

From: [Tracey Parvin](#)
To: [Andrew Murtagh](#)
Cc: [RES Local Board Waiheke](#); [Tracey Parvin](#)
Subject: RE: Local Board Request for comment on application to be notified - LUC60438343 - 13 Church Bay Road, Waiheke Island
Date: Thursday, 12 February 2026 11:52:46 am
Attachments: [image001.png](#)

Kia ora Andrew

I have had a response from the Lead and Alternate for consents and they are satisfied of limited notification. They are wondering how it got to this “retrospective” stage, but will leave to the planners.

Ngā mihi

Tracey Parvin

Waiheke Local Board | Governance & Engagement

Email: tracey.parvin@aucklandcouncil.govt.nz | Mob 027 278 6624



From: Andrew Murtagh <andrew.murtagh@aucklandcouncil.govt.nz>
Sent: Tuesday, 10 February 2026 3:23 pm
To: Tracey Parvin <tracey.parvin@aucklandcouncil.govt.nz>
Subject: RE: Local Board Request for comment on application to be notified - LUC60438343 - 13 Church Bay Road, Waiheke Island

Hi Tracey,

I am happy for you to provide written comments by email if that is okay with you rather than in the formal comments form.

However, if you would like the comments form, I am happy to prepare one for you.

Let me know what your preference is

Ngā mihi | Kind regards,

Andrew Murtagh | Intermediate Planner

Department of Planning & Resource Consents | Hauraki Gulf Islands Team

Mobile: 027 307 6916

Auckland Council, Level 6, 135 Albert Street

Visit our website: www.aucklandcouncil.govt.nz

From: Tracey Parvin <tracey.parvin@aucklandcouncil.govt.nz>
Sent: Tuesday, 10 February 2026 3:20 pm
To: Andrew Murtagh <andrew.murtagh@aucklandcouncil.govt.nz>
Subject: RE: Local Board Request for comment on application to be notified - LUC60438343 - 13

Church Bay Road, Waiheke Island

Hi Andrew

Do we need to reply in a comments form – I just double checked after sending and we don't have a form attached on your email?

Ngā mihi

Tracey Parvin

Waiheke Local Board | Governance & Engagement

Email: tracey.parvin@aucklandcouncil.govt.nz | Mob 027 278 6624



From: Andrew Murtagh <andrew.murtagh@aucklandcouncil.govt.nz>

Sent: Tuesday, 10 February 2026 1:36 pm

To: Tracey Parvin <tracey.parvin@aucklandcouncil.govt.nz>

Cc: RES Local Board Waiheke <WaihekeLocalBoard@aucklandcouncil.govt.nz>

Subject: Local Board Request for comment on application to be notified - LUC60438343 - 13 Church Bay Road, Waiheke Island

Kia ora,

Auckland Council has received a resource consent application for the site below. Copies of the application plans and Assessment of Environmental Effects (AEE) are attached. Please reply to this email if you would like to comment on this application. Your comments will be considered by the Council Planning Officer and the decision maker.

Deadline for comments: 5pm Friday 13th October 2026

If a response is not received by this date, it is assumed that you do not have any comments regarding this application.

STREET ADDRESS: **13 Church Bay Road, Waiheke Island, Auckland**

APPLICATION NUMBER: **LUC60438343 (s9 land use consent)**

OVERALL CONSENT STATUS: **Discretionary**

LOCAL BOARD TRIGGER: **Building coverage exceeding 20%**

SCOPE OF WORK:

I note that I will be limited notifying adjacent persons at 9 Church Bay Road for the following reasons:

- *There is the potential for at least minor adverse effects to arise from the proposal on the amenity values of these persons, as a result of the building (both rear additions and retaining) location, bulk and scale which projects beyond the permitted recession plane controls, located within the yard and exceeds coverages.*
- *These adverse effects are a combination of adverse visual dominance, undue privacy effects (both actual and perceived) and shading (access to sunlight) from the constructed building additions and alterations and retaining (noting the shading plans do not accurately reflect development at #9).*
- *While planting is proposed in these areas, I do not consider these aspects will mitigate the adverse effects.*

This is a retrospective consent that has recently confirmed an infringement to building coverage warranting your engagement but we are quite tight on time so any assistance you can offer would be greatly appreciated. Adds and alts, Vegetation works, new retaining walls, yards, building in relation to boundary, building coverage all infringed.

While unclear what the total building coverage is it will be between 22.9% and 25.31%.

Thanks for this Tracey!

Please don't hesitate to contact me if you have any questions.

Ngā mihi | Kind regards,

Andrew Murtagh | Intermediate Planner
Department of Planning & Resource Consents | Hauraki Gulf Islands Team
Mobile: 027 307 6916
Auckland Council, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

Music in Parks. Enjoy free live music events from 7 January to 21 February.



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