

From: [Wendy Baverstock](#)
To: [Andrew Murtagh](#)
Cc: [IsleLand Admin](#)
Subject: FW: 13 Church Bay Road, Oneroa, Waiheke Island, Retrospective Resource Consent - updated plans appended.
Date: Thursday, 12 February 2026 8:49:54 am
Attachments: [image004.png](#)
[Outlook-Neema - BD](#)
[260211 Retrospective RC Rev F Full Set.pdf](#)
[260211 Retrospective RC Rev F Amended Sheets.pdf](#)

Hi Andrew, thanks for the draft report – these updated plans came through at 5pm last night so circulating them to you.

Please refer to comments below regarding the changes. I will come back to you prior to the deadline with respect to the notification report.

Just travelling to Dunedin this morning, but will back online later this afternoon,

Regards Wendy



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From: Neema Patel <neema@lighthouse.nz>
Sent: Wednesday, 11 February 2026 5:00 pm
To: Bryce Arden <bryce@lighthouse.nz>; Wendy Baverstock <wendy@Isleland.co.nz>
Subject: Re: 13 Church Bay Road, Oneroa, Waiheke Island, Retrospective Resource Consent - response appended.

Hi Wendy,

Please find attached the revised plans, I have attached a set with just the amended and also a full set.

With regards to the Council queries below:

-I have checked the building coverage and it is correct, I have included the swimming pool in the calculations.

-The impervious area was incorrect so I have updated that (I hadn't included the deck under the alfresco as it's open decking, but have now added that in.

-With regards to the step in the retaining wall, I'm not sure what is required here as I have shown the step in the wall as per Cato's plan?

-I have updated all the sun studies to show the future works on the neighbouring property. To ensure that the infringements are shown correctly, I have now shown a complying building envelope over the entire site, but highlighted the location of the home for clarity.

Also please note on Sheet 15, I have added the 2016/2018 LiDAR level at the boundary, to show how much higher the ground was in certain parts prior to the earthworks at 9 Church Bay Road.

I hope this covers everything that you require?

Regards

Neema

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