

12 April 2021

## 20 Melia Place, Stanmore Bay: Application Details Relating to an Application under the COVID-19 Recovery (Fast Track Consenting) Act 2020.

### 1. Introduction

Civix Ltd is a Planning, Surveying and Engineering company assisting Kvest Investment Partners Group Ltd with a proposed Integrated Residential Development (IRD) at 20 Melia Place Stanmore Bay. The site is located in the Single House Zone (SHZ).

The proposal is for an IRD to develop 60 dwellings being a mix of 1, 2, and 2 plus basement storeys (due to the sloping site). There will be a mix of semi-detached houses, terrace houses, and a community facilities building for the occupants of the development, and the site will also include a communal recreation area with a mix of recreational uses.

The site is to be established from Numbers 43A Vipond Road (containing the Whangaparaoa RSA and bowling club) and 20 Melia Place, Stanmore Bay. Stage 1 of the proposal is to carry out a boundary relocation to separate the RSA from the IRD with associated land areas of 1.8257ha for the IRD, and 9,793m<sup>2</sup> for the RSA.

The proposal is sought to be processed under the fast-tracked process under the Covid-19 Recovery (Fast Track Consenting) Act 2020 (C19FTCA).

At this stage, no detailed resource consent application has been drafted, and the application plans are still being refined in order to provide the best balance between provision of additional dwellings, urban design, landscape amenity, and also the provision of on-site recreational communal facilities for the site. These recreational communal facilities assist to provide for the well-being of residents, to provide additional open space areas, and to meet the technical planning requirements for the activity of "Integrated Residential Development" (IRD) as specified in the Auckland Unitary Plan (AUP).

The following details are at a broad level aimed at initially reaching out to you so that you are aware of this proposal, and so that we can also arrange to meet on site to discuss the Proposal within the locational context of the site and surrounds should you consider this has significance to your areas of interest.

The following sets out a summary of the application details and regulatory framework.

Our desk-top review of the AUP has identified that the site is not located within any Iwi Statutory Acknowledgement Area on Auckland Council GIS. Further, there are no identified items of cultural or historical significance in the Council's GIS. Nevertheless, it is best practice to receive the views of Iwi directly to inform any redevelopment of land. We also recognise that it is common practice for the multiple iwi authorities across Auckland to identify whether or not they defer to one of the other iwi who have a greater connection with the relevant land.

We would like your feedback on:

- Do you wish to engage directly with Kvest Investment Partners Group Ltd, or do you defer to another iwi authority?



- Do you recognise a planning document which you consider that we should have regard to when preparing the resource consent application (i.e. do you have an iwi management plan or do you recognise an iwi management plan that has been prepared by a different iwi authority)?
- Are there particular cultural value aspects or locations relating to the natural and physical environment of the Site and surrounds of interest to you or that we should take account of? If so, what do you consider is the best way for us to recognise and reflect those values in undertaking the proposed development?

## 2. Geographical Location and Site Description

The application area is located within the SHZ. The only notation on the sites under the AUP is the Macroinvertebrate Community Index – Urban. The location of the proposed IRD consists of #20 Melia Place (Lot 2 DP 169527) and part of 43A Vipond Road (Lt 1 DP 169527). The site and location are illustrated below in **Figure 1**.

Figure 1: Site Location



The site generally slopes from Vipond Road toward the south to Melia Place, with the lowest contours located at the boundary with the public reserve at the south-east corner. Overland flow paths originate within the site generally following the alignment of the stormwater systems as shown below in **Figure 2** showing the services,

contours and other features.

Figure 2: Site Services and other Features



To the south at Numbers 3 -9 Melia Place (Lot 1 DP 111099) is an existing IRD consisting of 16 units over the land area of 6,370m<sup>2</sup>.

### 3. Proposal Description

The proposal is to:

1. Complete a boundary adjustment application to separate the Whangaparaoa RSA from the proposed development site to create Lot 1 (9,793m<sup>2</sup>) for the RSA and associated parking, and Lot 2 (1.8257ha) for the proposed IRD.
2. To develop 60 dwellings of varying heights up to three levels to utilise the sloping site topography. The units are proposed to have different typologies being a mix of semi-detached houses and terrace houses to provide variation and to respond to urban design principles. Overall, the size and shape of each block will be similar to that of surrounding houses and the proposal will complement the character of the neighbourhood.

Access is to be obtained off Melia Place, leaving the access to the RSA off Vipond Road.

The proposed IRD will replace the bowling club, and the proposed communal space will connect to the public reserve (Informal Recreation Zone) to the south-west shown above in **Figure 1**.

### 4. Potential Adverse Effects on the Environment

The currently identified adverse effects are **potential** adverse effects relating to:

- Visual effects of the intensification of the site.

- Increased local traffic on the road network – although preliminary traffic assessments by a qualified traffic engineer consider the proposal will not introduce any adverse effects on the function or safety of the surrounding road network.
- Temporary works during the construction and development of the site – i.e. noise, vibration, traffic, and odour.
- Infrastructure effects in terms of wastewater and water supply demand and capacities, and stormwater discharges.

These potential adverse effects can be readily addressed through:

- Assessment against anticipated effects of activities provided for in the SHZ
- The ability of the road network to absorb additional traffic.
- Use of standard engineering methods for earthworks and construction of infrastructure (roads & services).
- A high standard of urban and landscape design providing a high intensity of residential use at a scale complementary to the surrounding area.
- Respecting the landscape characteristics of the surrounding environment and designing to complement this without unduly impacting neighbours while also increasing housing supply, access to local commercial resources, recreational facilities (including the adjacent reserve area), and assisting in the provision of employment for the construction sector. It is noted that the site is significantly screened from much of the surrounding neighbourhood by topography sloping away from the north and west, boundaries, and existing residential development to the east will be separated by the RSA site and building. Landscape treatment of the southern boundary together with sympathetic architectural design will maintain the amenity values of the sites to the south at Melia Place.

## 5. Regulatory Framework

### Auckland Unitary Plan Operative in Part

The proposed boundary adjustment is a **discretionary activity** under Table E38.4.1(A13) as it exceeds 10% of the net site area of each site.

The proposed IRD is a **discretionary activity** under Table H3.4.1(A9) – noting that the activity table does not specify any development standards to be complied with.

There will also be the other usual consent aspects applicable including earthworks and possibly traffic (in terms of compliance with all transportation and access standards), and possibly some other minor development standards once detailed design is completed, although of course the intent is to design with as few infringements as possible.

In terms of character of the receiving environment, it is noted that the vicinity of Melia Place is generally more intensively developed, and the proposed IRD is not out of character with this.

### Standards and Application Approach

The application approach is to design a proposal which aligns with the objectives and policies for the Zone, and which also achieves the best balance of intensity and open space.

In this regard, the application is being designed in order to achieve general compliance with core development controls of:

- Site coverage: 35%

- 
- Maximum height: 8m
  - Height in relation to boundary at the external boundaries.
  - Yards
  - Impervious area: 60%

This, coupled with the proposed landscaping, communal facilities, and focus on high quality if urban design assures the alignment with the relevant objectives and policies for the SHZ, which essentially seek:

- Development to be in keeping with the character and amenity values of established or planned residential neighbourhoods, of predominantly one to two storey buildings.
- Development provides quality on-site residential amenity for residents, and for adjoining sites and the street.
- Control impervious areas to manage the effects of stormwater discharges.
- **To provide for integrated residential developments on larger sites.**

The proposed design approach for this IRD clearly aligns with these objectives and policies, noting that the last Policy (Policy H3.3(8) in the AUP) is strongly worded that IRD's should be *provided for* on larger sites.

The proposal is also aimed at provision of additional affordable dwellings for the Auckland market to help address the housing crisis.

The applicant also wishes to engage with iwi early on in the process (hence this letter), so that this engagement can be continued through the design phase and as an integral part of the application process, so that the issues and comments can be incorporated into the final application package to the Ministry for the Environment for the Fast Track application

This approach responds to any known and potential adverse effects on the environment with the outcome being significant **net positive environmental effects** when considered against the planning framework of the AUPOIP.

### **National Policy Statement on Urban Development**

The NPSUD took effect on 20 July 2020 and replaces the National Policy Statement on Urban Capacity 2016. The NPSUD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991 and **seeks the provision of sufficient development capacity to meet the different needs of people and communities.**

It contributes to the Urban Growth Agenda (UGA) which aims to remove barriers to the supply of land and infrastructure to make room for cities to grow up and out. The NPSUD does this by addressing constraints in our planning system to ensure growth is enabled and well-functioning urban environments are supported.

The MFE website on the NPSUD states that it contains objectives and policies that Councils **must give effect to in their resource management decisions.**

The NPSUD sets out time frames for implementing objectives and policies for three "Tiers" of Councils, with Auckland Council being a "Tier 1" Council.

The summary structure and timeframes of the NPSUD is:

- Objectives and policies take **immediate effect.**
- Plans changes implementing intensification policies must be notified within two years for Tier 1 & 2 Councils, although Housing and Business Assessments (HBAs) on capacity, and Future Development

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Strategies (FDSs) to inform plan changes are required to be completed in time to inform 2024 long term plans.

- Plan Changes are to follow as soon as soon as monitoring of development supply against demand is completed (being annually), with plan changes to supply additional capacity where needed to be provided within 12 months of the relevant monitoring report. This means new rules in Council plans addressing additional supply are in the order of 6 years away.
- Planning is required to be **responsive to proposals addressing development capacity**, including unanticipated or out of sequence development.
- Councils are required to prepare a Future Development Strategy (FDS) every six years and update them every three years and provide an implementation plan for their FDS.

While the timeframes for plan changes implementing **rules** through plan changes are some way off, the NPSUD requires adequate **consideration of its Objectives and Policies now**.

In this regard, there are several objectives and policies in support of intensification satisfying certain criteria such as:

- Provision of a variety of homes in terms of price, location, and different households.
- Enabling Māori to express their cultural traditions and norms.
- Proximity to urban centres or rapid transport.
- Supporting reductions in greenhouse gas emissions.
- Responding to the effects of climate change.

The overall intent of the NPSUD is clear in that where intensification is practical, Councils are required to be **responsive** to such proposals – **particularly in relation to proposals that would supply significant development capacity**, as set out in **Objective 6, Policy 6, and Policy 8**.

The proposed design responds in terms of anticipated residential amenity under the AUPOIP provisions relating to more intensive residential developments in the SHZ by way of approval to applications for IRD's on larger sites.

The proposal aligns strongly with the outcomes anticipated under the NPSUD.

#### **National Policy Statement for Fresh Water Management 2020.**

This sets out the objectives and policies for freshwater management, including:

- Recognition of Te Mana o te Wai in freshwater management.
- Reflection of tangata whenua values and interests in decision making.
- Improving degraded water bodies using bottom lines as defined in the NPS.
- Safeguarding and enhancing the life-supporting capacity of water and associated ecosystems, including threatened ecosystems.
- Work towards targets for fish abundance, diversity and passage.
- An integrated approach to management of land and freshwater and coastal water.

The Site contains no significant waterbodies, and the proposal will be readily able to control any sediment runoff into any waterbodies, given the mostly gentle topography, and the application of appropriate sediment control measures.

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The proposal does not compromise any outcomes anticipated in the NPSFWM.

### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)**

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

It is proposed to complete a detailed site investigation in order to determine if there are any contaminants in the soil to levels requiring remediation, and if this is the case there will be an associated remediation action plan implemented prior to construction.

This is standard practice, and the methods to be followed to remediate and validate any contaminated soil will respond to the outcomes anticipated under the NESCS.

### **Treaty Settlements and Iwi Management Plans applicable to the location.**

The site is not located in any Iwi Statutory Acknowledgement areas, and currently there are no known Treaty Settlements associated with the site.

It is the intent of the proposed consultation that any legal documentation or agreements be identified and discussed in this application, and this includes any Iwi Management Plans that may be held by iwi, and/or lodged with Auckland Council.

## **6. Conclusion**

The proposal makes the most efficient use of this large site in the SHZ, making a valuable contribution to the affordable housing crisis in Auckland.

Environmental effects are able to be mitigated through appropriate construction methods and matters of value to Maori are not adversely affected, noting that specific concerns can be discussed and addressed through the application preparation and further through the application assessment processes.

Thank you for taking the time to review and consider this proposal, and we look forward to receiving your feedback, including whether you would like to attend a meeting on site to discuss this proposal in the context of the site and surrounds.

For any further information or clarification, please contact:



Lance Hessell  
Senior Planner  
Civix Ltd

s 9(2)(a)

M. s 9(2)(a)

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Subject:** FW: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development  
**Date:** Thursday, 10 June 2021 4:49:32 pm  
**Attachments:** [image001.png](#)

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Kind regards,

**Imogen Trupinic** | CIVIX | Intermediate Planner | M +64 s 9(2)(a) |  
W [www.civix.co.nz](http://www.civix.co.nz) | A Level 8, 99 Albert Street, Auckland

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**From:** Manuhiri Kaitiaki Charitable Trust s 9(2)(a)  
**Sent:** Thursday, 10 June 2021 12:49 pm  
**To:** Imogen Trupinic s 9(2)(a); Manuhiri Kaitiaki Charitable Trust s 9(2)(a)  
**Cc:** Olivia Manning s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Tena koe Imogen,

Thank you for your email. We have consultation letter to iwi.pdf and 20053\_KIPG MELIA PLACE\_site Drawing \_Fast file. If you have AEE and other files you feel will help our technical staff.

We would like to do a site visit as soon as possible, please click the link below to book a day and technical team member.

[Booking a site visit](#)

To book a site visit, please follow this [LINK](#)

**NOTE:** By booking a site visit you are agreeing to engage with Mana Whenua and the costs associated with this type of engagement.

Nga manaakitanga,

**Te-Ao Rosieur**

Kaiārahi Taiao

**Ngāti Manuhiri Settlement Trust**

**P:** s 9(2)(a)

**E:** s 9(2)(a)

**W:** <http://www.ngatimanuhiri.iwi.nz/>

**A:** 2-4 Elizabeth Street, Warkworth **P:** P.O Box 117, Warkworth 0910

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**From:** Imogen Trupinic s 9(2)(a)  
**Sent:** Tuesday, 8 June 2021 2:29 pm  
**To:** Manuhiri Kaitiaki Charitable Trust s 9(2)(a)  
**Cc:** Olivia Manning s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Tena koe Te-Ao,

Apologies for the belated response.

Thank you for confirming receipt of our letter in April. The current status of the fast-track application is that we have had a preapplication meeting with the Ministry for the Environment and intend to lodge the application as soon as possible.

The plans have been refined to respond to initial feedback from Auckland Council; now 59 units are proposed and the community facilities have been designed in more detail, inclusive of a nature-based playground. The updated plans attached. Please advise what other documentation you would like to see, if any, to confirm feedback on the proposal.

When would suit you for a site visit?

Feel free to call me and discuss the above.

Nga mihi,

**Imogen Trupinic** | CIVIX | Intermediate Planner | M s 9(2)(a) |  
W [www.civix.co.nz](http://www.civix.co.nz) | A Level 8, 99 Albert Street, Auckland

---

**From:** Manuhiri Kaitiaki Charitable Trust s 9(2)(a)  
**Sent:** Tuesday, 25 May 2021 3:23 pm  
**To:** Lance Hessel s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Tena koe Lance,

I'm doing a follow up on our request to undertake a site visit to determine whether a CVA, CIA or kaitiaki report would be required by Ngati Manuhiri. I email you on the 12<sup>th</sup> May 2021.

I look forward to hearing from you soon. Thank you

Nga manaakitanga,

**Te-Ao Rosieur**

Kaiārahi Taiao

**Ngāti Manuhiri Settlement Trust**

**P:** s 9(2)(a)

**E:** s 9(2)(a)

**W:** <http://www.ngatimanuhiri.iwi.nz/>

**A:** 2-4 Elizabeth Street, Warkworth **P:** P.O Box 117, Warkworth 0910

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**From:** Lance Hessel | s 9(2)(a)

**Sent:** Monday, 12 April 2021 10:52 am

**To:** s 9(2)(a) | Manuhiri Kaitiaki Charitable Trust  
s 9(2)(a)

**Subject:** 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Kia ora

Civix Ltd is assisting Kvest Investment Partners Group Ltd with a proposed 60 dwelling integrated residential development at 20 Melia Place, Stanmore Bay, Whangaparaoa.

The application is being submitted to the Minister for the Environment under the Covid19 Recovery Fast Track Act 2019.

The attached letter is a preliminary consultation letter to inform you of the proposal and to seek whether you have an interest in this for future involvement in consultation. We also need to understand whether there are any planning documents (iwi management plans) either being drafted or submitted with the Council that we need to note and address.

Could you please review the proposal as described and provide the feedback as sought?

I am happy to provide any clarification if required.

Kind regards,

**Lance Hessel** | **CIVIX** | **Senior Planner** | **M** +64 s 9(2)(a) | **W** [www.civix.co.nz](http://www.civix.co.nz)

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Subject:** FW: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development  
**Date:** Thursday, 10 June 2021 4:49:39 pm  
**Attachments:** [image001.png](#)  
[image001.png](#)

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Kind regards,

**Imogen Trupinic** | **CIVIX** | **Intermediate Planner** | **M** +64 s 9(2)(a) |  
**W** [www.civix.co.nz](http://www.civix.co.nz) | **A** Level 8, 99 Albert Street, Auckland

---

**From:** Stephanie May <s 9(2)(a)>  
**Sent:** Thursday, 10 June 2021 1:59 pm  
**To:** Imogen Trupinic <s 9(2)(a)>  
**Cc:** Mike Baker <s 9(2)(a)>  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Imogen,

Lovely to speak with you on the phone this morning.

Following on from our conversation, please advise when it suits you for a site visit.

In preparation for our site visit, could you please send through information relating to the proposal and associated technical reports.

Please feel very welcome to contact me anytime ph s 9(2)(a)

Ngaa mihi  
Steph

**Dr Stephanie May**



**Director and Principal Consultant – Environmental Services**  
Innov8 Environmental Consulting Limited  
PO Box 300581, Albany 0752, Auckland  
New Zealand

s 9(2)(a)

**Website:** [www.innov8consulting.co.nz](http://www.innov8consulting.co.nz)

---

**From:** mbaker <s 9(2)(a)>  
**Sent:** Thursday, 10 June 2021 1:03 PM  
**To:** Stephanie May <s 9(2)(a)>

**Subject:** FW: RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Fyi

Sent from my Galaxy

----- Original message -----

**From:** Imogen Trupinic s 9(2)(a)  
**Date:** 10/06/21 11:46 AM (GMT+12:00)  
**To:** s 9(2)(a)  
**Cc:** Olivia Manning s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Kia ora Michael,

Thanks for confirming costs.

Are you able to advise when you, or the consultant that you mentioned on the phone, would like to meet us on site?

Ngaa mihi,

**Imogen Trupinic** | **CIVIX** | **Intermediate Planner** | **M** +64 s 9(2)(a) |  
**W** [www.civix.co.nz](http://www.civix.co.nz) | **A** Level 8, 99 Albert Street, Auckland

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**From:** s 9(2)(a)  
**Sent:** Tuesday, 8 June 2021 3:58 pm  
**To:** Imogen Trupinic s 9(2)(a); Lance Hessell s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Teena koe Imogemn koorua Lance,

This is to give feed back on this Fast project can you arrange a site visit, and report for a feed back as per phone call our cost to give feed back is

Technical Review/report Fast Track 20-40 hours x \$380.00 plus GST.

Please ensure that our site visit is lwi specific to fast track.

Site visit \$500.00 plus GST.

Travel cost \$100.00 per hour km rate .82 plus GST.

Ngaa mihi

Michael Baker  
Environment Officer  
Ngaati Whanaunga Inc

---

**From:** Imogen Trupinic s 9(2)(a)  
**Sent:** Tuesday, 8 June 2021 2:28 pm  
**To:** s 9(2)(a)

**Cc:** Olivia Manning s 9(2)(a)  
**Subject:** 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Tēnā koutou,

My colleague sent the attached letter in April pertaining to an application for a fast-tracked consent application (Covid19 Recovery Fast Track Consenting Act 2020) which is imminently to be provided to the Ministry for the Environment for their review and consideration.

We have had one response from the Manuhiri Kaitiaki Charitable Trust.

The intent of this email is to follow up in order to confirm whether you have any feedback. In addition, please advise whether there are any iwi management plans either in draft form or currently before Council relating to this area for our understanding.

The proposal has changed to provide 59 units on the site with communal facilities including a nature-based playground. The updated plans are attached.

Let me know if any clarification of the proposal or current status is required.

Ngā mihi,

**Imogen Trupinic** | CIVIX | Intermediate Planner | M +64 s 9(2)(a) |  
W [www.civix.co.nz](http://www.civix.co.nz) | A Level 8, 99 Albert Street, Auckland

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**From:** Lance Hessell s 9(2)(a)  
**Sent:** Monday, 12 April 2021 10:52 am  
**To:** s 9(2)(a)

s 9(2)(a)

**Subject:** 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

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Could you please review the proposal as described and provide the feedback as sought?

I am happy to provide any clarification if required.

Kind regards,

**Lance Hessel** | **CIVIX** | Senior Planner | M +64 s 9(2)(a) | W [www.civix.co.nz](http://www.civix.co.nz)

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the Official Information Act 1982

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Subject:** FW: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development  
**Date:** Thursday, 10 June 2021 4:52:07 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Kind regards,

**Imogen Trupinic** | **CIVIX** | **Intermediate Planner** | **M** +64 s 9(2)(a) |  
**W** [www.civix.co.nz](http://www.civix.co.nz) | **A** Level 8, 99 Albert Street, Auckland

---

**From:** Resource Management Services s 9(2)(a)  
**Sent:** Tuesday, 8 June 2021 4:40 pm  
**To:** Imogen Trupinic s 9(2)(a)  
**Subject:** RE: 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential Development

Kia ora Imogen,

In this instance I will defer to manawhenua of the area. This is not in our settlement area of interest.

Ngā mihi mahana,

Micah Butt  
Environmental Strategy and Consents Manager



Ngā Maunga Whakahii o Kaipara Development Trust  
16 Commercial Road, Helensville, Auckland 0840  
P.O. Box 41, Helensville 0840  
E | s 9(2)(a) | D | s 9(2)(a)

The information contained in this email is strictly confidential and private to the sender and the intended recipient/s. If you receive this in error, please delete it and notify the sender.

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**From:** Imogen Trupinic s 9(2)(a)  
**Sent:** Tuesday, 8 June 2021 2:28 pm  
**To:** s 9(2)(a)  
Resource Management Services s 9(2)(a)  
**Cc:** Olivia Manning s 9(2)(a)  
**Subject:** 20 Melia Place, Stanmore Bay - Consultation for a proposed Integrated Residential

Development

Tēnā koutou,

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**To:** § 9(2)(a)

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