Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Rārangi take o te Komiti Taiao me ngā Whakawā

Environment and Hearings Committee Agenda

Wednesday 4 November 2026, 4.00 pm

Council Chamber, Administration Building,
Albion Street, Hāwera



Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Purongo Whaitikanga
Governance Information

Ngā Mema o te Komiti / Committee Members



Andy Beccard
Chairperson



Aarun Langton
Deputy Chairperson



Leanne Horo
Councillor



Robert Northcott
Deputy Mayor



Diana Reid
Councillor

Vacant
Councillor



Tane Houston
Iwi Representative

Apatono / Delegations

The primary role of the Environment and Hearings Committee is to oversee the Council's obligations under the Resource Management Act 1991. It also oversees a number of the Council's environment and regulatory activities. The committee comprises of five Councillors and one iwi representative.
The Committee is delegated the following decision making powers:

- To hear all resource consent applications with the power to make a final decision;
- To hear all Building Act dispensation applications with the power to make a final decision;
- To consider all matters of an environmental and regulatory nature relating to the Resource Management Act, Building Act, Health Act, Fencing of Swimming Pools Act, Dog Control Act and to make recommendations to the Council;
- To receive reports on all matters approved under delegated authority by the Chairperson or Deputy Chairperson together with the Group Manager Environmental and those functions delegated to staff;
- Hear objections to menacing dog classifications and either uphold or rescind the classification (as per the Dog Control Act).
- To consider and make recommendations to the Council on environmental policy matters relating to the Resource Management Act and the District Plan;
- To hear all plan changes and make recommendations to the Council;
- Non-notified applications will be referred to the Environment and Hearings Committee for consideration in the following circumstances:
- Where the Group Manager Environmental believes that there are potential community effects and/or policy implications in respect of the District Plan, and no other applications of this nature have been dealt with before by the Council to determine precedent;
- Appeals relating to consent conditions approved under delegated authority; and
- Applications for retrospective activities.

That aside, the Committee is only able to make recommendations to the full Council for it to consider and make a decision on.

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Purongo Whaitikanga
Governance Information

Huinga Tangata / Attendance Register

Date	26/11/25	06/05/26	17/06/26	12/08/26	23/09/26						
Meeting	O	O	O	O	O						
Andy Beccard	√	√	√	√	A						
Leanne Horo	A	√	A	√	√						
Aarun Langton	√	A	√	√	√						
Robert Northcott	√	√	√	√	√						
Diana Reid	√	√	√	√	√						
Vacant	-	-	-	-	-						
Tane Houston Iwi Representative	X	√	√	√	√						

Key

√ Attended
AO Attended Online
-- Was not required to attend
A Apology
Y Attended but didn't have to attend
X Did not attend - no apology given

Types of Meetings

O Ordinary Meeting
E Extraordinary Meeting

He Karere Haumaru / Health and Safety Message

In the event of an emergency, please follow the instructions of Council staff. If there is an earthquake - drop, cover and hold where possible. Please remain where you are until further instrcution is given.

He Pānga Whakararu / Conflicts of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises betweeen their role as an elected member and any private or other external interest they might have.

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Rārangi Agenda

Environment and Hearings Committee

Wednesday 4 November 2026 at 4.00 pm

1. **Karakia**

2. **Matakore / Apologies**

3. **Tauākī Whakarika / Declarations of Interest**

4. **Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations**

5. **Whakaaetia ngā Menīti / Confirmation of Minutes**

5.1 Environment and Hearings Committee held on 23 September 2026 ..... Page 9

6. **Pūrongo / Report**

6.1 RML26039 Resource Consent Hearing Report..... Page 15

7. **Pūrongo-Whakamārama / Information Report**

7.1 Taranaki Resource Management Reform Steering Group Update..... Page 121
7.2 Environmental Services Activity Report – Quarter 1 (July-September2026)..... Page 139

8. **Karakia**

Next Meeting Date: Wednesday 10 February 2027– Council Chamber
Elected Members' Deadline: Wednesday 27 January 2027

Karakia

1. Karakia

Ruruku Timata – Opening Prayer

Whaia, whaia, whaia te urutapunui a Tāne.
Tāne te waiora, Tāne te pūkenga, Tāne te wānanga
Tāne te whakaputa nei I te whaiao, I te ao mārama
Tīhei mauri ora

Let us follow in the footsteps of Tāne (The god who gave us knowledge)
Tāne the lifesource, Tāne the skilful, Tāne the knowledgeable
Tāne who brought light to the world
So give us life.

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Matakore Apologies

2. Matakore / Apologies

Leave of Absence: *The Committee may grant a member leave of absence following an application from that member. Leave of absences will be held in the Public Excluded section of the meeting.*

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Ngā Whakaputanga
Declarations of Interest

3. Tauākī Whakarika / Declarations of Interest

Notification from elected members of:

a) Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and

b) Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

Declarations of Interest: *Notification from elected members of: Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968*

Whakatakoto Kaupapa Whānui, Whakaaturanga hoki

Open Forum and Presentations

2. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

The Committee has set aside time for members of the public to speak in the public forum at the commencement of each Council, Committee and Community Board meeting (up to 5 minutes per person/organisation) when these meetings are open to the public. Permission of the Mayor or Chairperson is required for any person wishing to speak at the public forum.

Ngā Menīti Komiti
Committee Minutes

To	Environment and Hearings Committee
Date	4 November 2026
Subject	**Environment and Hearings Committee – 23 September 2026**

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Environment and Hearings Committee met on 23 September 2026. The Committee is being asked to confirm their minutes from 23 September 2026 as a true and correct record.

2. There were no recommendations within the minutes for the Council to consider.

Taunakitanga / Recommendation

THAT the Environment and Hearings Committee adopts the minutes from the meeting held on 23 September 2026 as a true and correct record.

Menīti
Minutes

Ngā Menīti take o te Komiti Taiao me ngā Whakawā
Environment and Hearings Committee

Held in the Council Chamber, Administration Building, Albion Street, Hāwera on
Wednesday 23 September 2026 at 3.00 pm

Kanohi Kitea / Present: Councillors Aarun Langton (Chairperson), Leanne Horo, Diana Reid, Deputy Mayor Northcott and Tane Houston (Iwi Representative).

Ngā Taenga-Ā-Tinana / In Attendance: Liam Dagg (Group Manager Environmental Services), Sam Greenhill (Governance Officer), Jess Sorensen (Planning and Development Manager), Becky Wolland (Head of Strategy and Governance), Mark Danenhauer, Anne Duncan and Jane Harvey (Taranaki Regional Council).

Matakore / Apologies: Councillor Andy Beccard.

RESOLUTION **(Deputy Mayor Northcott/Cr Horo)**

12/26 EH **THAT the apology from Councillor Andy Beccard be received.**

CARRIED

1. Tauākī Whakarika / Declarations of Interest

There were no conflicts of interest declared at the meeting.

2. Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations

1.1 Jane Harvey – Hazards and Climate Change

Ms Harvey provided an overview of how natural hazards and climate change could influence the region and how spatial planning could be utilised to help inform future planning decisions.

An overview of the types of hazards for Taranaki was included. She noted that both geological and climate related hazards could have significant effects and financial implications for the region. Geological hazards included earthquakes, tsunami and volcanic hazards while climate hazards included flooding, drought, storms and cyclones. Although geological hazards could cause significant damage and disruption they tended to occur less

frequently than weather related hazards. Taranaki was most likely to be affected by hazards driven by extreme weather.

Droughts and flooding had always occurred in Taranaki however the risk of climate hazards occurring was increasing. Planning responses needed to consider the risks that were currently managed as well as how the risks might change over time.

Ms Harvey provided maps to demonstrate the baseline conditions and the projected change over time. She noted that existing conditions could help to understand where future pressures might emerge first or become more significant. This was particularly important for coastal adaptation and long term land use decisions. Some existing patterns might become more pronounced and some parts of the region might face different combinations of climate pressures. This meant that the planning response might need to vary across different parts of the region.

Along with climate hazards Taranaki also had some significant geological hazards with the most notable being Taranaki Maunga. The latest projections indicated a 30-50% probability of an eruption within the next 50 years. A map was provided to demonstrate a moderate to large ash flow scenario.

Planning questions for hazards became more complex because hazards rarely occurred in isolation. Ms Harvey provided a diagram to demonstrate how a single event could trigger multiple impacts across different systems. A severe weather event could cause flooding, landslides, coastal erosion and storm surge at the same time. These events could affect people, infrastructure, essential services and ecosystems simultaneously.

Ms Harvey highlighted that the consequences of the hazards depended on what was in the area of the hazard and how sensitive they were to the hazard. Sensitivity described how strongly something might be affected if it was exposed to a hazard.

Areas of higher exposure to risks was not evenly spread across the region. Some places were naturally more exposed to particular hazards than others. Exposure to risks on its own did not determine consequence. Where sensitivity and exposure overlapped consequences were expected to be higher.

Ms Harvey explained that the level of risk and the potential consequences was determined by the vulnerability and adaptive capacity of the sensitive receptor. Spatial planning could help by identifying places where natural hazards and climate change were likely to have greater consequences and where planning decisions might need to play a greater role in avoiding or reducing future risk.

An overview was provided on the ways spatial planning could be used in response to hazards and climate change. Spatial planning could help to direct new development away from higher risk areas, identify places that might be more exposed to the effects of climate change and other hazards, and support the consideration of cumulative and cascading effects.

Ms Harvey explained what a spatial planning response could look like for a specific hazard or climate related pressure. The examples included water stress and drought, volcanic hazards and heat sensitive landscapes.

Deputy Mayor Northcott highlighted that in recent years farmers had tended to remove their hedges and trees and queried the level of influence the spatial plan could have in reinstating the planting. Ms Duncan noted that it was not likely that the spatial plan would be able to influence the reinstatement of planting. Ms Harvey noted that one of the principles of the system was about property rights.

Deputy Mayor Northcott requested an update on mapping wet areas within the District. Mr Danenhauer noted that Taranaki Regional Council employed wetland ecologists who had been mapping and compiling a list of wetlands for the region.

It was noted that there was still uncertainty around the specific requirements of the spatial plan and it was important to collect data to be ready once there was more clarity.

Deputy Mayor Northcott queried what alternative options could be considered to reduce water stress on Taranaki Maunga. Ms Harvey noted that a report had been commissioned to identify available options. It was likely that ground water would be the main source followed by different types of water storage.

In response to a query regarding the impact for the region if a significant cyclone hit Ms Harvey noted that Taranaki was not as prone to cyclone events. Mr Danenhauer noted that nature-based solutions could be considered to provide benefits and reduce impact.

Councillor Reid queried whether Waka Kotahi / New Zealand Transport Agency was also considering natural hazards and climate change in the same way. She noted that upgrades to exit routes would likely need upgrading before a potential event such as a volcanic eruption. Ms Duncan noted that there was meant to be a link between spatial planning and land transport.

Councillor Horo queried the involvement from Iwi in the development of the spatial plan. Mrs Wolland explained that there was a working group of officers and Iwi involvement was being considered. An Iwi partnership agreement was being put together.

In response to a query from Councillor Langton regarding the change in rainfall Ms Harvey noted that it was due to the changing temperature and the global impacts.

1.2 Mark Danenhauer - Biodiversity

Mr Danenhauer provided an overview of Indigenous Terrestrial Biodiversity in Taranaki. The overview included the current state and trends, overall and spatial summary, and spatial planning responses. A map was provided to show the indigenous vegetation cover in Taranaki.

Approximately 38% of Taranaki was covered in indigenous vegetation. There were two large areas that were mostly intact, - Eastern Hill Country and Taranaki Maunga. Ecosystems were a good indicator to understanding the biodiversity of the region. The presence of an ecosystem indicated the presence of indigenous species. Mr Danenhauer noted that there had been a reduction in the number of ecosystems in the region. The region included seven ecosystems that were at risk with some of the most at risk being wetlands and coastal areas.

Mr Danenhauer highlighted that different areas could appear to be in the same condition from an ariel view however underneath could be a very different. The condition of the ecosystem was dependent on whether the area was actively managed. Modelling had been carried out however the only way to be certain of the condition was to actively monitor the site. Due to the size of the region, there was only a small number of sites that were being monitored.

An overview was provided on the conservation status of different species. Twenty percent of bird species and 100% of lizard species were threatened or at risk in Taranaki. Specific data on terrestrial invertebrates and plants was unknown. There were different mechanisms and protections in place around the region. It was noted that protection alone was not an indication of the biodiversity status of the area.

Mr Danenhauer provided an overview of possible spatial planning responses in relation to indigenous terrestrial biodiversity. A spatial plan could work to maintain core areas of biodiversity. Further benefits could be provided to water quality, erosion control and climate resilience through landscape restoration.

Councillor Reid noted the difficulty of planting native vegetation when feral cats could not be trapped. Mr Danenhauer noted that the spatial plan could be used to support community groups that were trying to improve the biodiversity of the region. He noted that the matter of feral cats was considered as part of the regional pest management.

Mr Houston queried whether historic riparian planting had been measured to identify whether it had grown to a degree that was beneficial. Mr Danenhauer noted that the main benefits of the riparian corridors had been experienced in the biodiversity of fresh water. He noted that corridors needed to be wider to experience further biodiversity benefits. Mr Danenhauer noted that the riparian planting could be leveraged to expand the benefits.

3. Whakaaetia ngā Menīti / Confirmation of Minutes

3.1 Environment and Hearings Committee on 12 August 2026

RESOLUTION **(Cr Reid/Deputy Mayor Northcott)**

13/26 EH **THAT the Environment and Hearings Committee receives the minutes from the meeting held on 12 August 2026 for their information.**

CARRIED

4. Pūrongo-Whakamārama / Information Report

4.1 Taranaki Resource Management Reform Steering Group Update

The Taranaki Resource Management Reform Steering Group (the Group) continued to support the preparation for resource management reform and development of a future Regional Spatial Plan for Taranaki.

Mrs Wolland presented the report and noted that the Group had meet three times with their next meeting scheduled in early October. At the next meeting the topics being discussed would include air, transport and freshwater. The report included key risks regarding the development of the Regional Spatial Plan which would be continuously monitored.

In response to a query from Deputy Mayor Northcott regarding the consideration of regional spatial plans by Central Government Ms Duncan noted that it was unclear whether there would be sign off by a minister. Mrs Wolland noted that clarity around sign off would be provided once the final bills came through. It was noted that any appeals to the spatial plan would be heard by commissioners.

Deputy Mayor Northcott queried whether there was liaison with other regions to provide a simpler approach to the spatial plans. Mrs Wolland noted that the purpose was for a regional approach with bespoke items included for different parts of the District. Ms Duncan clarified that there was a mandate to consult with adjacent regions during the development process.

Councillor Reid sought clarification on the types of bespoke considerations that would be included. Mrs Wolland noted that national direction was expected in terms of specific limits. A regional spatial plan could be outside the national direction however it was likely that appeals would be received.

Mrs Sorensen highlighted that the purpose of the regional spatial plan was to remove the barriers for consenting and to address the trends and issues.

RESOLUTION **(Deputy Mayor Northcott/Mr Houston)**

14/26 EH **THAT the Environment and Hearings Committee receives the Taranaki Resource Management Reform Steering Group Update Report.**

CARRIED

The meeting concluded at 4.16 pm.

Dated this day of 2026.

…….
CHAIRPERSON

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Pūrongo Report

6

To	Environment and Hearings Committee
From	Kaitātari Whakamahere Taiao / Planner, Dayna le Fleming
Date	4 November 2026
Subject	**RML26039 Resource Consent Hearing Report**

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

Application

Consent No.:	RML26039
Applicant:	Matthew David Hacking & Karen Frances Hacking
Location:	7 Rosemount Road, Waverley
Proposal:	New dwelling infringing Rural Zone setbacks on northern, southern and western boundaries and recession planes on southern boundary

Site Details

Legal Description:	Lot 4 DP 401250
Current Use:	Vacant rural lot on which a dwelling has been relocated but is not yet habitable
Previous Consents:	RMS050056 RMS060097
South Taranaki District Plan:	Zone: Rural Zone Planning Map: Rural Map 18 Road status: Private Road Overlays: N/A Features: N/A
Surrounding Land Use:	Residential activities
Site Visit Undertaken:	Yes – 3/07/2026

Assessment

Activity Status:	Restricted Discretionary
Notification:	Limited Notification
RMA 1991:	s95A, s95B, s104, s104C & s108
• **NPS:**	NPS-HPL, NPS-NH
• **NES:**	NES-CS
• **Other:**	N/A

Taunakitanga / Recommendation(s)

THAT the Environment and Hearings Committee approve a retrospective consent to erect a dwelling infringing the Rural Zone setbacks on northern, southern and western boundaries and recession planes on southern boundary at 7 Rosemount Road, Waverley legally described as Lot 4 DP 401250, in accordance with sections 104, 104C and 108 of the Resource Management Act 1991.

For the following reasons:

1. The effects of the proposed activity are considered acceptable and would be in keeping with the nature of the environment in which it is located.

2. Conditions are recommended that ensure development of the site would be in keeping with the context, character and amenity of the area, and would not adversely impact surrounding properties.

3. The proposal is compatible with the established lifestyle character of the Waipipi subdivision, and any adverse effects can be appropriately managed through conditions of consent.

4. The proposed activity would be consistent with the relevant objectives and policies of the South Taranaki District Plan and in accordance with the purpose and principles of the Resource Management Act 1991.

5. The proposal demonstrates an acceptable level of natural hazard risk based on the best available information.

Should the Environment and Hearings Committee choose to approve the land use consent, the following conditions are recommended:

General

1. That unless amended by specific conditions of this consent, the activity is carried out in general accordance with details provided to the South Taranaki District Council as part of the resource consent application dated 19/06/2026, the request for further information response dated 4/07/2026 and the additional information received as part of the prehearing meeting 22/06/2026, except where modified by the conditions of this consent.

Mitigation measures

2. That the proposed planting shall be undertaken in accordance with the planting plan provided by Paul McKenna Architecture 'Site plan – Mitigation' dated 22/06/2026, within the first planting season following the decision of this consent.

3. All planting shall be species suitable for the coastal environment of the Waipipi Coast Development. Prior to the commencement of planting, the consent holder shall provide to Council written confirmation from a suitably qualified landscape architect that the proposed planting species are appropriate for the site conditions.

4. In the event of any loss or destruction of vegetation for any reason, the affected vegetation shall be replaced and replanted by the consent holder with the same or similar species at the soonest planting season.

5. That the glass windows identified on the approved mitigation plan on the southern side of the dwelling shall be fitted with obscured or frosted glass within six months of the decision of this consent. The obscured or frosted glass shall be retained and maintained for the life of the dwelling.

6. That a post and rail fence with a height less than 2 metres above natural ground level is erected along the southern boundary six months following the decision of this consent. The fence shall be maintained for the duration of the consented activity.

Advice Notes

Timeframe for Giving Effect to this Consent

1. *This land use consent lapses on the expiry of 5 years after the date of this letter unless the consent is given effect to before that date; or unless an application is made before the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of Section 125 of the Resource Management Act 1991.*

Fees and Charges

2. *In accordance with the Council's Schedule of Fees and Charges, if not accompanying this decision, an invoice may be sent at a later date. All costs associated with the conditions of this consent and annual monitoring shall be met by the consent holder.*

3. *The consent will be subject to routine monitoring inspections to ensure compliance with the conditions of consent. The consent holder is responsible to meet these costs at the time of the inspection.*

4. *Where the land use approval remains with the site, should the property change ownership it is the responsibility of the owner and subsequent owners to notify Council's Planning Team of a change in consent holder.*

Natural Hazards

5. *This application has been assessed using the best available information known to Council on natural hazards, consistent with the National Policy Statement for Natural Hazards (NPS-NH).*

Kupu Whakamārama / Background

Description of the Proposal

1. PM Architecture has applied for a retrospective resource consent on behalf of Matthew Hacking & Karen Hacking to erect a dwelling infringing the Rural Zone northern, southern and western side setbacks and the southern recession plane at 7 Rosemount Road, Waverley legally described as Lot 4 DP 401250.

2. The new dwelling is setback:

   - 4.45m from the Northern Boundary
   - 21m from the Eastern Boundary
   - 1.45m from the Southern Boundary
   - 8.3m from Western boundary

3. The site plan for the dwelling can be seen in Figure 1 below. It is noted that the figures throughout this report show measurements taken from the external walls of the dwelling. However, in the Rural Zone, the definition of a *building* includes eaves. Therefore, for the purposes of this assessment, all relevant measurements have been assessed from the outer edge of the eaves rather than the wall.

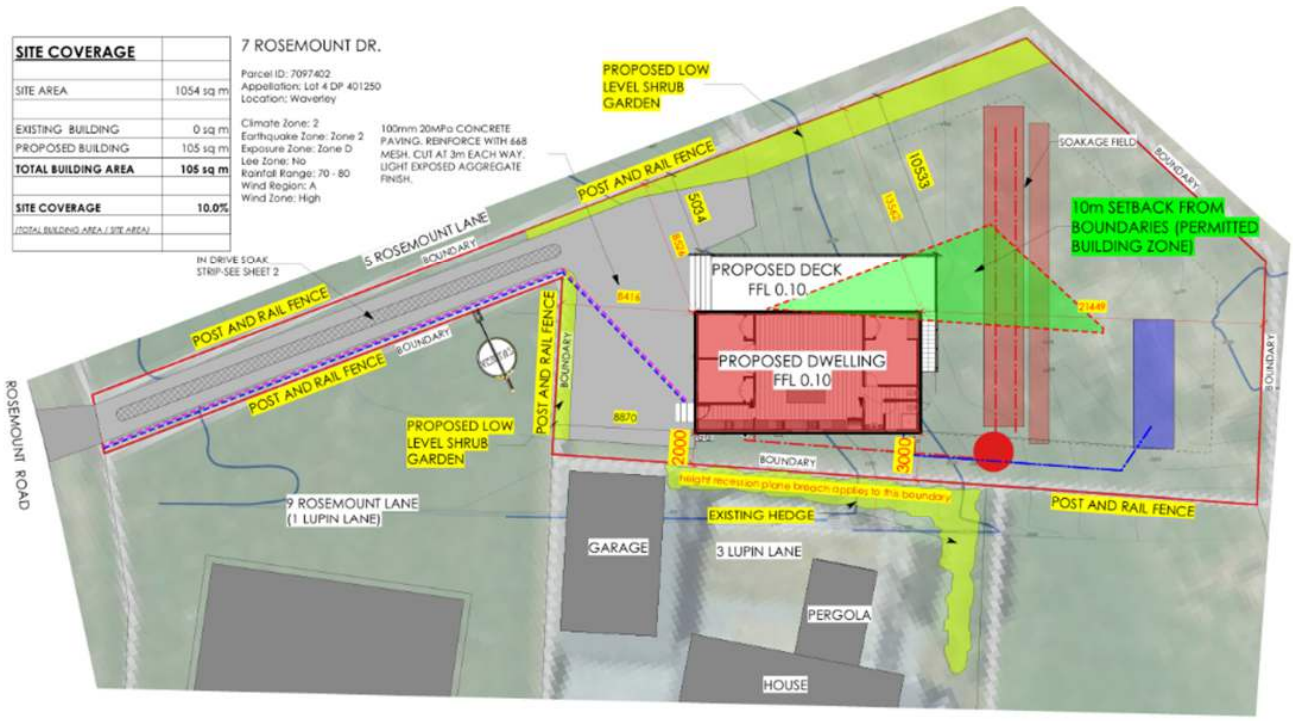


Figure 1: Proposed site plan

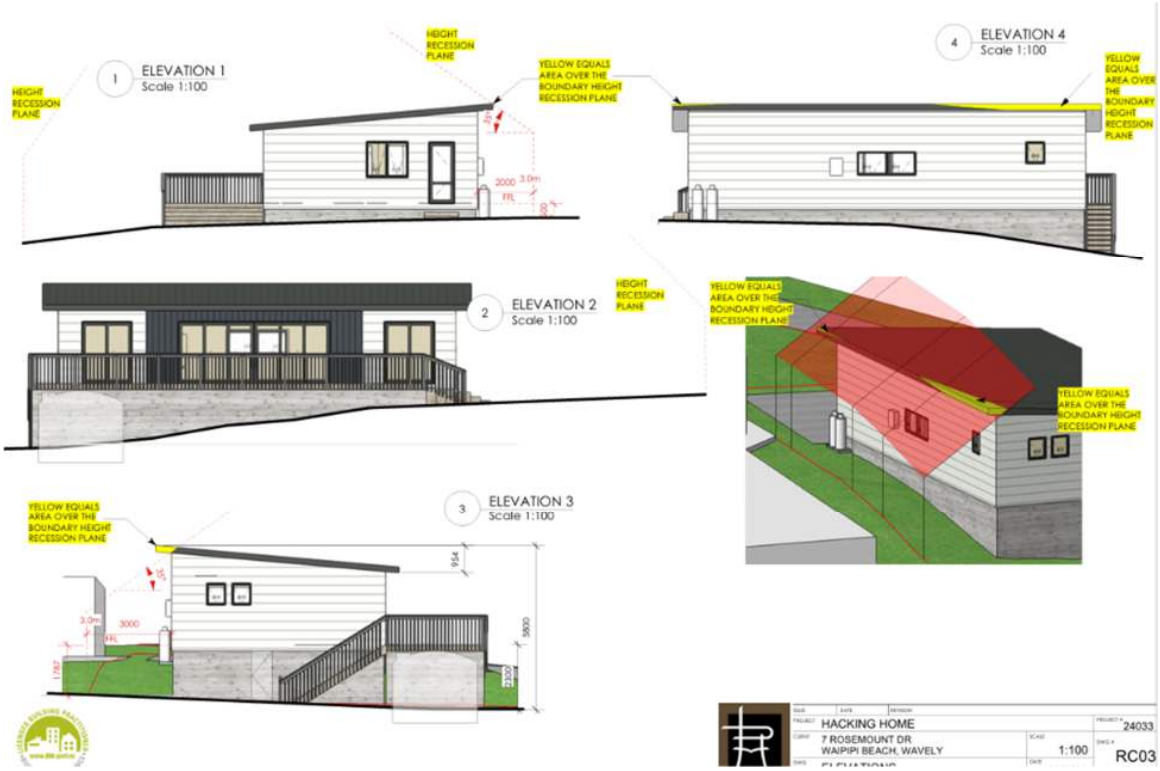


Figure 2: Site elevations



Figure 3: Aerial Imagery of Waipipi Subdivision Stage 1

Background

4. There have been two previous subdivision consents granted in relation to this property. Resource Consent RMS050056 authorised an 87-lot subdivision, and Resource Consent RMS060097 authorised a variation to the original RMS050056 subdivision. This subdivision was granted on 09/08/2006 under the 2004 District Plan as a controlled activity.

5. Prior to the establishment of the dwelling on site, Council advised that a resource consent would be required. An email dated 6 March 2025 was sent to the applicant's agent in relation to Building Consent BC250042 confirming this requirement. Furthermore, the Project Information Memorandum (PIM) issued alongside the building consent also identified the need to obtain resource consent.

6. Following the relocation of the dwelling on site, Council received a complaint (CER0469/26) regarding the potential non-compliance with the Rural Zone setback requirements. The dwelling was subsequently confirmed as requiring resource consent for the setback and recession plane infringements.

7. As the dwelling has already been relocated to site, a Deemed Permitted Boundary Activity is not available in this instance, and the application has been lodged as a retrospective land use consent. The land use consent application was initially lodged on 22 June 2026; however, the application was deemed incomplete and returned to the applicant on 26 June 2026. The current application (RML26039) was lodged (29 June 2026) to address the non-compliances for the dwelling's reduced setback from the boundary and non-complying recession planes.

Site and Surrounding Area

8. The subject site, located at 7 Rosemount Road, Waverley is 1054m^2 and comprised of one title (Lot 4 DP 401250) and is represented in Planning Map: Rural Map 18 (see Figure 4). The property is located within the Rural Zone.

9. The subject site is an irregular shape and slopes towards the north. The site has road frontage to Rosemount Road, which is a private road. Apart from the relocated dwelling, the site is undeveloped with no vegetation.

10. The surrounding environment is also zoned Rural and is a part of a larger lifestyle subdivision. While the application site is located within the Rural Zone, it is within the Waipipi residential development, where lot sizes are significantly smaller (between 800m^2-2000m^2) and dwellings are located in closer proximity to one another than is typical within the Rural Zone of the Operative District Plan.

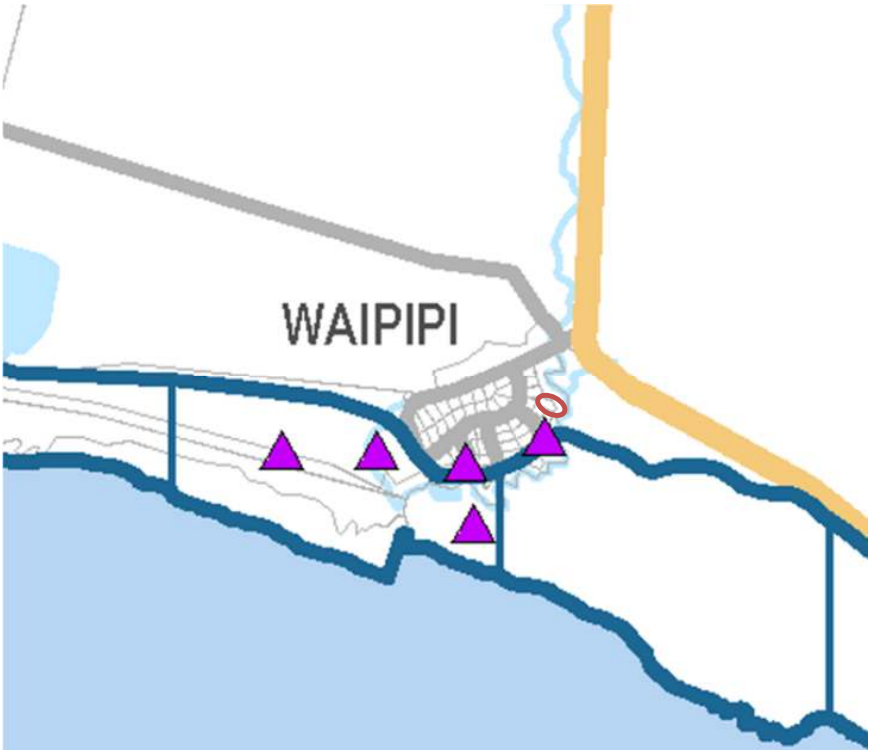


Figure 4: Site and surrounding area



Figure 5: Aerial Map showing the contours of the site

Application

11. The resource consent application has been submitted to Council under the status of Restricted Discretionary. The proposal infringes the following rule(s):

Rule #	Rule Name/ Issue	Status of Activity	Comment
3.2.2(a)	Bulk and Location: Height and location requirements	Restricted Discretionary	Dwelling units must be 10m from other site boundaries. The proposed dwelling is proposed to be: • 4.45m from Northern boundary • 1.45m from the Southern boundary • 8.3m from Western boundary
3.2.2(b)	Building Recession Plane	Restricted Discretionary	Buildings must comply with the recessive plane from 3m above site boundaries. The proposed dwelling does not meet the Southern boundary Recession plane requirements.

12. All other relevant rules and performance standards of the South Taranaki District Plan are considered to be achieved.

Notification and Summary of Submissions

13. The notification decision was made on 23 July 2026. The notification report concluded that the proposal would result in adverse effects that were minor on the Owners/Occupiers of 9 Rosemount Road– boundary setbacks, the Owners/Occupiers of 5 Rosemount Road– boundary setbacks and the Owners/Occupiers of 3 Lupin Lane– boundary setbacks and recession planes.

14. The submission period closed 21 August 2026 and one submission in opposition was received from the owners of 3 Lupin Lane. The submission is attached as Appendix 5. The submitter opposes the application and has requested to be heard.

15. Following the notification decision, written approvals in support of the application were received from the owners of 5 Rosemount Road and 9 Rosemount Road. Pursuant to section 104(3)(a) of the Resource Management Act 1991, any adverse effects on those properties must be disregarded.

16. Table 1 below provides a summary of the submission received from the owners/occupiers of 3 Lupin Lane, who remain opposed to the application. The submission raises concerns regarding the effects of the proposal on daylight access, rural character, and amenity values.

Name and address	Key Matters

3 Lupin Lane Waverley	• Opposes the application.
	• Concerns considered relevant to the proposal:
	  ○ Daylight access reduced
	  ○ Impact on rural character and amenity
	  ○ Effects on outlook, privacy, visual dominance and shading
	• Concerns raised that fall outside of scope of the resource consent assessment:
	  ○ Private covenants

Table 1 Summary of Submission

Pre-Hearing Meeting

17. Section 99 of the Resource Management Act 1991 provides for pre-hearing meetings to clarify issues and facilitate the resolution of disputes arising through the consent process. A pre-hearing meeting was held on 7 September 2026, with the pre-hearing report and minutes attached as Appendix 6. It is noted that the pre-hearing report contains an error: paragraph 7 records that the application was limited notified to four affected parties, whereas it was limited notified to three affected parties.

18. The pre-hearing discussions focused on the following matters:

- Daylight access;
- Rural character and amenity;
- Visual dominance and outlook effects; and
- Privacy effects on the adjoining property at 3 Lupin Lane.

19. During the meeting, the applicant's agent demonstrated the location of the dwelling, the setback and recession plane infringements, and the resulting shading effects on 3 Lupin Lane. Discussion focused on the extent of additional shadowing attributable to the recession plane infringement, the potential effects on the adjoining property, and options to avoid or mitigate those effects.

20. Following the pre-hearing meeting and subsequent discussions between the parties, the applicant provided the following additional information and mitigation measures for consideration as part of the application:

- An updated landscape mitigation plan;
- Proposed boundary planting;
- A proposed boundary fence;
- Proposed obscured glazing to specified windows facing 3 Lupin Lane; and
- A shadow-diagram video illustrating solar movement and the extent and duration of shading throughout the year (Appendix 7).

21. An additional mitigation measure discussed through the pre-hearing process was the installation of a boundary fence along the shared boundary with 3 Lupin Lane. The fence has been proposed by the applicant as part of the mitigation package and now forms part of the application. The fence is intended to assist in reducing overlooking opportunities and enhancing privacy between the two properties, particularly while the proposed landscaping

becomes established. The fence will be less than 2 metres in height and is therefore not anticipated to create any significant visual dominance, shading, or amenity effects. It is considered to provide a privacy and screening measure that complements the landscape planting and obscured glazing proposed as part of the overall mitigation strategy.

22. The updated landscape plan and proposed privacy measures have been relied upon in assessing visual dominance, outlook and privacy effects, while the shadow analysis has assisted in assessing the extent of daylight access and shading effects on the adjoining property.

23. While no agreement was reached between the parties through either the pre-hearing meeting or subsequent facilitated discussions, the additional information provided has enabled a more detailed assessment of the effects of the proposal than was available at the notification stage. In particular, the shadow modelling and revised mitigation measures have provided greater certainty regarding the extent of shading, privacy, and visual amenity effects associated with the setback and recession plane infringements. This additional evidence has informed the recommendation contained and the assessment of adverse effects.

24. Overall, the pre-hearing process assisted in clarifying the key issues in dispute and refining the assessment of environmental effects. However, as agreement was not reached between the parties, the outstanding matters are required to be determined through the hearing process.

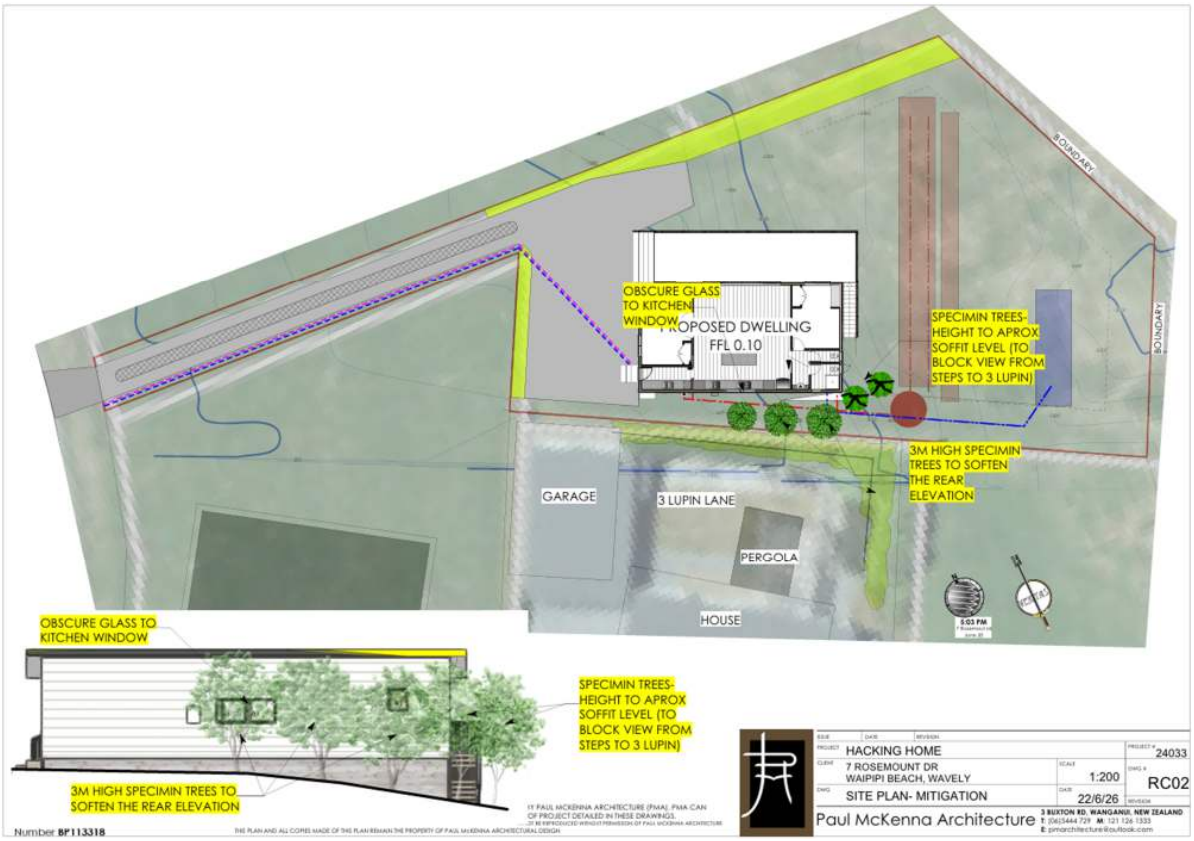


Figure 6: Mitigation Plan

Statutory Process

25. The application was lodged with Council on 29 June 2026. Accordingly, the transitional consenting provisions introduced through recent amendments to the Resource Management Act 1991 do not apply to this application. The application has been assessed against the relevant statutory provisions and planning framework in force at the date of this report.

26. Sections 104 and 104C of the Resource Management Act 1991 (RMA or "the Act") collectively outline the process for determining a resource consent application for a Restricted Discretionary Activity.

27. Section 104 states that the consent authority must, subject to Part 2, have regard to:
    (a) any actual and potential effects on the environment of allowing the activity; and
    (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
    (b) any relevant provisions of—
        (i) a national environmental standard:
        (ii) other regulations:
        (iii) a national policy statement:
        (iv) a New Zealand coastal policy statement:
        (v) a regional policy statement or proposed regional policy statement:
        (vi) a plan or proposed plan; and
    (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

28. Sections 104 and 104C of the Resource Management Act 1991 (RMA) outline that a consent authority may grant or refuse the application if it is deemed a restricted discretionary activity and can impose conditions should the application be granted.

Actual and potential effects on the environment of allowing the activity – s104(1)(a)

29. <u>Reduced side setbacks and recession plane breach.</u>

    Matters to which the Council restricts its discretion:

    (i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.

30. The following assessment matters in Section 20 of the District Plan are used in assessing land use applications relating to any proposed buildings or structures that cannot comply with the minimum setback from boundaries and/or maximum height limit for the zone it is located within:
    - *Any effects on adjoining properties in terms of dominance of buildings, loss of access to sunlight, or loss of outlook.*
    - *The degree of effects of increased height or reduced side yards on privacy levels enjoyed by adjoining properties.*

- *The ability to provide adequate opportunity for garden and tree planting around buildings to mitigate visual bulk and dominance effects.*
- *The extent to which the proposed building will be compatible with the overall character of the area.*

31. As written approvals have been obtained from the owners of 5 Rosemount Road and 9 Rosemount Road, any actual or potential adverse effects on those properties must be disregarded pursuant to section 104(3)(a) of the Resource Management Act 1991. Accordingly, the assessment below considers the effects of the proposal on the owners and occupiers of 3 Lupin Lane.

32. Having regard to the matters raised in the submission and the relevant matters of discretion, the actual and potential effects on the environment are considered to relate to:

- Rural Character and Amenity
- Bulk and Location
- Visual Dominance, Outlook and Privacy
- Daylight Access and Shading

Rural Character and Amenity

33. The submitters at 3 Lupin Lane have raised concerns that the reduced setback and recession plane infringement are inconsistent with the rural character of the area and will adversely affect local amenity values.

34. Building encroachments into required setback areas can, in some circumstances, result in adverse effects on neighbouring properties through increased visual dominance, reduced access to sunlight, and loss of outlook. These standards are intended to maintain a reasonable level of separation between buildings and preserve the character and amenity values anticipated within the zone.

35. The application includes a landscaping proposal comprising low-level shrub planting along the northern and eastern boundaries of the site. As a result of concerns raised during the notification and pre-hearing process, the applicant's agent has also submitted an updated landscape mitigation plan intended to soften the visual appearance of the dwelling and reduce perceived bulk and dominance effects when viewed from the adjoining property at 3 Lupin Lane (refer Figure 6). The mitigation includes additional landscape planting, a proposed boundary fence of less than 2 metres in height, and obscured glazing to the southern bedroom and bathroom windows facing towards 3 Lupin Lane. Given its height is less than 2 metres, it is not anticipated to give rise to any significant visual dominance or amenity effects.

36. During the pre-hearing process, the submitters raised concerns regarding the success of planting within the coastal environment, noting difficulties with vegetation survival due to salt spray exposure. While the applicant has not specified the use of native species, it is important that any planting relied upon for mitigation is capable of successfully establishing within the coastal conditions of the Waipipi Coast Development. Accordingly, a condition is recommended requiring all planting to comprise species suitable for the site conditions, with written confirmation from a suitably qualified landscape architect provided to Council

prior to planting. This will provide greater certainty that the proposed planting can establish successfully and achieve the intended privacy, screening and visual mitigation outcomes.

37. Collectively, these mitigation measures will assist in integrating the dwelling into its surroundings, and mitigating the visual bulk and dominance associated with the reduced setback.

38. It is acknowledged there are a number of properties within the Waipipi subdivision that do not fully comply with the Rural Zone setback requirements due to the size and configuration of the lots created through the subdivision process. As a result, setback infringements form part of the established pattern of development within the subdivision. While a dwelling is an anticipated activity within the Rural Zone, the physical constraints of the site restricts the ability to establish a residential dwelling that fully complies with all relevant performance standards and there is no obvious compliant building platform.

39. Consequently, I place limited weight on the permitted baseline when assessing the proposal. The particular characteristics of this site indicates there is no permitted building platform. Instead, my assessment focuses on the actual and potential effects of the proposal within the context of the existing environment, including the established pattern of development within the Waipipi subdivision.

40. When the Waipipi subdivision was granted consent in 2006 as a Controlled Activity under the then-operative 2004 District Plan, it was anticipated that the area would develop with a rural residential character comprising dwellings and associated residential activities on relatively small allotments. At that time, the Rural Zone side setback standard was 5 metres. Consequently, the existing environment differs from that typically associated with larger rural properties where greater separation distances are generally expected. In my view, the proposed dwelling is consistent with the character and development outcomes anticipated through the subdivision approval and is comparable in scale, design, and appearance to many of the existing dwellings within the Waipipi subdivision.

41. Overall, having regard to the established lifestyle character of the Waipipi subdivision, the constrained nature of the site, the scale and appearance of the dwelling, and the proposed landscape mitigation, I consider the proposal will not adversely affect the wider character or amenity values of the area, and any effects can be appropriately managed through conditions of consent.

Bulk and location

42. The submitters have raised concerns regarding the dwelling's proximity to the shared boundary and the extent of the setback and recession plane infringements.

43. The proposed dwelling is located approximately 1.45 metres from the shared boundary with 3 Lupin Lane. This represents an infringement of approximately 8.55 metres of the required 10 metre setback rule. The proposal also breaches the recession plane standard along a portion of the southern elevation. While these infringements are not insignificant, it is noted that the dwelling remains compliant with the maximum 10 metre height standard and the non-compliance primarily relates to its location in relation to the boundary rather than excessive building height or scale.

44. It is acknowledged there are numerous properties within the Waipipi subdivision that demonstrate similar setback infringements due to the size and configuration of the allotments. For example, the garage/sleepout on the adjoining property at 3 Lupin Lane is located approximately 1 metre from the northern boundary shared with the subject site. Similarly, a garage at 35 Rosemount Road is located approximately 1.5 metres from both the northern and eastern boundaries, while the dwelling at 25 Waipipi Road is situated approximately 2 metres from its western boundary. These examples demonstrate that reduced setbacks form part of the established pattern of development within the subdivision and contribute to the existing rural residential character of the area.

45. The extent of the setback and recession plane infringements is illustrated in Figures 7 and 8 below.



Figure 7: Recession plane infringement

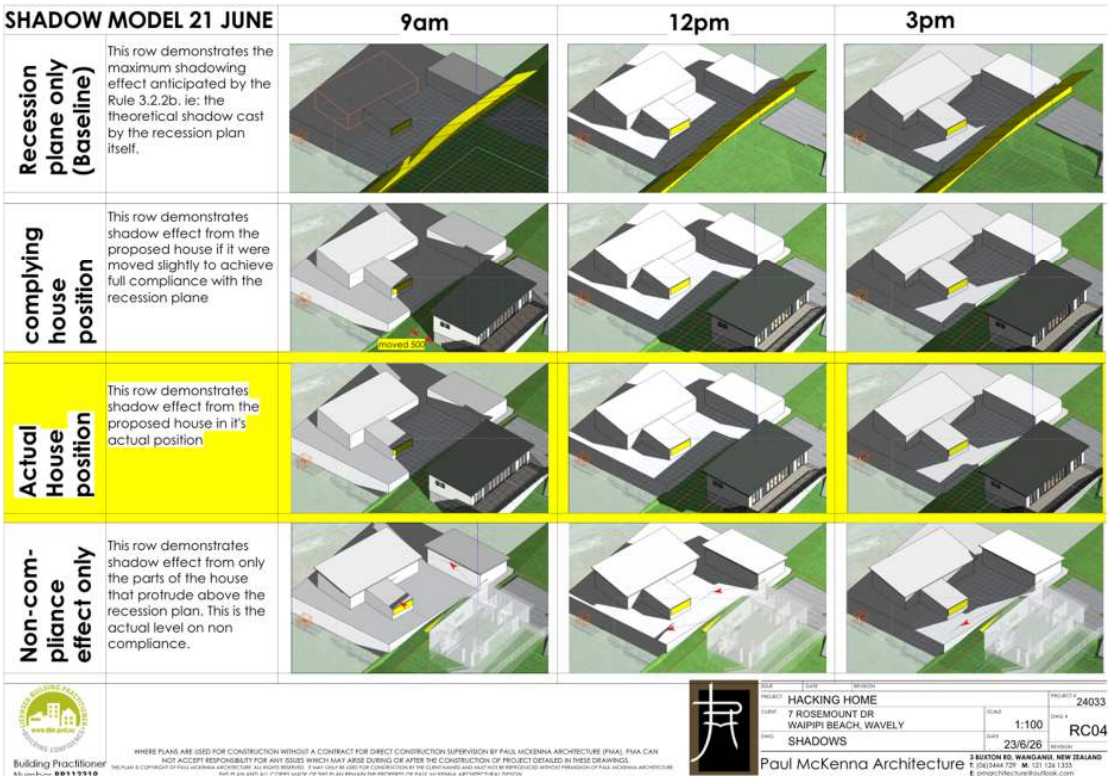


Figure 8: Recession plane shadow model

46. While the setback infringement is noticeable, the dwelling complies with the maximum building height standard, and the non-compliance primarily relates to the dwelling's location relative to the boundary rather than excessive building bulk or height. The dwelling is also similar in scale to other dwellings within the Waipipi subdivision. Accordingly, I consider the adverse bulk and location effects to be acceptable. Furthermore, I do not consider approval of this application would create an undesirable precedent, as it reflects the particular circumstances of the site and the established pattern of development within the Waipipi subdivision.

Visual Dominance, Outlook and Privacy

47. The submitters have raised concerns regarding visual dominance, loss of outlook, and privacy effects arising from the dwelling's proximity to the shared boundary.

48. It is acknowledged that the reduced setback will result in a greater built form presence than would occur if the dwelling fully complied with the setback standard. However, I consider the visual dominance effects are moderated by several factors, including:

- The dwelling's compliance with the maximum building height standard.
- The established rural residential nature of the Waipipi subdivision.
- The proposed landscape mitigation planting.
- The proposed privacy mitigation measures, including obscured glazing.

49. The applicant has proposed additional landscaping and fencing (Figure 6) along the southern shared boundary to soften views of the dwelling and reduce perceptions of visual bulk and dominance. Over time, this planting will assist in integrating the dwelling into the

surrounding environment and reducing visual effects on the adjoining property at 3 Lupin Lane.

50. The submitters have also raised concerns regarding overlooking and loss of privacy. These concerns are acknowledged. Given the reduced setback from the boundary, there is potential for increased overlooking compared to a fully compliant development. However, the proposal includes mitigation measures comprising landscape planting and a condition will be placed on the consent requiring the southern windows facing towards 3 Lupin Lane (as demonstrated on the mitigation plan) to be fitted with obscured or frosted glazing. These measures will significantly reduce opportunities for direct overlooking while maintaining access to natural light for future occupants of the dwelling. Additionally, as the landscaping matures, it will further enhance privacy between neighbouring properties by providing additional privacy screening.

51. The dwelling's location limits the opportunity for outdoor living and recreational activities on the southern side of the site due to its proximity to the boundary. As a result, outdoor living areas and associated activities are expected to be focused on the northern side of the dwelling, where they benefit from greater separation, sunlight access, and usability.

52. While the proposal will result in some adverse effects on outlook, privacy, and visual amenity for the occupants of 3 Lupin Lane, these effects are moderated by the scale of the dwelling, the proposed landscaping, fencing, obscured glazing and established pattern of development within the Waipipi subdivision. I therefore consider any visual dominance, outdoor and privacy effects are considered acceptable and not inconsistent with the expectations of the surrounding environment.

Daylight Access and Shading

53. The submitters have raised concerns regarding loss of sunlight and additional shading resulting from the dwelling's proximity to the shared boundary and the recession plane infringement.

54. The applicant's agent has provided shadow diagrams (Appendix 7) assessing the effects of the proposal on 3 Lupin Lane during the period from October through to March. The diagrams compare the proposed dwelling against a compliant building envelope and demonstrate the extent of additional shadowing generated by the recession plane infringement.

55. The assessment indicates that additional shadowing generated by the non-compliant portion of the dwelling is limited in both extent and duration. The greatest effects occur during periods when shadows are naturally at their longest, during the early hours of the morning as seen in Figure 8.

56. The shadow diagrams demonstrate that the additional shadow is largely confined to land immediately adjoining the shared boundary and does not significantly affect the dwelling or substantially reduce sunlight access to its primary outdoor living areas. While some additional shading will occur at certain times of the day and during parts of the year, the effects are considerably less than would be expected from a significantly taller building and are limited to those arising from the recession plane infringement.

57. Importantly, the assessment demonstrates that the principal habitable room windows and primary outdoor living areas at 3 Lupin Lane continue to receive substantial access to sunlight throughout the day. While adverse shading effects will occur, they are considered limited and acceptable within the context of the receiving environment.

58. Having regard to the shadow assessment, the extent of the recession plane infringement, and the ongoing access to sunlight available to 3 Lupin Lane, the daylight access and shading effects are considered to be acceptable.

Other Matters Raised by the Submitter

59. The submitter has raised concerns regarding private land covenants applying to properties within the Waipipi subdivision. While Council acknowledges these concerns, private covenants are a civil matter between affected landowners and are separate from the resource consent process. The assessment of this application must be based on the relevant provisions of the District Plan, the actual and potential effects on the environment, and the matters specified under the Act. As such, the assessment of this application has focused on the relevant provisions of the District Plan and the actual and potential effects on the environment arising from the proposal.

Precedent Effects

60. The granting of consent does not create a precedent in a legal sense, as each resource consent application must be considered on its own merits having regard to the specific site characteristics, nature of the proposal, and relevant planning framework. In this instance, the circumstances surrounding this application are influenced by the particular size and layout of the lot, the established development pattern within the Waipipi subdivision, and the mitigation measures proposed. Accordingly, I do not consider approval of this application would establish an undesirable precedent or justify similar infringements elsewhere.

Conclusion

61. The proposed dwelling does not fully comply with the Rural Zone setback and recession plane standards; however, the extent of the non-compliance is limited and occurs within an established lifestyle subdivision where similar departures from development standards are not uncommon due to the size and configuration of the allotments.

62. The notification decision concluded that adverse effects on 3 Lupin Lane, 5 Rosemount Road and 9 Rosemount Road were such that those parties were considered affected persons and limited notification was appropriate. Since that decision was made, additional information has been provided through the hearing process, including detailed shadow assessments, an updated landscape mitigation plan, and proposed obscured glazing measures. This additional information has enabled a more detailed assessment of the likely environmental effects of the proposal.

63. While the owner of 3 Lupin Lane has not provided written approval and remains concerned about the effects of the proposal, it is acknowledged that some adverse effects on outlook, visual amenity, privacy and shading will occur. However, the shadow assessment demonstrates that the recession plane infringement results in only a limited increase in

shading, while the revised landscaping and privacy mitigation measures reduce the visual dominance and privacy effects associated with the reduced setback.

64. Having considered the nature and scale of the proposal, the characteristics of the receiving environment, the matters raised in submissions, and the mitigation measures proposed, it is concluded that the adverse effects on 3 Lupin Lane and the wider environment are minor and acceptable. Accordingly, the proposal is considered consistent with the anticipated rural residential character of the Waipipi subdivision and is unlikely to result in significant adverse effects on the amenity values of neighbouring properties.

South Taranaki District Council District Plan

65. It is considered that the following objectives and policies are relevant to the current application:

Rural Zone

Objectives

2.1.3: To ensure that subdivision, land use and development in the rural environment is of a nature, scale, intensity and location that maintains and, where appropriate, enhances rural character and amenity values.

2.1.4: To enable the efficient and effective functioning of farming and rural based activities and ensure that activities are not inhibited by adverse effects of new incompatible land uses.

Policies

2.1.8: Manage the adverse effects of noise, vibration, odour, dust, traffic, glare and other nuisances from land use activities and development through relevant performance standards and appropriate spatial buffers and setback requirements for specific activities.

2.1.9: Ensure that new land use activities are of a nature, scale, intensity and location consistent with maintaining the character and amenity of the rural environment and avoids or mitigates potential reverse sensitivity effects.

2.1.14: Avoid, remedy or mitigate adverse effects on rural privacy and rural character in the Rural Zone by maintaining road and site boundary setbacks for all buildings, while recognising that the degree of privacy and rural spaciousness is different in areas comprising existing smaller lifestyle lots.

66. The relevant objectives and policies seek to maintain the character and amenity values of the Rural Zone whilst recognising that development can occur where adverse effects are appropriately avoided, remedied, or mitigated.

67. While the proposal does not comply with the Rural Zone side setback and recession plane requirements, the proposal is located within the Waipipi subdivision, which exhibits an established rural residential character comprising relatively small allotments and residential-scale development. The existing environment differs from the wider Rural Zone,

where larger setbacks and greater separation distances between buildings are typically expected.

68. The proposal is for a residential dwelling, being a form of development anticipated within the subdivision and consistent with the character established following the subdivision's creation. While the reduced setback and recession plane infringement will result in some adverse effects on the adjoining property at 3 Lupin Lane, the dwelling is comparable in scale and appearance to other dwellings within the surrounding area and remains compliant with the maximum building height standard.

69. Policy 2.1.9 seeks to avoid, remedy or mitigate adverse effects on neighbouring properties, particularly effects relating to privacy, outlook, visual dominance and sunlight access. These issues have been a key focus of the assessment. The applicant has provided revised landscape mitigation measures, shadow modelling, and proposed obscured glazing to address concerns raised through the notification and the pre-hearing process.

70. The shadow assessment demonstrates that although additional shading will occur as a result of the recession plane infringement, the increased shading is generally confined to areas immediately adjacent to the shared boundary and does not significantly reduce sunlight access to the neighbouring dwelling or its principal outdoor living areas. The evidence indicates that the adverse daylighting effects identified at notification remain minor and are acceptable in the context of the receiving environment.

71. Similarly, the proposed landscape planting and obscured glazing will assist in mitigating the effects associated with the reduced setback by reducing opportunities for overlooking and softening views of the dwelling from adjoining properties. While it is acknowledged that the occupants of 3 Lupin Lane will experience some adverse effects in terms of outlook, visual presence and privacy, these effects have been assessed as minor and, with the proposed mitigation, are considered acceptable.

72. In my view, the purpose of the setback and recession plane standards, namely maintaining reasonable levels of privacy, outlook, visual amenity and access to sunlight, is substantially achieved. Accordingly, the proposal is considered consistent with Policies 2.1.8, 2.1.9 and 2.1.14.

73. Overall, having regard to the established rural residential character of the Waipipi subdivision, the scale and nature of the proposal, and the mitigation measures proposed, I consider the application to be generally consistent with Objectives 2.1.3 and 2.1.4 and Policies 2.1.8, 2.1.9 and 2.1.14 of the South Taranaki District Plan. While the proposal gives rise to minor adverse effects on 3 Lupin Lane, those effects are considered acceptable and do not undermine the overall character or amenity values anticipated within the Waipipi subdivision.

Assessment of Proposal against Planning Documents - Section 104(1)(b)

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES CS)

74. An assessment has been undertaken to determine whether the subject site is considered a 'piece of land' as found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) and the NES CS.

75. I have checked the TRC Selected Land Use register and STDC's record systems and there is no evidence that the site has contained an activity listed on the HAIL. Therefore, it is considered the application is not a 'piece of land' and further assessment under the NES CS is not required in this instance.

National Policy Statements

National Policy Statement for Highly Productive Land

76. The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production (such as agricultural, pastoral, horticultural or forestry activities that rely on the soil) now and for future generations.

77. The NPS-HPL has been considered whilst processing this consent because the property is in the Rural Zone. Highly productive land is land that is considered Land Use Capability (LUC) 1, 2 and 3. The subject site is identified as having Class 4 as per the TRC Property Information website.

78. Therefore, the NPS-HPL is not considered relevant to the proposal.

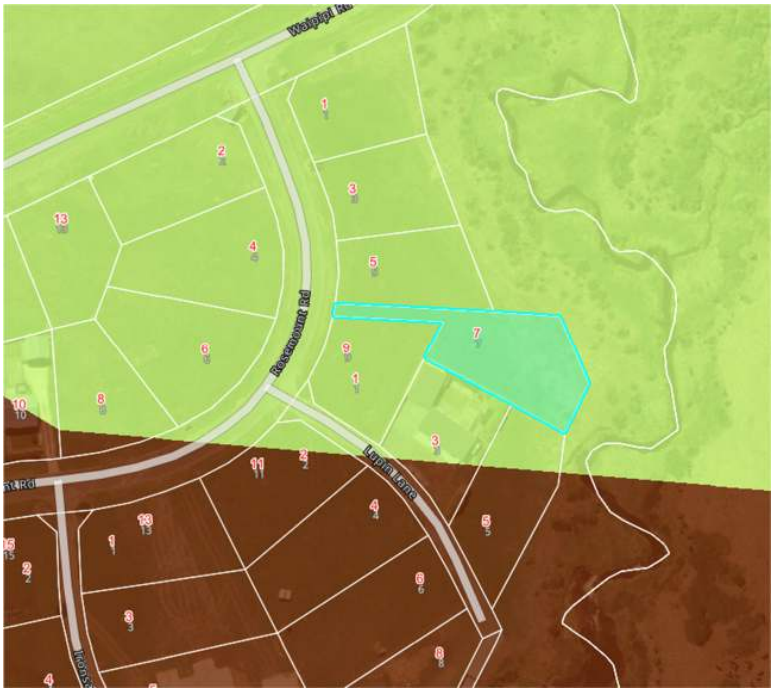


Figure 9: LUC Class (TRC Maps)

National Policy Statement for Natural Hazards (NPS-NH)

79. The National Policy Statement for Natural Hazards came into force on 15 January 2026 and requires that natural hazard risk to people and property is managed using a risk-based and proportionate approach.

80. The application site is not subject to any identified natural hazard overlays or known hazard constraints. Based on the best available information, the site and surrounding area are not affected by flooding, instability, coastal hazards, or other natural hazard risks.

81. Based on the best available information, the likelihood of a natural hazard event is unlikely to very rare, with low potential consequences. The overall level of risk is therefore low.

82. The low level of risk arises from the location and characteristics of the site, rather than any specific design or mitigation measures proposed. The development does not introduce new natural hazard risk or increase the vulnerability of people or property.

83. Accordingly, the site is considered to have an acceptable level of natural hazard risk, and the proposal is not contrary to the objective and relevant policies of the NPS-NH. No further assessment or mitigation measures are considered necessary.

Consent authority may refuse land use consent in certain circumstances - s106A

84. Under s106A of the RMA, a consent authority may refuse or impose conditions on a land use consent where there is a significant risk from natural hazards. This involves considering the likelihood of hazards, potential damage, whether the proposal may worsen effects, and risks to people's health and safety.

85. This provision does not apply to infrastructure or primary production activities.

86. For this application:

- Based on the best available information and Council records, no natural hazard overlays or known hazard constraints have been identified for this property.
- The activity is not considered to expose people to unacceptable safety risks.
- The activity can be safely constructed using standard building and servicing methods.
- The overall level of risk has been determined as low.

87. There is no reason to decline this application under section 106A of the RMA.

Part II of the RMA

88. Part 2 of the RMA sets out the purpose and principles of the Act, the matters of national importance, and other matters to which all persons exercising functions and powers under the Act must have regard to and consider.

89. The proposal enables the continued use of a residential dwelling within an established rural residential subdivision while recognising and addressing the adverse effects arising from the setback and recession plane infringements. As discussed earlier in this report, the effects on the adjoining property at 3 Lupin Lane were identified at the notification stage as being

minor, resulting in limited notification of the application. Following the submission of additional information, including shadow modelling, landscaping proposals and privacy mitigation measures, those effects have been assessed in greater detail and are considered acceptable in the context of the receiving environment.

90. While the proposal will result in some adverse effects on the occupants of 3 Lupin Lane in terms of outlook, privacy, visual amenity and shading, those effects are moderated by the established rural residential character of the Waipipi subdivision, the scale of the dwelling, the shadow assessment findings, and the proposed mitigation measures, including landscaping and obscured glazing. The dwelling remains compatible with the character and functioning of the surrounding environment and does not give rise to adverse effects that are unacceptable in the circumstances.

91. Overall, the proposal promotes the sustainable and efficient use of land resources while maintaining the amenity and character values of the surrounding area. Accordingly, the application is considered to be consistent with Part 2 of the RMA.

Whakakapia / Conclusion

92. PM Architecture has applied for a retrospective resource consent on behalf of Matthew Hacking & Karen Hacking to erect a new dwelling infringing the Rural Zone side setbacks and the southern recession plane at 7 Rosemount Road, Waverley legally described as Lot 4 DP 401250.

93. In summary the following is noted:
    - Retrospective consent is sought for a dwelling that infringes the Rural Zone setback and recession plane standards.
    - The dwelling is located within the Waipipi subdivision, where departures from the District Plan performance standards form part of the established development pattern due to restricted lot size and layout.
    - Written approvals have been obtained from the owners of 5 Rosemount Road and 9 Rosemount Road. The owners of 3 Lupin Lane oppose the application and have raised concerns regarding shading, privacy, outlook and visual dominance.
    - The applicant has provided shadow modelling, revised landscaping, and proposed obscured glazing on southern facing windows to address concerns raised through the notification and hearing processes.
    - The shadow assessment demonstrates that the additional shading effects arising from the recession plane infringement are limited, while the proposed landscaping and obscured glazing will assist in mitigating privacy and visual amenity effects.
    - While the proposal will result in some adverse effects on 3 Lupin Lane, I consider these effects to be no more than minor and acceptable in the context of the receiving environment. The proposal is consistent with the established character of the Waipipi subdivision and substantially achieves the intent of the Rural Zone objectives and policies despite the identified infringements.

Should the Environment and Hearings Committee choose to approve the land use consent, the following conditions are stated in the recommendation at the beginning of the report.



Dayna le Fleming
Kaitātari Whakamahere Taiao / Planner

[Reviewed by]



Bridie Duynhoven
Kaitātari Whakamahere Taiao / Planner



Liam Dagg
Kaiarataki Taiao / Group Manager Environmental Services

Appendix 1: Application
Appendix 2: Request for Further Information
Appendix 3: Further Information received
Appendix 4: Notification report
Appendix 5: Notification Submission
Appendix 6: Prehearing Report
Appendix 7: Additional information submitted – Shadow Diagrams (mp4 format)
Appendix 8: Agent and Applicant hearing evidence

Appendix 1

South Taranaki District Council,
Private Bag 902,
Hāwera 4640
0800 111 323
contact@stdc.govt.nz

Apply for a resource consent

Reference	RC261208288	**Submitted**	19 Jun 2026 04:46

Introduction

Use this form to apply for a resource consent under Section 88 and Schedule 4 of the Resource Management Act 1991.

Information required

Information required to complete this application includes:

- Description of activity and Assessment of Environmental Effects (AEE).
- Site plans and drawings.
- Record of title, less than 3 months old.
- Signed affected party approval forms and plans, if required.
- Any other documentation relevant to your proposal.

Note that other information may be requested once your application has been checked by our team.

Privacy

The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. Any member of the public may, under the Local Government Official Information and Meetings Act 1987, request access to information held by the Council. The Privacy Act 2020 applies to the Council and under that Act, you have the right to see and correct personal information that the Council holds about you.

Fees

A fixed fee is set for certain activities, while other fees are charged on a time basis for processing and inspection purposes. Please consult Council's fee schedule before submitting your application.

Declaration

By continuing with this application you certify that: Yes

- The information you provide is true and correct to the best of your knowledge.
- You undertake to pay all costs related to this application.

If address is not found, please enter it manually

Property Address:	7 Rosemount Rd, Waipipi Beach, Waverley , New Zealand
What is your role in this application?	Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation	PMarchitecture
First name	Paul
Last name	McKenna
Phone number	0211261333
Email address	pmarchitecture@outlook.com

Note that the applicant will also receive a copy of all correspondence.

Postal address:	3 Buxton Road, Westmere, Whanganui 4501
Confirm that you have approval to act on behalf of the applicant	Yes

The applicant is the person(s) or organisation making the application.

Applicant details

Is this applicant an individual or an organisation?	Individual
First name	Matthew
Last name	Hacking
Phone number	[redacted]
Email address	
Postal address:	

Invoicing

Who should the invoice be sent to for payment?	Applicant

Activity or works proposed

Application type	Land use consent

Short description of your proposal	Construct a New Home on the site

Provide a detailed description in the Assessment of Environmental Effects (AEE) or other document.

Assessment of Environmental Effects (AEE)

Refer to the guidelines for Assessment of Environmental Effects.

Assessment of Environmental Effects document	AEE.pdf (119 kb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- **The matters set out in Schedule 4 of the Resource Management Act 1991.**
- **Any relevant objectives, policies, or rules in a document.**
- **Any relevant requirements, conditions, or permissions in any rules in a document.**
- **Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).**

Assessment of the activity

Other activities

Describe any other activities that are part of the proposal to which the application relates

Other applications

Are you required to apply for any other resource consents for this project?	No
Have you applied for a building consent for this project?	Yes
Building consent application number (if known)	

Pre-application information

Have you discussed this proposal with Council staff prior to this application?	Yes, an informal discussion
Name(s) of Council staff involved (if known)	Julie Bryant
Date of discussion (if known)	19/06/2026

Site visit requirements

Who is the site contact?	Applicant
Is there a locked gate or security system restricting access by Council staff?	No
Is there a dog on the property?	No
Please provide details of any entry restrictions or	There is a security Gate for the beach community. Please

hazards that Council staff should be aware of	contact the application for the code

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- **If an affected party does not give approval to your proposal this may impact on the way that the application is processed.**
- **Council's duty planner can provide you with advice on which parties may be affected by your proposal.**

Download an affected party approval template form.

Do you need affected party approval?	No
Reason	See AEE- There DP rule breached is no relevant to the character of the subdision.

Plans

If you have any supplementary plans you think may be useful to include (not already included in the AEE), such as

- **Site plan and drawings.**
- **Floor plans and elevations for any proposed buildings.**
- **Subdivision plan.**
- **Scheme plan.**

If you don't have any extra documentation simply click on Submit.

Plans	hacking RC Plan.pdf (3 mb)

Record of title

A record of title (less than 3 months old) is required for all applications. All consent notices, survey plans and encumbrances must be included. Where relevant a sale and purchase agreement or lease agreement can support the record of title.

If a suitable record of title is not supplied, Council will obtain a copy from Land Information New Zealand (LINZ) – the cost will be added to the cost of processing your application.

Record of title	402990_Title_Search_Copy.pdf (1 mb)

Technical Reports

Other information such as expert landscape, traffic or geo-technical reports may be required for some proposals.

Expert reports

Other documentation

Provide any other relevant documentation.

Other documentation	CT-Covenants.pdf (719 kb)
Other documentation	CT-sect 22.pdf (34 kb)

Paul McKenna architecture

19 June 2026

Assessment Of Environmental Effects

Lot 4 DP401250
7 Rosemount Dr
Waipipi Beach, Waverley

Proposal:	Relocate new prefabricated home to site
Site Description	A 1054m2 residential allotment. Site is relatively level
Zone	Rural
Reason for Non-Compliance	The proposed buildings are within 10m of the site boundaries and do not meet the performance standards under rule 3.2.2 of the district plan.
Affected parties	We do not consider there to be any affected parties since the proposal is completely in character with the development of the surrounding properties.
Assessment	We do not consider there to be any adverse effects. The purpose of the 10m setback rule is to maintain a rural aspect in a rural environment with large rural sized properties. The Waipipi settlement is a residential environment with small residential sized section. The 10m setback rule would make it virtually impossible to build a home on this site as can be seen on the site plan where the permitted zone is represented as a green triangle of only 67m2. The covenant on the site requires a home to be at least 90m2 so there is a conflict that is impossible to resolve if Rule 3.2.2 is enforced.

Kind Regards

Paul McKenna

ADDRESS
3 Buxton Road
Wanganui 4501

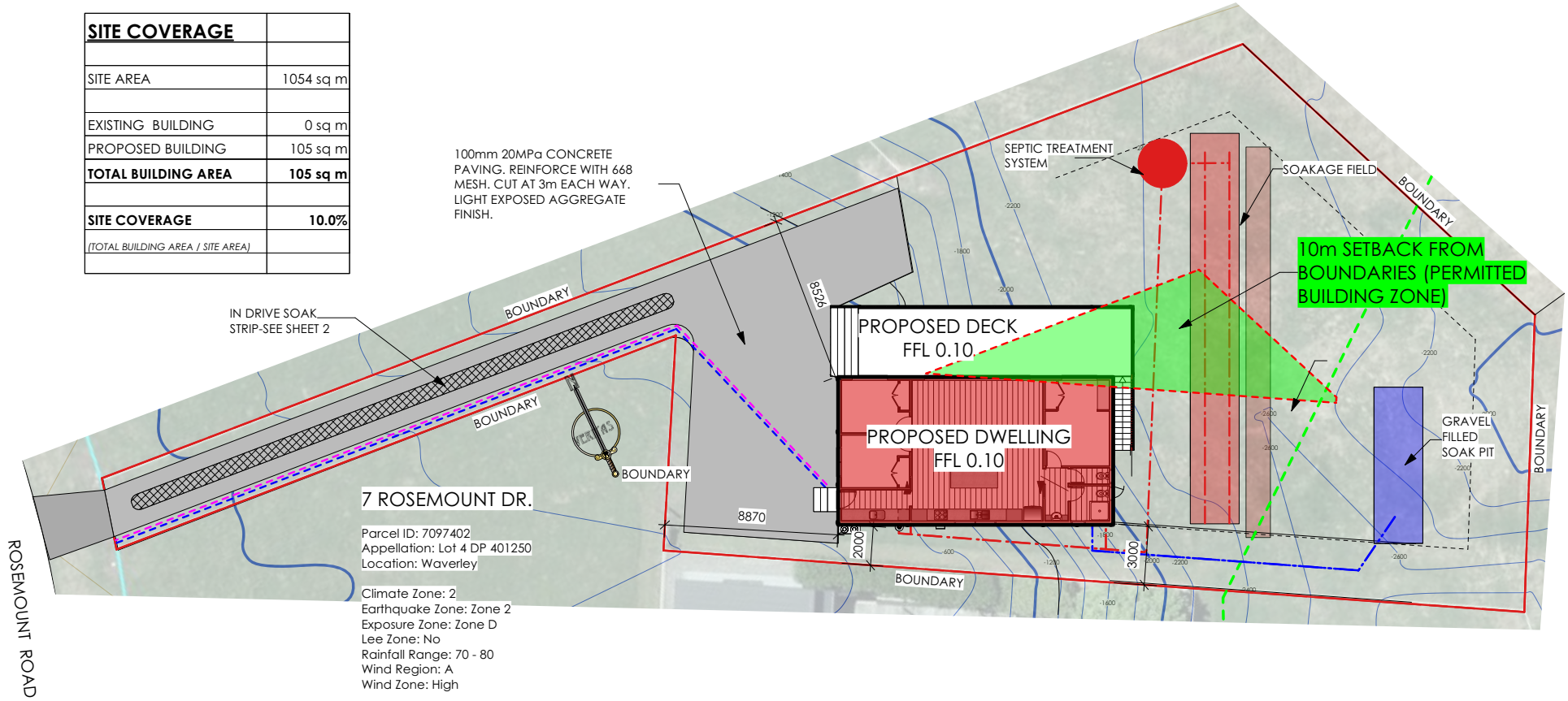
PHONE
(06) 3444 729

MOBILE
021 126 1333

EMAIL
pmarchitecture@outlook.com

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

SITE COVERAGE	
SITE AREA	1054 sq m
EXISTING BUILDING	0 sq m
PROPOSED BUILDING	105 sq m
TOTAL BUILDING AREA	**105 sq m**
SITE COVERAGE	**10.0%**
(TOTAL BUILDING AREA / SITE AREA)	



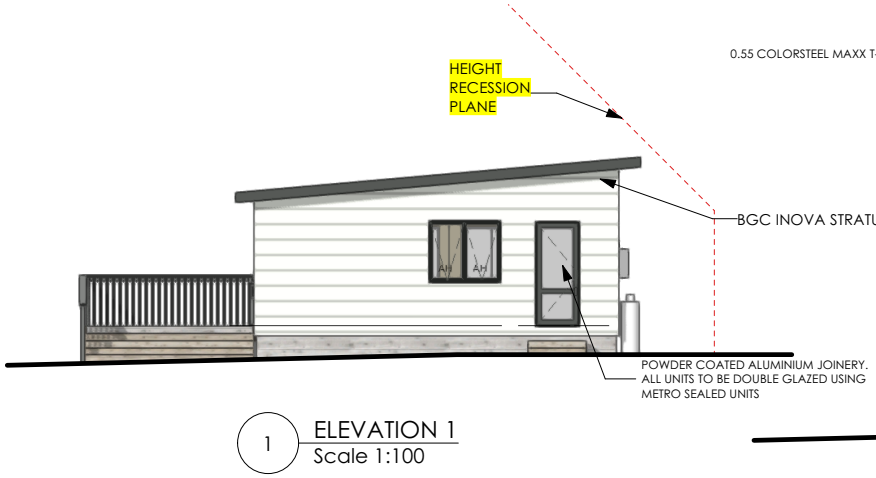
LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

Building Practitioner Number **BP113318**

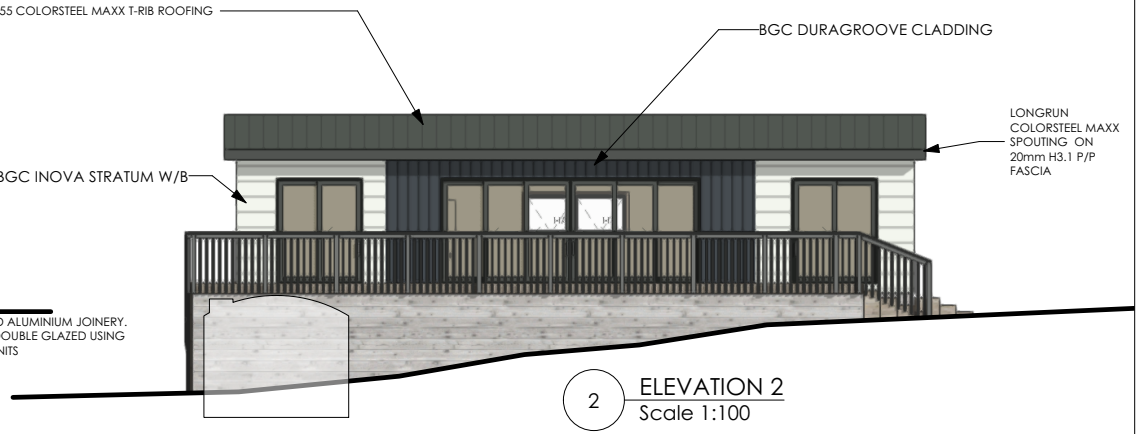
WHERE PLANS ARE USED FOR CONSTRUCTION WITHOUT A CONTRACT FOR DIRECT CONSTRUCTION SUPERVISION BY PAUL MCKENNA ARCHITECTURE (PMA), PMA CAN NOT ACCEPT RESPONSIBILITY FOR ANY ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF PROJECT DETAILED IN THESE DRAWINGS.
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THIS PLAN AND ALL COPIES MADE OF THIS PLAN REMAIN THE PROPERTY OF PAUL MCKENNA ARCHITECTURAL DESIGN

ISSUE	DATE	REVISION	
PROJECT	HACKING HOME		PROJECT # 24033
CLIENT	7 ROSEMOUNT DR WAIPIPI BEACH, WAVELY	SCALE 1:200	DWG # 01
DWG	SITE PLAN	DATE 15/1/25	REVISION

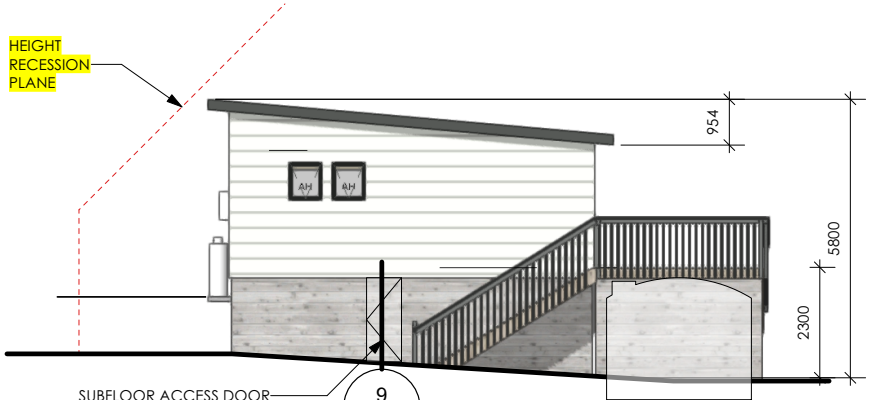
Paul McKenna Architecture



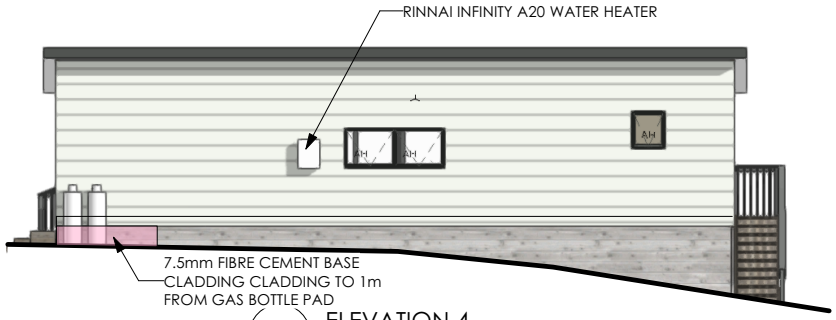
1 ELEVATION 1
Scale 1:100



2 ELEVATION 2
Scale 1:100



3 ELEVATION 3
Scale 1:100



4 ELEVATION 4
Scale 1:100

Building Practitioner Number **BP113318**

WHERE PLANS ARE USED FOR CONSTRUCTION WITHOUT A CONTRACT FOR DIRECT CONSTRUCTION SUPERVISION BY PAUL MCKENNA ARCHITECTURE (PMA), PMA CAN NOT ACCEPT RESPONSIBILITY FOR ANY ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF PROJECT DETAILED IN THESE DRAWINGS.
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ISSUE	DATE	REVISION	
PROJECT	HACKING HOME		PROJECT # 24033
CLIENT	7 ROSEMOUNT DR WAIPIPI BEACH, WAVELY	SCALE 1:100	DWG # 06
DWG	ELEVATIONS 1 & 2	DATE 15/1/25	REVISION

Paul McKenna Architecture

CONO 8006854.2 Cons
Cpy - 01/01, Pgs - 001, 24/11/08, 12:02
DocID: 212294491

REAL ENERGY
South Taranaki
District Council

Certificate under Section 221 of the Resource Management Act 1991

IN THE MATTER of Land Transfer Plan No. 401250

AND

IN THE MATTER of Subdivision Consent pursuant to Sections 104,108 and 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the South Taranaki District Council by resolution passed under delegated authority on 9 August 2006 imposed the following conditions on the consent for subdivision of Land Transfer Plan No. 401250

1. That each lot has an independent water supply.

2. That effluent disposal is managed independently on each lot and that a detailed Engineering design for the effluent disposal system for Lots 1-46 and 108 is forwarded to the Council for approval prior to any works being undertaken on each lot.

3. That following the installation of the effluent disposal systems on Lots 1-46 and 108 a report from an Engineer confirming compliance with condition 2 above is forwarded to the Council.

DATED at Hawera this 5th day of November 2008

Signed for by the said Principal Administrative Officer of the South Taranaki District Council in the presence of:

.....

.....

.....

Blair Sutherland

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument | Dated 16 September 2008 | Page 3 of 11 pages

(Continue in additional Annexure Schedule, if required.)

ANNEXURE SCHEDULE 2

COVENANTS

1. DEFINITIONS AND INTERPRETATION

Definitions

1.1 In this instrument:

"Adjoining Land" means any land owned by Gresham Walkinton Trustee Co Limited that was originally part of the land in Identifier 402627 Wellington Registry.

"Dominant Tenement" means for the purposes of section 3 and 5 of this Instrument the lots described in Schedule 3 as dominant tenements;

"Servient Tenement" means for the purposes of section 3 and 5 of this Instrument the lots described in Schedule 3 as Servient tenements;

"Land" means lots 1 to 24 (inclusive), 26 to 46 (inclusive) and 108 on Deposited Plan 401250 (Wellington Registry);

"Lot" means each of the lots shown on the Plan;

"Plan" means Deposited Plan number 401250 (Wellington Registry);

"Society" means the Waipipi Beach Residents Society Incorporated, incorporated under the Incorporated Societies Act 1908 of which the Grantor is a member;

"Instrument" means this Instrument;

"Relevant Authority" means any government, local territorial authority, statutory or non-statutory authority or body having jurisdiction over the Land.

Interpretation A

1.2 (a) In this instrument words and expressions denoting the singular shall include the plural.

(b) The grantor and grantee includes the successors and assigns of the grantor and grantee.

2. INTRODUCTION

2.1 The grantor is registered as proprietor of the Land.

2.2 The grantor has subdivided the Land into the lots shown on the Plan.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CJM-212110-37-D2-V1:JMG

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6032
Annexure Schedule

Registrar-General of Land Approval 02/6032EF "A.D.L.S."

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument	Dated 18 [illegible] 2008	Page 4 of 11 pages

(Continue in additional Annexure Schedule, if required.)

2.3 It is the grantor's intention that the Land shall be subject to a general scheme applicable to and for the benefit of each of the Dominant Tenement Lots, to the intent that a high standard and fully integrated residential subdivision shall be enjoyed by the registered proprietors of the Land and that the owner or occupier for the time being of each Lot shall be bound by the covenants set out in this Instrument as far as they affect each of the Servient Tenement Lots, and that the owner or occupier for the time being of any Lot and/or the Society may be able to enforce the observance of such covenants by the owners or occupiers for the time being of any of the other Lots (except any Lot owned by the Society) in equity or otherwise and the grantor shall transfer each of the Lots (except any Lot owned by the Society) subject to like covenants.

3. GENERAL COVENANTS

3.1 The grantor for itself so as to bind each of the Servient Tenement Lots covenants and agrees with the Society and itself as grantees for the benefit of each of the Dominant Tenement Lots and each registered proprietor of the Dominant Tenement Lots from time to time that the grantor shall always observe and perform all the covenants set out in clauses 3.2 and 3.3 to the end and intent that each of the covenants shall forever enure for the benefit of the Dominant Tenement Lots and the Society.

3.2 The grantor covenants:

(a) Not to use the Lot for any purpose other than residential use;

(b) Not to allow any buildings, structures or fencing on the Lot to become dilapidated or to fall into disrepair and to keep the Lot in a neat and tidy condition and maintained free from long grass, weeds, rubbish, builders waste and not to allow any nuisance to be caused to any owner or occupier of neighbouring properties;

(c) Not to further subdivide, realign the boundary, cross-lease or register the Lot under the Unit Titles Act 1972 or place more than one (1) dwelling on the Lot PROVIDED HOWEVER that if in respect of Lot 108 on DP401250 the Grantor obtains consent from the South Taranaki District Council to subdivide that Lot into two sections then this prohibition on subdivision shall not apply in respect of Lot 108 but in the event of a subdivision of Lot 108 the prohibition on subdivision will apply to any successor titles that issue from the subdivision of the said Lot 108.

(d) To reinstate, replace and otherwise be fully responsible for all costs arising from damage to the landscaping, roading, footpaths, kerbs concrete or other structures in the subdivision arising from the grantor's use of the Lot whether directly or indirectly through the grantor's agent, tenants, invitees or servants;

(e) Not to bring on or allow to remain upon the Lot any vehicle, equipment, machinery or rubbish (organic or inorganic) which is unsightly or which is or is likely to be a nuisance to the owners or occupiers of the Dominant Tenements;

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CM-212110-37-D2-V1:JMG

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/6032
Annexure Schedule

Registrar-General of Land Approval D2/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument	Dated 19 September 2008	Page 5 of 11 pages

(Continue in additional Annexure Schedule, if required.)

(f) Not to stockpile or store earth, sand, pumice or other materials on the Lot unless said materials are actually to be used in the construction and landscaping of a permanent dwelling or accessory building on the Lot;

(g) Not to permit any advertising sign to be erected on the Lot except temporary signage relating to the marketing of the Lot for the purposes of selling the Lot;

(h) Not during the course of construction of a dwelling on the Lot display a builder's sign exceeding 1.2 square metres;

(i) Not to allow the period of construction (including exterior finishes, driveways and fencing) of any building works on the Lot to exceed 12 months from the date of commencement of such works;

(j) Not to use, occupy or move into any dwelling or building erected on the Lot until such time as the dwelling has been substantially completed in accordance with these covenants and the requirements of the Relevant Authority and the exterior has been fully completed and painted.

(k) Not to plant or erect, or allow to be planted or erected as the case may be, any lines of trees and shrubs or fences in excess of 3 metres in height nor allow the height of any existing lines of trees and shrubs or fences to be increased over the 3 metre limit.

(l) Not to use any part of the Lot or permit the same to be used for any trading or commercial purposes unless:

(i) Such purpose is a permitted activity under the relevant district plan and the requirements of the Relevant Authority; and

(ii) Is ancillary and subordinate to the principal use of the Lot as a residence.

(m) Not bring on to or raise, breed or keep animals on the Lot except to a maximum of two (2) dogs and/or two (2) cats.

(n) Not place or allow to remain on the Lot any caravan, tent or temporary structure other than for one single period not exceeding 10 weeks.

(o) Not to prevent the Society or any employees or agents of the Society or any grantee from entering onto the Lot at all reasonable times for the purpose of ensuring compliance with the covenants herein and the remedying of any breaches thereof.

(p) Not permit any building, structure or thing to be erected, created or placed on any of Lots 13, 18 to 23 (both inclusive), 25 to 33 (both inclusive), 42 to 46 (both inclusive) and 108 which exceeds a height of 4.5 metres above the ground level of the Lot

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CJM-212110-37-D2-V1:JMG

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument · Dated 18 February 2008 Page 6 of 11 pages

(Continue in additional Annexure Schedule, if required.)

measured from the highest point on the boundaries of that Lot as at the time of deposit of the Plan.

(q) Not permit any building structure or thing to be erected, created or placed on any of Lots 1 to 12 (inclusive), Lots 14 to 17 (inclusive) or 34 to 41 (inclusive) which exceeds a height of 7.5 metres above the ground level of the Lot measured from the highest point on the boundaries of that Lot as at the time of deposit of the Plan.

(r) Not permit any building structure or thing to be erected, created or placed on Lot 24 which exceeds a height of 4 metres above the ground level of the Lot measured from the highest point on the boundaries of that Lot as at the time of deposit of the Plan.

(s) Not erect or establish any fence or retaining walls on the Lot:

(i) constructed of corrugated iron, post and wire, profile steel, flat asbestos cement sheeting, non permanent materials or second hand or used building materials.

(ii) which is not of at least equivalent quality to a timber post and railing clad fence with vertical pailings provided that if plywood is used then it must be battened at intervals of not more than 600 mm centres.

(iii) which exceeds a maximum height of 1.2 metres.

(iv) which is within 5 metres of any retaining wall on the Lot or any adjoining Lot.

(t) not to object to any work carried out in regard to the subdivision or in regard to the maintenance of the water reservoir and associated infrastructure on adjoining land owned by the Grantee Gresham Walkinton Trustee Co Limited

(u) The grantor shall pay immediately upon demand the amount of any costs or expenses incurred by the Society or any grantee in remedying any breach by the grantor of the covenants.

(v) Not at any time object to any further development of any adjoining land owned by Grantee Gresham Walkinton Trustee Co Limited or object to any works associated with any such development by Gresham Walkinton Trustee Co Limited and, when required, will sign any necessary forms of consent to assist Gresham Walkinton Trustee Co Limited in obtaining any Local Authority consents that may be required to enable Gresham Walkinton Trustee Co Limited to complete any development proposed by Gresham Walkinton Trustee Co Limited on its Adjoining Land.

COVENANTS IN RESPECT OF BUILDINGS

3.3 The grantor covenants not to:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CJM-212110-37-D2-V1:JMG

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument | Dated 19 September 2008 | Page 7 of 11 pages

(Continue in additional Annexure Schedule, if required.)

(a) erect or permit to be erected on the Lot a dwelling house of a floor area of less than 90 square metres (the floor area measured to be exclusive of any garage, carport, decking, breezways, roof overhang and other accessory buildings);

(b) permit or allow (without the consent of the Grantee) the removal onto the Lot of any pre-built, transportable or existing house which has been previously lived in;

(c) use or permit to be used in the erection or repair of any buildings on the Lot without prior written consent of the Grantee;

(i) any galvanized iron or any flat fibrolite cement sheeting or plywood on the external walls thereof unless the flat fibrolite cement sheeting or plywood is wholly covered with an applied textured finish or coating or, in the case of plywood, is battened at intervals of not more than 600mm measured centre-to-centre (ie. Not more than 600 mm centres);

(ii) corrugated products or steel which, excluding the roof, forms more than a third of the external covering of any building;

(iii) any non-permanent or second-hand or used building materials in the walls, roof or other external surfaces thereof;

(iv) a metal clad roof unless it has been factory pre-painted;

(d) use temporary coverings such as plastic sheeting, tarpaulins, or prefabricated plastic or canvas covering on any semi permanent or permanent structure other than for the purposes of short term covering of building materials or short term weatherproofing of buildings during construction;

(e) construct any garage, carport or other outbuildings unless its design is architecturally integrated with the dwelling and such buildings are constructed in the same materials and the same standard as the dwelling;

(f) allow to remain on any wall, fence, structure or on the dwelling on the Lot any graffiti or similar disfiguring for more than five (5) working days from the date it occurred or was brought to the notice of the grantee;

(g) install or erect any satellite dishes or telecommunication apparatus on the Lot of on the exterior of the dwelling or any other improvements on the Lot except that the usual and standard television and Sky aerials will be permitted but must be of the type in keeping with the character of the dwelling and installed in such a manner and place as to minimise the visibility from any road or any of the other Lots in the subdivision.

(h) paint the dwelling or any out building in any colours other than neutral colours and specifically shall not use bright or reflective, colours to recognize that the Lot is in a

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CIM-212110-37-D2-V1:JMG

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Registrar-General of Land Approval 02/5032EF A.D.L.S.

Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement. Instrument	Dated 19 September 2008	Page 8 of 11 pages

(Continue in additional Annexure Schedule, if required.)

Coastal Protection Zone and shall only use neutral colours, tonings and materials that blend into the environment.

(i) install any water tank on the Lot unless such water tank is installed underground or in a manner that the tank protrudes no more than 1.2 metres above ground and in respect of which the tank is screen fenced to ensure it is not visible from outside the Lot.

4. ARBITRATION

4.1 All differences and disputes arising between the registered proprietors shall be referred to arbitration in accordance with the provisions of the Arbitration Act 1996.

5. PROCEDURES IN RESPECT OF BREACH OF COVENANTS

5.1 The grantor covenants that in the event the grantor, without prejudice to any other liability the grantor may have to the grantee or any person having the benefit of the covenants and restrictions, breaches any of the covenants contained herein then the grantor shall upon written demand being made by Gresham Walkinton Trustee Co Limited, the Society, the Society's solicitor or the majority of owners of the Lots taking benefit of these covenants and restrictions.

(a) pay to the Society or the person who has made demand acting as the representative of the majority of owners of the Lots the sum of $200.00 per day for every day that such breach or non-observance continues after the date upon which written demand has been made;

(b) take all steps as are required to ensure that the non-compliance with these covenants specified in the notice ceases immediately;

(c) remove or cause to be removed from the Lot any second-hand or used house, garage, carport, building or other structure erected or placed upon the land in breach or non-observance of the foregoing covenants;

(d) replace any building materials used in breach of non-observance with the foregoing covenants with new or not pre-used materials;

(e) cease any activity in breach of these covenants;

(f) pay to the person or persons making such demands all professional and legal costs on a Solicitor/Client basis incurred by that person or persons.

5.2 The Society will not be required or obliged to enforce all or any of the covenants contained in this instrument nor will the Society be liable for any breaches of any covenants by the registered proprietors of any of the Servient Tenements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CJM-212110-37-D2-V1:JMG

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

6

Identifier **402990**

Land Registration District **Wellington**

Date Issued 25 November 2008

Prior References
402627

Estate Fee Simple

Area 1054 square metres more or less

Legal Description Lot 4 Deposited Plan 401250

Registered Owners

Fiona Anne Martin, Karen Frances Hacking and Matthew David Hacking

---

Interests

8006854.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2008 at 9:00 am

Land Covenant in Easement Instrument 8006854.8 - 25.11.2008 at 9:00 am

Land Covenant in Transfer 8006854.9 - 25.11.2008 at 9:00 am

8006854.10 Encumbrance to Waipipi Beach Residents Society Incorporated - 25.11.2008 at 9:00 am

Appurtenant hereto is a right of way (pedestrian only) created by Easement Instrument 8006854.12 - 25.11.2008 at 9:00 am

The easement created by Easement Instrument 8006854.12 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way , right to drain water and right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8006854.14 - 25.11.2008 at 9:00 am

The easements created by Easement Instrument 8006854.14 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain water and right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8006854.16 - 25.11.2008 at 9:00 am

The easements created by Easement Instrument 8006854.16 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain water created by Easement Instrument 8006854.17 - 25.11.2008 at 9:00 am

The easement created by Easement Instrument 8006854.17 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water created by Easement Instrument 8006854.18 - 25.11.2008 at 9:00 am

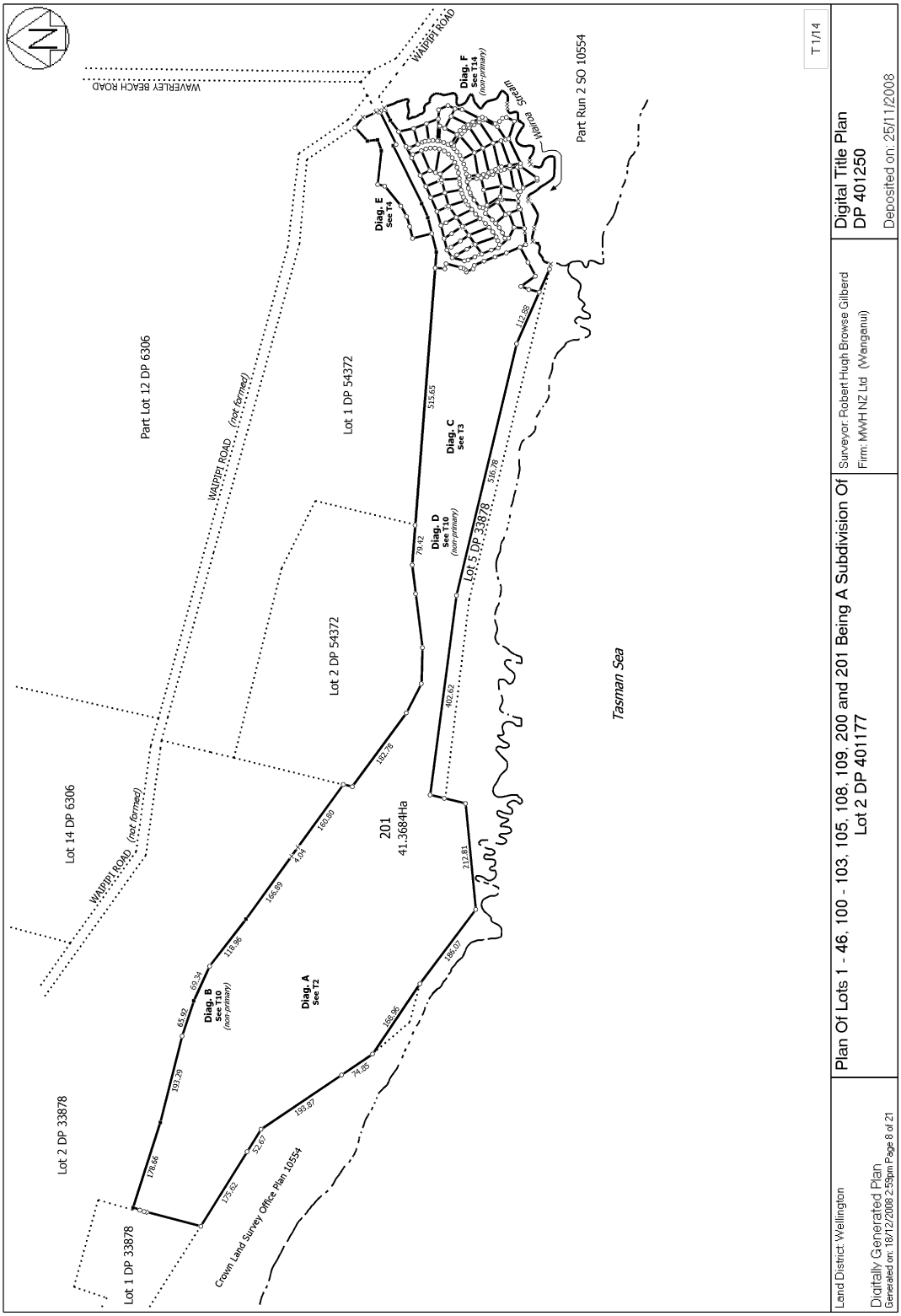
The easement created by Easement Instrument 8006854.18 is subject to Section 243 (a) Resource Management Act 1991

9331344.1 Variation of Land Covenant created by Easement Instrument 8006854.8 - 25.6.2013 at 1:55 pm

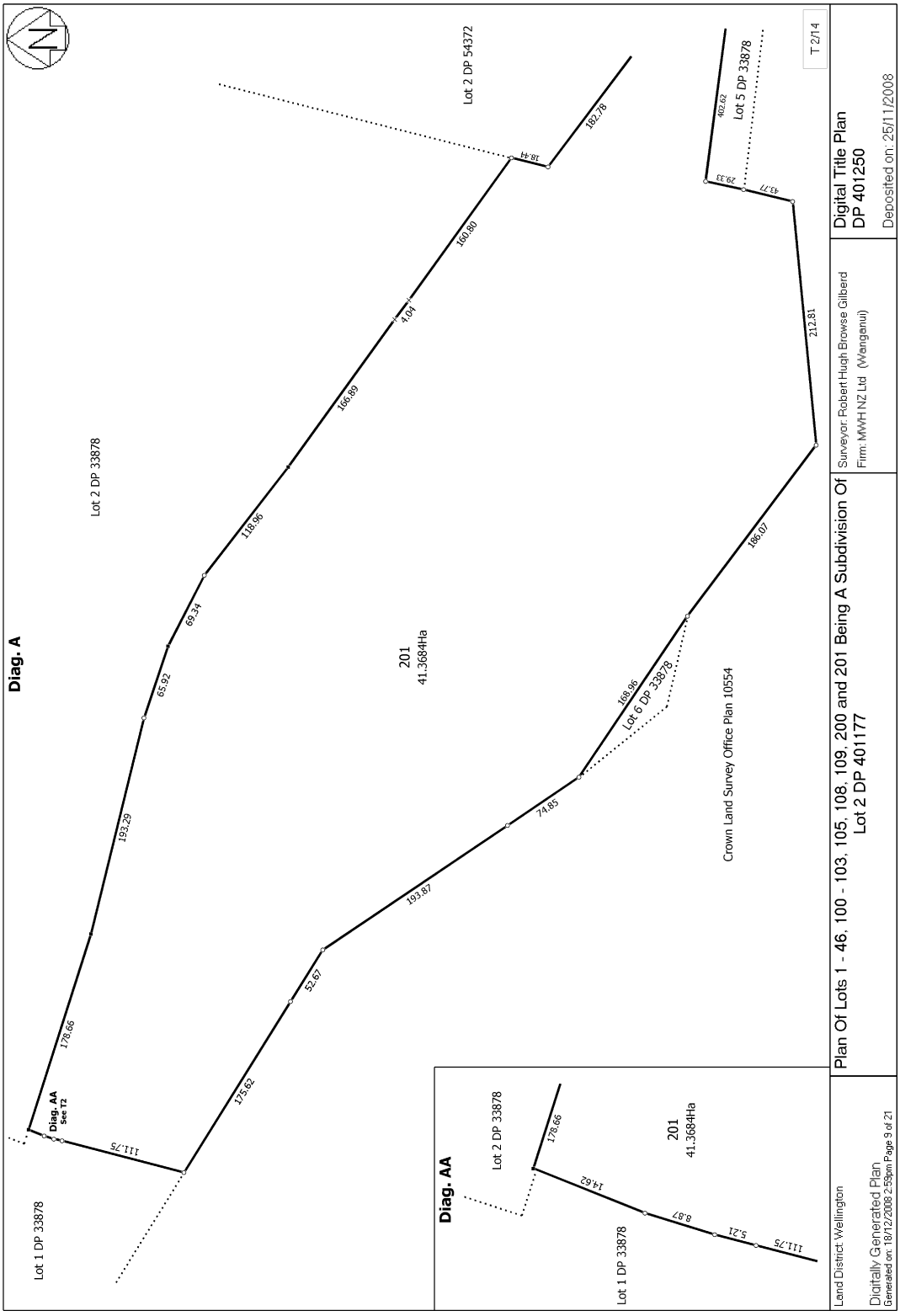
12915480.3 Mortgage to ASB Bank Limited - 19.1.2024 at 4:29 pm

13494732.1 Variation of Mortgage 12915480.3 - 23.12.2025 at 2:15 pm

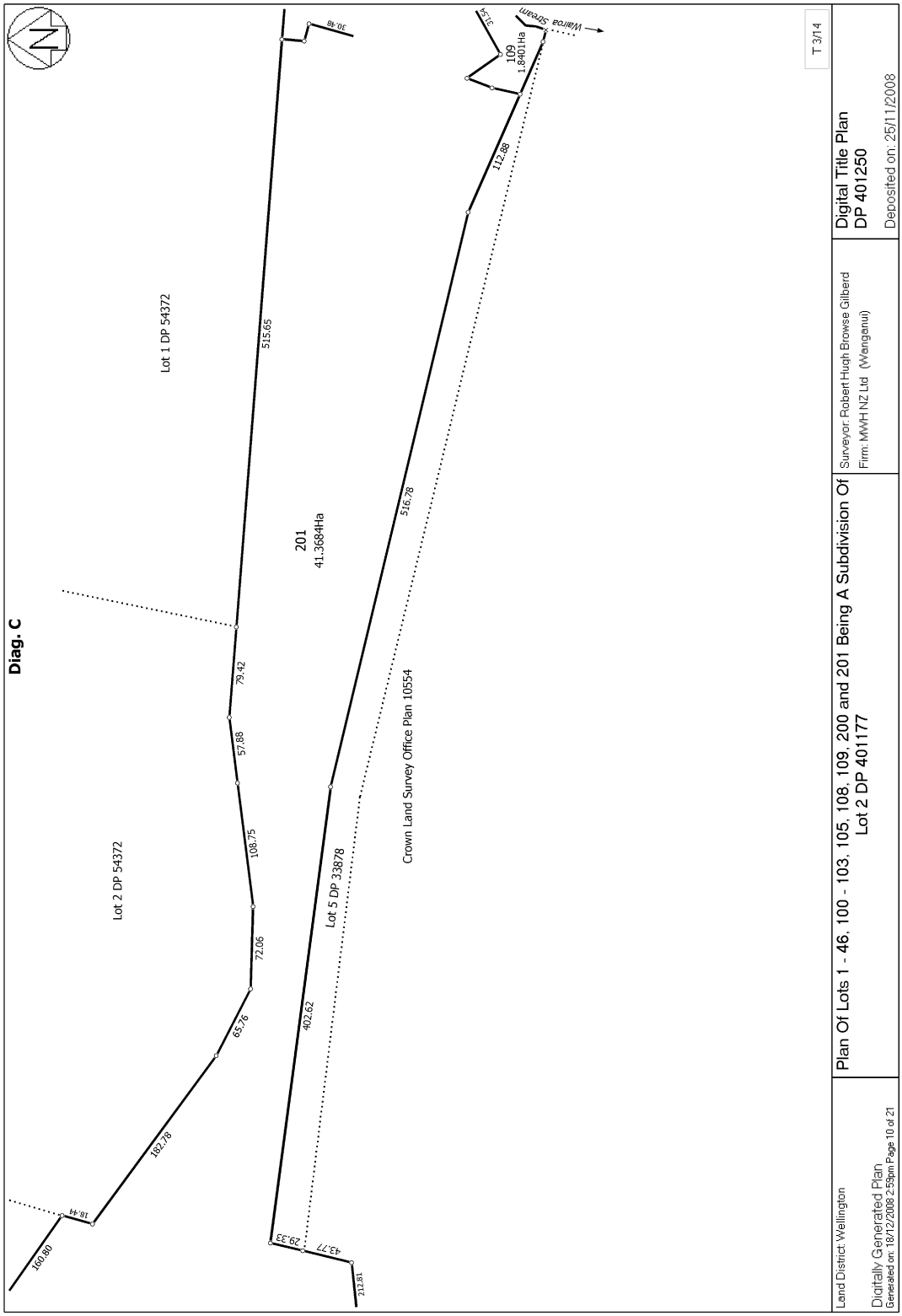
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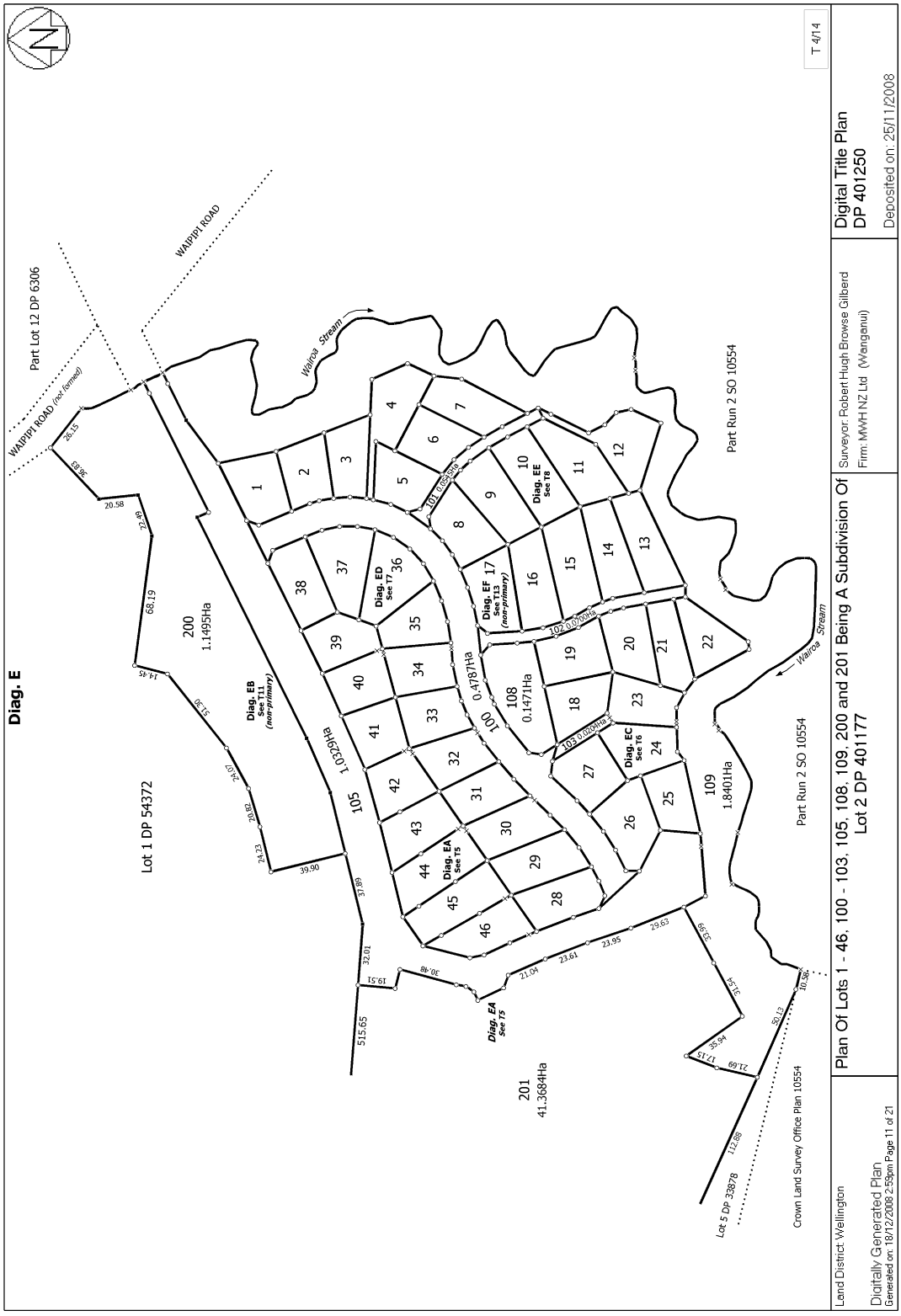
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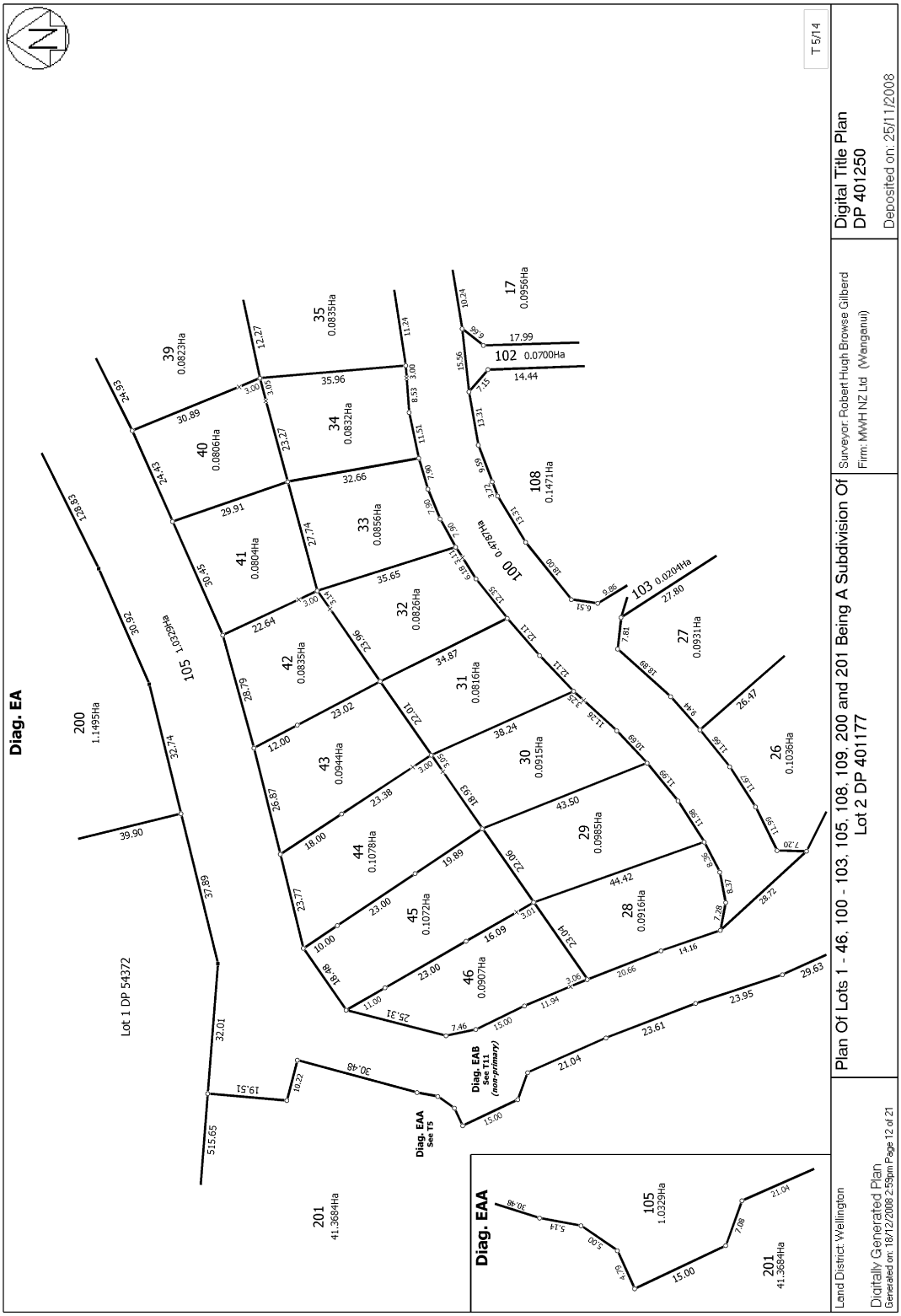
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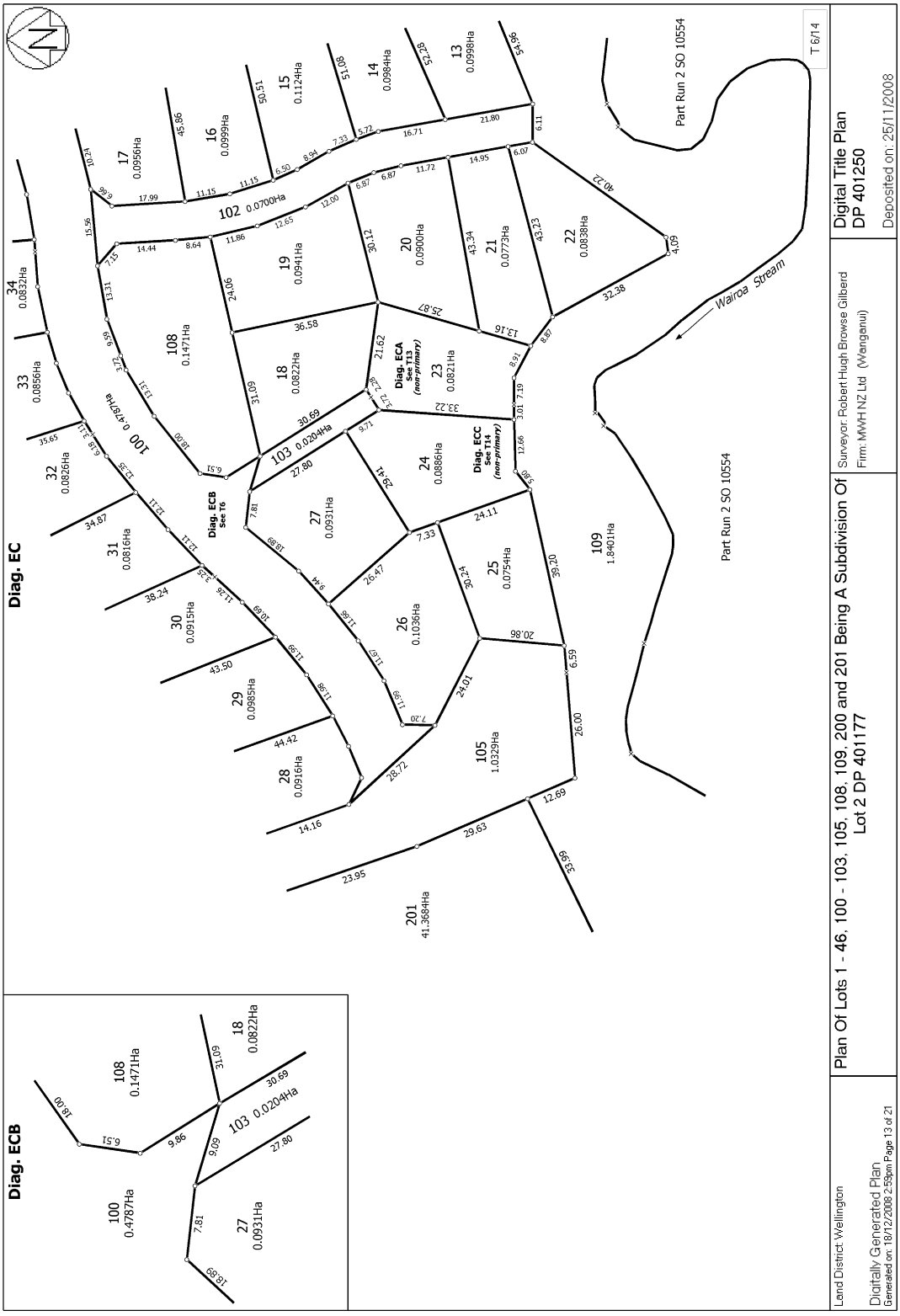
Identifier **402990**



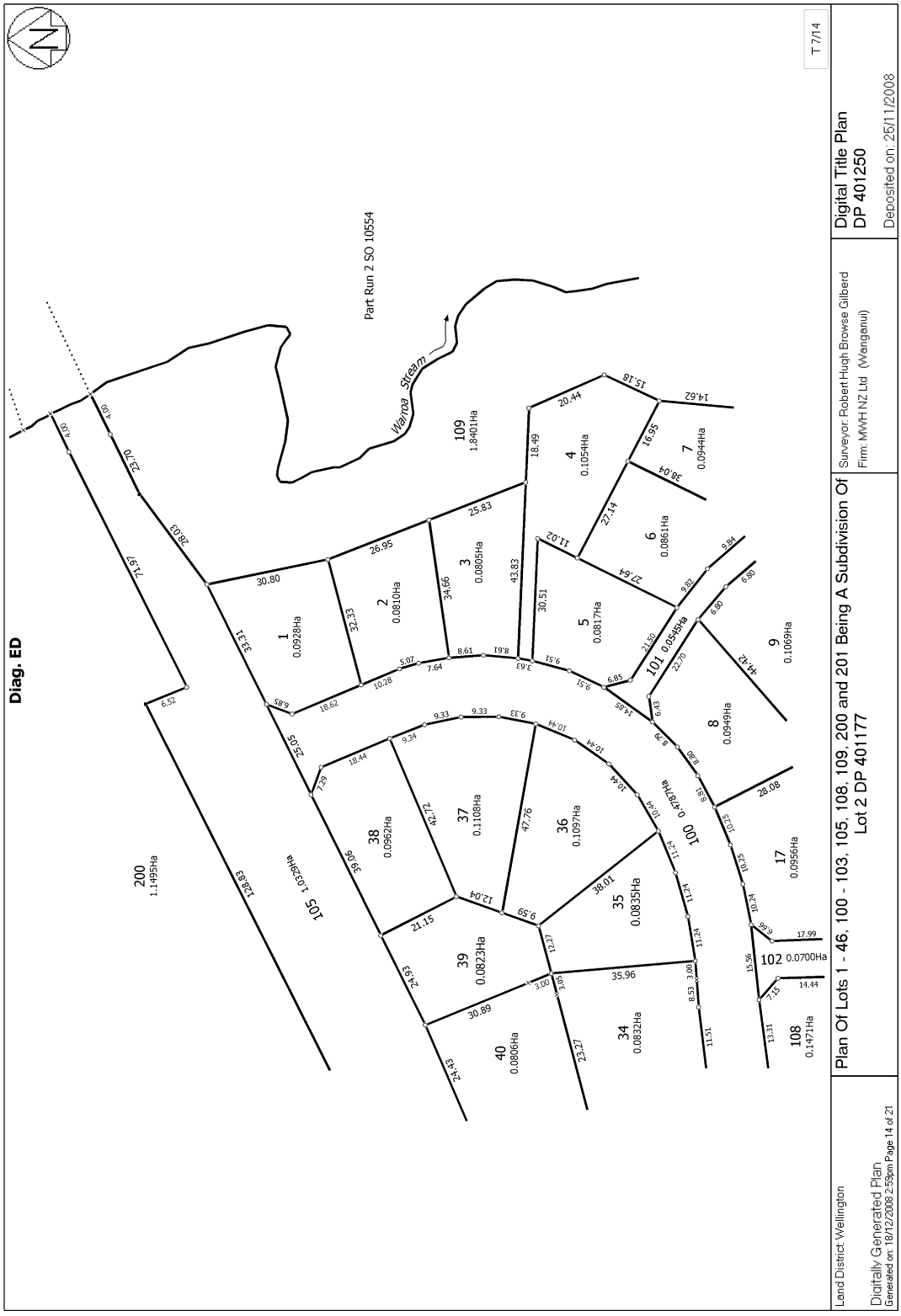
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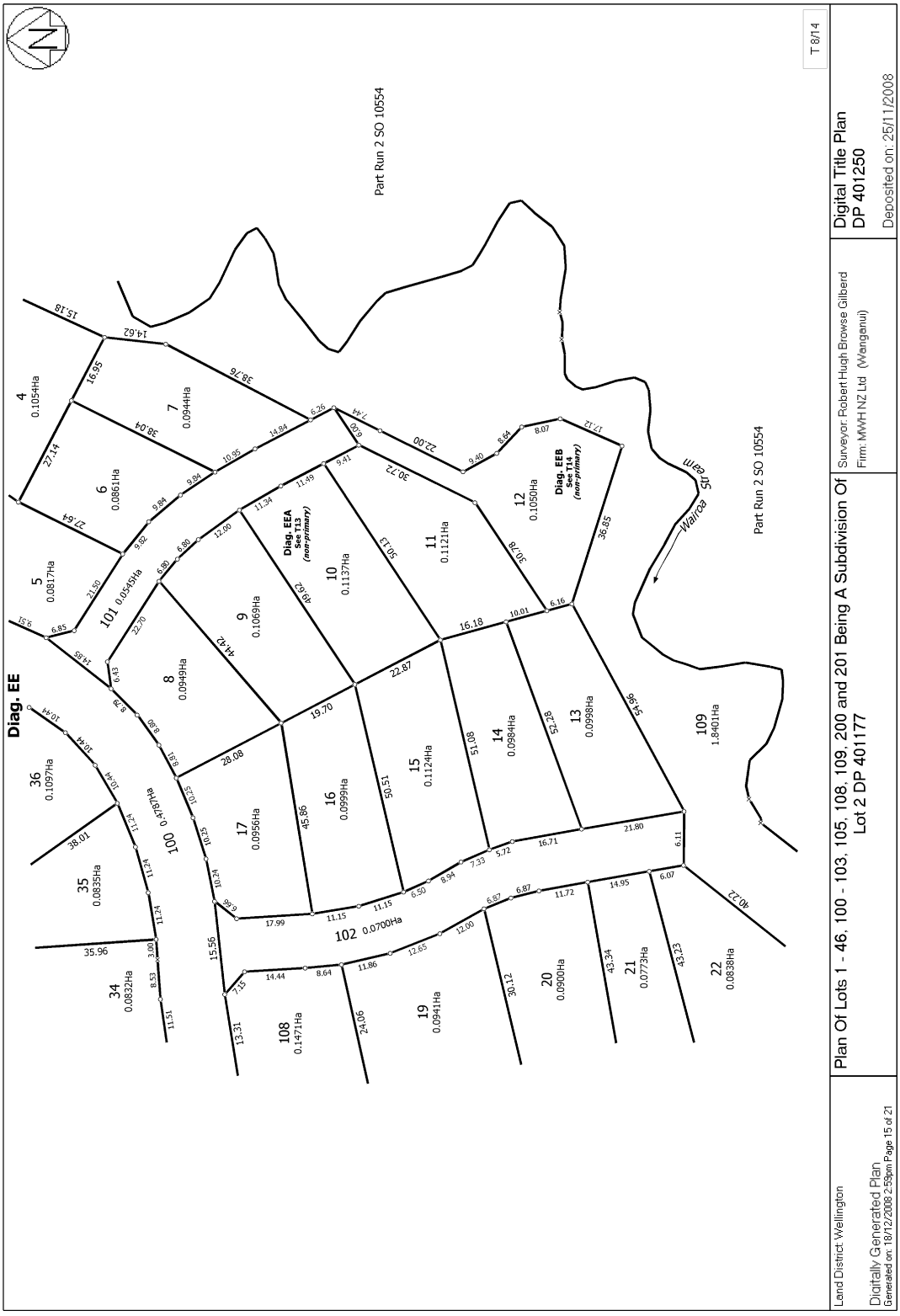
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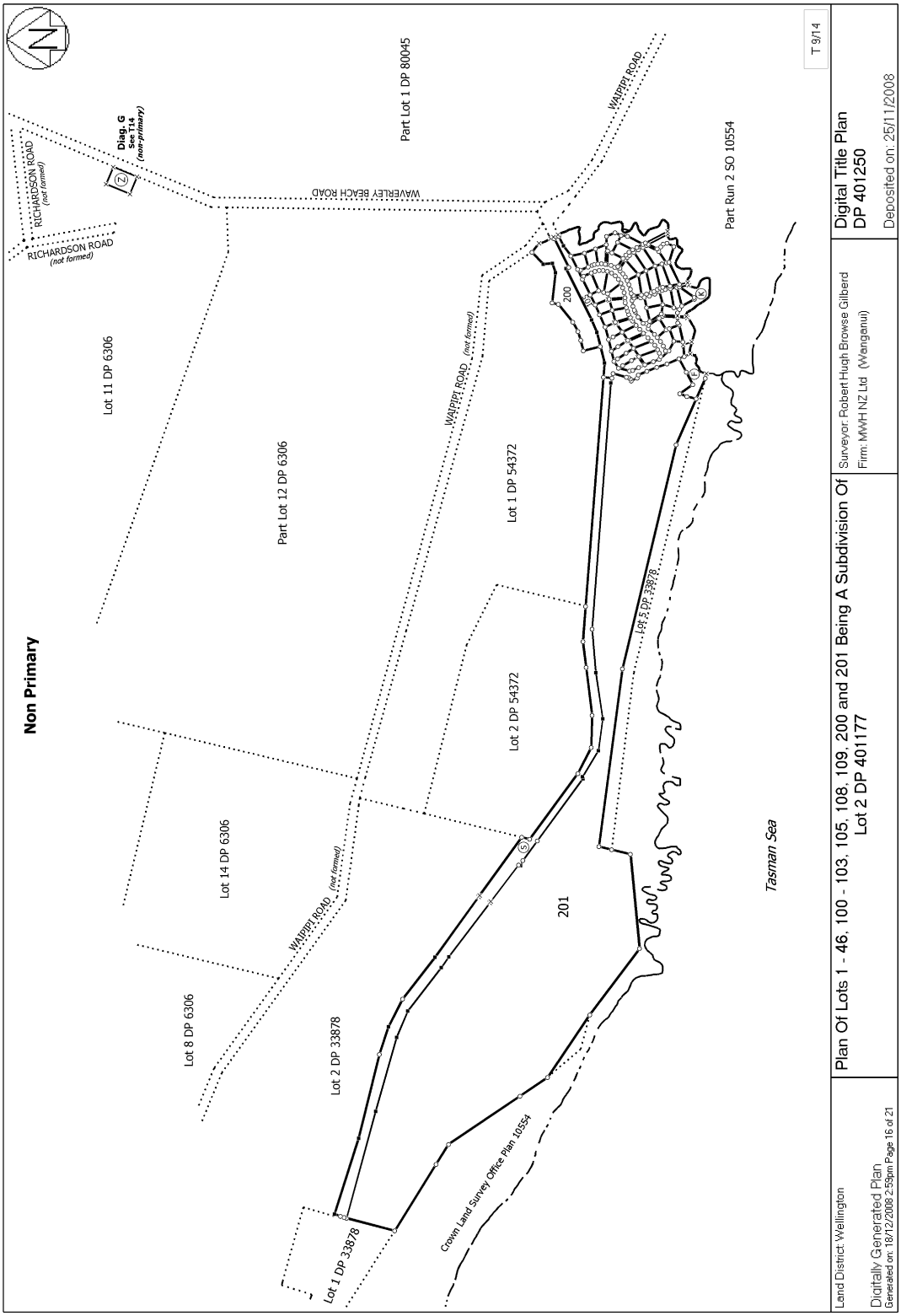
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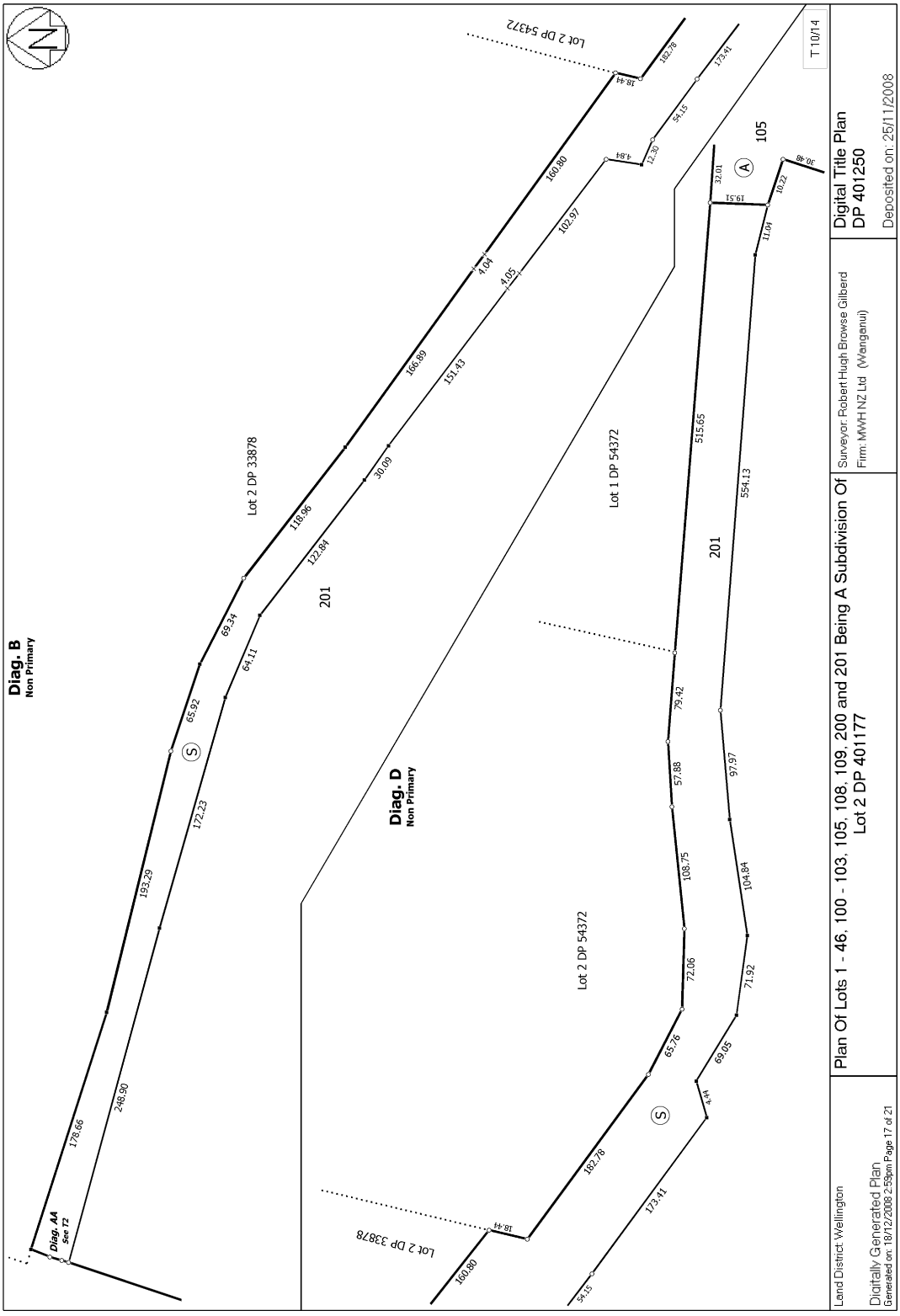
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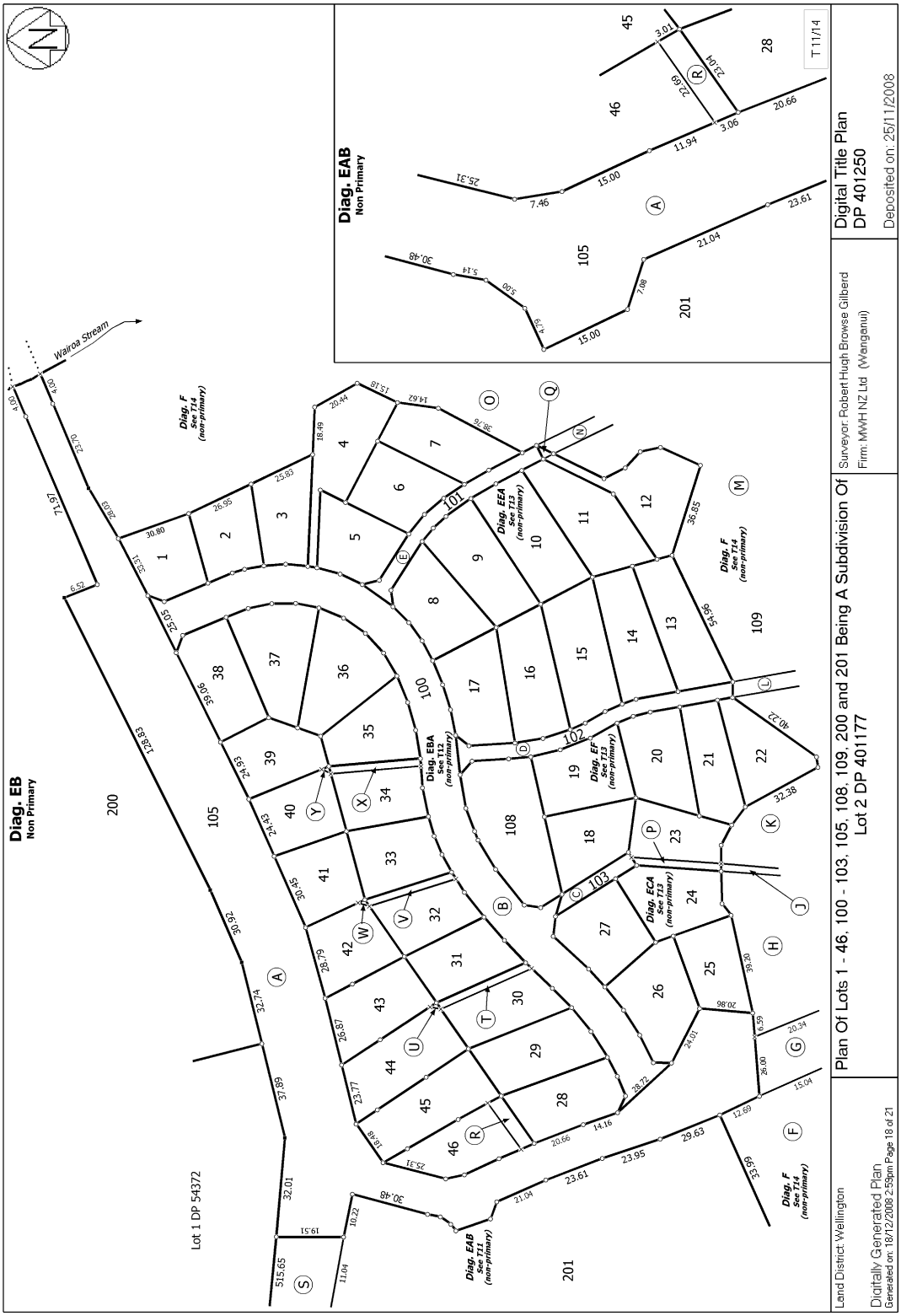
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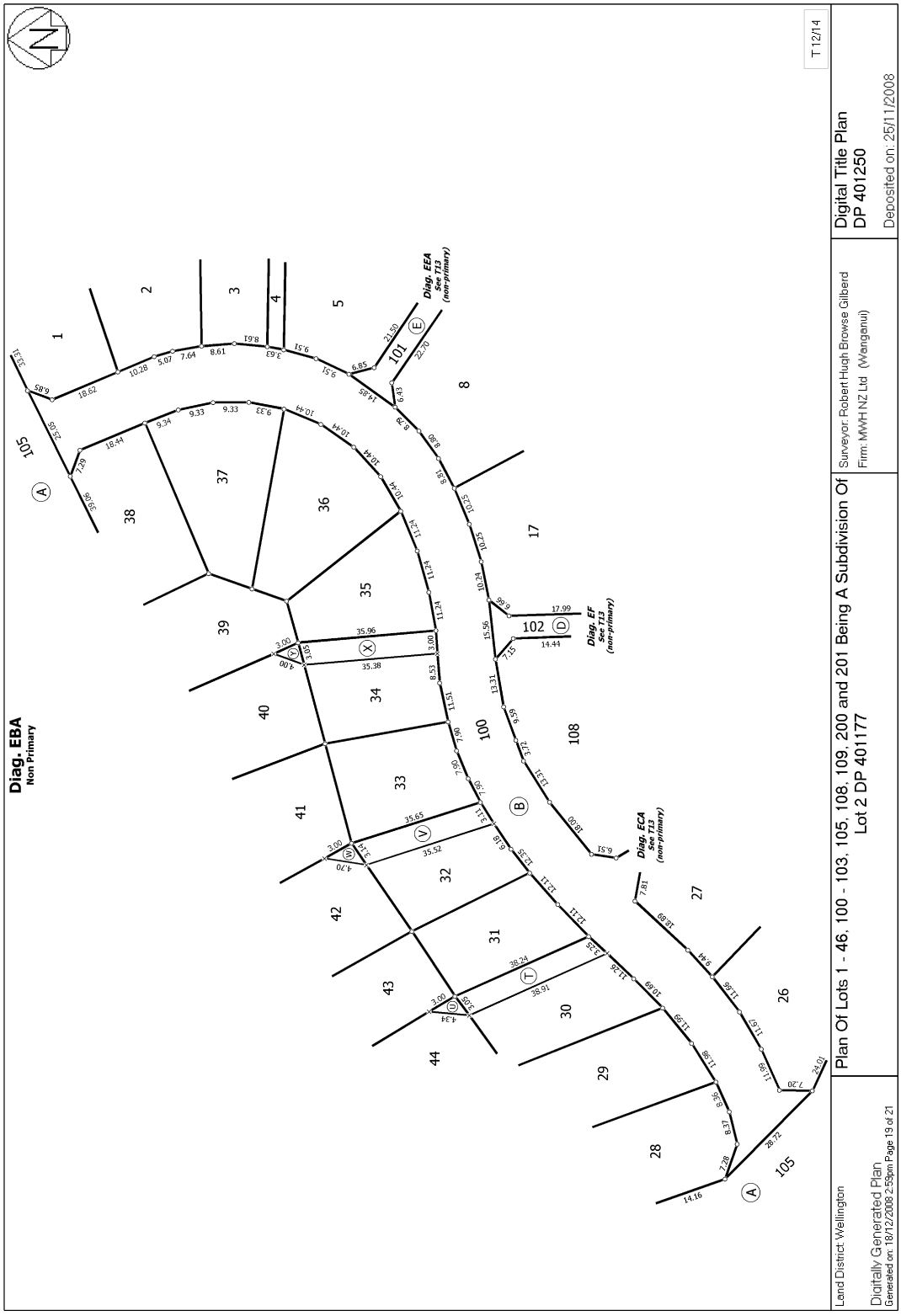
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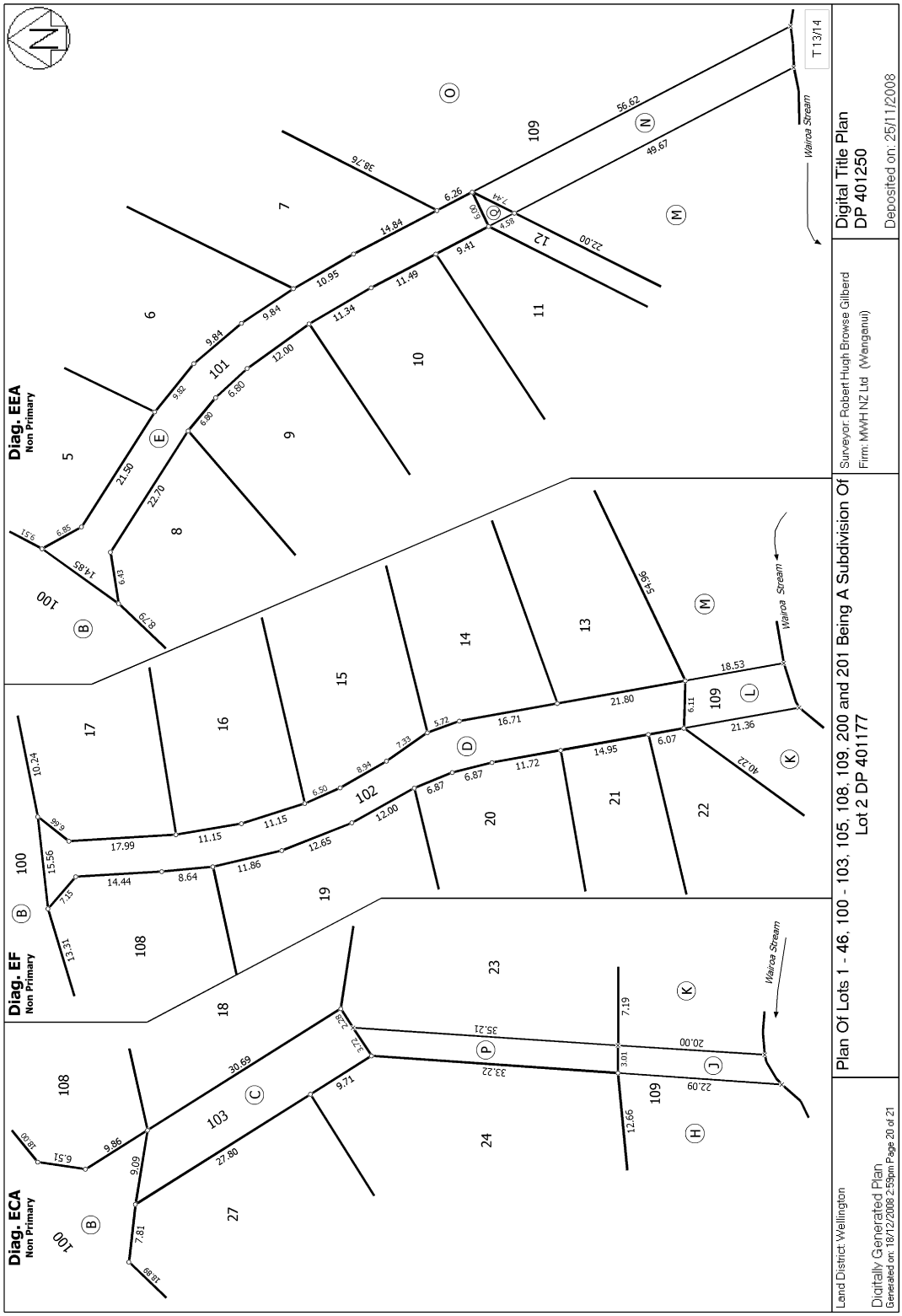
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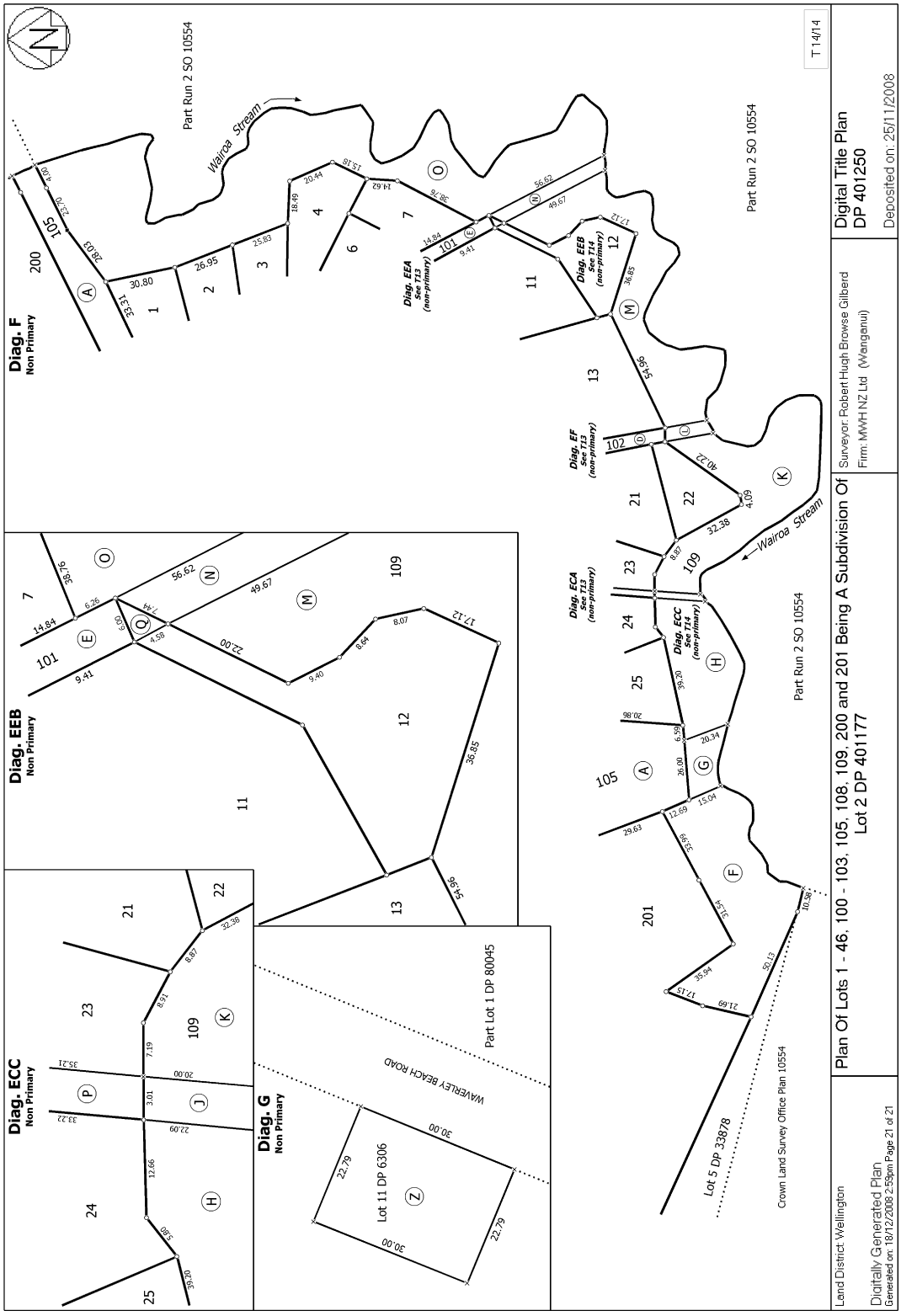
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Paul McKenna architecture

26 June 2026

District Plan Assessment

Lot 4 DP401250 7 Rosemount Drive, Waipipi Beach

Planning Context

The subject site comprises a 1,054m² residential allotment within the Waipipi Beach subdivision. Although the subdivision is zoned Rural under the South Taranaki District Plan, it comprises 48 residential-sized allotments generally ranging from approximately ~750m² to ~1,100m². The subdivision was lawfully created through an earlier subdivision approval and now contains more than twenty completed dwellings.

Consequently, while the site remains within the Rural Zone for planning purposes, the existing environment is distinctly residential in character. The subdivision contains residential dwellings, domestic landscaping, formed roads, vehicle crossings and residential-scale development. It does not exhibit the characteristics normally associated with productive rural land.

This distinction is important when considering the effects of the proposal. The application does not seek to establish a new residential environment within productive rural land. Rather, it seeks to complete development of an existing residential subdivision that has already been established through previous planning approvals.

This application is not asking Council to decide whether residential development should occur here—that decision was made when the subdivision was approved.

Accordingly, the effects of the proposal should be assessed against the residential environment that currently exists in the community rather than against the hypothetical characteristics of an undeveloped rural property.

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Description of Proposal

The proposal is for the placement of a prefabricated single-storey dwelling with a floor area of approximately 105m² on the subject site.

The dwelling has already been placed on site following the issue of a Building Consent. During construction it became apparent that the building does not fully comply with the Rural Zone setback and recession plane standards. The Building Consent was issued approximately one year earlier without a Section 37 notice and construction proceeded on the reasonable assumption that no further planning approval was required.

The application therefore seeks resource consent for the two identified infringements only.

Nature of Non-Compliance

The proposal requires resource consent because:

- Rule 3.2.2(a) – Minimum 10 metre boundary setbacks.
- Rule 3.2.2(b) – Height recession plane.

The proposal complies with all other applicable Rural Zone performance standards.

Affected Parties

The affected parties as identified by South Taranki District Council are as follows:

Property	Affected Rule
5 Rosemount Rd	Rule 3.2.2(a) (Set back)
9 Rosemount Rd (1 Lupin Lane)	Rule 3.2.2(a) (Set back)
3 Lupin Lane	Rule 3.2.2(a) (Set back) Rule 3.2.2(b) – Height recession plane

While is application will argue there are no affected parties for Rule 3.2.2(a) (see below), we are still endeavouring to consult with those property owners to hear their opinions and obtain permissions regardless.

The owner of 3 Lupin Lane has declined to provide written approval and has expressed concerns regarding loss of outlook. Their concerns will also be addressed in detail below.

Assessment of Environmental Effects

Rule 3.2.2(a) Boundary Setbacks

The dwelling is located:

- 8.5 metres from the north-west boundary;
- 8.9 metres from the south-west boundary;
- approximately 2 metres from the southern boundary;
- greater than 10 metres from the eastern boundary.

The purpose of the Rural Zone setback provisions is to maintain the open spacious character generally associated with productive rural land where buildings are widely separated by large allotments.

Those circumstances do not exist within the Waipipi subdivision.

The existing subdivision already establishes a residential pattern of development characterised by relatively small allotments and residential-scale buildings. The environmental baseline is therefore substantially different from that contemplated by the Rural Zone standards.

Application of the full 10 metre setback to this allotment would leave a buildable area of only approximately 67m². The subdivision covenants require a dwelling of at least 90m², creating a practical conflict that demonstrates the standard cannot realistically be achieved on this site.

Importantly, the proposal does not introduce a new pattern of development. It is consistent with the established residential form already evident throughout the subdivision. Numerous existing dwellings within the subdivision have also been constructed within the 10 metre setback, reflecting the established character of the neighbourhood rather than creating a new one.

Potential effects on adjoining properties have also been mitigated through the dwelling design, including limiting windows on the southern elevation to reduce privacy effects.

Given the established residential character of the subdivision, the proposal will not materially alter the existing environment and the effects arising from the setback infringement are considered to be no more than minor.

Rule 3.2.2(b) Height Recession Plane

The proposal infringes the recession plane only along the southern boundary.

The purpose of the recession plane control to manage the environmental effects of building bulk, visual dominance and overshadowing on adjoining properties. Accordingly, the relevant question is whether the proposal gives rise to materially greater adverse effects than those anticipated by a complying development.

The infringement is limited to small portions of the roof soffit at each end of the dwelling. These areas represent approximately 1.8% of the combined wall and roof elevation facing the adjoining property.

A detailed shadow analysis has been prepared (Drawing RC04). While shadowing is only one of the amenity effects addressed by the recession plane control, it also provides a useful indicator of the relative effects of building bulk, outlook and visual dominance. Our model was timed to demonstrate the worst case shadowing measured on the shortest day, 21 June, when the sun is lowest and shadows are longest. Three times of day are indicated, 9am, Midday, and 3pm.

The 4 modelled scenarios demonstrate:

- a complying recession plane establishes the maximum shadowing anticipated by the District Plan;
- a fully complying version of the proposed dwelling compared to...
- The actual position of the proposed dwelling demonstrates they both cast almost identical shadows;
- the actual additional shadow created by the infringement alone which isolates the non-compliance and demonstrates it is limited to two narrow slivers during parts of the winter solstice; and finally
- the additional effect is barely distinguishable from a fully complying building.

The adjoining property has also been substantially raised above natural ground level through retaining walls, As a consequence, the adjoining dwelling already occupies an elevated position relative to the proposed dwelling, further reducing the practical effects of any additional shadowing or perceived building bulk.

The shadow analysis demonstrates that the proposal results in substantially less shadowing and visual dominance than many building forms that could be constructed entirely within the permitted recession plane envelope. The proposal also produces only a negligible increase in effects when compared with a complying version of the proposed dwelling. The additional environmental effects attributable solely to the infringement have been demonstrated to be less than minor.

Other Amenity Considerations

During consultation the owner of 3 Lupin Lane expressed concern regarding the effect of the proposal on views currently enjoyed from that property.

While the applicant appreciates those concerns, it is noted that the District Plan manages building bulk through the recession plane and visual dominance controls rather than protecting private views across adjoining properties.

The proposed dwelling is a single-storey house of modest scale located on an existing residential allotment within an established residential subdivision where future residential development has always been anticipated.

As demonstrated by the shadow modelling and elevation analysis, the extent of the recession plane infringement is limited and results in only a very small increase in building bulk beyond what could otherwise be constructed as a complying development.

Accordingly, while some change in outlook is an inevitable consequence of residential development on adjoining land, the additional effect attributable to the recession plane infringement is considered to be negligible.

Notwithstanding this assessment, the applicant has sought to minimise effects where practicable. The dwelling has been designed with limited glazing facing the southern boundary to reduce privacy effects, and every effort has been made to position the building in a manner that balances compliance with the practical constraints of the site. The applicant has also continued discussions with neighbouring owners in an effort to resolve concerns wherever possible.

While the adjoining owner has expressed concerns regarding loss of outlook, the purpose of the recession plane control is to manage visual dominance rather than preserve private views. The proposal results in only a very limited increase in building bulk beyond that anticipated by a complying building envelope, and therefore achieves the underlying purpose of the rule notwithstanding the technical infringement.

Other Rural Zone Rules

As stated above the proposal complies with the other rules in the District Plan:

Performance Standard	Assessment
3.2.1 Number of Dwellings	Complies – one dwelling proposed.
3.2.2 Bulk & Location	Does not comply with boundary setback and recession plane only (discussed above).

Performance Standard	Assessment
3.2.3 Home Occupation	Not proposed.
3.2.4 Lighting	Should not exceed 10lux at boundary.
3.2.5 Outdoor Storage	There is space provided for storage of yard equipment under the house
3.2.6 Odour	No adverse effects.
3.2.7 Access & Parking	Is in compliance with Sect 10. There is to be a formed concrete drive from an approved crossing and a parking bay for 2 cars
3.2.8 Flood Hazard	Not applicable.
3.2.9 Forestry Planting	No forestry is proposed
3.2.10 Aggregate Soil extraction	not proposed
3.2.11 Aggregate Soil extraction	The proposal is not in this area
3.2.12 Earthworks in the National Grid Yard	No Earthworks are proposed and the site is not within the National Grid Yard
3.2.14 Buildings and Structures in the National Grid Yard	Buildings and Structures in the National Grid Yard The site is not within the National Grid Yard
3.2.14 Papakāinga (Maori Housing)	The proposal is not for Papakāinga

With the exception of the boundary setback and height recession plane standards, the proposal either complies with, or is not affected by, the remaining Rural Zone performance standards. The application should therefore be viewed as one involving two discrete infringements rather than a broader pattern of non-compliance.

Assessment Against Section 2 Objectives and Policies

The District Plan notes that proposals should not be assessed against individual objectives or policies in isolation but through an overall assessment having regard to the relevant planning framework.

Objective 2.1.3

Maintain rural character and amenity.

Although the site is zoned Rural, the existing environment is that of an established residential subdivision rather than productive rural land.

The proposal simply completes development of an existing residential allotment and therefore maintains the established character of the subdivision. It does not introduce a new or more intensive form of development beyond that already existing. No additional subdivision, land-use intensification or change in the established pattern of development is proposed.

The proposal is therefore considered consistent with this objective.

Objective 2.1.4

Enable farming activities while avoiding incompatible land uses.

The subject allotment has already been established as a residential site.

The proposal does not reduce the availability of productive rural land nor inhibit farming activities beyond the effects already anticipated through the creation of the subdivision.

The proposal is therefore consistent with this objective.

Policies 2.1.5–2.1.7

These policies primarily address the design and intensity of rural subdivision.

The present application does not involve subdivision.

The subdivision has already been approved and established.

The proposal simply completes residential development on an existing allotment and therefore neither intensifies nor alters the approved subdivision pattern.

Policies 2.1.8–2.1.15

The proposal is a single dwelling.

It generates no significant noise, traffic, odour or dust.

The dwelling is modest in scale and is compatible with surrounding residential development.

Although numerical setback standards are not achieved, the proposal maintains the established residential character of the subdivision and the actual effects on adjoining properties are minimal.

The proposal therefore achieves the intent of these policies.

Policies 2.1.16–2.1.21

These policies relate primarily to aggregate extraction, industrial activities, farming operations, servicing and heavy vehicle movements.

They are not directly relevant to this application.

Overall Planning Assessment

The principal issue raised by this application is not whether residential development is appropriate within productive rural land.

That planning question was resolved through the earlier approval of the Waipipi Beach subdivision.

The present application concerns only two minor infringements of development standards relating to the location of a dwelling within an already established residential environment.

The proposal maintains the existing character of the subdivision, generates negligible adverse environmental effects, and remains generally consistent with both the Rural Zone objectives and the purpose underlying the relevant performance standards.

Accordingly, the adverse effects arising from the proposal are considered to be no more than minor.

Assessment under Section 104 of the Resource Management Act 1991

Section 104 of the Resource Management Act requires the consent authority to have regard to the actual and potential effects on the environment of allowing the activity, together with the relevant provisions of the District Plan and any other matters considered relevant.

Actual and Potential Environmental Effects

The proposal involves only two infringements of the Rural Zone performance standards, namely the minimum boundary setbacks and the height recession

plane.

The assessment above concludes that the environmental effects arising from these infringements are no more than minor for the following reasons:

- The proposal is located within an established residential subdivision comprising residential-sized allotments rather than within a productive rural environment.
- The proposal does not alter the established residential character of the subdivision.
- The additional shadowing created by the recession plane infringement is negligible, as demonstrated by the shadow modelling.
- Visual dominance is only marginally greater than a complying dwelling and remains substantially less than the maximum building envelope contemplated by the recession plane controls.
- Privacy has been mitigated through the design of the dwelling by limiting windows facing the nearest adjoining property.
- The proposal will not generate significant traffic, noise, lighting, odour or servicing effects beyond those ordinarily associated with a residential dwelling.

Overall, the proposal will not materially affect the amenity enjoyed by neighbouring properties.

Relevant Objectives and Policies

As discussed earlier, the proposal is generally consistent with the relevant objectives and policies of the Rural Zone.

While the Rural Zone provisions are principally directed towards maintaining the character and productive capability of rural land, the subject site exists within a residential subdivision that was lawfully created through previous subdivision approvals.

Accordingly, the existing environment differs significantly from the wider Rural Zone.

The proposal does not establish a new residential environment within rural land. Rather, it completes development of an existing residential allotment and maintains the established character of the subdivision.

The proposal therefore achieves the purpose underlying the relevant objectives and policies despite the minor departures from the numerical development standards.

Existing Environment

The Resource Management Act requires effects to be assessed against the existing

environment.

The existing environment surrounding the subject site is characterised by:

- residential allotments;
- detached dwellings;
- domestic landscaping;
- formed roads and vehicle crossings;
- residential levels of traffic and activity.

This existing pattern of development provides the appropriate environmental baseline against which the proposal should be assessed.

The proposal is entirely consistent with this established pattern and does not introduce any materially different land use or built form.

Positive Effects

Although modest in nature, the proposal provides a number of positive effects.

These include:

- completion of development on an existing residential allotment;
- efficient use of land already approved for residential purposes;
- provision of an additional permanent dwelling;
- utilisation of an existing investment in subdivision infrastructure and services;
- avoidance of unnecessary demolition or relocation of a dwelling already lawfully constructed under a Building Consent.

Granting consent would also recognise the practical planning circumstances created by the historic subdivision of residential-sized allotments within the Rural Zone.

Part 2 of the Resource Management Act

While the decision must be made in accordance with the District Plan, the proposal is also consistent with the purpose of the Resource Management Act.

The proposal promotes the sustainable management of natural and physical resources by making efficient use of an existing residential allotment without giving rise to significant adverse environmental effects.

The proposal does not compromise the productive use of rural land, does not create reverse sensitivity effects beyond those already established by the subdivision, and does not adversely affect the amenity values of adjoining residential properties.

Overall Section 104 Assessment

Having regard to:

- the actual and potential environmental effects;
- the existing environment;
- the relevant objectives and policies of the District Plan; and
- the limited nature of the non-compliances,

it is concluded that the proposal is an appropriate use and development of the site.

The proposal represents a minor departure from the numerical performance standards but does not undermine the purpose of those standards when considered in the context of the established residential environment.

Overall, the proposal is considered to satisfy the matters to which Council must have regard under Section 104 of the Resource Management Act and resource consent should therefore be granted.

Conclusion

The proposal requires consent for two limited infringements of the Rural Zone performance standards relating to boundary setbacks and the height recession plane.

This AEE demonstrates that the proposal should be assessed in the context of an established residential subdivision rather than an undeveloped rural environment. While the setback standard has limited practical application on residential-sized allotments, the recession plane infringement results in environmental effects that are less than minor and, as demonstrated by the shadow modelling, in some respects less than those of a complying alternative.

The proposal does not alter the established character of the subdivision, gives rise to no more than minor adverse effects on neighbouring properties, and remains consistent with the purpose of the relevant District Plan provisions.

Having regard to the matters in Section 104 of the Resource Management Act, resource consent should therefore be granted.

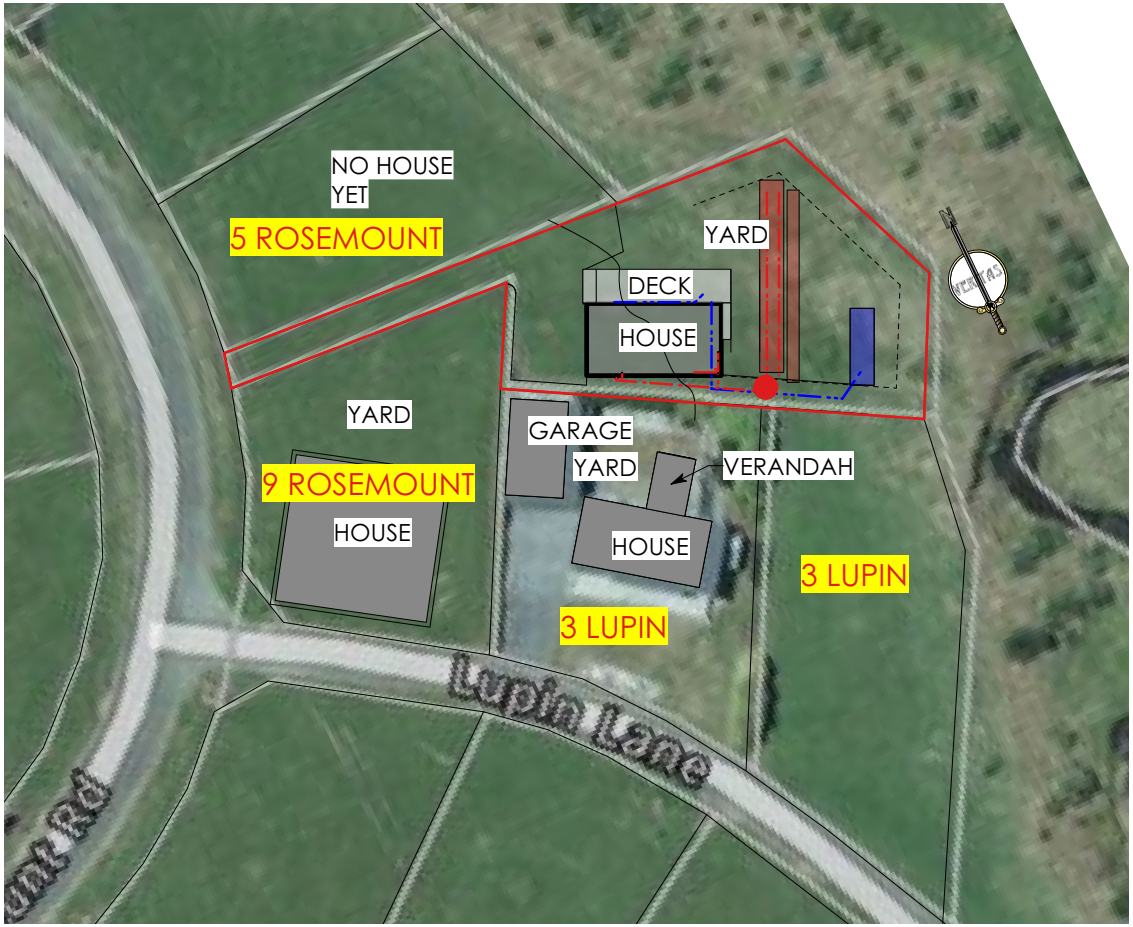
Kind Regards



Paul McKenna



WAIPIPI SETTLEMENT
SCALE 1:2500



LOCALITY PLAN
SCALE 1:500

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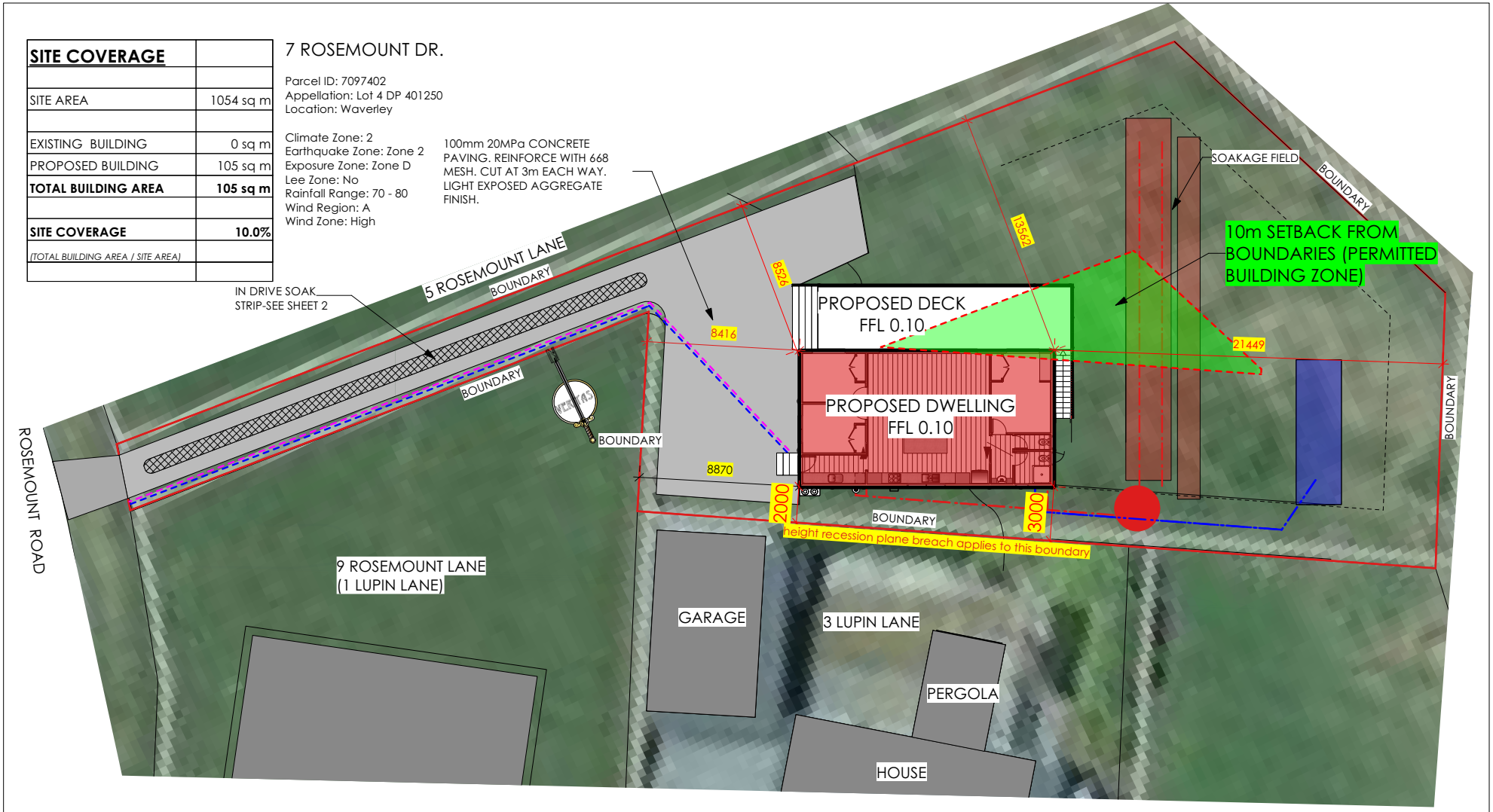
SITE COVERAGE	
SITE AREA	1054 sq m
EXISTING BUILDING	0 sq m
PROPOSED BUILDING	105 sq m
TOTAL BUILDING AREA	**105 sq m**
SITE COVERAGE	**10.0%**
(TOTAL BUILDING AREA / SITE AREA)	

7 ROSEMOUNT DR.

Parcel ID: 7097402
Appellation: Lot 4 DP 401250
Location: Waverley

Climate Zone: 2
Earthquake Zone: Zone 2
Exposure Zone: Zone D
Lee Zone: No
Rainfall Range: 70 - 80
Wind Region: A
Wind Zone: High

100mm 20MPa CONCRETE PAVING. REINFORCE WITH 668 MESH. CUT AT 3m EACH WAY. LIGHT EXPOSED AGGREGATE FINISH.



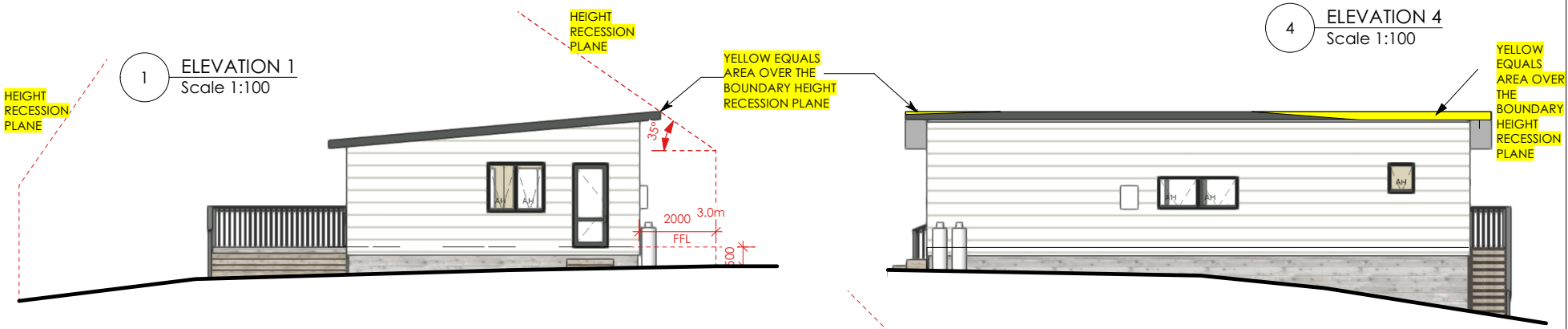
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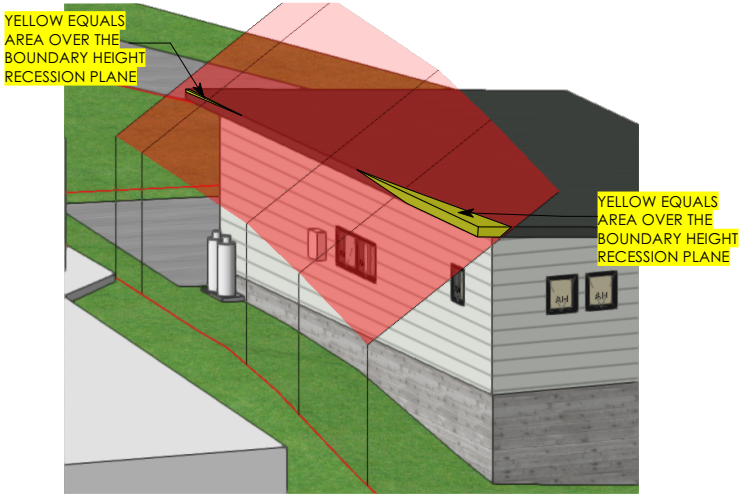
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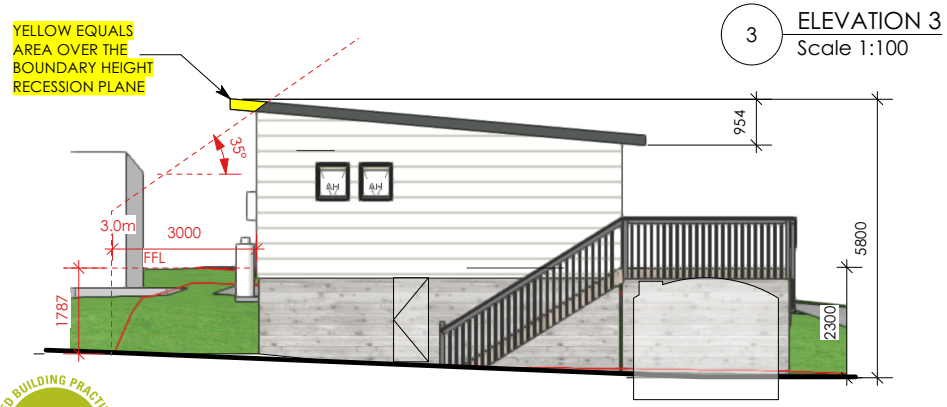
ISSUE	DATE	REVISION	
PROJECT	HACKING HOME		PROJECT # 24033
CLIENT	7 ROSEMOUNT DR WAIPIPI BEACH, WAVELY	SCALE 1:200	DWG # RC02
DWG	SITE PLAN	DATE 22/6/26	REVISION

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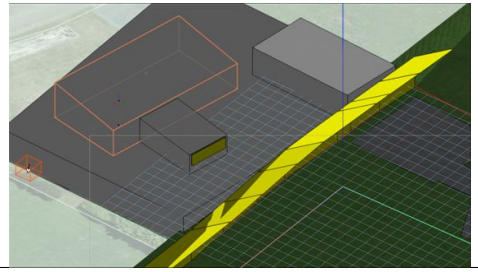
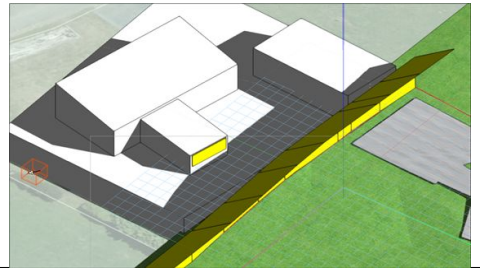
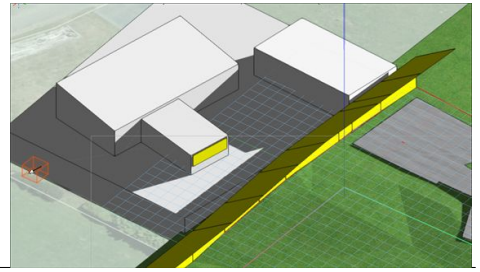
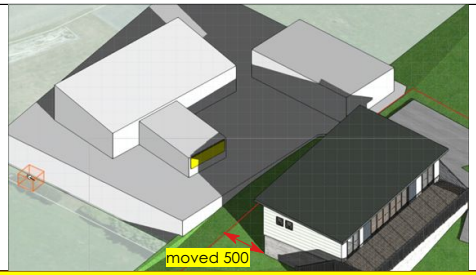
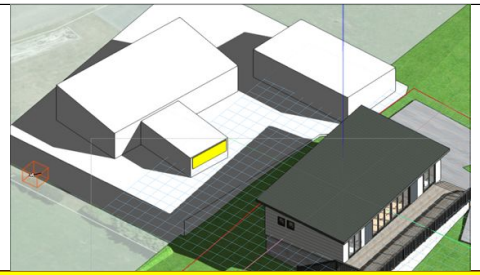
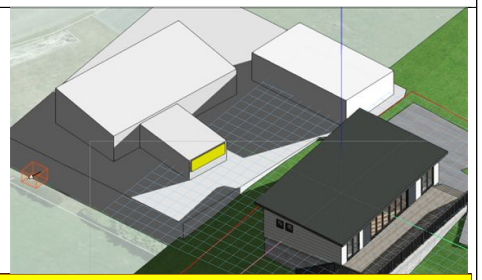
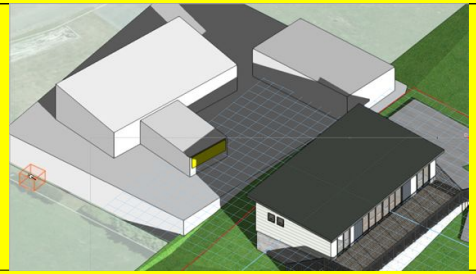
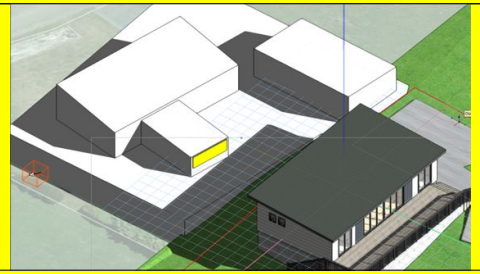
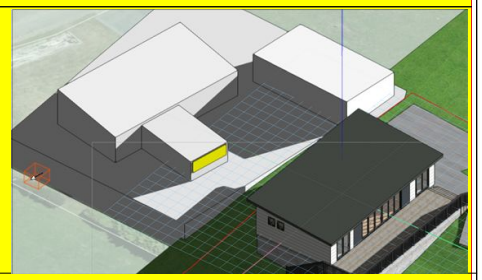
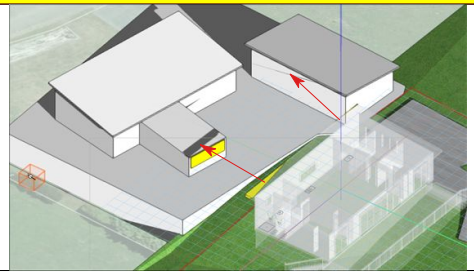
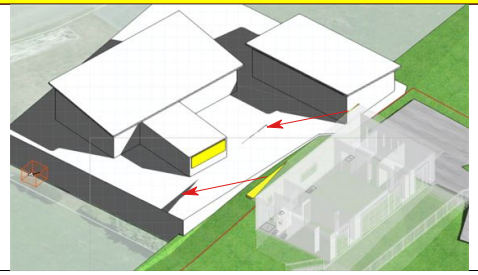
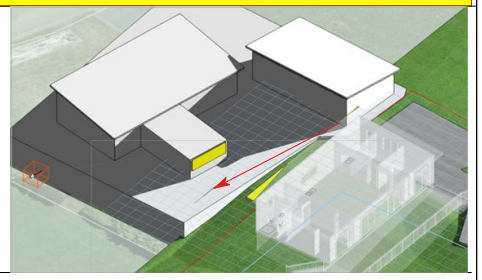
ISSUE	DATE	REVISION

PROJECT: HACKING HOME — PROJECT # 24033

CLIENT: 7 ROSEMOUNT DR, WAIPIPI BEACH, WAVELY — SCALE: 1:100 — DWG # RC03

DWG: ELEVATIONS — DATE: 23/6/26 — REVISION

Paul McKenna Architecture
3 BUXTON RD, WANGANUI, NEW ZEALAND
T: (06)3444 729 M: 121 126 1333
E: pmarchitecture@outlook.com

SHADOW MODEL 21 JUNE		9am	12pm	3pm
Recession plane only (Baseline)	This row demonstrates the maximum shadowing effect anticipated by the Rule 3.2.2b. ie: the theoretical shadow cast by the recession plan itself.			
complying house position	This row demonstrates shadow effect from the proposed house if it were moved slightly to achieve full compliance with the recession plane			
Actual House position	This row demonstrates shadow effect from the proposed house in it's actual position			
Non-com-pliance effect only	This row demonstrates shadow effect from only the parts of the house that protrude above the recession plan. This is the actual level on non compliance.			

Building Practitioner Number **BP113318**

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ISSUE	DATE	REVISION	
PROJECT	HACKING HOME		PROJECT # 24033
CLIENT	7 ROSEMOUNT DR WAIPIPI BEACH, WAVELY	SCALE 1:100	DWG # RC04
DWG	SHADOWS	DATE 23/6/26	REVISION

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Appendix 2

RML26039

02 July 2026

Paul Mckenna
C/-Pmarchitecture
3 Buxton Road
Westmere
Whanganui 4501

Dear Paul,

Resource Consent Application - 7 Rosemount Road, Waverley

Thank you for your resource consent application which was received by Council on the 29th June 2026. Under Section 92 of the Resource Management Act 1991, the Council requires further information from you in respect of this application. This information has been described below:

1. Please provide an updated site plan that shows the distance from the northern boundary to the proposed deck.

2. The application does not identify the activity status of the proposal under the District Plan. Please confirm the activity status.

3. The application has not referred to any mitigation such as landscaping and/or fencing. Please advise whether any mitigation measures are proposed as part of the application to mitigate visual bulk and dominance effects. If planting is proposed, please update the site plan to include this.

4. Please provide an assessment of the proposal against the Assessment Matters in Section 20.5.1 (Bulk and Location) of the South Taranaki District Plan.

As an applicant, you must within 15 working days of this request provide the information, agree to provide the information or refuse to provide the information. If there is an agreement to provide the information, then we can discuss a timeframe in which this information can be provided. The time between this request and the above information being provided (or the refusal to provide the information) will be excluded from the processing timeframe in accordance with section 88C of the Act.

If you have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely



Dayna le Fleming
Planner

planning@stdc.govt.nz

Appendix 3

Paul McKenna architecture

ADDRESS
3 Buxton Road
Wanganui 4501

PHONE
(06) 3444 729

MOBILE
021 126 1333

EMAIL
pmarchitecture@outlook.com

Appendix A

Mitigation of Environmental Effects

This appendix has been prepared in response to Council's request for further information regarding the mitigation of adverse effects associated with the proposed infringements of the Rural Zone boundary setback and height recession plane standards.

The proposal has not been developed by simply locating the dwelling in the most convenient position on the site. Rather, the final siting reflects a considered balancing of several competing design, servicing and amenity constraints with the objective of minimising the overall effects on both the site and neighbouring properties.

1. Boundary Setback

Site Constraints

The location of the dwelling was influenced by a number of competing site constraints.

These included:

- maintaining the principal outlook of the dwelling towards permanently open rural land beyond the subdivision, thereby directing the primary outlook away from adjoining residential properties.;
- providing the greatest practicable separation from the established dwellings at 5 and 9 Rosemount Drive while maintaining a functional site layout;
- accommodating the mandatory 20 metre setback from the adjoining stream;
- providing sufficient area for the on-site wastewater disposal field located outside the stream setback; and
- maintaining practical access between the dwelling and the wastewater disposal area for future maintenance.

The final building position represents a balanced response to these competing constraints rather than the optimisation of any single consideration.

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Design Measures

In addition to the overall siting of the dwelling, a number of design measures have been incorporated to minimise potential effects on neighbouring properties.

These include:

- a modest single-storey dwelling of approximately 105 m²;
- positioning the dwelling to maintain generous setbacks to the remaining site boundaries where practicable;
- orientating the principal living areas and outlook towards open rural land rather than adjoining residential properties;
- limiting glazing on elevations facing neighbouring dwellings to reduce privacy effects; and
- retaining a functional separation between the dwelling, wastewater system and stream setback.

Collectively these measures reduce the potential effects that might otherwise arise from the reduced boundary setbacks.

The applicant also proposes post-and-rail boundary fencing along the North and West boundaries and the out boundary with 5 Lupin Lane. This will be done in consultation with the owners of those properties and the Waipipi society. There is already a fence and hedge along the boundary with 3 Lupin lane. The Owner is willing to undertake supplementary landscape planting, where appropriate, to further soften the visual relationship between neighbouring properties. At this stage there is an intention to have low mixed shrub gardens along the north and east boundaries as shown on the updated site plan.

Overall Assessment

While the proposal does not achieve the numerical 10 metre setback required by the Rural Zone, the final building position represents a considered balance between environmental constraints, servicing requirements and neighbouring amenity.

The resulting adverse effects have been assessed within the AEE as less than minor.

---

2. Height Recession Plane

The proposal marginally infringes the height recession plane along the southern boundary.

The dwelling was deliberately positioned adjacent to the southern boundary where an established boundary hedge already provided visual screening between properties. This location was selected in preference to moving the dwelling closer to neighbouring houses on the northern and eastern boundaries.

Additional mitigation measures incorporated into the design include:

- limiting the infringement to small portions of the roof soffit only;

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- maintaining a single-storey building form;
- limiting glazing facing the southern boundary to reduce privacy effects; and
- orientating the principal living spaces and outlook away from the adjoining property.

As demonstrated by Drawing RC04, the additional shadow cast by the proposal is negligible when compared with a complying version of the same dwelling. The modelling also demonstrates that many building forms capable of complying with the recession plane envelope could produce greater shadowing and visual dominance than the dwelling as constructed.

Accordingly, the environmental effects attributable solely to the recession plane infringement remain less than minor.

---

3. Practicality of Further Mitigation

The dwelling has now been permanently installed on completed foundations and secured in its final position.

Achieving full compliance through relocation of the dwelling would require removal of the building and reconstruction of the foundation system.

Given that the accompanying Assessment of Environmental Effects demonstrates the adverse effects of both infringements to be less than minor, and that the proposal incorporates a range of measures to avoid and mitigate those effects, further relocation of the dwelling would not represent a proportionate response to the scale of the infringements or the environmental effects arising from them.

Summary

The proposal incorporates a range of design measures intended to avoid and mitigate adverse environmental effects, including careful site planning, orientation of the dwelling, limitation of building scale, restricted glazing towards neighbouring properties, use of existing boundary screening, and proposed supplementary landscaping.

The final siting of the dwelling represents a balanced response to the physical characteristics of the site, servicing requirements and neighbouring amenity. These measures, together with the findings of the shadow modelling and assessment contained within the Assessment of Environmental Effects, support the conclusion that the environmental effects of both infringements remain less than minor.

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Appendix 2

Response to Section 20.5.1 Bulk and Location Assessment Matters

Clause	*Assessment Matter*	*Response*
(a)	Dominance, sunlight, outlook effects on adjoining properties	Addressed in AEE – Recession Plane Assessment and Setback Assessment. Shadow modelling demonstrates negligible additional shading and limited visual dominance beyond that of a complying building. Outlook effects are minor and expected within an established residential subdivision context.
(b)	Privacy effects from reduced setbacks or height	Addressed in AEE – Privacy section. Limited glazing towards adjoining boundaries, single-storey form, and existing boundary treatments reduce overlooking potential.
(c)	Streetscape effects including shading, visual dominance or loss of views	Limited relevance given rural subdivision context with internal site visibility. Effects on road interface are minimal due to building location and separation.
(d)	Provision for garden and tree planting to mitigate visual bulk	The site layout allows for perimeter planting. The applicant proposes additional landscaping to soften building bulk and boundary interface effects.
(e)	Vehicle manoeuvring within the site	Adequate on-site manoeuvring and access provided as shown on site plan. No adverse effects arise.
(f)	Influence of site shape on building layout	The irregular constraints of the site, including stream setback, wastewater disposal field and boundary relationships, significantly influenced the siting of the dwelling. This is addressed in Appendix A (Mitigation).
(g)	Extent to which coverage is offset by open space	The dwelling occupies a small portion of the site and is surrounded by substantial open space, maintaining a predominantly open character consistent with the subdivision pattern.
(h)	Compatibility with character of the area	The proposal is consistent with the existing residential subdivision pattern within the Rural Zone, where residential development is an established and anticipated outcome.
(i)	Parking provision in front of garage	Adequate on-site parking provided without encroachment onto road reserve.

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Clause	*Assessment Matter*	*Response*
(j)	Landscaping for industrial activities	Not applicable – residential activity.
(k)	Reduced setbacks between non-residential activities	Not applicable.
(l)	Industrial/residential interface effects	Not applicable.
(m)	Amenity effects including noise, smell, dust, glare, vibration	No new non-residential effects generated. Residential activity consistent with existing environment.
(n)	Effects from animal housing buildings	Not applicable.

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Appendix 4

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Notification Report

REPORT TO: **Jessica Sorensen – Planning and Development Manager**

FROM: Dayna le Fleming – Planner

DATE: 17/07/2026

APPLICATION

Consent No.:	RML26039
Applicant:	Matthew David Hacking & Karen Frances Hacking
Location:	7 Rosemount Road, Waverley
Proposal:	New dwelling infringing Rural Zone setbacks and recession planes on southern boundary

SITE DETAILS

Legal Description:	Lot 4 DP 401250
Current Use:	Vacant lot
Previous Consents:	RML26036 RMS050056 RMS060097
South Taranaki District Plan:	Zone: Rural District Planning Map: Rural 18 Road status: Private Road Overlays: N/A Features: N/A
Surrounding Land Use:	Residential activities
Site Visit Undertaken:	Yes – 3/07/2026

Purpose

The purpose of this notification report is for the Council, in accordance with Sections 95A-95E of the Resource Management Act 1991 (RMA), to determine whether or not the public or specific persons should be notified of a proposal. This report is not to consider whether or not resource consent should be granted; that will be a matter for a subsequent report.

Application

Proposal

PM Architecture has applied for a retrospective resource consent on behalf of Matthew Hacking & Karen Hacking to erect a new dwelling infringing the Rural Zone side setbacks at 7 Rosemount Road, Waverley legally described as Lot 4 DP 401250.

The new dwelling is setback:

- 4.45m from the Northern Boundary
- 21m from the Eastern Boundary
- 1.45m from the Southern Boundary
- 8.3m from Western boundary

The site plan for the proposed activity can be seen in Figure 1 below. The figures throughout this report show measurements taken from the external walls of the dwelling. However, in the Rural Zone, the definition of a *building* includes eaves. Therefore, for the purposes of this assessment, all relevant measurements have been assessed from the outer edge of the eaves rather than the wall.

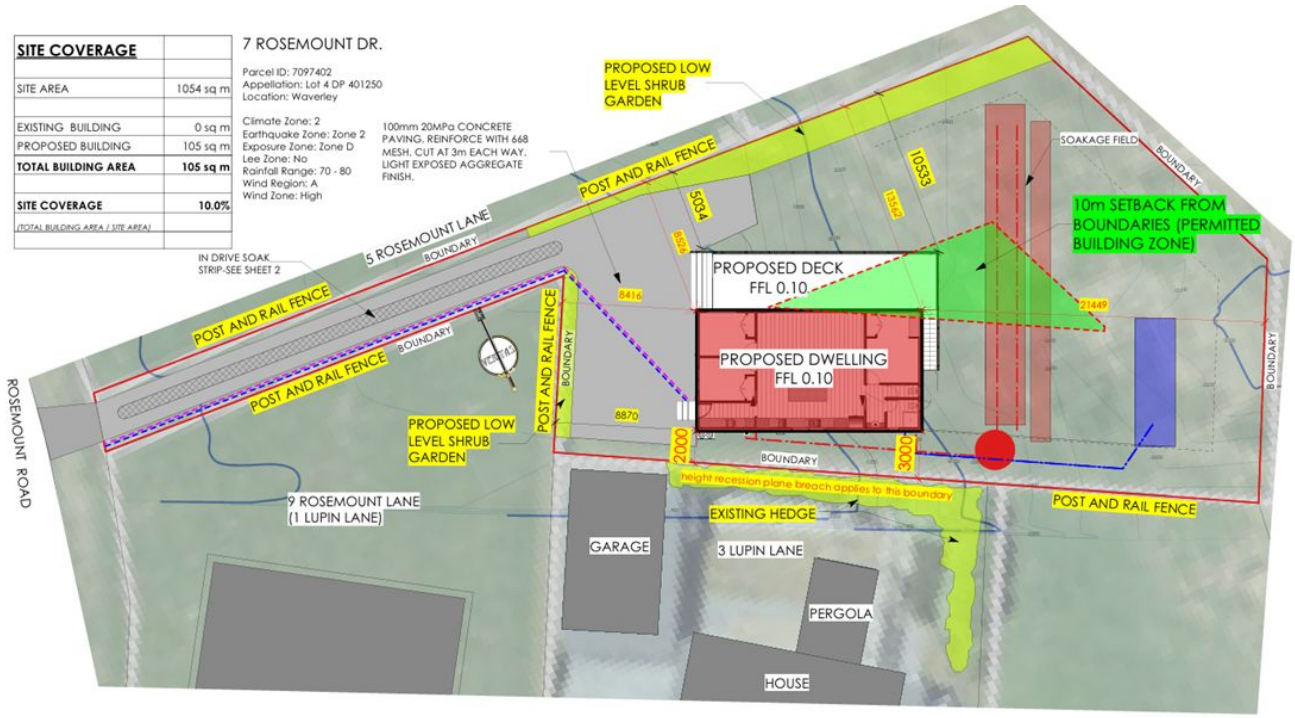


Figure 1, proposed site plan

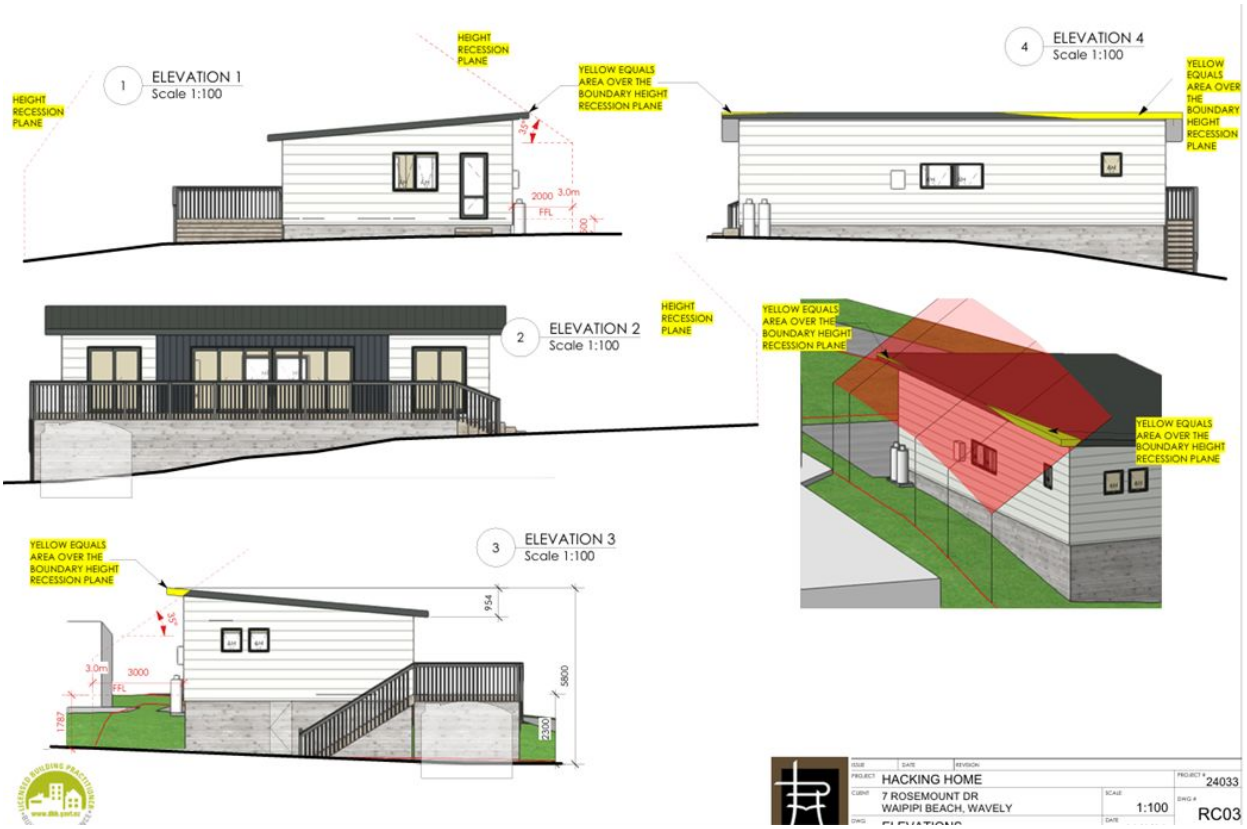


Figure 2, site elevations

Background

There have been two previous subdivision consents granted in relation to this property. Resource Consent RMS050056 authorised an 87-lot subdivision, and Resource Consent RMS060097 authorised a variation to the original RMS050056 subdivision.

Prior to the establishment of the dwelling on site, Council advised that a resource consent would be required for the activity. An email dated 6 March 2025 was sent to the applicant's agent in relation to Building Consent BC250042 confirming this requirement. Furthermore, the Project Information Memorandum (PIM) issued alongside the building consent also identified the need to obtain resource consent.

Subsequently, a complaint was received with Council (CER0469/26) alleging that a dwelling had been relocated onto 7 Rosemount Road, Waverley and that it did not comply with the Rural Zone setback requirements.

A Deemed Permitted Boundary Activity is not available in this instance, as the dwelling has already been established on the site. Accordingly, resource consent is required for the setback infringements. A land use consent application was initially lodged on 22 June 2026; however, the application was deemed incomplete and returned to the applicant on 26 June 2026. The current application has been lodged to address the non-compliances and seek retrospective consent for the dwelling's reduced setback from the boundary and non-complying recession planes on the southern boundary.

Site and Surrounding Area

The subject site, located at 7 Rosemount Road, Waverley is 1054m^2 and comprised of one title (Lot 4 DP 401250) and is represented in Planning Map: Rural Map 18 (see Figure 2). The property is located within the Rural Zone.

The subject site is a rectangular site and slopes towards the north. The site has road frontage to Rosemount Road, which is a private road. Apart from the relocated dwelling, the site is undeveloped with no vegetation. The surrounding environment is also zoned Rural and is a part of a larger rural-residential subdivision.

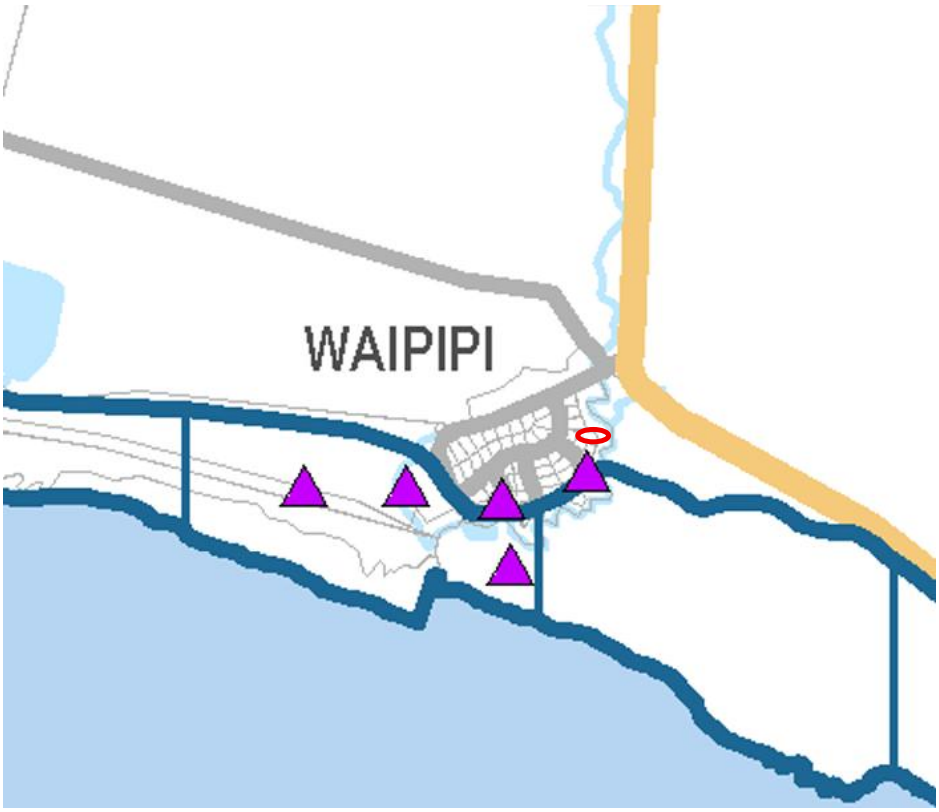


Figure 3, site and surrounding area (circled)

Evaluation

Status of the application

The resource consent application has been submitted to Council under the status of a Restricted Discretionary. The proposal infringes the following rule(s):

Rule #	Rule Name/ Issue	Status of Activity	Comment
3.2.2(a)	Bulk and Location: Height and location requirements	Restricted Discretionary	Dwelling units must be 10m from other site boundaries. The proposed dwelling is proposed to be: • 4.45m from Northern Boundary

			• 1.45m from the Southern Boundary • 8.3m from Western boundary
3.2.2(b)	Building Recession Plane	Restricted Discretionary	Buildings must comply with the recessive plane from 3m above site boundaries. The proposed dwelling does not meet the Southern Boundary Recession plane requirements.

All other relevant rules and performance standards of the South Taranaki District Plan are considered to be achieved.

Consultation

No written approvals have been provided with the application.

Notification

95A: Public Notification Assessment	
Step 1: is public notification mandatory?	No a) The applicant has not requested public notification b) Public notification is not required under Section 95C c) The application does not involve the exchange of recreation reserve land
Step 2: if not required, public notification may be precluded	No a) The application is not for an activity subject to a rule or NES that precludes public notification b) The application is not a controlled activity nor a boundary activity
Step 3: if not precluded, public notification may be required	No a) The application is not for an activity subject to a rule or NES that requires public notification b) The activity is unlikely to have adverse effects that are more than minor on the environment in accordance with Section 95D
Step 4: any special circumstances?	No special circumstances exist that warrant the application being publicly notified. There are no special circumstances as there is nothing that is unusual, abnormal or exceptional about this application.

Comments:

Public notification was not sought by the applicant, and no special circumstances exist given the nature of the proposal and assessment of effects provided. The effects are considered to be

limited to those in the immediate locality and only relate to the infringed private boundaries. Therefore, it is recommended that the application is not publicly notified.

95B: Limited Notification Assessment	
Step 1: Certain affected groups/persons must be notified:	
2(a-b) any customary rights / customary marine title groups?	No
3(a-b) is proposed activity adjacent to or may affect land subject to statutory acknowledgement? If yes, are any persons considered affected (s95E)?	No
Step 2: If not required, is limited notification precluded:	
6(a) Is application for 1 or more activities and each activity is subject to a rule or NES that precludes limited notification?	No
6(b) is the activity solely controlled and requires consent under a district plan (other than subdivision)?	No
Step 3: Certain other affected persons must be notified:	
7 if boundary activity, are any landowners with an infringed boundary affected?	No, given the dwelling has already been established on the site and retrospective resource consent is required the proposal cannot be processed as a boundary activity.
8 for any other activity, are affected persons determined under s95E?	No
Step 4: Further notification in special circumstances	
10 Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons.	No special circumstances exist.

Comments:

The dwelling is located:

- 4.45m from the Northern Boundary – 5 Rosemount Road, Waverley
- 1.45m from the Southern Boundary – 3 Lupin Lane, Waverley
- 8.3m from Western boundary – 9 Rosemount Road (1 Lupin Lane), Waverley

No written approvals from any of the adjoining owners or occupiers have been provided with the application.

The dwelling has already been established on the site and does not comply with the Rural Zone side setback (northern, southern and western boundaries) and recession plane requirements (southern boundary only). Rural Zone setback and recession plane requirements are intended to maintain a degree of separation between buildings on neighbouring properties, preserve a sense of openness within the rural environment, protect privacy, and avoid adverse effects associated with visual dominance, outlook and shading.

It is acknowledged that Resource Consent RMS050056 approved the subdivision of the site and anticipated the future establishment of residential dwellings within the subdivision. Accordingly, adjoining property owners would expect a residential environment to develop over time. However, the District Plan setback requirements are intended to ensure that future residential development occurs in a manner that maintains adequate separation, protects amenity values, and minimises adverse effects on adjoining landowners and occupiers. The dwelling's non-compliance with these setback and recession plane standards results in greater visual, shading, privacy, and amenity effects than would otherwise be anticipated.

The applicant has advised that the dwelling's location was influenced by several site constraints, including the requirement to maintain a 20-metre setback from an adjoining stream, the provision of an on-site wastewater disposal field, maintenance access requirements, and the desire to orientate the dwelling towards open rural land rather than neighbouring residential properties.

5 Rosemount Road and 9 Rosemount Road

I have considered the adverse effects of the reduced setback on the adjoining properties 5 Rosemount Road to the north and 9 Rosemount Road to the west and comment as follows:

The applicant has advised that the dwelling is a modest single-storey building with a floor area of approximately 105m², that the number of windows facing neighbouring properties has been limited, and that the principal living areas are orientated away from all adjoining sites (see Figure 4).

The dwelling encroaches into the required setback area along the northern and western boundaries. While the separation distances are greater than that on the southern boundary, the dwelling remains more visually apparent from these adjoining properties than would occur if the setback standards were met. The reduced separation distances increase the visual presence of the building and diminish the spaciousness anticipated within the subdivision.

The applicant proposes post-and-rail fencing and supplementary landscaping along the northern and western boundaries to soften the visual interface with neighbouring properties (see Figure 1). While these measures are acknowledged, I do not consider they are sufficient to fully mitigate the adverse visual and amenity effects arising from the setback infringements. The proposed landscaping is limited in scale and consists primarily of low-level planting that is unlikely to provide effective screening or significantly reduce the visual prominence of the dwelling when viewed from adjoining properties.

Overall, while the dwelling is a relatively modest single-storey structure, I consider the reduced setbacks to both the northern and western boundaries result in adverse effects on the owners and

occupiers of 5 Rosemount Road and 9 Rosemount Road that are minor. While the proposed fencing and landscaping is expected to provide some mitigation over time, the dwelling will remain visually apparent from adjoining properties and the effects on outlook, openness and visual amenity are considered to be minor. Accordingly, I consider the owners and occupiers of 5 Rosemount Road and 9 Rosemount Road to be affected persons.



Figure 4, site visit photo of dwelling 3/07/2026

3 Lupin Lane

I have considered the adverse effects of the reduced setback and recession plane infringement on the adjoining property 3 Lupin Lane to the south and comment as follows:

The dwelling is located approximately 1.45 metres from the southern adjoining property at 3 Lupin Lane and additionally breaches the recession plane rule. As a result, the dwelling creates a strong built presence along the common boundary (see Figures 5 and 6) and is a dominant feature when viewed from neighbouring outdoor living areas and other parts of the property. The reduced setback and increased building bulk within the recession plane contribute to a loss of openness and an increased sense of buildings compared to a development that complies with the District Plan standards.

The applicant has advised that an existing fence and hedge that are located on 3 Lupin Lane along the subject site's southern boundary (see Figures 5 and 6). Consequently, the applicant has not proposed any additional landscaping along the southern boundary. While the existing vegetation and fencing provide some screening at ground level, they do not fully obscure the dwelling or substantially reduce its visual prominence. Consequently, the dwelling remains a prominent built feature when viewed from 3 Lupin Lane and continues to contribute to visual dominance, a reduction in openness, and adverse effects on the outlook, privacy, and amenity.

The recession plane performance standards are intended, to ensure neighbouring properties continue to receive adequate access to sunlight and daylight. Due to the dwelling's proximity to the southern boundary and its infringement of the recession plane standard, the building will cast a greater shadow over parts of the adjoining property at 3 Lupin Lane than would occur if the development complied with the permitted standards (see Figure 7).

Given the dwelling is single-storey and of relatively modest scale, the shading effects are not anticipated to be extensive across the entire neighbouring property. However, additional shading is likely to occur during the morning and afternoon periods, particularly during the winter months when the sun is at a lower angle. This additional shading has the potential to reduce sunlight access to parts of the adjoining yard and outdoor living areas immediately adjacent to the common boundary. While the effects are not considered significant in isolation, they contribute to the loss of amenity experienced by the owners/occupiers of 3 Lupin Lane when considered alongside the visual dominance and reduced sense of openness resulting from the setback and recession plane infringements.



Figure 5, site visit photo of dwelling looking east (3/7/26)



Figure 6, site visit photo of dwelling looking north taken from 3 Lupin Lane (3/07/26)

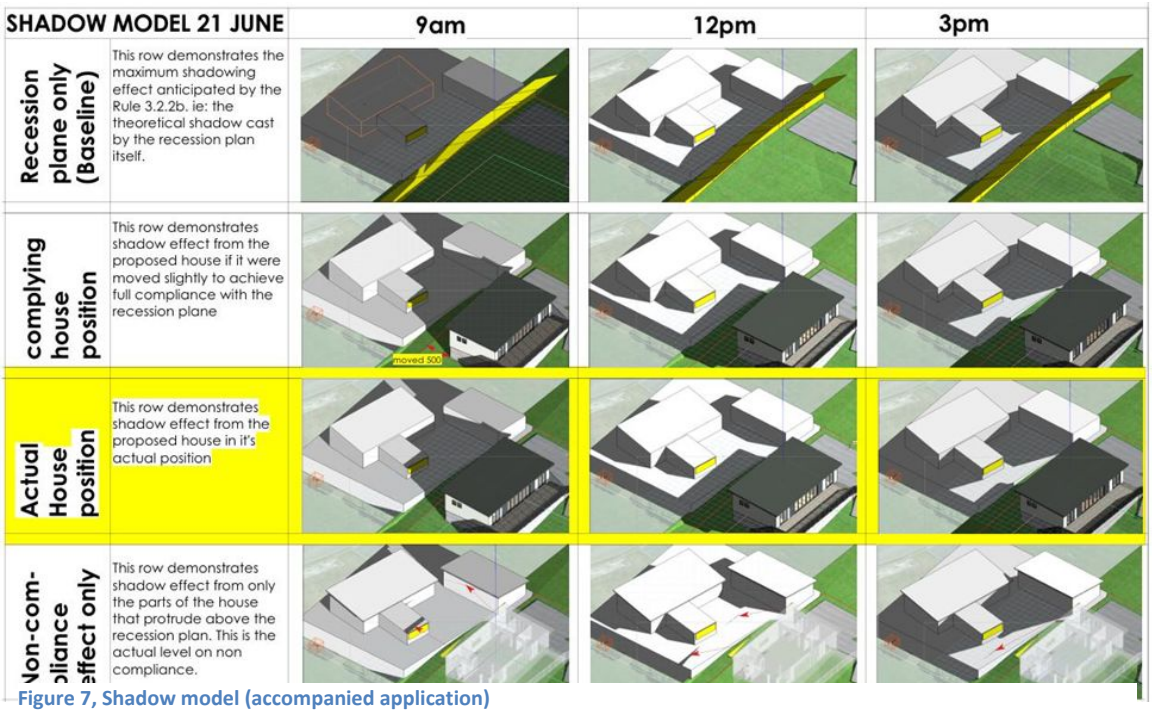


Figure 7, Shadow model (accompanied application)

Overall, I consider the reduced setback and recession plane infringement to result in adverse effects on the owners and occupiers of 3 Lupin Lane that are minor. The dwelling's close proximity to the common boundary increases its visual prominence and results in some loss of openness, outlook and sunlight access compared to a compliant development. Accordingly, I consider the owners and occupiers of 3 Lupin Lane to be affected persons.

Conclusion

Having regard to the nature and extent of the setback and recession plane infringements and noting that no written approvals have been obtained from affected adjoining property owners, I consider the proposed landscaping and fencing measures to have only limited effectiveness in reducing the resulting adverse effects.

While the dwelling is relatively modest in scale, its proximity to adjoining boundaries results in increased visual dominance, a reduction in openness, some loss of outlook, and additional shading effects on the adjoining properties to be minor.

The assessment under 95B has identified the following affected persons:

- The Owners/Occupiers of 9 Rosemount Road– infringed boundary
- The Owners/Occupiers of 5 Rosemount Road– infringed boundary
- The Owners/Occupiers of 3 Lupin Lane– infringed boundary and recession planes

I consider the effects upon these affected persons could be minor. Limited notification is recommended.

95E: Council Determines Affected Persons Assessment	
1 are adverse effects on a person considered minor or more than minor?	Adverse effects are considered minor.
2(a-b) any adverse effects disregarded?	No other adverse effects have been disregarded.
3(a) person(s) have given and not withdrawn, written approval?	No written approvals have been obtained from the affected persons.
3(b) is Council satisfied it is unreasonable to seek person(s) approval?	It is not considered unreasonable to seek approval of the affected persons identified above.

Comments:

For the reasons outlined above, I consider the proposal will result in adverse effects that are minor on the owners/occupiers of 5 Rosemount Road, 9 Rosemount Road and 3 Lupin Lane. As no written approvals have been obtained, limited notification of the application is recommended.

Notification Decision	**Limited Notified**

Conclusion

Therefore, it has been determined that the application is to be processed on a limited notified basis in accordance with Section 95B of the RMA.

Notice of the application shall be served on the following affected persons:

- The Owners/Occupiers of 9 Rosemount Road– infringed boundary
- The Owners/Occupiers of 5 Rosemount Road– infringed boundary
- The Owners/Occupiers of 3 Lupin Lane– infringed boundary and recession planes

For the following reasons:

1. Full public notification is not required under Section 95A.
2. Full public notification is not required by a rule or National Environmental Standard.
3. Limited notification is required by Section 95B and 95E of the RMA.

Recommendation

THAT under Section 95B of the Resource Management Act 1991, the application from PM Architecture on behalf of Matthew Hacking & Karen Hacking to retrospectively erect a new dwelling infringing the Rural Zone side boundary setbacks and recession planes at 7 Rosemount Road Waverley, undergoes limited notification.

THAT the agent for the application for consent be notified of all persons affected by the proposal.



Dayna le Fleming
Planner

[Seen by]



Bridie Duynhoven
Planner

[Approved/~~Not Approved~~]



Jessica Sorensen
Planning and Development Manager

Date: 24/07/2026

Appendix 5

Submission on a Notified Application

Form 13 of the Resource Management Act 1991

South Taranaki District Council
Private Bag 902, Hawera 4640
Telephone: 06 278 0555 or 0800 111 323
Web: www.southtaranaki.com

South Taranaki District Council

6

1. Submitter's Details

Name:	ROBERT AND KERI AIKEN.
Postal Address:	[redacted]
Contact Numbers:	Phone: Mobile: [redacted]
	Email address: [redacted]

2. Application Details

Lodged by:	P M Architecture
Proposal:	7 Rosemount Rd, Waipipi Beach Waverley Construct a new home on site

3. Submission

Specific parts of the application that my submission relates to are:	South Boundary, two infringements. Rule 3.2.2(a) Minimum 10-Metre boundary setbacks. Rule 3-22 (b) Height recession plane.
My Submission is: (Continue on a separate sheet if required)	See attachment
I seek the following decision on the application:	Declined

4. Additional Information

I ~~are~~/am not* *(*select one)* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

** I am/~~are not~~* *(*select one)* directly affected by an effect of the subject matter of the submission that -

(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete this paragraph if you are not a trade competitor.

I wish to be heard in support of my submission.	☑ Yes	○ No
If others make a similar submission would I consider presenting a joint case with them at the hearing.	☑ Yes	○ No
I request under section 100A of the Resource Management Act 1991 that the Council delegates its functions, powers, and duties required to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.	☑ Yes	○ No

Signature of submitter (or authorised signatory) [signature] Date 19/8/26.

Notes to submitter: You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority. If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

We are writing to formally advise that we will not be providing consent for the dwelling currently situated at 7 Rosemount Road.

Our decision is based on two infringements which have been described by the owner and architect as minor; however, we consider them to be significant infringements that materially affect our property at 3 Lupin Lane. The relevant infringements are:

- **Rule 3.2.2(a)** – Minimum 10-metre boundary setbacks
- **Rule 3.2.2(b)** – Height recession plane

The dwelling has been positioned directly along our south boundary, with one end located approximately 2 metres from the boundary and the other at around 3 metres. No other properties within the subdivision have dwellings placed so close to a boundary. This placement significantly impacts the rural character of our property and is not consistent with the established development pattern of the surrounding lots.

Due to both the height of the dwelling and its proximity to our boundary, we are also concerned about the impact on daylight access at the rear of our home—an area we use extensively during the summer months. The owner and architect have stated that our property is elevated; this is incorrect. Our house is not elevated. Only our decking was raised last summer to create a single-level outdoor area.

The Waipipi subdivision is classed and sold as Rural Zone and is subject to South Taranaki District Council's Rural Zone rules, which must be adhered to. Waipipi also has its own covenants that all residents are required to comply with, and these have not been met in this instance.

These requirements exist to ensure fairness, consistency, and to protect the expectations that residents relied upon when purchasing and developing their properties. Many owners have invested significant time and money based on the understanding that all developments would follow the same approval process. The matter we are raising is therefore one of compliance and due process.

Both the homeowner and the architect were aware that resource consent was required from neighbouring properties. They contacted the Waipipi Society on 1st May 2025 requesting contact details for affected neighbours, and this email was forwarded to the developer. The Society also advised the homeowner that plans would need to be submitted for sign-off. No plans or consent forms were ever provided to us or to neighbouring owners for review.

Building consent was issued in June 2025 without any resource consent, despite the infringements requiring neighbour approval. The dwelling was then placed on site on 16th June 2026. We contacted STDC immediately to query the planning process and were advised to send an email, which we did on 17th June 2026. Also on 17th June 2026, a member of the STDC Planning Team was on site signing off the piles being concreted, despite the absence of resource consent and unresolved boundary setback and height recession issues.

We also wish to note that no prior consultation was undertaken with us before the dwelling was placed on site. We were not approached at any stage during planning or construction. The first contact we received was from the architect, requesting a discussion only after this report was

sent to us by Council. By that time, the dwelling was already in situ, leaving us with no meaningful opportunity to review plans or provide feedback.

For the reasons outlined above, we will not be providing consent.

Kind regards,

Robert and Keri Aiken [redacted]

Appendix 6

Pre-hearing Report – RML26039

South Taranaki District Council

RML26039 New Dwelling 7 Rosemount Road

Pre-hearing Report

Summary

1. This is a report under Section 99(5) of the Resource Management and records the outcomes of the pre-hearing meeting held in regard to RML26039. This report has been prepared by myself, Juliet Johnson in the capacity as Chairperson for the pre-hearing meeting.

2. I was engaged as an independent Chairperson to chair the pre-hearing meeting. The pre-hearing meeting was held on the 07 September 2026. The minutes from this meeting are attached as Appendix 1. Further discussions were held following the pre-hearing meeting but the parties did not reach an agreement.

The Resource Consent

3. An application for a resource consent was submitted by Matthew Hacking, dated 19 June 2026. This was for a new dwelling infringing the rural zone side setbacks and recession plane requirements at 7 Rosemount Road, Waverley on Lot 4 DP 401250.

4. The application does not meet the parameters of two District Plan bulk and location requirements. Rule 3.2.2(a) requires a 10m setback from other property boundary. The proposed dwelling is 4.45m from the northern boundary, 1.45m from the Southern Boundary and 8.3m from the Western Boundary. Rule 3.2.2(b) requires buildings to comply with the recession plane from 3m above site boundaries. The dwelling does not meet the recession boundary requirements on the south boundary.

5. The activity is considered a restricted discretionary activity.

6. The dwelling has already been relocated to the site, without first obtaining a resource consent. As a result, a resource consent is now required retrospectively.

7. The application was limited notified to four affected parties on the 24th July. A submission was received from the owners of 3 Lupin Lane who are on the southern boundary.

Subdivision consent background

8. Resource Consent RMS050056 established the Waipipi settlement. Although the consent authorised the subdivision it did not include any approvals in regard to land-use rules.

With a 10 metre setback from side boundaries required in the rural zone this means that in most cases resource consent will be required to locate a dwelling on the site.

9. It is noted that there are private covenants on the title that are not enforced by Council. The applicant will need to adhere to these requirements.

Parties to the pre-hearing process

10. The submitters to the resource consent application, Robert and Keri Aiken who own 3 Lupin Avenue attended the pre-hearing meeting.

11. Matthew Hacking the owner of the property and Paul McKenna (PM Architecture) attended for the applicant.

12. Dayna le Fleming (Planner) attended as the reporting planner and Reg Korau (Iwi Liaison Manager – Planning Team Lead). Sam Greenhill (Governance Officer) provided administration support and took minutes. I was the independent Chairperson for the pre-hearing meeting.

The pre-hearing meeting

13. The pre-hearing meeting was held on the 7th September 2026 (minutes attached in Appendix 1). The meeting focused on two main areas: first, concerns regarding process matters, and second, the effects arising from the activity and the potential mitigation options.

14. In regard to the process issues, it was noted that the dwelling was relocated to the site without resource consent and that consent is therefore retrospective, as outlined in the minutes to the meeting. There were discussions regarding the effects and the potential mitigation options that are without prejudice.

15. Mr Mckenna provided a visual explanation of the building and the setback requirements and the shading effects. This highlighted the area of additional shadowing on the submitters property due to the building encroaching the recession plane, which the applicant maintained was only a small encroachment over the summer months.

16. There was discussion around the scope of the submission as the applicant interpreted that this was limited to effects in the summer months. I reinforced that I considered the matters discussed appeared reasonable and related to the consent application.

17. Ms le Fleming informed the meeting that the District Plan allowed for consideration of a range of the effects that are guided by the assessment matters in the District Plan including dominance, loss of access to sunlight, outlook and reduced privacy.

18. Moving the building was also discussed in the meeting but was not seen by the applicant as a feasible option. Options for mitigating the effects were discussed but were not agreed.

19. The meeting concluded with actions to try and reach an agreement. It was agreed that the applicant was to provide a plan to the submitter with mitigation options. The submitter would then provide a position on the plan. These discussions were completed on the 11th September and agreement was not reached.

Further discussions

20. Further discussions were held between the parties, and I facilitated further discussions on a without prejudice basis, between the 22nd and 29th September. However, the parties could not reach agreement. On this basis the issues remain unresolved and the matters will proceed to a hearing.

Matters for the hearing

21. The discussions held on mitigation options were done so on a without prejudice basis and are not recorded in this report.

22. The applicant has indicated that they will provide expert evidence from their architect at the meeting.

23. The submitter indicated that they may provide expert evidence from a landscape architect but that this is not confirmed.

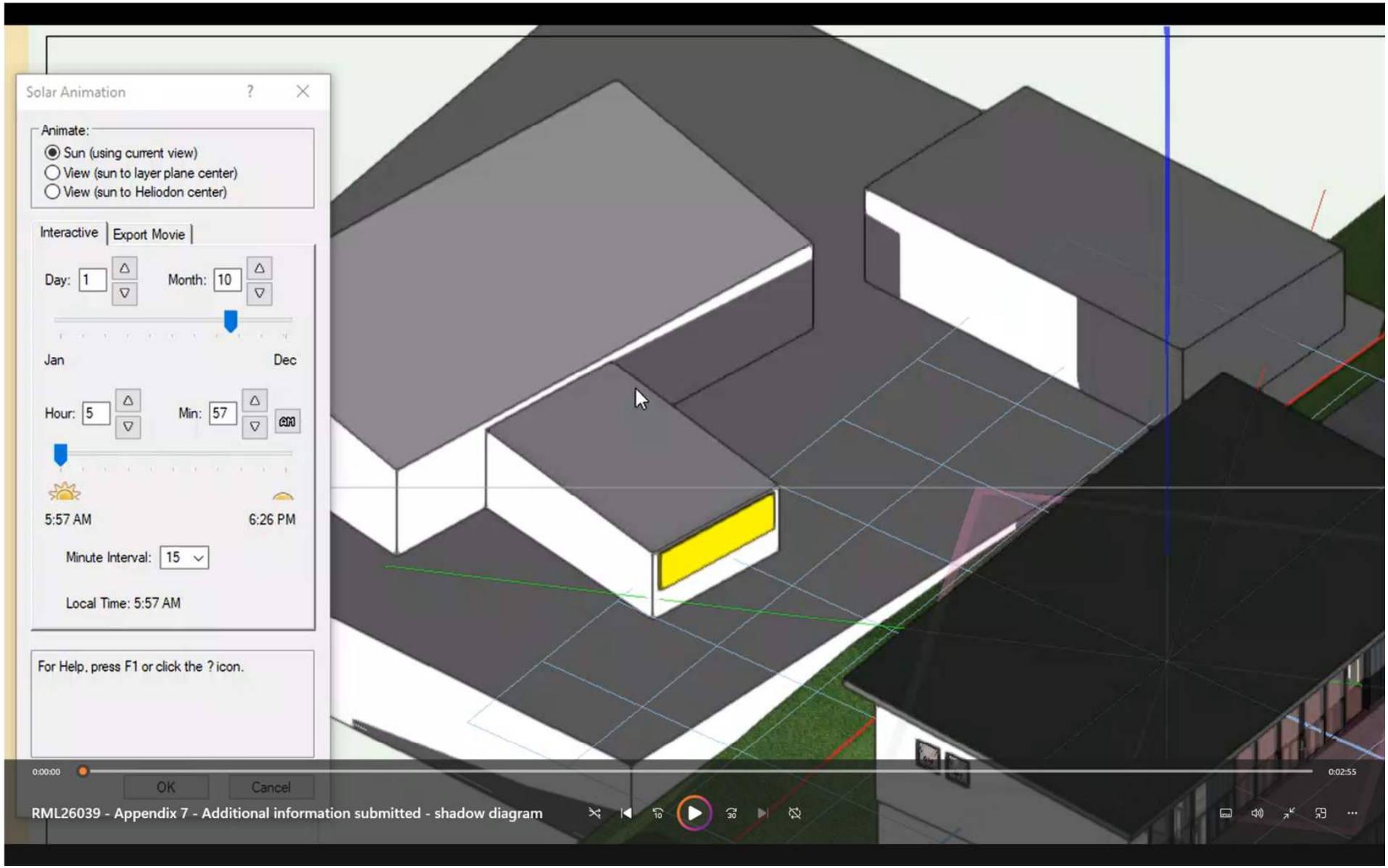


Signed 29 September 2026

Juliet Johnson (Independent Chairperson)

Appendix 1: Pre-hearing minutes -Rosemount Road 2026-09-07

Appendix 7


Solar Animation
Animate:
Sun (using current view)
View (sun to layer plane center)
View (sun to Heliodon center)
Interactive
Export Movie
Day: 1
Month: 10
Jan
Dec
Hour: 5
Min: 57
AM
5:57 AM
6:26 PM
Minute Interval: 15
Local Time: 5:57 AM
For Help, press F1 or click the ? icon.
OK
Cancel
0:00:00
0:02:55
RML26039 - Appendix 7 - Additional information submitted - shadow diagram

Appendix 8

Post–Pre-Hearing Meeting Summary

7 Rosemount Road – Resource Consent

1. Introduction

A pre-hearing meeting was held in relation to the resource consent application for the dwelling at 7 Rosemount Road and the concerns raised by the owners of 3 Lupin Lane.

The purpose of this summary is to record the principal matters raised in relation to the application and to clarify the applicant's position following the meeting. It is intended to be read alongside the Assessment of Environmental Effects (AEE), the applicant's response to the submission from 3 Lupin Lane, and the supporting plans and shadow modelling.

The applicant acknowledges that the owners of 3 Lupin Lane have genuine concerns regarding the proximity, placement and visual relationship of the dwelling to their property. The applicant also acknowledges that it would have been preferable to have discussed the proposed dwelling with the adjoining owners before construction commenced and regrets that this did not occur.

The purpose of the resource consent process is, however, to assess the actual and potential environmental effects arising from the non-compliance and to determine whether those effects are appropriately avoided, remedied or mitigated.

2. Principal Matters Raised

The matters of greatest relevance to the adjoining property can be broadly grouped into:

- the reduced boundary setback;
- the height recession-plane infringement;
- the resulting perception of increased building bulk and proximity;
- changes to outlook and openness;
- potential loss of sunlight and shadowing; and
- privacy and the relationship between the two properties.

The applicant accepts that the dwelling is located closer to the southern boundary than the Rural Zone standard ordinarily permits. The question for assessment is therefore not whether there is a technical departure from the numerical standard — that is accepted — but the degree to which that departure produces actual adverse effects on the adjoining property.

3. Bulk and Placement

The applicant recognises that concerns regarding the bulk and placement of a building are not always readily capable of being quantified.

A building located closer to a boundary can reasonably be perceived as being more prominent or imposing when viewed from an adjoining property. Matters such as visual dominance, perceived proximity, openness and outlook therefore involve an element of visual and subjective assessment.

Those perceptions nevertheless have physical consequences which can, at least in part, be objectively assessed.

In this case, the dwelling is modest in scale, single-storey and has limited glazing directed toward 3 Lupin Lane. Its principal outlook is directed north and east, rather than toward the adjoining property. The siting of the dwelling was also influenced by the physical constraints of the site, including the stream/wetland setback, wastewater disposal requirements and the need to provide access around the wastewater area.

The applicant therefore considers that the visual relationship created by the reduced setback needs to be considered in the context of the site as a whole, rather than by reference to the setback distance alone.

4. Shadowing as an Objective Indicator of Effects

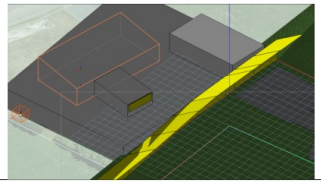
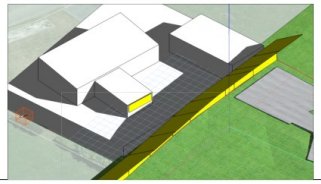
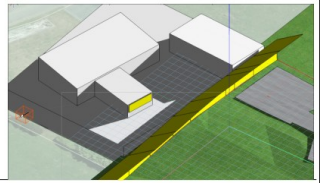
One of the difficulties in assessing concerns regarding bulk, dominance and placement is that these effects can be difficult to quantify directly.

Shadowing provides a useful objective indicator of one of the physical consequences of building height and location. It is not suggested that shadowing is itself a measure of visual dominance or outlook. Rather, it provides a measurable means of comparing the actual building with the effects that would arise from a building complying with the District Plan standard.

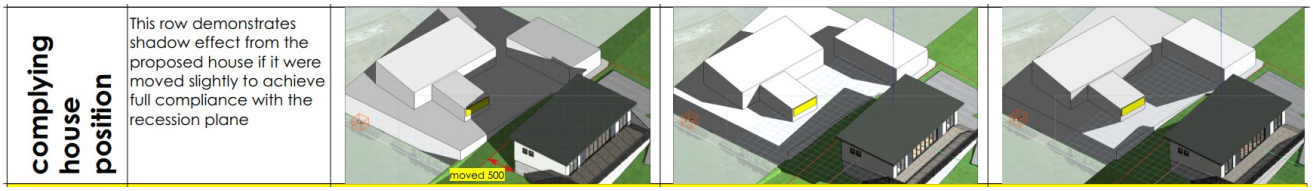
This is particularly relevant in this case because the shadow modelling allows the incremental effect of the recession-plane infringement to be isolated.

The winter-solstice assessment for 21 June considers four scenarios:

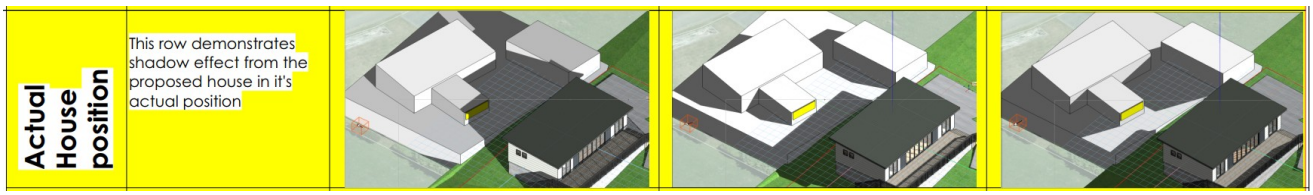
1. **Recession-plane baseline** – the theoretical shadow cast by the recession plane itself;

SHADOW MODEL 21 JUNE		9am	12pm	3pm
Recession plane only (Baseline)	This row demonstrates the maximum shadowing effect anticipated by the Rule 3.2.2b. ie: the theoretical shadow cast by the recession plan itself.			

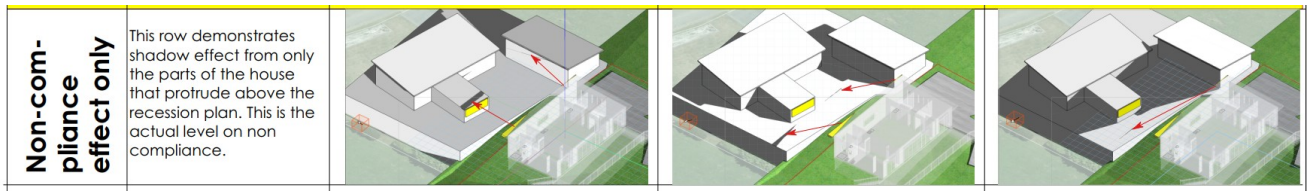
2. **Complying house position** – the shadow that would result if the dwelling were moved approximately 500 mm to achieve full compliance;



3. **Actual house position** – the shadow cast by the dwelling in its actual constructed position; and



4. **Non-compliance effect only** – the additional shadow attributable solely to those portions of the building projecting above the recession plane.



This comparison is important because it distinguishes the shadow that would arise from a dwelling generally from the additional shadow attributable specifically to the non-compliance.

The modelling demonstrates that the shadow cast by the actual dwelling is very similar to that which would be cast by the dwelling in the fully complying position.

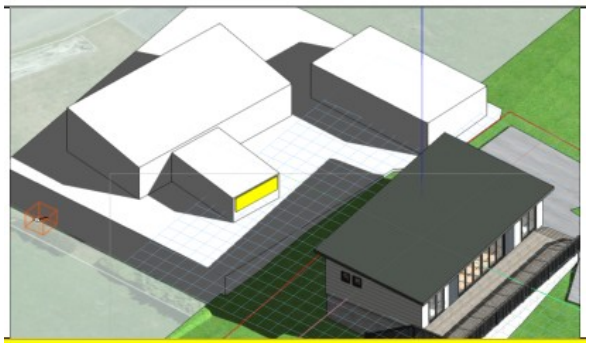


Figure 1: Complying position 12pm June 21

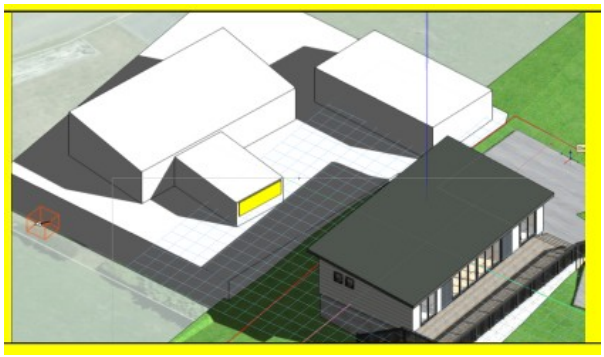


Figure 2: Actual position 12pm June 21

The theoretical recession-plane baseline produces a substantially greater shadowing effect.

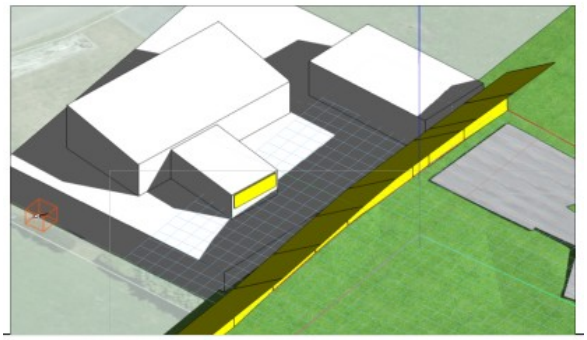


Figure 3: Baseline acceptable shadow 12pm June 21

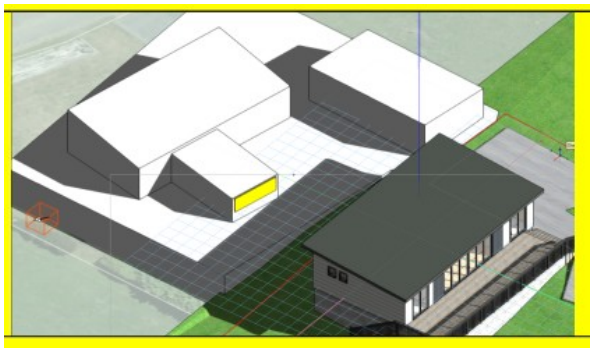
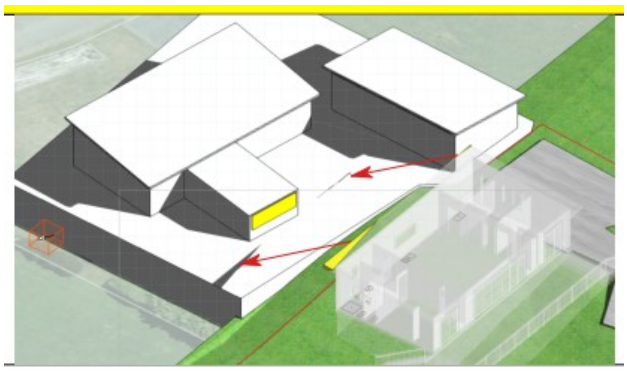


Figure 4: Actual Shadow 12pm June 21

When the effect of the non-compliant portion is isolated, the additional shadow is limited to two small areas beyond that which would arise from a complying dwelling.



The significance of this evidence is that the building's increased proximity to the boundary has not resulted in a correspondingly significant increase in its measurable physical effects.

A fully complying dwelling would itself create shadow and would still have a physical presence when viewed from the adjoining property. ***The relevant consideration is therefore the additional effect created by the non-compliant portion of the building.***

The shadow assessment provides objective evidence that this additional effect is very limited.

5. Sunlight and Outlook

The submitter's concerns regarding daylight and sunlight have been considered in both the summer and winter contexts.

The applicant's original assessment (copied above) showed the shadow effect at winter solstice for a ‘worst case’ scenario. At the Pre-hearing meeting the shadowing was demonstrated for the summer months (available in video format in the meeting minutes), which demonstrated the there was no shadow from the applicants building falling on the neighbouring propert for the month either side of Summer solstice, almost no shadow (and that only early morning) for the month

either side of that, and very limited shadowing in the mornign only for the moth either side of that again. The new result for the 6 month of summer was extremely limited shadowing of the adjoining property during the period of greatest concern for outdoor use.

The applicant acknowledges that the adjoining property has an established outlook toward the surrounding rural landscape and that the new dwelling changes that outlook to some degree.

However, the existing outlook is not an unobstructed view protected from all future development. The site forms part of an established subdivision comprising relatively small residential-sized allotments, rather than a conventional large rural holding. The presence of a dwelling on the subject property is therefore not unexpected in the context of the subdivision.

The relevant question is the degree of adverse effect resulting from the particular form and location of the dwelling.

The combination of the dwelling's modest scale, its orientation away from 3 Lupin Lane, limited glazing toward the property, boundary treatment and the shadow modelling indicates that the physical effects associated with the reduced setback and recession-plane infringement are limited.

6. Privacy and Boundary Relationship

The applicant acknowledges that reduced separation between buildings can have implications for privacy.

In this case, the dwelling is single-storey and the amount and orientation of glazing toward 3 Lupin Lane is limited. The existing boundary treatment also provides a degree of visual separation.

The applicant considers that these factors, together with the orientation and layout of the dwelling, substantially reduce the potential for direct overlooking or an intrusive relationship between the two properties.

The proposal therefore does not rely on the numerical setback alone to address privacy; rather, the actual design and relationship between the properties have also been considered.

7. Site Constraints and Placement

The location of the dwelling was influenced by several physical constraints.

The western portion of the site is affected by the stream/wetland setback, while the wastewater disposal area and associated access requirements further constrain the available building area. The dwelling was consequently positioned to

make practical use of the remaining building area while maintaining its principal outlook toward the north and east.

The southern boundary was considered the more appropriate location for the dwelling relative to the other constraints of the site, particularly given the existing boundary treatment and the limited orientation of the dwelling toward 3 Lupin Lane.

These matters are relevant to the District Plan assessment because the Plan's assessment matters expressly recognise that the shape and physical characteristics of a site can influence the layout and design of a building.

8. Relationship to District Plan Assessment Matters

The applicant considers that the matters identified in Section 20.5.1 of the District Plan have been addressed through the AEE and subsequent information provided to Council.

In particular:

- **Dominance, sunlight and outlook:** the dwelling is modest in scale and the shadow modelling demonstrates that the additional shadow attributable to the non-compliance is very limited.
- **Privacy:** glazing toward 3 Lupin Lane is limited and the dwelling is single-storey, with existing boundary treatment providing additional separation.
- **Planting and mitigation:** further planting and appropriate boundary treatment can be provided to soften the visual relationship between the properties.
- **Site shape and constraints:** the location of the building has been influenced by the physical constraints of the site, including the stream/wetland setback and wastewater requirements.
- **Open space:** the dwelling remains modest relative to the site, with surrounding open space retained.
- **Compatibility:** the dwelling is consistent with the established residential use and character of this existing small-lot subdivision.
- **Amenity:** there is no identified material effect in terms of noise, smell, dust, glare or vibration arising from the dwelling.

The applicant considers these matters collectively rather than treating the numerical setback and recession-plane infringements in isolation.

9. Planting and Landscaping

The applicant has offered additional planting as a means of further mitigating the visual and privacy effects associated with the proximity of the dwelling to the southern boundary.

The measures offered include specimen trees and hedging intended to soften the visual presence of the dwelling, assist with privacy and reduce the perception of building bulk when viewed from 3 Lupin Lane. These measures were offered as a practical and constructive response to the concerns raised by the adjoining owners. The proposed planting has not, however, been accepted by the owners of 3 Lupin Lane.

It is also relevant that planting such as hedges and trees below 3 metres in height can be undertaken on the subject property as a permitted activity and does not require the adjoining owner's agreement. The applicant therefore remains willing to undertake appropriate planting and landscaping notwithstanding the position taken by the adjoining owners.

More generally, the applicant is open to a condition requiring planting, landscaping or other reasonable mitigation measures that a Commissioner considers necessary or appropriate to address the visual and privacy effects of the dwelling and to enable the dwelling to remain in its present location.

The applicant's position is therefore not that mitigation is unnecessary, but rather that the available mitigation should be considered as part of the overall assessment of effects. The applicant remains willing to work within any reasonable landscaping framework considered necessary by the consent authority.

10. Proportionality of Remedial Measures

The dwelling has now been constructed on permanent foundations.

The applicant has considered whether relocation or substantial reconstruction could remove the infringements. Such a measure would involve removal and reconstruction of a completed dwelling and would be a substantial intervention.

There is also a practical issue concerning the relationship with the other affected property at 9 Rosemount Road. The owners of 9 Rosemount Road have provided their approval on the basis that the building remains in its proposed/current location. Relocating the dwelling would therefore potentially create a new issue with another affected party whose approval has been given on the basis of the present building location.

The applicant considers that the proportionality of any requirement to relocate or substantially reconstruct the dwelling must therefore be assessed against the actual effects demonstrated by the evidence and the wider effects of such a change.

In particular, the shadow modelling demonstrates that moving the dwelling approximately 500 mm to achieve recession-plane compliance would produce very little difference in the resulting shadow or outlook. The additional shadow (and outlook reduction) attributable to the non-compliant portion is limited.

Similarly, the dwelling's modest scale, orientation, limited glazing and boundary treatment mitigate the potential effects associated with its proximity to the boundary. Further planting or landscaping can also be required as a condition if considered necessary.

In these circumstances, the applicant considers that the evidence does not indicate an environmental effect of a scale that would justify substantial reconstruction or relocation of the dwelling, particularly where relocation could also affect the position of another affected party who has already provided approval on the basis of the current location.

11. Conclusion

The applicant accepts that the dwelling does not comply with the Rural Zone numerical standards for boundary setback and height recession.

The applicant also accepts that the location of the dwelling changes the visual relationship between the two properties and that this is understandably a matter of concern to the owners of 3 Lupin Lane.

The assessment of the application should nevertheless distinguish between the existence of a technical infringement and the actual environmental effects arising from that infringement.

In relation to bulk and placement, some aspects of the assessment are inherently difficult to quantify. The shadow modelling provides a useful objective indicator of the physical consequences of the building's height and location. In particular, the comparison between the actual dwelling and a fully complying dwelling demonstrates that the additional physical effect attributable to the non-compliant portion is very limited.

The applicant has also offered practical mitigation in the form of specimen trees and hedging to assist with visual softening and privacy. Although the particular planting proposals have not been accepted by the owners of 3 Lupin Lane, the applicant remains open to a reasonable landscaping or planting condition imposed by the consent authority if a Commissioner considers such mitigation necessary to enable the dwelling to remain in its present location.

The evidence therefore indicates that the reduced setback and recession-plane infringement do not result in a level of additional shadowing, visual dominance, privacy effect or loss of amenity that is proportionate to the numerical departure from the District Plan standard.

The applicant considers that the concerns raised by the adjoining owners have been carefully considered and addressed through the design of the dwelling, its orientation and boundary treatment, the physical constraints affecting its placement, the shadow and effects assessment undertaken, and the willingness to provide additional landscaping mitigation.

On the evidence available, the applicant considers that the adverse environmental effects associated with the infringements are **less than minor**, and that the proposal can appropriately be addressed through the resource consent process without requiring substantial reconstruction or relocation of the dwelling.

Dayna le Fleming

From: matt@shadowsolutions.co.nz
Sent: Tuesday, 20 October 2026 11:22 am
To: Dayna le Fleming
Cc: karen.hacking@spca.nz; 'Paul McKenna'; Reg Korau
Subject: Hacking Residence: 7 Rosemount Rd. Waipipi - Fencing & Planting
Attachments: 7 Rosemount Rd_Proposed Fencing and Planting Rev2.0 20102026.pdf; Trellis Panel.jpg

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Dayna,
Please find attached which we'd like to submit for the hearing regarding the fencing and required/recommended planting along the boundary with 3 Lupin Lane.

Fencing & [Hedge] Planting
The intention is for the fencing to provide a solid structure and to fence-in any animals (dogs) within our section. We are proposing slightly established Taupata plants and suggested by STDC up to 1m tall along the fence line as indicated to give them the best chance to not only survive, but to grow as quickly as possible to add to the existing hedging on the boundary.
We believe this effectively addresses the recommendations put forward by STDC.

Kitchen Window
We've assessed the privacy issues in particular from our site visit, and believe that either of the following is achievable to create an immediate effect in front of the Kitchen window;

1. Screening with Framed Timber Trellis panels (or similar as attached) no higher than 2.8m AFL, attached to the proposed 1.5m-1.8m fence pictured.
2. Obscuring with privacy film (Type TBC)

We believe either of these options effectively addresses the recommendations put forward by STDC.

Trees
Planting trees at the lower part of our section in particular may also not be very practical because, as the images demonstrate, they would need to be at least 5-6m tall to obscure any view from 3 Lupin Lane in that area, which significantly exceeds the maximum height for planting in the subdivision specified by the Waipipi Society. They may also struggle to grow well in the environment too.
We also do not believe we should have to provide additional privacy 'from the top of our decking steps' as previously discussed in the pre-hearing because this should not be a condition for granting Resource Consent and goes far beyond what is considered a fair or reasonable expectation in this case - for these reasons I've not included them in this visual proposal.

Regards,
Matt

Matt Hacking | Managing Director | +64(0)27 5515510
Shadow Solutions Ltd. | 78 Ford Rd. Onekawa, Napier 4110 | www.shadowsolutions.co.nz

shadow solutions.
quality comes first.







Proposed Hedging Options – Preferred: Taupata

Common Name	Botanical Name	Mature Height	Spread
Harakeke/Flax	*Phormium tenax*	*2-3m*	*2m*
Taupata	Coprosma repens	*3m*	*2m*
Kapuka/Broadleaf	*Griselinia littoralis*	*4m*	*2.5m*
Tarata/Lemonwood	*Pittosporum eugenioides*	*8m*	*3-5m*

Source: Alice Arnold, Places and Spaces Volunteer Coordinator, South Taranaki District Council



7 ROSEMOUNT RD. WAIPIPI BEACH









7 ROSEMOUNT RD. WAIPIPI BEACH – ORIGINAL IMAGES 18TH OCTOBER 2026



6

Pūrongo-Whakamārama
Information Report

To	Environment and Hearings Committee
From	Kaitātari Whakamahere Rauaki / Strategic Planner, Kylan Luke-McKeen
Date	4 November 2026
Subject	**Taranaki Resource Management Reform Steering Group Update**

7

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. The Taranaki Resource Management Reform Steering Group (the Steering Group) was established by the four Taranaki councils and iwi representatives to support implementation of the Government's resource management reforms and development of a future Regional Spatial Plan for Taranaki. South Taranaki District Council is represented by Mayor Phil Nixon and Councillor Andy Beccard, who serves as Deputy Chair of the Steering Group.

2. The Steering Group has now met four times and continues to build a shared regional understanding of the opportunities and challenges that may influence future growth, infrastructure, environmental management and community wellbeing across Taranaki. Recent discussions have focused on governance and resourcing arrangements for the future spatial planning programme, iwi partnership arrangements, and a range of regional context topics including transport, air quality, freshwater and the coastal environment.

3. The Steering Group is currently progressing development of a Process Agreement that will establish how councils, iwi and other partners will work together to prepare Taranaki's first Regional Spatial Plan.

Taunakitanga / Recommendation

THAT the Environment and Hearings Committee receives the Taranaki Resource Management Reform Steering Group Update Report.

Kupu Whakamārama / Background

Legislative Considerations

4. The Planning Act 2026 and Natural Environment Act 2026 came into force following Royal Assent on 30 September 2026, establishing the legislative framework for New Zealand's new planning system and beginning a phased implementation programme through to 2030.

5. The Government's resource management reforms introduce Regional Spatial Plans as a key mechanism for guiding long-term growth, infrastructure investment, environmental management and climate adaptation across each region.

6. To support implementation of the reforms in Taranaki, the four councils established the Taranaki Resource Management Reform Steering Group. The Steering Group provides a forum for regional coordination, information sharing and discussion, but does not hold formal decision making powers.

Whakawhiti Kōrero/Aromātai - Discussion/Evaluation

Progress to Date

7. The Steering Group has now met four times since being established in June 2026. To date, discussions have covered resource management reform, governance arrangements, economic development, housing and land supply, indigenous biodiversity, climate change, natural hazards, community wellbeing and future spatial planning considerations.

8. This work is helping to establish a shared evidence base and regional context that will inform preparation of a future Regional Spatial Plan.

Process Agreement Development

9. A key focus of the Steering Group is development of a Process Agreement, which is required under the new planning legislation. The Process Agreement will establish how the Taranaki councils will work together on governance, resourcing, engagement, iwi participation, funding and development of the Regional Spatial Plan.

10. At its October meeting, the Steering Group considered options for establishment of a future Regional Spatial Plan Secretariat, including hosting arrangements, resourcing principles and cost sharing approaches between councils. Members supported, in principle, the proposal for TRC to host the Secretariat through an embedded operating model that builds on existing regional coordination arrangements. However, the Steering Group requested further information regarding the proposed operating model, staffing approach, governance arrangements, and the anticipated costs and budget implications for participating councils before any final decisions are made. The Steering Group also noted the importance of ensuring the Secretariat remains accountable to the future Regional Spatial Plan Committee and supports all participating councils on an equitable basis.

Iwi Participation Agreements

11. The Planning Act 2026 and Natural Environment Act 2026 remove Mana Whakahono ā Rohe (MWAR) from the new planning system, replacing them with iwi participation agreements that provide a framework for iwi participation in statutory planning processes and implementation of Treaty settlement obligations.

12. The Steering Group also considered proposed iwi partnership provisions for inclusion in the Process Agreement. Discussions focused on how Treaty settlement obligations, existing

council-iwi partnerships and future iwi participation arrangements could be reflected within the Regional Spatial Plan process.

13. The proposed approach seeks to provide for ongoing iwi involvement throughout development of the Regional Spatial Plan and ensure relevant Treaty settlement obligations continue to be recognised within the new planning framework.

Regional Context Work

14. The October meeting also received presentations examining transport and connectivity, air quality, land and freshwater, and the coastal environment. These presentations explored the key opportunities, constraints and long-term trends that may influence future spatial planning decisions in Taranaki.

15. Topics discussed included transport resilience and accessibility, freshwater pressures and resource availability, environmental values, coastal processes, and the relationship between future growth and infrastructure planning.

Risks

16. Key potential risks for development and implementation of Regional Spatial Plan.

a) The cost of developing and implementing the Regional Spatial Plan may exceed available funding due to increased planning, consultation, implementation and monitoring requirements, and potential unfunded mandates from central government within a rate capped environment. Officers are developing a phased implementation approach, sharing costs and resources across the four Taranaki councils, prioritising statutory requirements, setting budgets and work programmes through the long term plan process.

Likelihood	Impact rating – financial	Impact rating – reputational/stakeholder	Risk rating
Possible	Moderate	Moderate	Medium

b) Differing priorities, growth aspirations, resource constraints or political views between South Taranaki, Stratford, New Plymouth and Taranaki Regional Council may impact decision-making, regional alignment and the successful development of the Regional Spatial Plan. A joint governance group comprising of elected members and iwi representatives has been established to guide development of the Regional Spatial Plan. Officers from the four councils are working collaboratively to progress technical 3 and operational matters, ensuring issues are identified early and clear recommendations are provided to support governance decision-making.

Likelihood	Impact rating – financial	Impact rating – reputational/stakeholder	Risk rating
Possible	Minor	Moderate	Medium

c) The Regional Spatial Plan is a new and complex planning tool. There is a risk that residents, landowners and stakeholders do not understand its purpose, potential impacts, or opportunities to participate in the process, resulting in misinformation, reduced trust and resistance to implementation. A regional communications and engagement approach is being developed to provide consistent messaging across the four councils. This will be supported by targeted engagement, clear and accessible information, regular updates, and opportunities for communities, stakeholders and mana whenua to participate throughout the development of the Regional Spatial Plan.

Likelihood	Impact rating – financial	Impact rating – reputational/stakeholder	Risk rating
Possible	Minor	Moderate	Medium

d) Key staff are required to support multiple major work programmes simultaneously, including resource management reform, the Regional Spatial Plan, Head Start, Long Term Plan 2027-37, water reform implementation and business-as-usual responsibilities. Limited resources may constrain progress and impact delivery timeframes. Officers are working collaboratively across the four councils to share resources, expertise and workloads where appropriate. Work programmes are being prioritised and sequenced to align with statutory deadlines and available capacity, with regular monitoring of resource requirements and consideration of external support where necessary

Likelihood	Impact rating – financial	Impact rating – reputational/stakeholder	Risk rating
Possible	Minor	Minor	Medium

Whakakapia / Conclusion

17. The Steering Group will continue to refine the draft Process Agreement before it is reported to participating councils for consideration. Future meetings are expected to continue progressing governance arrangements, engagement approaches, iwi participation arrangements and development of the regional evidence base that will support preparation of the Regional Spatial Plan.

Kylan Luke-McKeen

Kylan Luke-McKeen
Kaitātari Whakamahere Rautaki /
Strategic Planner



[Seen by]
Becky Wolland
Pouhautū Rautaki me ngā Whaitikanga /
Head of Strategy and Governance

Appendix A: Minutes Taranaki Resource Management Reform Steering Group 3 June 2026
Appendix B: Minutes Taranaki Resource Management Reform Steering Group 7 July 2026
Appendix C: Minutes Taranaki Resource Management Reform Steering Group 18 Aug 2026
Appendix D: Minutes Taranaki Resource Management Reform Steering Group 06 Oct 2026

Appendix A: Minutes Taranaki Resource Management Reform Steering Group 3 June 2026

Minutes - Taranaki Resource Management Reform Steering Group

Item	Detail
Date and time	Wednesday 3 June, 9am, Taranaki Regional Council Boardroom
Present:	Councillor Jonathan Young – TRC Councillor Bonita Bigham – TRC *(Audio-visual link)* Mayor Phil Nixon – STDC Councillor Andy Beccard – STDC Councillor EJ Barrett – NPDC *(Audio-visual link)* Councillor Grant Boyde – SDC Mayor Neil Volzke – SDC Mitchell Ritai – Iwi Representative *(Audio-visual link)* Graeme Young – Iwi Representative
Attending	Abby Matthews – TRC Finbar Kiddle – TRC Anne Duncan – TRC Blair Sutherland – SDC Becky Wolland – STDC Kylan Luke-McKeen – STDC Rachelle McBeth – NPDC *(Audio-visual link)*
Apologies	Councillor Damon Fox – NPDC

The meeting opened with a group Karakia at 9am.

Appointment of Chair and Deputy Chair

Chair

Abby Matthews, called for nominations for Chair.
Mayor Neil Volzke, nominated Councillor Jonathan Young.
VOLZKE/NIXON
No other nominations were received and Councillor Jonathan Young was appointed as Chair of the Steering Group.

Deputy Chair

Abby Matthews, called for nominations for Deputy Chair.
Councillor Jonathan Young nominated Councillor Andy Beccard.
YOUNG/BOYDE
No other nominations were received and Councillor Andy Beccard was appointed Deputy Chair of the Steering Group.
Councillor Jonathan Young resumed the chair for the remainder of the meeting.

Resource management reform: The road ahead

2.1 The Steering Group received a presentation from Finbar Kiddle on the Government's Resource Management Reform programme and its implications for councils in Taranaki. Members noted the proposed replacement of the current Resource Management Act framework with a new system separating land use planning and natural environment management, supported by stronger national direction and standardisation.

2.2 The Steering Group discussed the greater emphasis on private property rights in the new regime. Regarding regulatory takings, it was noted that council income largely comes from rates, and that there is no indication from Government as to how regulatory relief should be funded.

2.3 The Steering Group noted the proposed division of responsibilities between district and regional councils, and the importance of collaboration in developing a regional spatial plan to support longterm strategic planning, infrastructure alignment, and environmental management across Taranaki.

2.4 Questions were raised around iwi representation on a future joint committee in light of recent announcements made by Government. It was noted that this will be explored in greater depth as the work programme progresses. Ensuring the joint committee is representative of the districts and the region was noted as an important consideration.

2.5 In response to a question, the group was advised that the independent hearing panel would likely be made up of commissioners rather than elected members. Concerns were raised around the risk that the work of the independent hearings panel may not be connected in with the political realities and priorities of each council.

2.6 Overall, the Steering Group noted the many unanswered questions in how the new regime would operate where we are still awaiting more detail from central Government.

Mitchell Ritai, left the meeting at 10am

Reporting back to each council

3.1 The process for reporting back to each council was discussed. It was confirmed that the minutes and documents from this meeting would be provided to each council and made publicly available through the Taranaki Regional Council Policy and Planning Committee.

Recommendation

That the Resource Management Reform Steering Group:
a) supports the proposed approach for reporting back set out in this memorandum.

NIXON/BOYDE

The meeting closed at 10.06am with a group karakia.

Appendix B: Minutes Taranaki Resource Management Reform Steering Group 7 July 2026

Minutes - Taranaki Resource Management Reform Steering Group

Item	Detail
Date and time	Wednesday 7 July, 9am, Taranaki Regional Council Boardroom
Present:	Councillor Jonathan Young – TRC Councillor Bonita Bigham – TRC Mayor Phil Nixon – STDC Councillor Andy Beccard – STDC Councillor EJ Barrett – NPDC Councillor Damon Fox – NPDC *(Audio-visual link)* Councillor Grant Boyde – SDC Mayor Neil Volzke – SDC Mitchell Ritai – Iwi Representative *(Audio-visual link)* Graham Young – Iwi Representative
Attending	Fred McLay – TRC Finbar Kiddle – TRC Anne Duncan – TRC Teresa Gordon - TRC Blair Sutherland – SDC Becky Wolland – STDC Rachelle McBeth – NPDC Denise Young - NPDC
Apologies	Kylan Luke-McKeen – STDC, Abby Matthews - TRC, Anaru Marshall – Ngāti Maru and Kasey Bellamy – Ngāti Maru

The meeting opened with a group Karakia.

1. Confirmation of Minutes – 3 June 2026

1.1 It was noted that Johnathan Young resumed the chair and then he called for nominations of deputy Chair, not Abby Matthews as currently noted in the minutes.

Recommended

That the Resource Management Reform Steering Group:

a) confirmed the minutes of the meeting held 3 June 2026.

YOUNG/VOLZKE

2. Economic context presentation

2.1 Finbar Kiddle provided a presentation on the economic context informing the Taranaki Spatial Plan. The presentation noted that while Taranaki's GDP per capita remains above the national average, the region faces structural challenges including declining productivity, lower household incomes, recent job losses, and vulnerability from the decline of the oil and gas sector. However, there are opportunities for future growth and diversification. Broadly the spatial plan can support this through infrastructure, land development and better coordination. Sector-specific opportunities include renewable energy, agricultural diversification, better forestry planning and tourism.

2.2 Members discussed the implications of economic transition for regional resilience and requested further analysis of sector-specific job decline trends.

2.3 Forestry expansion, particularly the conversion of sheep and beef farmland, was identified as an area to monitor over time. Members also discussed the need to consider lessons from other regions, including the potential environmental and infrastructure risks associated with increased forestry and weather events.

2.4 Energy transition was discussed as both a significant risk and opportunity for Taranaki, including gas availability and pricing, renewable energy, offshore wind, energy precincts and electricity infrastructure. The importance of focusing on energy-intensive industries in the region to use the power generated was particularly emphasised. A request was made to explore getting and independent opinion on the future of the oil and gas industry, particularly the impacts of the proposed LNG import terminal.

2.5 It was noted that environmental impacts, such as water requirements for potential data centre developments, will need to be considered alongside economic opportunities as part of the Spatial Plan work. The role of the spatial plan to support good environmental outcomes, including how this can support eco-tourism, was also discussed.

2.6 The creative sector, Māori economy and education were also identified as areas for further consideration within the broader regional economic context. This includes reviewing how the creative sector is reflected in the Infometrics data.

2.7 A more detailed economic context report is being developed to inform the development of the Taranaki Spatial Plan.

3. Community engagement issues and options

3.1 Teresa Gordon provided a presentation on communications and engagement options for the Regional Spatial Plan under the proposed Planning Bill. The presentation highlighted the need for early engagement, given the shift of key decisions to the plan-making stage and the proposed 15-month timeframe for notifying the Spatial Plan following Royal assent. Key risks include limited council capacity, low public awareness, consultation fatigue, and the need for consistent regional messaging.

3.2 Iwi engagement will be addressed at the next meeting, including how iwi partnership and engagement will be reflected through the spatial plan process. It was noted this makes the recommendations in the memorandum subject to change.

3.3 Members supported the proposed moderate level of engagement and federated model in principle, noting the need for targeted engagement with affected parties, local delivery, and coordinated regional messaging.

3.4 It was noted that there is a need to manage process and legal risk as the legislation is finalised, while keeping the approach simple as the communications and engagement plan is developed. Keeping it simple included not progressing with dedicated branding for the spatial plan.

3.5 It was agreed that Stratford should be included as an urban centre in the memorandum.

Recommended

That the Resource Management Reform Steering Group:

a. supports in principle the moderate level of engagement outlined as the preferred approach to be included in the Process Agreement

b. supports in principle the Federated model be agreed as the preferred approach to collaboration between councils to be included in the Process Agreement

c. notes a and b above will be reviewed subject to any changes to implementation timelines in the Bills

d. notes the Project Team will begin work on a draft communications and engagement plan and scope the potential for a dedicated website and branding for the spatial plan.

Boyde/Nixon

Mayor Phil Nixon, Councillor Andy Beccard and Becky Wolland left at 10.30am

4. Land supply presentation

4.1 Ra McBeth and Denise Young provided a presentation on the land supply context for the Taranaki Spatial Plan, covering housing growth trends, development capacity and factors influencing future land supply. Current housing and business capacity assessments indicate all three districts have sufficient residential development capacity to meet projected demand over the short, medium and long term, although delivery will continue to be influenced by infrastructure, costs, feasibility, population growth and market conditions.

Mitchell Ritai left at 10.37am

4.2 It was noted that future planning should consider how social housing and other non-market housing models are included in the spatial plan. Further engagement with social housing providers and iwi was suggested to better understand regional housing needs.

4.3 Members suggested the model should more clearly set out its assumptions and limitations, as the current diagram may suggest a more linear process than occurs in practice.

Councillor Damon Fox left at 11.06am

4.4 Taranaki's network of smaller communities, including settlements that developed around former dairy factories, was identified as an area for further investigation.

The Chair thanked presenters for the work they have put in to prepare for the meeting.
The meeting closed at 11.24am with a group karakia.

Appendix C: Minutes Taranaki Resource Management Reform Steering Group 18 Aug 2026

Minutes - Taranaki Resource Management Reform Steering Group

Item	Detail
Date and time	Tuesday 18 August, 9am, Taranaki Regional Council Boardroom
Present:	Councillor Jonathan Young – TRC Mayor Phil Nixon – STDC Councillor Andy Beccard – STDC Councillor EJ Barrett – NPDC *(Audio-visual link)* Councillor Damon Fox – NPDC Mayor Neil Volzke – SDC Mitchell Ritai – Iwi Representative *(Audio-visual link)* Graham Young – Iwi Representative *(Audio-visual link)*
Attending	Abby Matthews – TRC Finbar Kiddle – TRC Anne Duncan – TRC Teresa Gordon - TRC Becky Wolland – STDC Rachelle McBeth – NPDC Jo Ritchie – NPDC Jane Harvey - TRC Mark Danenhaur - TRC Grace Marcroft - TRC Teresa Gordon - TRC Ashley-Leigh Jordan – TRC Liesl Davidson - TRC Kylan Luke-McKeen - STDC

Apologies	Councillor Bonita Bigham – TRC Councillor Grant Boyde – SDC Blair Sutherland - SDC

Confirmation of Minutes – 7 July 2026

Resolved

That the Resource Management Reform Steering Group:

a) **confirmed** the minutes of the meeting held 7 July 2026.

BECCARD/NIXON

Select Committee Report Back Presentation

2.1 The Steering Group received an update on the Select Committee report back for the Planning and Natural Environment Bills, including proposed changes to regional spatial planning, environmental and development provisions, Māori participation arrangements, governance, implementation and funding requirements.
2.2 It was noted that the proposed removal of MWAR has not yet been confirmed in legislation, with ~~a Cabinet decision~~an amendment paper expected in the coming weeks.
2.3 The Group discussed the likely expectations for local authority representation on governance arrangements, noting the preference for elected members with relevant skills ~~while~~ and recognising that Taranaki must continue to give effect to Treaty settlement obligations, including participation and voting arrangements.
2.4 Further discussion with iwi will be required to understand how existing Treaty settlement obligations, iwi participation arrangements and best practice engagement will transition into the new planning system.
2.5 The Group noted that decisions will be required on the secretariat model, including which council would host it and whether it would sit within existing structures or operate as a separate business unit.

Indigenous Biodiversity Presentation

3.1 The Steering Group received an overview of the current state of indigenous terrestrial biodiversity in Taranaki, including historic loss and fragmentation, ongoing decline in species and habitat condition, and gaps in regional knowledge.
3.2 Spatial planning was identified as an opportunity to protect high-value biodiversity areas, maintain core ecosystems, improve ecological connectivity and resilience, and support landscapescale restoration.
3.3 The Group discussed opportunities to strengthen biodiversity outcomes from existing riparian planting and corridor work, while noting the need to better understand priorities, protection status and condition.
3.4 It was noted that there may be a need to consider cross-boundary issues, particularly in the eastern hill country where ~~there may be overlap with Horizons Regional Council and Stratford District Council interests.~~Stratford District Council extends into the Manawatū-Whanganui region.

Graeme Young left the meeting at 10am

Climate Change Presentation

4.1 The Steering Group received an overview of climate change considerations for regional spatial planning, including current conditions, projected changes and areas most vulnerable to drought, flooding, coastal inundation, heat stress and related impacts.
4.2 The presentation reinforced the role of spatial planning in improving resilience, protecting critical infrastructure, maintaining future adaptation options, and supporting nature-based and land-use adaptation solutions.
4.3 The Group discussed water demand and potential savings, sea-level rise and land movement data, wind-blown sand and coastal impacts, and the value of green spaces in reducing heat impacts in urban areas.
4.4 Further detail on climate-related impacts and adaptation options will be provided through future presentations and supporting reports.

Natural Hazard Presentation

5.1 The Steering Group received an overview of natural hazards across Taranaki, including geological and climate-related hazards and the increasing influence of climate change on risk exposure.
5.2 The presentation highlighted risks to communities, infrastructure, productive land and natural environments, and the role of spatial planning in reducing future exposure and supporting adaptation.
5.3 The Group noted that wind and salt spray impacts should be further considered alongside climate change reporting.
5.4 The Group also discussed seismic and liquefaction risk information, noting existing high-level data and the need to understand how this may inform future spatial planning work.

Community Issues and Options Presentation

6.1 The Steering Group received an overview of community trends and challenges across Taranaki, including population growth concentrated in New Plymouth, an ageing population, socioeconomic disparities, housing affordability pressures, and varying access to services, infrastructure and opportunities across the region.
6.2 The discussion highlighted how the Regional Spatial Plan could support age-friendly communities, housing diversity, community infrastructure, improved regional evidence and better alignment with economic development planning.
6.3 The Group noted the importance of keeping the spatial plan sufficiently flexible to respond to changing community needs, while identifying areas where targeted regional direction may add value.
6.4 Key areas for further consideration include housing mix and affordability, accessibility and the cost of exclusionary infrastructure, tertiary and training access, transport connectivity, and sport and recreation facility planning including work with Sport Taranaki and the Taranaki Facilities Consortium.
6.5 The Group noted that transport and connectivity issues will be covered in a future paper.

Appendix D: Minutes Taranaki Resource Management Reform Steering Group 06 Oct 2026

Minutes - Taranaki Resource Management Reform Steering Group

Item	Detail
Date and time	Tuesday 6 October, 9am, Taranaki Regional Council Boardroom
Present:	Councillor Jonathan Young – TRC Mayor Phil Nixon – STDC Councillor Andy Beccard – STDC Councillor EJ Barrett – NPDC (audio visual link) Mayor Neil Volzke – SDC Graham Young – Iwi Representative Councillor Bonita Bigham – TRC Councillor Grant Boyde – SDC
Attending	Abby Matthews – TRC Finbar Kiddle – TRC Anne Duncan – TRC Teresa Gordon - TRC Becky Wolland – STDC Rachelle McBeth – NPDC Nick Bradley-Archer- TRC Stuart Knarston - NPDC Maria Hokopaura - TRC (audio visual link) Fiona Ritson – TRC Thomas McElroy– TRC Vaughan Turner - TRC Grace Marcroft - TRC Kieren Horton - TRC Ashley-Jordan Leigh – TRC Kylan Luke-McKeen - NPDC
Apologies	Blair Sutherland – SDC, Anaru Marshall – Iwi Representative, Mitchell Ritai – Iwi Representative

The Meeting opened with a group Karakia at 9.02am

Confirmation of Minutes – 18 August 2026

Resolved

a. Confirmed the minutes of the meeting held 18 August 2026.
J YOUNG/VOLZKE

Proposed Spatial Plan Secretariat Establishment and Resourcing

2.1 Teresa Gordon spoke to the memorandum seeking direction on the proposed approach to establishing and resourcing the Regional Spatial Plan Secretariat, including the preferred host council, operating model, resourcing principles, headline budget and cost-sharing approach. Direction is sought now so these matters can be incorporated into the draft Process Agreement for consideration by the Resource Management Reform Steering Group and participating councils.

2.2 Clarification was sought on the land area used for Stratford and why coastline was not included in the cost-sharing calculation. T Gordon confirmed that land area, growth and population projections had been equally weighted. The coastline issue was noted, and officers agreed to provide the full spreadsheet and revised figures showing how the calculations were derived.

2.3 The importance of coastal protection to South Taranaki was emphasised.

2.4 The Steering Group discussed whether TRC should meet the full cost. It was noted that sharing costs across participating councils would be fairer and more sustainable, particularly given rates-capping constraints and the requirement for all councils to approve the regional document.

2.5 Clarification was sought on whether these costs could be excluded from rates-capping calculations. It was noted that exemptions may be available; however, a previous request by SDC for Civil Defence costs to be exempted had been declined by the Government.

2.6 Officers will report back with further options and the full cost-sharing spreadsheet.

2.7 A preference was expressed for iwi and councils to work collaboratively, rather than for iwi involvement to be limited or contained.

2.8 A list of acronyms will be provided.

Resolved

That Resource Management Reform Steering Group:

a) endorse in principle Taranaki Regional Council hosting the Regional Spatial Plan Secretariat, with an embedded secretariat within existing structures model

b) endorse in principle the proposed principles for sharing staff resources across councils, including that any seconded staff member's priority will be the Regional Spatial Plan work programme when that work requires their allocated FTE

c) ~~endorse in principle the proposed cost-sharing formula~~

d) note that the above endorsements will be incorporated into the draft Process Agreement for consideration at a future meeting

e) note the indicative budget to inform long-term plan development across the four councils. BIGHAM/BOYDE

Process Agreement Iwi Partnership Provisions

3.1 Finbar Kiddle spoke to the memorandum seeking guidance from the Taranaki Resource Management Reform Steering Group (Steering Group) on the proposed process agreement provisions for upholding Treaty settlements and supporting broader council–iwi partnership in developing the regional spatial plan.

3.2 Iwi representatives endorsed the proposed approach, noting that it would support a stronger regional voice in the development of the spatial plan.

3.3 It was noted that the interests and values of mana whenua should be considered regardless of whether proposed growth or development is located directly on Māori land.

3.4 It was noted that Sarah Mako and Councillor Bonita Bigham have been elected onto the Te Korowai o Ngāruahine Trust and would assist in addressing any conflicts that arise.

3.5 The proposed representative from Te Tōpuni Kōkōrangi would have speaking rights on the joint committee but would not have voting rights.

3.6 Concern was raised that the representative of Te Kāhui Tupua would not have voting rights. It was acknowledged that this decision sits outside the Steering Group's authority, while the importance of working in partnership with iwi was emphasised.

3.7 It was confirmed that a ministerial appointee would have voting rights.

3.8 It was also noted that the Minister may appoint more than one member to the Joint Committee.

3.9 Clarification was sought on the governance arrangements for a Joint Committee, including whether elected members appointed by the participating councils would have voting rights.

Resolved

That the Resource Management Reform Steering Group:

a) endorse in principle the spatial plan joint committee having three iwi representatives from ngā iwi o Taranaki

b) endorse in principle the spatial plan joint committee having a representative from Te Tōpuni
Kōkōrangi on behalf of Te Kāhui Tupua

c) support engagement with the relevant Ministers on whether they would consider appointing the Te Tōpuni Kōkōrangi nominee as the ministerial appointee to the spatial planning joint committee

d) endorse in principle the proposed process agreement provisions set out in paragraph 22. J YOUNG/BIGHAM

Transport and Connectivity

4.1 Fiona Ritson and Stuart Knarston provided a presentation on transport and connectivity as critical to Taranaki's growth, prosperity and resilience. Aligning growth with existing infrastructure improves affordability, accessibility and long-term outcomes. Key challenges include limited strategic connections, ageing infrastructure, natural hazards and rising

maintenance costs. The Regional Spatial Plan should use existing networks efficiently, protect key corridors, improve access and freight movement, strengthen resilience, and reflect differing urban, rural and remote needs.

4.2 The Steering Group discussed the affordability of maintaining uneconomic infrastructure. An example was given of an end-of-life bridge serving one property that would cost approximately $3 million to replace, with the cost falling on ratepayers. It was suggested that the Regional Spatial Plan consider whether replacing such infrastructure represents an appropriate long-term investment. Clarification was also sought on special purpose roads in Taranaki. Three roads providing access to the mountain were identified, and F Ritson will confirm their current status and funding arrangements.

4.3 The Steering Group discussed how the Regional Spatial Plan could address whole-of-life affordability, including ongoing maintenance costs. Caution was advised about the level of detail and expectations placed on the plan. While not every proposal could be assessed for whole-of-life affordability, significant options could be supported by appropriate cost-benefit analysis.

4.4 It was noted that the potential regional benefits of improving rail transport had not been sufficiently considered and should be explored further.

4.5 The potential development of a port at Pātea to support offshore wind farm activity was raised as an example of a future opportunity the Regional Spatial Plan may need to consider.

4.6 Coastal shipping, or a “blue highway”, was identified as another potential transport opportunity for South Taranaki.

4.7 Concerns were raised about the resilience of State Highway 3 through the Awakino Gorge. Although the gorge is located in Waikato, road closures have significant impacts on Taranaki. Work is underway to identify alternative routes and have the corridor recognised as a critical inter-regional connection, with agreed actions included in inter-regional planning.

4.8 Clarification was sought on how competing spatial planning signals would be prioritised. It was noted that the Regional Spatial Plan should remain focused on strategic spatial matters rather than extending into the level of detail expected in a transport plan, and that the Government Policy Statement would provide further direction.

Air Quality

5.1 Nick Bradley-Archer provided a presentation on air quality in Taranaki highlighting that air quality is generally good across Taranaki and is not a significant constraint on future growth. However, localised issues can occur where housing and other sensitive activities are located near industrial, transport or rural emission sources. The key message for the Regional Spatial Plan is to consider air quality when planning future growth, particularly to avoid land-use conflicts and ensure people are not exposed to avoidable air quality effects.

5.2 It was noted that a mobile air quality monitor is available; however, it requires work to return it to the necessary operational standard before it can be deployed across the region.

Land and Freshwater

6.1 Grace Marcroft provided a presentation highlighting Taranaki’s land and freshwater systems are diverse and generally healthy, but face ongoing pressures from nutrients, sediment, water allocation, fish passage barriers and recreational water quality. Freshwater challenges vary across the region and are expected to be intensified by climate change and future growth. The key message for the Regional Spatial Plan is that growth should be carefully managed to protect freshwater resources, avoid increasing

pressure on already constrained catchments, support ecosystem health and resilience, and ensure development occurs in areas with reliable water resources and infrastructure capacity.

6.2 The Steering Group discussed how water metering and actual water use would be reflected in spatial planning, noting the distinction between consented (paper) allocation and actual use. Clarification was sought on how future demand and currently unknown developments, such as data centres, could be accommodated. It was noted that the Regional Spatial Plan could provide strategic direction, while individual proposals would remain subject to consenting requirements.

6.3 Concern was raised that TRC's monitoring network does not extend across the full eastern area of the region, including areas with significant forestry coverage, and that this may limit evidence-based decision-making. It was acknowledged that information gaps exist, although compliance monitoring is undertaken at forestry sites and decisions must be based on the best available information. It was also noted that forthcoming national standards are expected to provide additional rules and direction, although their final form is not yet known.

Coastal Environmental Context

7.1 Kieran Horton provided a presentation highlighting the importance of Taranaki's coastal environment to the region's infrastructure, economy, biodiversity, recreation and cultural values. It identifies coastal erosion, ocean energy, climate change and human activities as key influences on the coast, with location being a critical consideration for future growth and development. The key message for the Regional Spatial Plan is that growth and investment should be carefully planned to protect coastal environmental values, support resilience, avoid creating new pressures, and recognise the strong connections between land use, freshwater systems and the coastal environment.

The meeting closed with a karakia at 11.29am

END.

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Pūrongo-Whakamārama
Information Report

To	Environment and Hearings Committee
From	Kaiarataki Taiao / Group Manager Environmental Services, Liam Dagg
Date	4 November 2026
Subject	**Environmental Services Activity Report - Quarter 1 (July-September 2026)**

(This report shall not be construed as policy until adopted by full Council)

7

Whakarāpopoto Kāhui Kahika / Executive Summary

1. This report updates the Environment and Hearings Committee on activities relating to the Environmental Services Group (the Group) for Q1 of the 2026/2027 financial year (1 July to 30 September 2026).

2. The Group is comprised of four business units:

   a) Planning and Development (Planning and Building Control)
   b) Quality Assurance
   c) Regulatory Services, and
   d) Environment and Sustainability

3. The first part of the report provides commentary to the operational performance data for the planning and development, regulatory services and quality assurance business units (quality assurance has the preparation of Land Information Memorandum (LIMs) as one of its key functions). The figures and tables the commentary is based on is provided as Appendix 1. As well as commenting on the quarterly data, observations are also made on longer term trends where considered relevant.

4. The second part of the report provides an update on key projects and programmes, with a focus on the activities of the Environment and Sustainability business unit.

Taunakitanga / Recommendation

THAT the Environment and Hearings Committee receives the Environmental Services Activity Report.

Ratonga Hanga Whare / Building Control Services

5. Building activity remains steady with a total of 96 building consents were lodged and 121 decisions issued, representing $21.66m in estimated construction value. Consent lodgement volumes are below the previous quarter, but overall consent processing remains strong. (Appendix 1)

6. Statutory processing performance is generally sound. Building consents were processed within statutory timeframes 94.02% of the time, and Code Compliance Certificate (CCC) decisions achieved 90.54%.

7. Inspection timeliness is the key operational issue of concern. Only 54.13% of inspections were completed within three working days, which will remain a focus for service improvement and resourcing attention.

8. Te Hāwera ward continues to see the highest level of activity across building, subdivision and LIM applications. Te Hāwera recorded the most applications (38), followed by Taranaki Coastal (26), Eltham–Kaponga (21) and Pātea (11). New residential construction was the main activity, led by Te Hāwera with 16 applications. Commercial new-build activity was limited, with only six applications across the District.

Ratonga Whakamahere Taiao / Planning Services

9. From section 2 of Appendix 1, resource consent activity was stable: 37 applications were lodged and 27 decisions issued, with subdivision and land-use demand strongest in Te Hāwera and Taranaki Coastal wards.

10. Te Hāwera had the highest activity (16), followed by Taranaki Coastal (11), Eltham–Kaponga (seven) and Pātea (three). Te Hāwera and Taranaki Coastal accounted for 13 of the 14 subdivision applications.

11. Proposed lot yield was highest in Taranaki Coastal (19 lots) and Te Hāwera (16 lots). Pātea recorded two lots and Eltham–Kaponga recorded none. Future subdivision growth appears concentrated in the coastal and Te Hāwera areas.

Land Information Memorandum (LIMS)

12. From section 3 of Appendix 1, Te Hāwera recorded the most residential/rural LIM applications (33), followed by Taranaki Coastal (18). Commercial/industrial LIM activity was very low, with only two applications, both in Te Hāwera ward.

Ratonga Waeture / Regulatory Services

13. The regulatory services team has a broad range of functions, including food and liquor licensing, animal control, environmental health and parking.

Food, health and liquor licensing — quarterly trends

14. From section 4 of Appendix 1, lodged applications were broadly stable at 42, compared with 44 in the previous quarter and 40 in the prior-year comparison. Issued licences increased slightly to 53 and were materially above the prior-year comparison of 39.

15. Renewal processing rose sharply to 78, up from 45 in the previous quarter and double the prior-year comparison of 39. The quarter therefore appears to have involved a substantial renewal workload.

16. Te Hawera had the highest ward total (37), followed by Taranaki Coastal (24), Eltham–Kaponga (17) and Pātea (13). Food renewal activity was concentrated in Te Hāwera. Liquor activity was more geographically mixed, with Taranaki Coastal recording the highest number of premises lodged and temporary authority applications. Manager certification work was also significant, including 20 renewals issued.

Animal Control

17. The annual dog registration period takes place during Q1. From section 5 of Appendix 1, registration rates were consistently high across all wards at 91%–92%. Te Hāwera ward has the largest dog population (1,758), followed by Taranaki Coastal (937), Eltham–Kaponga (759) and Pātea (722). Te Hāwera ward recorded the largest number of new dogs entered (67). Rural dog registrations exceeded urban registrations in most wards, except Te Hāwera.

Animal-control service requests — quarterly trends

18. Barking complaints fell sharply from 157 to 75 and were also well below the prior-year comparison of 153. Roaming complaints rose from 122 to 142 and exceeded the prior-year comparison of 127. Threatening-dog reports fell from 11 to five.

19. Dog attacks rose substantially from five to 24 and were also well above the prior-year comparison of 13. This is the most significant adverse safety trend in the animal-control data.

20. Te Hāwera generated the most roaming (81) and attack (ten) requests. Taranaki Coastal recorded the most barking complaints (35). Patea also had comparatively high barking and roaming demand, with 19 and 29 requests respectively. The workload differs by locality: barking is more prominent in Taranaki Coastal, while roaming and attacks are concentrated in Te Hāwera.

21. Wandering stock complaints fell from 17 to 14 and were well below the prior-year comparison of 36.

Pound activity

22. Impoundments were broadly steady quarter to quarter, reducing from 20 to 18, and were below the prior-year comparison of 37. Dogs destroyed fell from 15 to six, a substantial reduction from both the preceding and prior-year comparison periods.

Prosecution Update:

Prosecution Type	Ward	Outcome
Dog Attack on Dog / Failing to Register Dogs	Te Hāwera	Four dog attack on dog. Two guilty pleas entered to the two charges of failing to register dogs. Not guilty pleas entered to the four charges relating to the dogs attacking. The defendant accepts the victim's dog was attacked but denies that all the dogs are liable– **Ongoing** – next appearance 10 December 2026

Dogs Attack on Dog/s	Te Hāwera	Two x dogs attack on dog/s. One dog surrendered for destruction and one dog released. Owner ordered to pay reparation fees and emotional harm fees to victim dog owners. Owner issued Probationary status for 24 months.

Other regulatory service functions

23. From section 6 of Appendix 1, nuisance and environmental compliance demand was driven mainly by noise and illegal dumping reports. For parking, 356 infringements were also issued, with this representing a significant increase from previous quarters, with this due mainly to a successful recruitment campaign for this role.

Rautaki Kaupapa me ngā Hōtaka / Strategic Projects and Programmes

Waste Minimisation

24. As part the waste minimisation teams efforts to better educate the community about responsible food and garden waste management, a targeted waste initiative has been launched to compliment the gardening workshops that have been conducted this year. The project consists of placing 11 signs up across the district's public spaces, community food gardens, schools, and maraes. The first of these signs have been installed at King Edward Park, as showed in the image below.



Liam Dagg
Kaiarataki Taiao /
Group Manager Environmental Services

1. BUILDING CONSENTS

1.1 Building Consent Quarterly Trends	Quarter 1 2026-2027	Quarter 4 2025-2026	Year to Date 2026-2027	Year to Date 2025-2026	Quarter 1 2025-2026
Lodged	96	149	96	123	123
Decision	121	185	121	129	129
CCC Decision	3	5	3	183	183
Estimated Cost	$21,655,850	$26,764,149	$21,655,850	$18,288,800	$18,288,800
Inspections	358	391	358	Not Available*	Not Available*

** Inspection data unavailable due to move from GoGet to Objective Build0*

1.2 Building Consent Quarter Activity - Lodged		Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
New Construction	*Residential*	4	4	16	8
	Commercial	3	0	1	2
Alterations & Additions		3	2	7	6
Amendments		3	1	4	3
Fires		7	3	7	5
Relocations		1	1	2	2
	Total	21	11	38	26

1.3 Building Consent Quarter Performance	Met	Average
Consents processed within statutory timeframe	94.02%	14.38
CCC Decision processed within statutory timeframe	90.54%	31
Inspections completed within 3 working days of requested date	54.13%	NA

2. RESOURCE CONSENTS

2.1 Resource Consent Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Lodged	37	37	37	39	39
Decision	27	32	27	24	24
Certification Approval	7	13	7	13	13

2.2 Resource Consent Quarter Activity - Lodged		Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
Subdivision	*General*	0	1	7	6
	Boundary Adjust.	2	0	1	0
	Other	0	0	0	0
Land Use		4	1	7	4
Designation		0	0	0	1
TA Certificate Approval		1	1	1	1
	Total	7	3	16	11

2.3 Resource Consent Quarter Activity - Monitoring per Activity Type	Inspected
Controlled	1
Discretionary	8
Not updated	15
Restricted Discretionary	4
Total Inspections Completed	28

3. PROPERTY

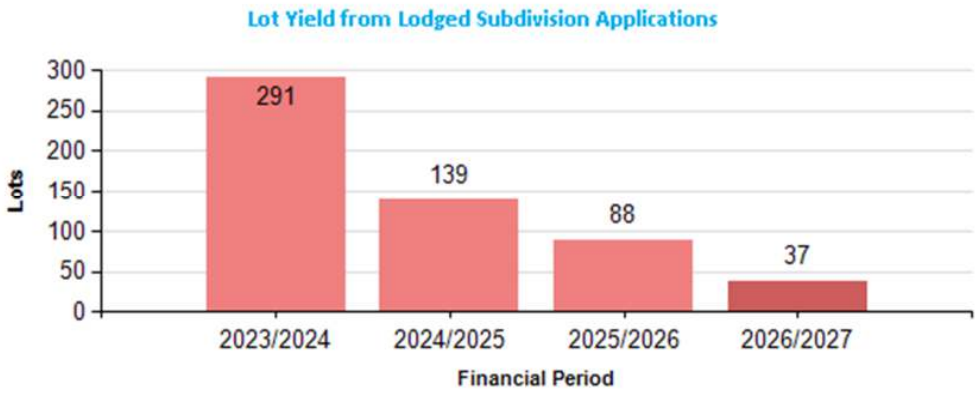
3.1 New Dwelling Applications Lodged

	ELTHAM-KAPONGA	PĀTEA	TE HĀWERA	TARANAKI COASTAL
Building Consents	2	1	10	3
Small Standalone Dwellings	0	0	1	0



3.2 Lot Yield

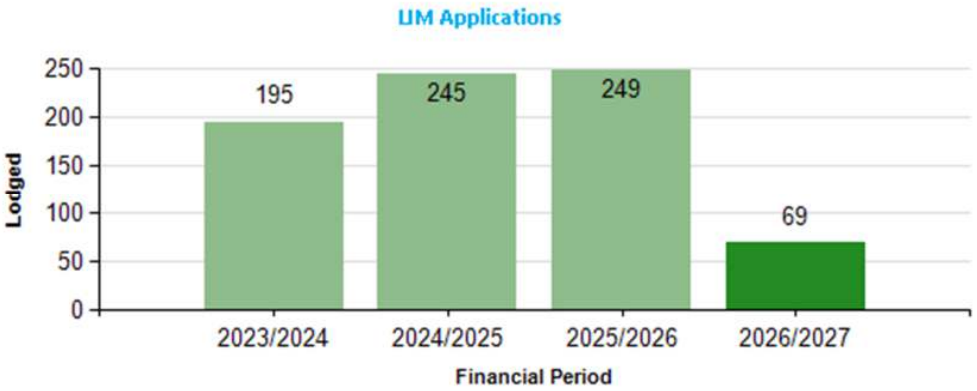
	ELTHAM-KAPONGA	PĀTEA	TE HĀWERA	TARANAKI COASTAL
Lodged Applications	0	2	16	19



Property continued

3.3 LIM Applications

	ELTHAM-KAPONGA	PĀTEA	TE HĀWERA	TARANAKI COASTAL
Residential/Rural	8	8	33	18
Commercial/Industrial	0	0	2	0



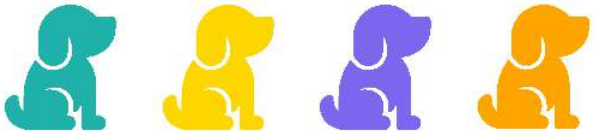
4. FOOD, HEALTH, & LIQUOR LICENCES

4.1 Licence Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Lodged	42	44	42	40	40
Issued	53	52	53	39	39
Renewal Processed	78	45	78	39	39

4.2 Licences Quarter Activity - Lodged		Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
Food	*Lodged*	5	0	2	4
	Renewal Issued	3	3	14	6
Health	*Lodged*	0	0	1	0
	Renewal Issued	3	4	13	5
Liquor	*Premise Lodged*	2	0	1	4
	Premise Renewed Issued	1	3	1	1
	Special Licence	1	3	5	0
	Temporary Authority	2	0	0	4
	Ward Total	17	13	37	24
	Manager Lodged	7			
	Manager Renewal Issued	20			
	Manager Total	119			

5. ANIMAL CONTROL

5.1 Registered Dogs



Total Dogs	759	722	1758	937
Registered as at 29/09/2026	92%	91%	92%	92%

5.2 Dog Registration Quarter Activity		Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
New Dogs	*Urban*	17	11	40	14
	Rural	22	26	27	23
	Total Inputted	39	37	67	37
Left District & GNFA		12	12	30	25
Deceased		30	35	59	36
	Total Deactivated	42	47	89	61

5.3 Service Request Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Barking	75	157	75	153	153
Roaming	142	122	142	127	127
Threatening	5	11	5	9	9
Attack	24	5	24	13	13
Stock Wandering	14	17	14	36	36

5.4 Service Request Quarter Activity	Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
Barking	1	19	20	35
Roaming	6	29	81	24
Threatening	0	1	3	1
Attack	2	5	10	6
Stock Wandering	2	1	5	3

5.5 Pound Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Impounded	18	20	18	37	37
Claimed	5	7	5	17	17
Rehoused	4	2	4	3	3
Destroyed	6	15	6	15	15

6. Nuisances and Compliance

6.1 Service Request Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Abandoned Vehicle	0	0	0	0	0
Illegal Dumping	11	13	11	18	18
Noise	108	142	108	128	128
Overgrown Trees or Section	0	1	0	4	4
Environmental Other	48	42	48	40	40

6.2 Service Request Quarter Activity	Eltham Kaponga	Pātea	Te Hāwera	Taranaki Coastal
Abandoned Vehicle	0	0	0	0
Illegal Dumping	0	3	8	0
Noise	4	10	71	23
Overgrown Trees or Section	0	0	0	0
Environmental Other	3	13	21	11

6.3 Issued Infringements Quarterly Trends	Quarter 4 2026	Quarter 3 2026	Year to Date 2025-2026	Year to Date 2024-2025	Quarter 4 2025
Dog	13	0	13	0	0
Parking	356	0	356	0	0

Te Kaunihera ō Taranaki ki Te Tonga
South Taranaki District Council

Karakia

8. Karakia

Ruruku Whakakapi – Closing Prayer

Unuhia, unuhia	*Draw on, draw on,*
Unuhia ki te uru tapu nui	*Draw on the supreme sacredness*
Kia wātea, kia māmā te ngākau, te	*To clear, to free the heart, the body and the*
tinana, te wairua i te ara takatū	*spirit of mankind*
Kia wātea, ka wātea, āe rā, kua wātea	*To be clear, will be clear, yes is cleared.*
Rire rire hau pai marire!	*Deeply in peace!*