te Parata te rangatira,
Ko Kahutianui te tupuna,
Ko Ngāti Kahu te iwi,
Ko Matakairiri te hapū.

Hikurangi is the mountain,
Ikateretere is the river,
Tokerau is the sea,
Taipā is the marae,
Putangārau is the burial ground,
Māmaru the canoe,
Te Parata is the leader,
Kahutianui is the ancestor,
Ngāti Kahu the tribal grouping,
Matakairiri is the hapū.

The founding ancestors of Matakairiri, as with all Ngāti Kahu hapū, are Kahutianui and Te Parata. There are earlier haka-papa lineages, e.g., from the Te Paatu tūpuna Kakaitawhiti and the earlier tūpuna Kupe. However, those haka-papa do not displace or supersede the haka-papa from Kahutianui and Te Parata from whom Matakairiri specifically claim descent through Tapū, the sixth child of Haiti-Tai-Marangai, a great-great grandson of Kahutianui and Te Parata.

The name of Matakairiri hapū was born out of an encounter with the English settlers and was given to the descendants of Tapū who reside in the rohe of Matakairiri.

For the present-day exercise of their mana whenua, kaitiakitanga and rangatiratanga, Matakairiri are Ngāti Kahu.

SECTION 5 – CULTURAL VALUES

Ngāti Kahu Tikanga

Under Ngāti Kahu tikanga, the hapū have always been, and still remain, the pre-eminent unit. How that works in Ngāti Kahu is encapsulated in simple terms by the following tikanga:

Whānau aggregate to form hapū which in turn aggregate to form iwi.

The authority that resides at each level of this social order is conveyed to the next via a leadership representative.

Hence, whānau leaders engaging with other whānau leaders is a hapū level engagement; hapū leaders engaging with other hapū leaders is an iwi level engagement; iwi leaders engaging with other iwi leaders is a waka level engagement.

For engagement to be effective, it must be level to level i.e., iwi to iwi; hapū to hapū; whānau to whānau. The only exception to this is when engagement occurs as part of the aggregation process i.e., own whānau to own hapū to own iwi and vice versa.

For the structure to maintain its integrity, the ‘chain of authority’ must be followed i.e., whānau to hapū; hapū to iwi – iwi to hapū; hapū to whānau.

At all levels of engagement there must be authority to engage. At the waka level, iwi leaders engage with other iwi leaders by virtue of the authority vested in them by their hapū leaders. At the iwi level, hapū leaders engage with other hapū leaders by virtue of the authority vested in them by their whānau leaders.

The authority that each representative brings to their level of engagement is non-transferable. Hence no hapū leader could purport to represent another hapū leader, likewise with the whānau leaders, likewise with the iwi leaders. This often creates a conundrum for external parties seeking to engage with the largest collective possible, preferably of iwi. Generally, external parties tend to presume that engagement is with a collective whole rather than a collective of independent participants. While this may appear to be a subtle difference, it can become a significant hindrance to engagement if it is not made clear that the collective incorporates a number of independent authorities rather than maintaining a ‘single’ overarching authority.

Any information shared with the collective must also be shared with the individual members of the collective – particularly those not participating in the collective.

Anything produced by the collective can only be described as ‘collective’ if it has 100% support of all of the individual participants. And, even then, it can only represent the collective participants i.e., the iwi, hapū or whānau leaders, not the actual iwi, hapū or whānau which, by virtue of tikanga, retain the authority to represent only themselves and no others.

Under this tikanga, in Ngāti Kahu it is the hapū who are and hold mana whenua and ownership over the lands and resources in their respective areas.

Some Basic Ngāti Kahu values

This section briefly discusses some of the basic underlying values held by Matakairiri as well as the wider Ngāti Kahu Iwi and, indeed, by most, if not all, Iwi Māori. Much of this section is derived from or based on the teachings of the late Rev. Māori Marsden and the late McCully Matiu. The approach taken is to examine key words from within Ngāti Kahu’s dialect which are perceived to identify the cornerstones of these values.

The words chosen are mana, tapū, tikanga Māori, whanaungatanga, rangatira and rangatiratanga, kaitiaki and kaitiakitanga, and ahi kaa.

To illustrate how deceptive the use of bilingual dictionaries can be if used as sources for understanding these concepts, the discussion of each word is commenced by quoting the English translations listed for each of these words in the authoritative Williams’ Dictionary of Māori Language before going on to outline the meanings described by Rev. Māori Marsden, McCully Matiu and other eminent Māori scholars.

The discussion of each word is concluded with references either to Matakairiri or other Ngāti Kahu hapū examples and experiences and expectations.

Mana

William's Dictionary of the Māori Language lists eight meanings for mana providing the following possible translations:

1. Authority, control
2. Influence, prestige, power
3. Psychic force
4. Effectual, binding, authoritative
5. Having influence or power
6. Vested with authority
7. Be effectual, take effect
8. Be avenged

These translations, however, do not describe the source of mana nor how mana is upheld and maintained. That, after all, is not the job of a bilingual dictionary. The result is an unfortunate distortion of the real meaning of mana, which is inextricably based in the spiritual realms of the world.

The Rev. Māori Marsden, in his article "God, Man and Universe: A Māori View", defines and discusses among other matters the concepts of mana and tapū. For him, Mana in its double aspect of authority and power may be defined as 'lawful permission delegated by the gods to their human agents and accompanied by the endowment of spiritual power to act on their behalf and in accordance with their revealed will.' This delegation of authority is shown in dynamic signs or works of power. He goes on to warn:

Authority and power in this sense must be clearly distinguished since it is clear that to exercise spiritual power outside the limits delegated is to abuse the gift, and results either in its withdrawal or in that power running rampant and causing harm to the agent and others.

A simple analogy will make the distinction [between power and authority] clearer. A person approaches a traffic crossing, and the lights turn red. He has power to cross but no permission. The lights turn green but his car stalls at that moment. He has permission to cross, but no power. His car starts and the lights remain green. He has both authority and power to proceed.

There are many different types of mana and many aspects of it as it manifests itself in everyday life. For example, all living things, animals, trees and plants, fish, and birds, as well as human beings, are imbued with a mana of their own, a mana implanted by the gods. So too are many inanimate objects such as meeting houses and mountains which are personified and addressed in Māori as ancestors and relations.

The terms mana atua, mana tūpuna, mana whenua, mana tangata, mana moana and mana Māori motuhake are also heard frequently and are being referred to increasingly by the Waitangi Tribunal in its reports. These are different types or aspects of mana and can be described, albeit very briefly, in the following way:

Mana atua is "the very sacred power of the gods ... which is given to those persons who conform to sacred ritual and principles".

Mana tūpuna is authority and power handed down through chiefly lineage.

Mana whenua is the mana that the gods planted within Papā-tuā-nuku (Mother Earth) to give her the power to produce the bounties of nature. A person or tribe who "possesses" land is said to hold or be the mana whenua of the area and hence has the power and authority to produce a livelihood for the family and the tribe from this land and its natural resources. One means of ensuring that mana whenua is upheld and enhanced is to return the pito or whenua (afterbirth) of a child to his ancestral lands at points specifically designated for the purpose. But the most powerful means is, once the spiritual element has departed from a person (i.e., the person has died), to return the human body to the ūkaipō, the place from which his true sustenance and being came, that is, his ancestral lands. This is perhaps one of the main reasons why tribes will fight to have a body returned to his or her own ancestral lands for burial. Furthermore, the greater the person's mana, the bigger the fight, especially if the person has ancestral rights in more than one tribal area.

Apart from these aspects, every effort is made to protect and uphold mana whenua, not only from loss of "possession" of the land, but also from despoliation by careless exploitation. Mana whenua is a gift from the gods and always remains with the tribe of an area. The imposition of European title, for example, cannot remove mana whenua from a tribe. The Resource Management Act 1991 interprets mana whenua as meaning "customary authority exercised by an iwi or hapū in an identified area". Like Williams' dictionary it falls very short of the real meaning by not incorporating any reference to its spiritual basis.

Mana tangata is the power acquired by an individual according to his or her ability and effort to develop skills and to gain knowledge in particular areas.

Mana moana is the equivalent of mana whenua as it applies to the sea and its resources. The two forms of mana overlap considerably since the land is considered to extend well into the sea, while the sea's effects impinge some distance inland.

The term mana Māori motuhake is a term which encompasses all of the above but serves to point out that mana is something which applies to the Māori people of Aotearoa and to them only. It also points to the fact that with such mana, Māori people are imbued with the eternal right to live under their own mana and hence determine their own way of life as they themselves see fit to choose.

It is critical that Celia Witehira & 'the whanau' and all associated agencies and organisations involved in the development of 35 Taipā Heights Drive comprehend and remember at all times that they are operating in the rohe and under the mana of Matakairiri, not the other way around.

Tapū

The Rev. Māori Marsden discusses tapū at some length, not least to dispel some misconceptions of the concept held by early missionaries and anthropologists.

He describes the Māori idea of tapū as being very close to the Jewish idea translated in the words 'sacred' and 'holy', although it does not have the later ethical connotations of the New Testament of 'moral righteousness'. However, it does have both religious and legal connotations.

A person, place or thing is dedicated to a deity and by that act it is set aside or reserved for the sole use of that deity. The person or object is thus removed from the sphere of the profane and put into the sphere of the sacred. It is untouchable, no longer to be put to common use. It is this untouchable quality that is the main element in the concept of tapū. In other words, the object is sacred, and any profane use is sacrilege, breaking of the law of tapū.

From a purely legal aspect, it suggests a contractual relationship has been made between the individual and his deity whereby a person dedicates himself or an object to the service of a deity in return for protection against malevolent forces and the power to manipulate his environment to meet needs and demands.

Te Rangi Hiroa (Sir Peter Buck) in his book *The Coming of the Māori* recounts how as a child he was taught the practicalities of tapū. He comments "Thus the fear of tapū was inculcated early and remained late." (p.359)

It is the laws of tapū which play the most influential role in regulating Māori society. It was for this reason that the tribal experts in the laws of tapū, the Tōhunga, were outlawed by the colonial government (under the Tōhunga Suppression Act of 1907) in a rather vain attempt to gain complete and absolute control for the government over Māori society.

The laws of tapū still hold in Maoridom today and their violation continues to bring disaster, pain, and injury to its transgressors, particularly when waahi tapū (places that have been set aside as tapū) have been desecrated and violated. When such desecrations and violations occur, it is most important for the perpetrators to participate in rectifying the transgressions of tapū that have taken place.

Ranginui Walker in his book *Ka Whawhai Tonu Matou* points out:

The personification of natural phenomenon is fundamental to the holistic worldview of the Māori. Papātūānuku was loved as a mother is loved, because the bounty that sprang from her breast nurtured and sustained her children. Humans were conceived of as belonging to the land; as tangata whenua, people of the land (and descendants of Hine-ahu-one). This meant that they were not above nature but an integral part of it. They were expected to relate to nature in a meaningful way. For instance, trees were not to be cut down wantonly. If a tree was needed for timber, then rituals seeking permission from Tane had to be performed first. Similarly, a fisherman had to return to the sea the first fish he caught as an offering to Tangaroa... it was believed that these practices ensured the bounty of nature would always be abundant. (pp. 13-14)

To Māori ways of thinking, it also follows that because man and nature are descended from a common ancestor, then we are one and the same. Thus, Matakairiri will talk of being descended from their awa Ikateretere, or from their moana – Tokerau and their whenua – Maheatai. A violation against Ikateretere, Tokerau or Maheatai is a violation against Matakairiri who are the awa, moana and the whenua.

It is critical that parties in this development of 35 Taipā Heights Drive understand, accept and work to protect and uphold the value and reality of tapū.

Tikanga Māori

The Resource Management Act describes tikanga Māori as "Māori customary values and practices". William's dictionary gives a further seven possible meanings for tikanga with the following possible translations:

1. Rule, plan, method
2. Custom, habit
3. Anything normal or usual
4. Reason
5. Meaning, purport
6. Authority, control
7. Correct, right

The word 'Māori' is being used in this term as an adjective describing tikanga.

Tikanga Māori, as Ngāti Kahu elders explain it, is the correct way to carry out something in Māori cultural terms. Tikanga Māori is the Māori equivalent of English law.

Tikanga Māori is a significant body of knowledge, wisdom and custom deriving from the very detailed knowledge gained from residing in their particular geographic area for many hundreds of years, of developing relationships with other neighboring hapū as well as those further afield and learning from practical experience what works and what does not.

Not surprisingly, this body of law is very different from English law, mainly because it cannot be reduced to writing and hence set in concrete in the way legislation sets English law in concrete.

For Matakairiri Tikanga Māori is very flexible and each situation requires its own particular form of tikanga. The particular form it takes on any occasion can always be determined by consensus of their whānau and hapū if the matter is anything other than very straight forward.

As a result, Matakairiri will spend considerable time in hui on marae discussing what an appropriate tikanga for a particular take/problem should be. Their marae remains the center and focal point of their hapū and is the one institution that has been left largely untouched by their contact with Europeans.

In discussing the centrality of the institution of marae to all Māori, R. A. Joseph states –

Despite the corrosive effect of missionaries and official amalgamationist policies, the Marae as an institution has persisted from pre-European Māori society into the modern era. It therefore has no Western legal base...In addition, the Marae provides common ground where the Pākehā can gain some awareness and insight into Māori life and the importance of biculturalism. The Marae is essentially an institution run by Māori for Māori with inclusion granted to other groups on their terms. Marae therefore fulfils deeply felt needs for the maintenance of culture, assertion of identity, and resistance to amalgamation.

All marae throughout New Zealand serves a communal need which has been handed down through many generations which is to hui on any and all issues that arise in the iwi, hapū and whānau that affect their people and environment.

Consensus in such hui is very important, and for that reason they almost invariably run for at least several hours to allow all possible aspects of the take to be thoroughly aired. If consensus is not reached the hui will either continue until it has been reached, even if it takes several days, or, if the divisions are too great, the hui will be adjourned and reconvened at a later time when everyone has had more time to reflect on the matter. Time is not an influencing factor when important decisions are to be made. This is a trait of Tikanga Māori which has often frustrated and annoyed Pākehā affected by the process.

Matakairiri expectations for Celia Witehira & 'the whanau' and all those involved in the development of 35 Taipā Heights Drive is to respect and work within Matakairiri tikanga and timelines.

Matakairiri would far rather all parties take their time and make the best practical options/decision than rush it through and end up having to fix up a mess afterwards.

Whanaungatanga

One of the most fundamental values that holds any Māori community together is whanaungatanga, or the manner in which everyone is related genealogically. Knowledge of how one is related to everyone else within a particular community and to other neighboring hapū is fundamental to the understanding of an individual's

identity within Māori society. It also determines how an individual relates and behaves towards other individuals of that community.

This behavior is largely determined by the traditional roles of tuakana/teina (older or younger sibling within an extended family), matua and whaea (parents, aunts, and uncles, or all that one generation above), and tamariki/mokopuna (those in the generations below).

So, Matua and whaea have authority over all generations below them and exercise a supervisory and mentoring role in training the following generations to replace them. Within a single generation, tuakana (older siblings, or those descended from older siblings) have authority over teina (younger siblings or those descended from younger siblings).

Attempts to overturn these lines of authority are rarely tolerated, unless the ability, skill, and personal attributes of a teina (mana tangata) earn sufficient respect over a long period of time to warrant such a departure from the norm. On the other hand, a tuakana who does not have the inherited qualities and skills of leadership will be set aside by the people in favor of one who does.

In traditional Māori society, the role women played was highly valued and largely complementary to that of men. Many hapū and iwi are named after women, including, of course, Ngāti Kahu (named after Kahutianui).

Mana wahine (the power and authority of women) has, however, been distorted by the perceptions of outside observers during the period of contact with Europeans to diminish the importance of women. Yet Māori women have always been and are still active leaders in all aspects of Māori endeavor.

In Matakairiri, women continue to take strong leadership roles, and attempts to denigrate women in leadership roles have brought strong and pointed criticism from both kuia and kaumātua who continue to uphold the traditional values.

Regardless of these hierarchies of authority, the complexities of which are difficult to explain to outsiders, but which are generally well understood within the community itself, all members of a Māori community have a role assigned to them, particularly in matters relating to the marae and communal gatherings. Individuals are ideally encouraged to take roles they are particularly suited for and most comfortable carrying out.

The place of residence of a member of a Māori community does not determine the role they play in that community. Those who stay on the ancestral lands are often referred to as ahi kā (literally: burning fire) and their job is to “keep the home fires burning”. However, it is not at all unusual for the leaders of a Māori community to have their main residence elsewhere, and these days, particularly in Auckland.

It is also not unusual for an individual to play leadership roles in more than one community. That does not diminish their role/s, it simply enlarges their responsibilities of having to return home for all important meetings and occasions.

In terms of authority and standing, there is a very clear distinction between those whose genealogy connects them to the area and those who do not.

Thus, for example, unless an in-law has the necessary genealogical links to a particular community and its lands, they can never hold any authority in respect of either the lands or the community. That is not to say that they cannot play a very active role in the community, and they often do. However, in matters of the ultimate authority to speak for and represent the community, any attempts to do so by an “outsider” will bring very swift and strong reactions to stop it.

In the rohe of Matakairiri there are also many Māori who do not haka-papa (genealogical links) to the area but live in or are connected in various ways. In general, they have a good understanding of the social Organisation that exists, and they respect it. Likewise, the very few non-Māori, and particularly the Dalmatian families, who have been in the area for more than three or four generations.

In the experience and observations of Matakairiri, too many of this part of the Pākehā (non-Māori) community in Taipā have little or no understanding of the social organisations of the hapū amongst whom they live. Most of them take little or no part in Matakairiri activities, particularly those which take place on the marae.

In contrast, Matakairiri have consistently engaged with and taken part in most Pākehā activities in their rohe, from the school to the sports clubs and the civic bodies and have a very wide and deep understanding of Pākehā social organisations. As a result, there appears to be a widely held and completely erroneous misconception amongst this section of the (non-Māori) community that the tangata whenua of Taipā are assimilated into and totally subsumed by the Pākehā community. Nothing could be further from the truth. However, in line with the value of whanaungatanga, Matakairiri continue to reach out to and invite Pākehā to participate in their social structure under their tikanga.

All organisations and entities involved in the development of 35 Taipā Heights Drive need to understand and respect the primacy of Matakairiri with regard to all aspects of whanaungatanga in their rohe.

Kaitiaki and Kaitiakitanga

The word kaitiaki is derived from tiaki which the Williams dictionary translates as 'guard, keep, watch for, wait for'. The prefix kai- denotes the doer of the action and on William's translations should give 'guardian, keeper, someone who watches for or waits for'. Kaitiakitanga is the derived noun from kaitiaki and therefore should translate as 'guardianship' or something similar.

The interpretation of kaitiakitanga provided in the Resource Management Act 1991 is Kaitiakitanga means the exercise of guardianship; and in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself. By 1997 the inadequacy of this definition had been acknowledged and the interpretation was amended to Kaitiakitanga means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship. (See section 2.)

The understanding of kaitiakitanga held by Māori involves far more than just this interpretation or the dictionary translation. In specific terms, each whānau or hapū is kaitiaki for the area over which they hold mana whenua, that is, their ancestral lands and seas. Should they fail to carry out their kaitiakitanga duties adequately, not only will mana be removed, but harm will come to the members of the whānau and hapū. Thus, a whānau or a hapū who still hold mana in a particular area take their kaitiaki responsibilities very seriously. The penalties for not doing so can be particularly harsh.

Apart from depriving the whānau or hapū of the life sustaining capacities of the land and sea, failure to carry out kaitiakitanga roles adequately also frequently involves the untimely death of members of the whānau or hapū, a punishment Ngāti Kahu has had to weather on more than one occasion in the recent past.

The late Ngāneko Minihinick of Ngāti Te Ata wrote extensively on kaitiakitanga and was careful to point out that only Māori can be tangata whenua, that is, those who hold or are mana whenua for a particular area. Hence only Māori can carry out the role of kaitiakitanga. That is not to say that Pakeha do not have guardianship responsibilities in respect of the country's natural resources, for they certainly do.

Rev. Māori Marsden spoke and wrote extensively on this issue. His writings, along with submissions of tangata whenua of various areas of the country made to the Board of Inquiry into the New Zealand Coastal Policy Statement in 1993-4, made references to and explained this concept in a manner consistent with the following explanation provided largely by McCully Matiu.

Kaitiakitanga is the role played by kaitiaki. Traditionally, kaitiaki are the many spiritual assistants of the gods, including the spirits of deceased ancestors, who were the spiritual minders of the elements of the natural world. All the elements of the natural world, the sky father and mother earth and their offspring, the seas, sky, forests and birds, food crops, winds, rain and storms, volcanic activity, as well as man and wars, are descended from a common ancestor, the supreme god. These elements, which are the world's natural resources, are often referred to as taonga, that is, items which are greatly treasured and respected. In Māori cultural terms, all the natural, physical elements of the world are related to each other, and each is controlled and directed by the numerous spiritual assistants of the gods.

These spiritual assistants often manifest themselves in physical forms such as fish, animals, trees, or reptiles. For Matakairiri, they come in the form of a tohoraha (whale) and a kaahu (hawk). Each kaitiaki is imbued with mana. Man being descended from the gods is likewise imbued with mana although that mana can be removed if it is violated or abused. There are many forms and aspects of mana, one of which is the power to sustain life.

Matakairiri are very careful to preserve the many forms of mana they hold, and in particular they are very careful to ensure that the mana of their kaitiaki is preserved. In this respect Matakairiri become one and the same as their kaitiaki (who are, after all, their relations). So, in a sense Matakairiri become the minders of all their relations, that is, the other physical elements of the world.

As minders, kaitiaki must ensure that the mauri or life force of their taonga are healthy and strong. For Matakairiri this includes the hau kāinga (the winds of home) which carry and waft the airborne essences emanating from both the land and the sea. A taonga whose life force becomes severely depleted, requires kaitiaki to do all in their power to restore the mauri to its original strength. Kaitiaki are warned of the onset of the depletion in the mauri of their ancestral lands when the characteristics of the hau kāinga start to change as they do with any major development.

This is particularly important for Matakairiri related hapū of Te Paatu, whose name means literally The Guardians of the Spiritual Portals. Over recent years the character of that hau has started to change with the advent of intense development, and Te Paatu must try to restore the hau kāinga that has been unnecessarily interfered with and prevent it from being further altered.

For Matakairiri, this is the case with regard to the pipi beds in their awa, Ikateretere. Therefore, in order to uphold their mana, they as kaitiaki must do all in their power to restore the mauri of that taonga to its original strength.

Rangatira and Rangatiratanga

The Williams' dictionary gives four meanings and the following translations for rangatira:

1. Chief, (male or female)
2. Master or Mistress
3. Well born, noble
4. Person of good breeding

A rangatira in Māoridom is a person of mana derived not only by genealogical seniority but also by his or her own personal qualities and abilities to maintain the support and confidence of his/her people. Should a chief lose the confidence of his people, then his/her mana will suffer, and the people will look elsewhere for leadership.

The word rangatira was once analyzed by a Ngāti Kahu kaumātua as follows:

Ranga is a shoal of fish; raranga is to weave or plait; tira is a group of people. A rangatira then is someone who holds a group of people together so that they move as one, like a shoal.

Rangatiratanga is the derived noun from rangatira and is generally translated as 'chieftainship'.

The Waitangi Tribunal in the Ngāwha Geothermal Resource Report (Wai 304) considers rangatiratanga to include the concept of kaitiakitanga. The tribunal has discussed the concept of rangatiratanga at great length in many of its reports, simply because it is a key term in the Treaty of Waitangi. Quoting the New Zealand Māori Council, it states –

In essence, it is the working out of a moral contract between a leader, his people, and his god. It is a dynamic not static concept, emphasizing the reciprocity between the human, material, and non-material worlds. In pragmatic terms, it means the wise administration of all the assets possessed by a group for that group's benefit: in a word, trusteeship. And it was this trusteeship that was to be given protection [in the Treaty], a trusteeship in whatever form the Māori deemed relevant.

And then from the Muriwhenua Fishing Report (WAI 22) at p. 181

Te tino rangatiratanga o ratou taonga tells of the exclusive control of tribal taonga for the benefit of the tribe including those living and those yet to be born. There are three main elements embodied in the guarantee of rangatiratanga. The first is that authority or control is crucial because without it the tribal base is threatened socially, culturally, economically, and spiritually. The second is that the exercise of authority must recognise the spiritual source of taonga (and indeed of the authority itself) and the reason for stewardship as being the maintenance of the tribal base for succeeding generations. Thirdly, the exercise of authority was not only over property, but of persons within the kinship group and their access to tribal sources.

For Matakairiri rangatiratanga denotes the mana, wehi and ihi that underpins their right and responsibility (their kaitiakitanga) to make decisions and take actions to preserve, protect and enhance their river, Ikatiritiri, and all the lands, estates, forests, fisheries, and other properties in their rohe. Rangatiratanga is our birthright.

Ahi Kaa

The Williams Dictionary gives two meanings and the following translations for ahi kaa:

1. burning fires of occupation
2. continuous occupation

The noun, ahi, is directly translated as 'fire'. When combined with a verb, particularly a verb in its stative form, the result is an intensification of those properties denoting the state of combustion in which material burns to produce heat, flames and often smoke.

As a verb, kaa(-ngia) is 'to burn' or 'to glow', and in its stative form it denotes a state of 'being alight', 'burning' or 'ablaze'.

Ahi kaa, then, is a form of mana whenua (title to land) established and maintained by a whānau or hapū through a combination of haka-papa back to the primary ancestors who lived on the lands, augmented by occupation over a long period of time, thereby keeping their fires burning.

Ahi kaa is also the term applied to those whānau and hapū whose fires of occupation remain unextinguished over long tenure. By dint of that unextinguished occupation, the mana whenua of those who are and hold ahi kaa is stronger than that of those who do not.

As long as a whānau or hapū are able to maintain their occupation and keep their fires burning, regardless of all depredations or challenges, they are the ahi kaa. Other whānau and hapū may share mana whenua through shared haka-papa, but unless they can show ahi kaa title, they cannot and would not claim ahi kaa status.

Hence, although Matakairiri share a degree of mana whenua with their related hapū of Ngāti Whata / Te Paatu ki Toatoa, Ngāti Tara and Matarahurahu in their respective rohe of Toatoa, Parapara and Kenana, however ngā hapu who have interest in the rohe of Maheatai/Taipā cannot claim ahi kaa status. It is important for Celia Witehira & 'the whanau' and all consenting agencies to understand this principle of Matakairiri as ahi kaa in the rohe of Maheatai/Taipā so the relationship with them is tika/right.

Summary

In summary then we can say that the world view and values of Matakairiri are firmly rooted in the spiritual aspects of this world, where mankind and all other creations, both physical and spiritual, are imbued with a life force (mauri), mana and tapū by the gods.

From the spiritual world proceeds the material and physical world of Te Ao Marama (the World of Light), and the spiritual (which is the higher order) interpenetrates Te Ao Marama. (Marsden 1992:134). In the physical world, the genealogical relationships between people are of highest importance.

Basic concepts of mana, tapū, whanaungatanga, rangatiratanga, kaitiakitanga and ahi kaa must be clearly understood by Celia Witehira & 'the whanau' and all consenting agencies involved in 'the Project' as underlying all Matakairiri thinking and practice. It must also be appreciated that behind these concepts Matakairiri have their own wealth of traditions and tikanga (laws) which explain and give substance to each concept. These traditions and tikanga invariably hark back to the role played by the Ātua (gods) in the creation and on-going maintenance of the world in both its physical and spiritual form.

SECTION 6 – WHENUA TAONGA (LANDMARKS) OF MATAKAIRIRI

There are a number of whenua taonga in the rohe of Matakairiri. Each of them reinforces their mana whenua and explains why and how they are the kaitiaki over them. For the purposes of this CIA report, we have included brief descriptions of a few of the most significant of these whenua taonga.

Ōtako – Tauranga Waka

Te Parata navigated the Māmaru waka to Aotearoa and eventually made landfall at Ōtako. This is the tauranga waka that Ngāti Kahu acknowledges as the arrival point of their founding tūpuna from Hawaiiki. From Ōtako, Te Parata and Kahutianui established their whānau in the Ōruru lands.

Hakapapa Pā

Inside the Ōruru Valley is a major pā that Ngāti Kahu established in its founding years. To access Hakapapa Pā you travel up Ikatiritiri river then turn into Parera river and through Kaikakaho. You then go further up to arrive at the Pā.

Ōpouturi

Hakapapa was renamed Ōpouturi after Koropeke and his men were killed there by Te Wairua and Ngāpuhi seeking after the mana of Kakaitawhiti, Koropeke's father. When Kakaitawhiti took his son's body away to be buried, he looked back at Hakapapa and did not want that event to be heard or told again in his hearing. Hence the name became Ōpouturi.

Māheatai

Māheatai has two interpretations: a physical and a spiritual. The name of the land describes the ebbing and flowing of the tide and provides a spiritual symbolism of life, entering the natural world and departing from it. Māheatai is also the name of a portal into the spiritual world.

Māheatai are the lands between Hakapapa pā and Tokerau Moana. In this area, fish and shellfish were once in abundance.

Herewaka

Herewaka is the Taipā beach frontage where the food carrying waka were tied. The tapū and noa principles were strictly adhered to in that early Ngāti Kahu period; hence the separation between areas where tapū or sacred ceremonies were conducted and areas where noa or temporal matters were conducted.

Hikurangi Maunga

This is the kainga of the kaitiaki Kaahu for the Māmaru Waka of Ngāti Kahu. The Kaahu protected the iwi and operated from its dwelling atop Hikurangi. One of the local hapū, Pikaahu, derive their name from the Kaahu. The tūpuna of that hapū was raised and nurtured on Hikurangi by the Kaahu. His descendants originally adopted the name Pipikaahu, the fledglings of the hawk, in remembrance of this event.

To access Hikurangi you follow a similar route to that which takes you to Ōpouturi (Hakapapa pa), but Hikurangi maunga is not very far past Kaikakaho.

Ōmātai

Ōmātai is another Pā site of Koropeke, the son of Kakaitawhiti. At the base of Ōmatai is the beginnings of the river Ikatiritiri, where the salt water from Tokerau Moana meets the fresh waters that flow down from Maungataniwha.

The symbolism of the name, Ōmatai, also signifies the transformation that occurs when moving from a spiritual state of being to a physical state of being.

Waimutu

Waimutu is the first river that branches off Ikateretere. It was a source for patiki, karehu and kanae. Further up the Waimutu, you arrive at what is now known as Ryder's Creek and come to the site of the first Marae at Taipā which was a marae built by and for Kohikiko Pikaahu who married Marara Herangi, daughter of Tainui Chief, Tawhiao. Kohikiko and Marara had two sons, Te Wiki Pikaahu and Henare Pikaahu. The descendants of these two sons went on to establish and support marae at Taipā and Toatoa. Hence the very close relationships between Karipori Marae o Matakairiri hapū in Taipā, and Ko Te Ahua Marae o Ngāti Whata hapū in Toatoa.

Whatianga

Whatianga is a Pā site located at the headland of the entrance going into Ikatiritiri. It was a waahi tūtei for approaching enemies (a lookout point). In this Pā site is a puna, also called Waimutu. It is of great significance to Matakairiri.

Ikateretere / Ikatiritiri

Ikatiritiri is the name of our Awa. It is also rendered Ikateretere. One translation is that it refers to the shoals of fish when they are schooling on the surface; teretere is descriptive of this event. Hence ika (fish) teretere (schooling on the surface).

Ikatiritiri, has been altered and diverted over the years, and the original river used to run through Ōruru when fish life was in abundance in that area.

Tangitepurupuru

Below the quarry on the Ikateretere awa is the place we call Tangitepurupuru. This name derives from the crying of sealions living there.

Pouwhenua

The monument to Kupe is currently located outside the shopping precinct in Taipā on SH10. It commemorates the landing place of Kupe in the rohe of Ngāti Kahu. Because of its significance to the entire iwi, any plans to relocate or beautify this pou must be done by negotiation with Matakairiri and Te Rūnanga.

Cenotaph

The cenotaph erected by Ngāti Kahu in memory of those soldiers from the iwi who went to both WWI and WWII is also located alongside the Kupe memorial. Similarly, any plans to relocate or beautify it will need to be done by negotiation with Matakairiri and Te Rūnanga.

SECTION 7 – LEGISLATIVE AND STATUTORY CONSIDERATIONS

Under Crown law there are a number of legislative and statutory requirements affecting the Project which also augment and support the tikanga and rangatiratanga of Matakairiri. In this Section, the relevant legislation and statutes are detailed below.

Resource Management Act 1991

Part II of the Resource Management Act 1991 [the Act], which sets out the Principles and Purposes of the Act, determines those matters which must influence all decisions relating to the use of natural resources. In respect of matters specifically relating to Māori interests these are given at Ss. 6(e), 7(a) and 8 although there is considerable overlap in practice between these subsections and all other subsections of Part II.

The Fourth Schedule of the Act sets out the matters which should be considered when preparing an assessment of the effects that a proposal will have on the environment. These include cultural effects, any effects on ecosystems, and any effect on natural and physical resources having spiritual or cultural value for present or future generations. This Schedule requires that in making an assessment of effects on the environment those persons interested in or affected by the proposal should be identified, as should be the consultation undertaken and any response to the views of those consulted. Furthermore, a description of the mitigation measures to be undertaken to help prevent or reduce the actual or potential effect should be included in the assessment.

The full text of the sections which specifically relate to Māori and tangata whenua matters and are also specifically relevant to the present proposal are:

Section 6. Matters of national importance - In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapū, and other taonga.

Section 7. Other matters - In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to -

(a) Kaitiakitanga:

Section 8. Treaty of Waitangi -In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Fourth Schedule of the Act lists matters that should be included and considered by the applicant in an assessment of effects on the environment and matters that should be considered when preparing an assessment of effects on the environment. In relation to tangata whenua issues the following sections are particularly relevant:

1. Information must be specified in sufficient detail

Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2. Information required in all applications

- I. An application for a resource consent for an activity (the **activity**) must include the following:
 - (f) *an assessment of the activity against the matters set out in Part 2:*
 - (g) *an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).*
- II. The assessment under subclause (1)(g) must include an assessment of the activity against—
 - (a) *any relevant objectives, policies, or rules in a document; and*
 - (b) *any relevant requirements, conditions, or permissions in any rules in a*
 - (c) *document; and*
 - (d) *any other relevant requirements in a document (for example, in a national environmental standard or other regulations).*
- III. An application must also include an assessment of the activity's effects on the environment that—
 - (a) *includes the information required by clause 6; and*
 - (b) *addresses the matters specified in clause 7; and*
 - (c) *includes such detail as corresponds with the scale and significance of the effects*
 - (d) *that the activity may have on the environment.*

3. Additional information required in some applications

An application must also include any of the following that apply:

- (c) *if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).*

6. Information required in assessment of environmental effects

- (i) *An assessment of the activity's effects on the environment must include the following information:*
 - (a) *if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:*
 - (b) *an assessment of the actual or potential effect on the environment of the activity:*
 - (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:*
 - (d) *if the activity includes the discharge of any contaminant, a description of—*
 - (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*
 - (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:*
 - (f) *identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:*
 - (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*
 - (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*
- (ii) *A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*
- (iii) *To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—*
 - (a) *oblige the applicant to consult any person; or*
 - (b) *create any ground for expecting that the applicant will consult any person.*

7. Matters that must be addressed by assessment of environmental effects

- (i) *An assessment of the activity's effects on the environment must address the following matters:*
 - (a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
 - (b) *any physical effect on the locality, including any landscape and visual effects:*
 - (c) *any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
 - (d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
 - (e) *any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
 - (f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*
- (ii) *The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

The Fourth Schedule is subject to the provisions of any policy statement or plan. At the date of writing this CIA, the most relevant policy statement in respect of tangata whenua issues is the New Zealand Coastal Policy Statement 2010. The Regional Coastal Plan for Northland, which was drawn up following the guidelines provided in the national policy statement, is also relevant as is the Far North District Plan.

Pouhere Taonga Act 2016

In Part 1, Section 3 describes the purpose of this Act, which is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

Section 4 requires all persons performing functions and exercising powers under this Act to recognise a variety of principles, including —

- (d) *the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga.*

Under Part 2 of the Act, two organisations are established – New Zealand Pouhere Taonga (Historic Places Trust) and the Māori Heritage Council.

In Section 13 (1)(i) one of the functions of Pouhere Taonga is to act as a heritage protection authority under Part 8 of the Resource Management Act 1991 for the purposes of protecting—

- (i) the whole or part of a historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area
- (ii) land surrounding the historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area that is reasonably necessary to ensure the protection and goals of reasonable enjoyment of the historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area.

Then in Section 27 (f), (g) and (h) the Māori Heritage Council has the following functions:

- (i) to consider and determine suitable applications to enter wāhi tūpuna, wāhi tapu, and wāhi tapu areas on the New Zealand Heritage List/Rārangī Kōrero:
- (ii) to propose historic places and historic areas of interest to Māori to be entered on the New Zealand Heritage List/Rārangī Kōrero:
- (iii) to make recommendations to Heritage New Zealand Pouhere Taonga on applications for resource consents referred by Heritage New Zealand Pouhere Taonga under section 75:

Section 75 covers proposals affecting wāhi tapu areas entered on New Zealand Heritage List/Rārangī Kōrero.

Conservation Act 1987

Under Part 1 Section 4, this Act shall so be interpreted and administered as to give effect to the principles of the Treaty of Waitangi.

SECTION 8 – BACKGROUND UPDATE AND HAPŪ RECOMMENDATIONS

I Trudy Allen declare this Cultural Impact Assessment from my Hapū Matakairiri is tuturi in our tikanga values of Ngāti Kahu.

Matakairiri CIA is to establish open, transparent communications with:

- all interested and affected parties;
- maintain tika and pono working relationships;
- identify the potential risks and mitigations within the development of the whenua at 35 Taipā Heights Drive (inclusive of future developments)

To conclude Matakairiri have now compiled a table of recommendations that addresses the pre and post remedial earth works undertaken and gives guidance/tautoko to all future development/earthworks at 35 Taipā Heights Drive.

Matakairiri now provide this CIA and its recommendations to Celia Witehira & ‘the whanau’ and all other consenting authorities that the following recommendations are implemented in good faith and in accordance with tikanga Māori as laid out in this CIA, there is considerable potential for successful outcomes for the applicant Celia Witehira & ‘the whanau’ - Moana MacFater, Wiremu MacFater, Clarissa Witehira, Paapu Witehira Matakairiri and the rest of Ngāti Kahu, and indeed the wider community of Te Hiku o Te Ika.

HAPŪ RECOMMENDATIONS

SIGNIFICANT CULTURAL AND PHYSICAL ADVERSE EFFECTS	RECOMMENDATION/METHODOLGY	COMMISSION/RESOURCE
1.CULTURAL TIKANGA		

KARAKIA –	PRE-EARTHWORKS Commencement of upgrade works Tikanga Protocol	Trudy Allen to action
CULTURAL INDUCTION	POST REMEDIAL WORKS To be delivered by a Matakairiri Kaumātua, a brief clearing and hohou rongo (peace-making) ceremony. This process is to educate the whanau of the tikanga and kawa of the Matakairiri te hapū and the rohe they will now become their kainga.	‘Te whanau’ to resource.
2. HAPŪ ENGAGEMENT		
HAPŪ TIKANGA ACKNOWLEDGEMENT/AGREEMENT	HAPŪ CONSULTATION Pre Earthworks <ul style="list-style-type: none"> All agreed processes/schedules are actioned within acceptable timeframes. New Zealand Heritage and Archeologist and all associated governing agencies and contractors acknowledges the Hau kāinga tikanga of Matakairiri. Ongoing engagement between the Trudy Allen – Hapū consultant, Celia Witehira, and the Archeologist – Justin Maxwell throughout the project. 	‘Te whanau’ to resource Hapū consultant engagement and CIA
2. OPERATIONAL ENGAGEMENT		
OPERATIONAL SUPPORT	MONITORING – Throughout the earthworks <ul style="list-style-type: none"> Hapū Kaitiaki will be onsite monitoring, the pre & post remedial earthworks. The Archeologist to give cultural monitor and the contractors guidance with the earth works. 	‘Te whanau’ to resource hapū cultural monitor
3. RESOURCE CONSENT		
CULTURAL TIKANGA THE RESOURCE MANAGEMENT ACT 1991	FUTURE DEVELOPMENT WITH: 35 Taipa Heights Drive, Taipa, Far North 0420 To support Celia Witehira and ‘te whanau’ this Cultural Impact Assessment may be utilized for	‘Te whanau’ to resource hapū consultant.

	<p>the next phase of developing their land in regard to securing Resource Consent/s for buildings and further earthworks if applicable. The only condition is the need to revise and agreed on any amendments to Section 8 – recommendations and the only fee will be the consultant engagement fee.</p> <p><i>The above recommendation is the action that is needed to meet the tikanga and cultural needs for hapu within the RMA 1991 pertaining to</i></p> <p><i>Section 5 – Purpose a, b, c</i></p> <p><i>Section 6 – Matters of National Importance</i></p> <p><i>E: the relationship of Maori and their ancestral lands, water, sites, waahi tapu and other taonga</i></p> <p><i>G: the protection of recognized customary activities.</i></p> <p><i>Section 7 – Other Matters</i></p> <p><i>Section 8 – Treaty of Waitangi</i></p>	
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