

10 June 2021

Ngati Te Ata Waiohua

For: Karl Flavell

Email: s 9(2)(a)

## FAST TRACK APPLICATION ON BEHALF OF ACANTHUS LIMITED

Kia ora Karl

### 1. INTRODUCTION

- 1.1. We are the planners who are assisting Acanthus Limited, to design a residential development at 1 Sells Road, Papatoetoe.
- 1.2. A first site visit held on 20 April 2021, with Andrew Fawcett and Callum McFarlane from Acanthus Limited, along with myself and members of the Acanthus expert team assisting on this application. Karl, I met David Fraser on site, but haven't yet had the opportunity to meet you. I hope to meet you in the near future.
- 1.3. Following on from that meeting, a second site visit was scheduled on 10 May 2021 with Mat Campbell the archaeologist who David had met at the first meeting. Hopefully you have received Mr Campbell's report, however, if not it is included with the development reports that go with this letter.
- 1.4. Acanthus has now engaged Ngāti Te Ata Waiohua to prepare a cultural values assessment ("CVA").
- 1.5. We understand that to prepare a CVA you typically would want to see the entire resource consent application. As this is a fast track application, and as Acanthus Limited have engaged with iwi as early as possible to enable them to be involved in the entire process, the full application documentation has not yet been completed.
- 1.6. However, we proposed preparing a package of design and associated reports for iwi to consider and review for the purposes of informing their CVA (even if only in draft form) while the full material is prepared. We hope that you will be able to see that a lot of work has gone into the plans to date and with architectural, landscape, archaeological and geological reports available (amongst others currently being prepared) you will have a sufficiently clear understanding of what is proposed, in order to reach an informed view.
- 1.7. We of course recognise that you will wish to ensure that your CVA is limited to the information that you have received and that you have an opportunity to review the full set out material before Acanthus can fully rely on your CVA. If you wish, please note a limitation on your report that it is a draft and subject to a final review.

### 2. OVERVIEW OF THE SITE

- 2.1. As noted above, the site is located in on the urban fringe of Papatoetoe in Auckland. The site comprises one record of title, being Lot 1 DP 503731 Pt Lot 2 DP 34892, at 1 Sells Road, Papatoetoe. The valuation address is 240 Portage Road, Papatoetoe. The site is approximately 3.64ha.
- 2.2. As depicted below, the site is live zoned Residential – Mixed Housing Suburban zone, and is bisected from the otherwise adjacent feature Ngā Kapua Kohu Ora / Crater Hill by the South-Western motorway (State Highway 22).
- 2.3. It is also adjacent to the Puhinui precinct, separated from the wider landscape by State Highway 22.
- 2.4. A map depicting the site within the Papatoetoe urban area and within the context of the neighbouring Puhinui Precinct is set out below.



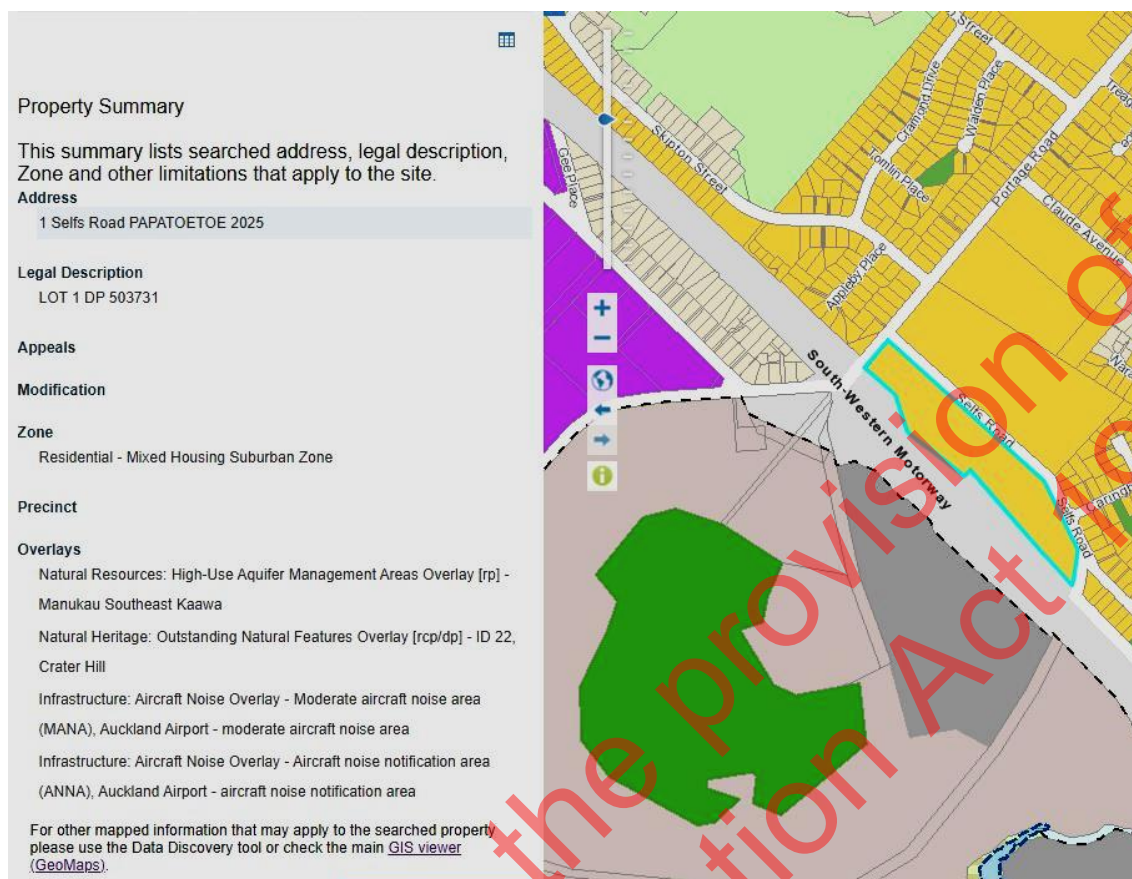


Figure 1: subject site, zoning and overlays

- 2.5. The site is subject to the Natural Heritage: Outstanding Natural Feature Overlay, described in the AUP as Crater Hill (ID22) ONF.
- 2.6. As depicted by the black and white dotted line in the above map, the site is included within the Rural Urban Boundary, whereas the remainder of Ngā Kapua Kohu Ora / Crater Hill is outside the RUB. The site is also not within the Puhinui Precinct (sub-precinct H) provisions which seek to protect inter alia the cultural landscape of the surrounding area.
- 2.7. For completeness, we note that a large part of the other side (south west of the motorway) of Ngā Kapua Kohu Ora / Crater Hill was subject to appeals through the AUP hearings; see Self Family Trust v Auckland Council [2020] NZEnvC 214 and Self Family Trust v Auckland Council [2018] NZEnvC 49, in particular.
- 2.8. Acanthus is keenly aware of those decisions and the importance of Ngā Kapua Kohu Ora / Crater Hill to a number of iwi authorities, hence its desire to seek out a CVA relatively early in the consenting process.

### 3. OVERVIEW OF THE PROPOSAL

- 3.1. The proposal seeks to provide affordable housing, in a carefully designed manner so as to respect the various values of the site while also developing in accordance with the live zoning of the site.
- 3.2. While the dwellings are not intended to be Kiwibuild homes, Acanthus is intending to sell all dwellings within an affordable price bracket and has economic evidence to support this.
- 3.3. The proposal seeks to construct 115 residential dwellings, as well as associated subdivision for freehold titles and earthworks. One of the primary objectives of the proposal is to contribute to the shortage in housing supply in Auckland by providing affordable housing and optimising the efficient development of a large residentially zoned site.
- 3.4. The design approach adopted for this site carefully considers the values associated with the Crater Hill Outstanding Natural Feature (ONF ID 22) and also notes matters of importance to iwi as discussed to date through consultation.

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Accordingly, the application includes the following positive aspects and matters for consideration:

- Provision of public access to a proposed public reserve along the top of the residential development enabling views over the Crater which are currently not available.
  - Appropriate treatment of the public and private interface at the proposed public walkway near the ridgeline.
  - Removal of the existing house and barn from locations on the site which are visible from the Crater and from viewpoints from the motorway.
  - The protection of significant native trees fronting Selfs Road, and the enhancement of the site through additional native planting included in the landscape plan including planting along the new walkway overlooking the crater.
  - Further consultation regarding possible landscape features linking the land to cultural values.
  - Identification of archaeological values and items of significance to consider when refining the design.
  - The treatment of stormwater runoff from the proposed private access lots (Commonly Owned Access Lots – COAL's).
  - Options for water reuse.
  - Methods for minimising earthworks and retaining as much as possible within the site.
- 3.5. In light of the need to protect views from inside the crater eastwards and the topography of the site, the housing typology is intended to be a single storey, with some special designs in peripheral locations of the site where the shape requires a different design to respond to the landform.
- 3.6. The design of the development is also intended to respect mana whenua relationship with the wider cultural landscape, and Acanthus has engaged an archaeological expert to prepare an archaeological assessment of the site, to inform its consultation and engagement with iwi in a manner that is transparent and respectful.
- 3.7. Acanthus has undertaken an iterative approach to the design of the site and a number of development typologies which are more intensive have been discarded for being unable to achieve acceptable landscape or urban design outcomes. Equally, it is reasonably obvious that a lower density of housing could be chosen, but larger houses on larger sites will only reduce yield, increase the size & value the houses (taking them outside an affordable category) and, likely remove the proposed public access from being delivered because:
- a) Increasing house prices and site sizes will create properties that would seek the south western edge as valuable land for private open space; and
  - b) Owners who were prepared to pay for larger and more expensive houses would not want to enable additional public access along a private boundary.
- 3.8. At this stage, only high-level architectural plans and a landscape visual simulation, as well as a geological assessment and an archaeological assessment, have been prepared. These are set out in more detail below. However, Acanthus is working with a high calibre expert team, who have been engaged to assist and prepare all necessary assessments to support the substantive application to the Minister for referral to the EPA. The team includes:
- a) Rachel de Lambert and Sho Kasuya – landscape architects, Boffa Miskell;
  - b) Nick Mattison and Lance Hessell – planners, Civix;
  - c) Phil Smith and Djordje Petkovic – architect, CASA Architects;
  - d) David Moore – creative director, DM Studio;
  - e) Jason Evans – urban design, ET Urban Design;
  - f) Sam Blackburn and Alastair Turnbull – civil engineers, Civix;

- g) Mat Campbell – archaeologist, CFG Heritage;
- h) Shane Moore – geotechnical engineer, Tonkin & Taylor;
- i) Michael Nixon – traffic engineer, Commute;
- j) Jon Styles – acoustic engineer, Styles Group
- k) Adam Thompson – economist, Urban Economics;
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- m) Andrew Braggins – legal counsel, Berry Simons.

3.9. As noted above, the proposal is intended to be design-led, so the expert team are taking their lead from the high-quality design proposal prepared by CASA Architects and Boffa Miskell.

3.10. As this site is within an urban zone and the size of the houses is quite modest, resource consent will primarily relate to the following AUP Chapters:

- a) Development within a ONF (AUP Chapter D10);
- b) Landuse for more than 3 dwellings on site and associated subdivision (AUP Chapter E38);
- c) Earthworks and possibly contamination remediation (Chapters E11 and 12 and the NES on contaminated land).

3.11. A more detailed planning assessment outlining the likely reasons for consent and high-level analysis of the applicable provisions is presently being prepared. It will obviously be influenced by the cultural value assessments.

#### **4. PRELIMINARY REPORTS**

4.1. As Andrew Fawcett explained in his email (27 May 2021), the full documentation for the substantive consent application has not yet been completed. At this stage, only specific key reports and inputs have been prepared and finalised at this stage.

4.2. These reports have been identified as playing an important role in informing other areas of expertise in preparing their assessments, as well as being the foundation for iwi engagement. However, they are only in draft form and are not fully complete as all inputs need to be reconciled and cross checked as the proposed development design package is finalised.

4.3. These key reports which we anticipate you will be most interested in are detailed below.

##### Architectural plans – Djordje Petkovic, Casa

4.4. The architectural plans have been through many iterations of design updates, to ensure high quality housing with sufficient yield, but minimal visual impact.

4.5. The design of the development also includes a walkway along the top of the ridge, to avoid development of this part of the site, while also seeking to provide public access and views across to Crater Hill.

4.6. The current version of the architecture plans is included in the link below in paragraph 6.5.

4.7. Acanthus and the primary design team is now reasonably comfortable with the layout, yield and placement of the units and the access lot, subject to feedback from iwi authorities via cultural values assessments which are being undertaken.

4.8. In addition, the architectural plans continue to undergo minor revisions in response to feedback from other experts and particularly in response to / in conjunction with amendments to the proposed landscape plans.

##### Landscape plans and visual assessment – Rachel de Lambert and Sho Kasuya, Boffa Miskell

4.9. The landscape plans have similarly been through many iterations, being carefully and closely worked through alongside



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the architectural plans, to ensure an aesthetic development with adequate planting and softening of the built form is achieved.

4.10. The landscaping is also intended to enhance the natural topography of the site, as well as retaining open grassed space for the public accessway to maintain a natural and open character of the site for the viewpoints across to Crater Hill. We hope you would agree that the ability to open up these views from the site toward Crater Hill is a significant positive outcome for iwi and the public which are currently unable to experience this vista. An example of the view possible from the proposal are illustrated below in Figure 2. Please note that the photo does not properly convey one's ability to discern the geological interlinkage between the crater, its lakes and the tuff ring when taking in the view from the proposed public space.

4.11. The current version of the proposed landscape plans is included in the link below in paragraph 6.5.



*Figure 2: A partial view from the location of the proposed public walkway over Crater Hill*

#### 3D Renders of David Moore - DM Studio

4.12. To assist with understanding the proposal from a visual perspective, the Applicant has engaged David Moore of DM Studio to prepare 3D visual renders of the proposal, from an aerial view and street view.

4.13. The aerial render shows the relationship and integration of the proposed built form on the topography of the site as well as landscaping and relationship with the proposed public space.

4.14. The street views show the intended relationship between the dwellings from the street, as well as providing a visual representation of landscaping treatment of the dwellings.

4.15. Copies of the 3D renders designed by David Moore are contained in the link included below in paragraph 6.5.

#### Archaeological report – Mat Campbell, CFG Heritage

4.16. Acanthus recognises that 1 Selfs Road sits within the wider context of Crater Hill ONF and archaeological sites which extend beyond the boundaries of 1 Selfs Road. As such, Acanthus engaged Mat Campbell of CFG Heritage to undertake a preliminary archaeological assessment of the site. The purpose of this assessment for Acanthus was to understand the

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archaeological values at 1 Selfs Road.

- 4.17. As the report states, it is not sufficient to support an application for an authority under the Heritage New Zealand Pouhere Taonga Act 2014 (“HNZPT Act”), or a resource consent under the Resource Management Act 1991. It is however at a sufficient level of detail to help inform the CVAs which are being prepared.
- 4.18. That said, a considerable amount of work has gone into this report. Mr Campbell was the lead archaeologist for Auckland Council in the *Self Family Trust v Auckland Council* proceedings and knows the area very well.
- 4.19. In addition, Mr Campbell undertook two site visits, the first was primarily a site meeting with iwi. The second was a comprehensive site visit and walkover on 10 May 2021, to which you were invited, and which was attended by Nigel Denny of Te Ākitai Waiohū.
- 4.20. Mr Campbell’s report confirms that although the site is subject to the ONF overlay and is part of a wider archaeological landscape, no archaeological features or deposits were identified. On the site visit, Mr Campbell had thought midden had been identified, but when it was looked at more closely, it turned out to be scoria.
- 4.21. However, Acanthus recognises that this does not mean that there will be no archaeological features or deposits within the site and an authority under the HNZPT Act will be needed in addition to any resource consents.
- 4.22. Mr Campbell’s report is **attached** to this letter.

#### Geological report – Shane Moore, Tonkin & Taylor

- 4.23. Mr Moore was engaged to provide a close review and desktop study of the extent of the Crater Hill Outstanding Natural Feature, including its provision for and protection under the AUP, and in light of the extent of the tuff ring.
- 4.24. Mr Moore concludes that while the subject site, as part of the Crater Hill geological landscape and comprising part of the tuff ring, the subject site has been dislocated from the wider Crater Hill volcanic centre.
- 4.25. Mr Moore also notes that the proposal seeks to protect the inner slope and rim of the tuff ring, by setting the development back and below the crest. Mr Moore concludes that the proposal will result in no significant loss of geological value, and in providing public access to views of Crater Hill, will have positive effects.
- 4.26. We now provide a full copy of the draft geological report prepared by Shane Moore. However, we note that this is not final, and is subject to finalisation once Mr Moore has had the opportunity to review other relevant expert reports which are in the process of being prepared for the fast track application. Mr Moore’s report is contained in the link included below in paragraph 6.5.

#### Other reports

- 4.27. Other key reports are in the process of being prepared, including geotechnical, engineering, urban design, economics, noise (regarding air-noise contours with respect to Auckland Airport), and land contamination, and will be provided in due course.

### **5. CULTURAL VALUES ASSESSMENT**

- 5.1. Ten iwi were initially contacted, providing an overview of the proposal and seeking advice as to whether they wanted to be consulted more extensively on this proposal. However, a number of iwi either deferred to another iwi or did not want to engage further.
- 5.2. Four iwi have been involved in ongoing liaison and correspondence with Acanthus:

- a) Ngāti Te Ata Waiohū;
- b) Ngāti Whanaunga;
- c) Te Ākitai Waiohū;
- d) Ngāti Tamaoho.

5.3. Three iwi, Te Ākitai Waiohū, Ngāti Te Ata Waiohū, and Ngāti Whanaunga, have advised that they wish to prepare individual Cultural Values Assessments. Acanthus is still waiting for representatives of Ngāti Tamaoho to confirm whether they also wish to undertake an individual CVA.

5.4. We are not at a stage where we are able to provide a full resource consent application suite to you for the purposes of preparing your CVA's, as you might perhaps expect under standard consenting procedures under the Resource Management Act 1991.

## 6. NEXT STEPS


6.1. We hope that the attached documentation will assist in preparing your CVA's, to be submitted to the Ministry of the Environment for assessment as part of the first stage of the fast track consent process.

6.2. We would like to confirm and emphasise, however, that the completion of your CVA does not mark the end of your involvement with this proposal. To the contrary, your CVA is sought at this early stage to better inform the Acanthus and the expert team as to issues and matters of importance to tangata whenua in relation to this proposal, and to facilitate ongoing collaboration with you to refine and amend the proposal and the design where possible to achieve positive outcomes for all. It is Acanthus' hope and intention that your CVA will provide a starting point on which for Acanthus to better understand what is of value and important to tangata whenua, and how to foster a collaborative working relationship.

6.3. We will provide you with documentation for the full application to the Ministry for the Environment as soon as we can and intend to be open and transparent throughout this process to enable you to participate to the fullest extent that you wish to.

6.4. We hope this letter and the attached documents are of assistance in preparing your CVA's at this preliminary stage. We look forward to continuing to work closely with you on this proposal.

6.5. Copies of the documents referred to above are available via the following Dropbox links:

- a) Architectural plans: [https://civixlimited-my.sharepoint.com/:f:/g/personal/lance\\_civix\\_co\\_nz/EjVRDODIfMtLrSU4vXBb7-wBaD-HpBHrsG1S6vGAOK2\\_4Q?e=WRnrFU](https://civixlimited-my.sharepoint.com/:f:/g/personal/lance_civix_co_nz/EjVRDODIfMtLrSU4vXBb7-wBaD-HpBHrsG1S6vGAOK2_4Q?e=WRnrFU)
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- e) DM Studio Visual Renders:  [Acanthus - 3D renders](#)

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If you have any queries, please do not hesitate to contact either Mr Fawcett, or the writer.

Yours sincerely



Lance Hessel  
Senior Planner

s 9(2)(a)

CIVIX LIMITED

Released under the provision of  
the Official Information Act 1982



10 June 2021

Te Ākitai Waiohū

For: Nigel Denny

Email: s 9(2)(a)

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Kia ora Nigel

### 1. INTRODUCTION

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- 1.2. A first site visit was held on 20 April 2021, with Andrew Fawcett and Callum McFarlane from Acanthus Limited, along with myself and members of the Acanthus expert team assisting on this application. I had the opportunity to meet and talk with Jeff Lee of Te Ākitai Waiohū about this proposal at this first site meeting. Nigel, I haven't had the opportunity to meet you, but I hope to in the near future.
- 1.3. Following on from that meeting, a second site visit was scheduled on 10 May 2021 with Mat Campbell the archaeologist at which you were in attendance. Hopefully you have received Mr Campbell's report, however, if not, it is included with the development reports that go with this letter.
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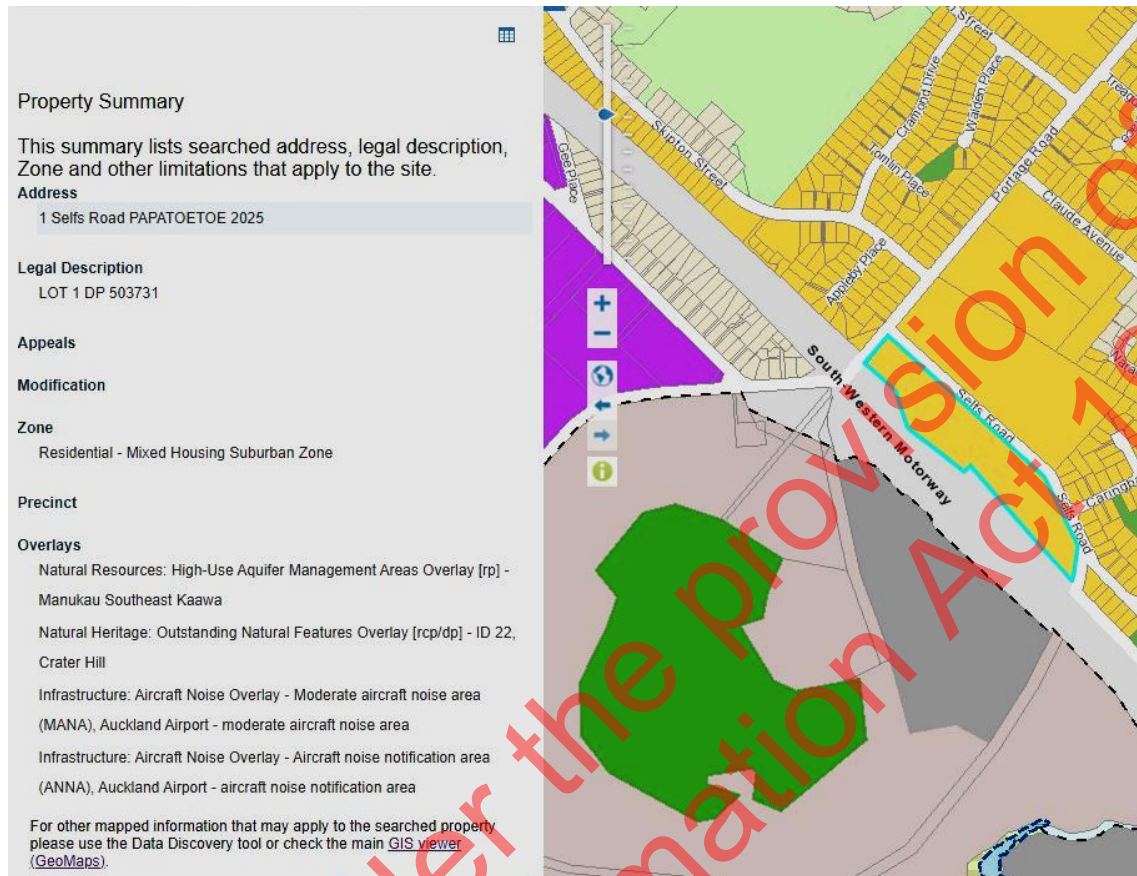


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- 4.10. The landscaping is also intended to enhance the natural topography of the site, as well as retaining open grassed space for the public accessway to maintain a natural and open character of the site for the viewpoints across to Crater Hill. We hope you would agree that the ability to open up these views from the site toward Crater Hill is a significant positive outcome for iwi and the public which are currently unable to experience this vista. An example of the view possible from the proposal are illustrated below in Figure 2. Please note that the photo does not properly convey one's ability to discern the geological interlinkage between the crater, its lakes and the tuff ring when taking in the view from the proposed public space.
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*Figure 2: A partial view from the location of the proposed public walkway over Crater Hill*

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- 4.18. That said, a considerable amount of work has gone into this report. Mr Campbell was the lead archaeologist for Auckland Council in the *Self Family Trust v Auckland Council* proceedings and knows the area very well.
- 4.19. In addition, Mr Campbell undertook two site visits. The first was primarily a site meeting with iwi. The second was a comprehensive site visit and walkover on 10 May 2021, which you attended.
- 4.20. Mr Campbell’s report confirms that although the site is subject to the ONF overlay and is part of a wider archaeological landscape, no archaeological features or deposits were identified. On the site visit, Mr Campbell had thought midden had been identified, but when it was looked at more closely, it turned out to be scoria.
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## 5. CULTURAL VALUES ASSESSMENT

- 5.1. Ten iwi were initially contacted, providing an overview of the proposal and seeking advice as to whether they wanted to be consulted more extensively on this proposal. However, a number of iwi either deferred to another iwi or did not want to engage further.
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  - b) Ngāti Whanaunga;
  - c) Te Ākitai Waiohū;
  - d) Ngāti Tamaoho.
- 5.3. Three iwi, Te Ākitai Waiohū, Ngāti Te Ata Waiohū, and Ngāti Whanaunga, have advised that they wish to prepare individual Cultural Values Assessments. Acanthus is still waiting for representatives of Ngāti Tamaoho to confirm whether they also wish to undertake an individual CVA.
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- 6.1. We hope that the attached documentation will assist in preparing your CVA's, to be submitted to the Ministry of the Environment for assessment as part of the first stage of the fast track consent process.
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- 6.3. We will provide you with documentation for the full application to the Ministry for the Environment as soon as we can, and intend to be open and transparent throughout this process to enable you to participate to the fullest extent that you wish to.
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e) DM Studio Visual Renders:  [Acanthus - 3D renders](#)

If you have any queries, please do not hesitate to contact either Mr Fawcet, or the writer.

Yours sincerely



Lance Hessel  
Senior Planner

s 9(2)(a) 

  
CIVIX LIMITED

10 June 2021

Ngaati Whanaunga

For: Mike Baker

Email: s 9(2)(a)

## FAST TRACK APPLICATION ON BEHALF OF ACANTHUS LIMITED

Kia ora Mike

### 1. INTRODUCTION

- 1.1. We are the planners who are assisting Acanthus Limited, to design a residential development at 1 Sells Road, Papatoetoe.
- 1.2. A first site visit was held on 20 April 2021, with Andrew Fawcett and Callum McFarlane from Acanthus Limited, along with myself and members of the Acanthus expert team assisting on this application, and I had the opportunity of meeting you at that site visit.
- 1.3. Following on from that meeting, a second site visit was scheduled on 10 May 2021 with Mat Campbell the archaeologist who you had met at the first meeting. Hopefully you have received Mr Campbell's report, however, if not it is included within the development reports that go with this letter.
- 1.4. Acanthus has now engaged Ngaati Whanaunga to prepare a cultural values assessment ("CVA").
- 1.5. We understand that to prepare a CVA you typically would want to see the entire resource consent application. As this is a fast track application, and as Acanthus Limited have engaged with iwi as early as possible to enable them to be involved in the entire process, the full application documentation has not yet been completed.
- 1.6. However, we proposed preparing a package of design and associated reports for iwi to consider and review for the purposes of informing their CVA (even if only in draft form) while the full material is prepared. We hope that you will be able to see that a lot of work has gone into the plans to date and with architectural, landscape, archaeological and geological reports available (amongst others currently being prepared) you will have a sufficiently clear understanding of what is proposed, in order to reach an informed view.
- 1.7. We of course recognise that you will wish to ensure that your CVA is limited to the information that you have received and that you have an opportunity to review the full set out material before Acanthus can fully rely on your CVA. If you wish, please note a limitation on your report that it is a draft and subject to a final review.

### 2. OVERVIEW OF THE SITE

- 2.1. As noted above, the site is located in on the urban fringe of Papatoetoe in Auckland. The site comprises one record of title, being Lot 1 DP 503731 Pt Lot 2 DP 34892, at 1 Sells Road, Papatoetoe. The valuation address is 240 Portage Road, Papatoetoe. The site is approximately 3.64ha.
- 2.2. As depicted below, the site is live zoned Residential – Mixed Housing Suburban zone, and is bisected from the otherwise adjacent feature Ngā Kapua Kohu Ora / Crater Hill by the South-Western motorway (State Highway 22).
- 2.3. It is also adjacent to the Puhinui precinct, separated from the wider landscape by State Highway 22.
- 2.4. A map depicting the site within the Papatoetoe urban area and within the context of the neighbouring Puhinui Precinct is set out below.



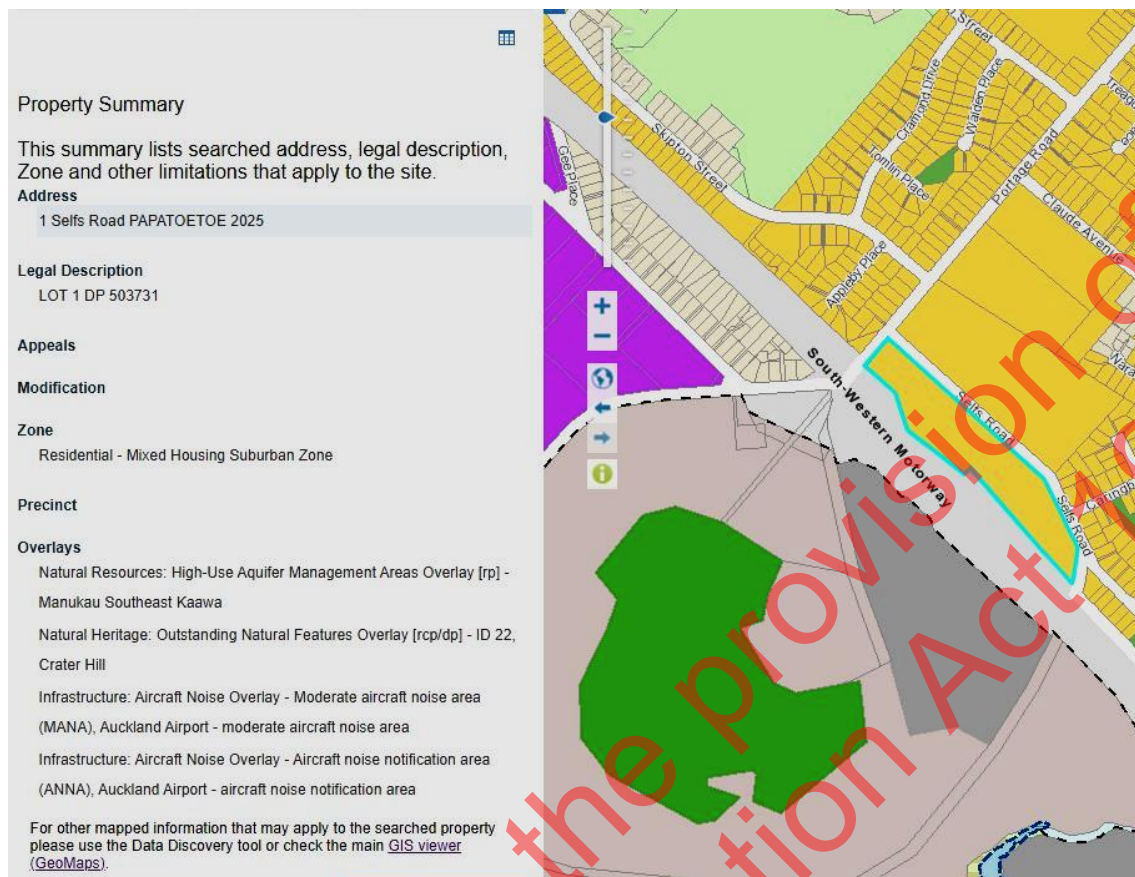


Figure 1: subject site, zoning and overlays

- 2.5. The site is subject to the Natural Heritage: Outstanding Natural Feature Overlay, described in the AUP as Crater Hill (ID22) ONF.
- 2.6. As depicted by the black and white dotted line in the above map, the site is included within the Rural Urban Boundary, whereas the remainder of Ngā Kapua Kohu Ora / Crater Hill is outside the RUB. The site is also not within the Puhinui Precinct (sub-precinct H) provisions which seek to protect inter alia the cultural landscape of the surrounding area.
- 2.7. For completeness, we note that a large part of the other side (southwest of the motorway) of Ngā Kapua Kohu Ora / Crater Hill was subject to appeals through the AUP hearings; see *Self Family Trust v Auckland Council* [2020] NZEnvC 214 and *Self Family Trust v Auckland Council* [2018] NZEnvC 49, in particular.
- 2.8. Acanthus is keenly aware of those decisions and the importance of Ngā Kapua Kohu Ora / Crater Hill to a number of iwi authorities, hence its desire to seek out a CVA relatively early in the consenting process.

### 3. OVERVIEW OF THE PROPOSAL

- 3.1. The proposal seeks to provide affordable housing, in a carefully designed manner so as to respect the various values of the site while also developing in accordance with the live zoning of the site.
- 3.2. While the dwellings are not intended to be Kiwibuild homes, Acanthus is intending to sell all dwellings within an affordable price bracket and has economic evidence to support this.
- 3.3. The proposal seeks to construct 115 residential dwellings, as well as associated subdivision for freehold titles and earthworks. One of the primary objectives of the proposal is to contribute to the shortage in housing supply in Auckland by providing affordable housing and optimising the efficient development of a large residentially zoned site.
- 3.4. The design approach adopted for this site carefully considers the values associated with the Crater Hill Outstanding Natural Feature (ONF ID 22) and also notes matters of importance to iwi as discussed to date through consultation.



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Accordingly, the application includes the following positive aspects and matters for consideration:

- Provision of public access to a proposed public reserve along the top of the residential development enabling views over the Crater which are currently not available.
  - Appropriate treatment of the public and private interface at the proposed public walkway near the ridgeline.
  - Removal of the existing house and barn from locations on the site which are visible from the Crater and from viewpoints from the motorway.
  - The protection of significant native trees fronting Selfs Road, and the enhancement of the site through additional native planting included in the landscape plan including planting along the new walkway overlooking the crater.
  - Further consultation regarding possible landscape features linking the land to cultural values.
  - Identification of archaeological values and items of significance to consider when refining the design.
  - The treatment of stormwater runoff from the proposed private access lots (Commonly Owned Access Lots – COAL's).
  - Options for water reuse.
  - Methods for minimising earthworks and retaining as much as possible within the site.
- 3.5. In light of the need to protect views from inside the crater eastwards and the topography of the site, the housing typology is intended to be a single storey, with some special designs in peripheral locations of the site where the shape requires a different design to respond to the landform.
- 3.6. The design of the development is also intended to respect mana whenua relationship with the wider cultural landscape, and Acanthus has engaged an archaeological expert to prepare an archaeological assessment of the site, to inform its consultation and engagement with iwi in a manner that is transparent and respectful.
- 3.7. Acanthus has undertaken an iterative approach to the design of the site and a number of development typologies which are more intensive have been discarded for being unable to achieve acceptable landscape or urban design outcomes. Equally, it is reasonably obvious that a lower density of housing could be chosen, but larger houses on larger sites will only reduce yield, increase the size & value the houses (taking them outside an affordable category) and, likely remove the proposed public access from being delivered because:
- a) Increasing house prices and site sizes will create properties that would seek the south western edge as valuable land for private open space; and
  - b) Owners who were prepared to pay for larger and more expensive houses would not want to enable additional public access along a private boundary.
- 3.8. At this stage, only high-level architectural plans and a landscape visual simulation, as well as a geological assessment and an archaeological assessment, have been prepared. These are set out in more detail below. However, Acanthus is working with a high calibre expert team, who have been engaged to assist and prepare all necessary assessments to support the substantive application to the Minister for referral to the EPA. The team includes:
- a) Rachel de Lambert and Sho Kasuya – landscape architects, Boffa Miskell;
  - b) Nick Mattison and Lance Hessell – planners, Civix;
  - c) Phil Smith and Djordje Petkovic – architect, CASA Architects;
  - d) David Moore – creative director, DM Studio;
  - e) Jason Evans – urban design, ET Urban Design;
  - f) Sam Blackburn and Alastair Turnbull – civil engineers, Civix;

- g) Mat Campbell – archaeologist, CFG Heritage;
- h) Shane Moore – geotechnical engineer, Tonkin & Taylor;
- i) Michael Nixon – traffic engineer, Commute;
- j) Jon Styles – acoustic engineer, Styles Group
- k) Adam Thompson – economist, Urban Economics;
- l) The Tree Consultancy Company – arborists; and
- m) Andrew Braggins – legal counsel, Berry Simons.

3.9. As noted above, the proposal is intended to be design-led, so the expert team are taking their lead from the high-quality design proposal prepared by CASA Architects and Boffa Miskell.

3.10. As this site is within an urban zone and the size of the houses is quite modest, resource consent will primarily relate to the following AUP Chapters:

- a) Development within a ONF (AUP Chapter D10);
- b) Landuse for more than 3 dwellings on site and associated subdivision (AUP Chapter E38);
- c) Earthworks and possibly contamination remediation (Chapters E11 and 12 and the NES on contaminated land).

3.11. A more detailed planning assessment outlining the likely reasons for consent and high-level analysis of the applicable provisions is presently being prepared. It will obviously be influenced by the cultural value assessments.

#### **4. PRELIMINARY REPORTS**

4.1. As Andrew Fawcett explained in his email (27 May 2021), the full documentation for the substantive consent application has not yet been completed. At this stage, only specific key reports and inputs have been prepared and finalised at this stage.

4.2. These reports have been identified as playing an important role in informing other areas of expertise in preparing their assessments, as well as being the foundation for iwi engagement. However, they are only in draft form and are not fully complete as all inputs need to be reconciled and cross checked as the proposed development design package is finalised.

4.3. These key reports which we anticipate you will be most interested in are detailed below.

##### Architectural plans – Djordje Petkovic, Casa

4.4. The architectural plans have been through many iterations of design updates, to ensure high quality housing with sufficient yield, but minimal visual impact.

4.5. The design of the development also includes a walkway along the top of the ridge, to avoid development of this part of the site, while also seeking to provide public access and views across to Crater Hill.

4.6. The current version of the architecture plans is included the link below in paragraph 6.5.

4.7. Acanthus and the primary design team is now reasonably comfortable with the layout, yield and placement of the units and the access lot, subject to feedback from iwi authorities via cultural values assessments which are being undertaken.

4.8. In addition, the architectural plans continue to undergo minor revisions in response to feedback from other experts and particularly in response to / in conjunction with amendments to the proposed landscape plans.

##### Landscape plans and visual assessment – Rachel de Lambert and Sho Kasuya, Boffa Miskell

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If you have any queries, please do not hesitate to contact either Mr Fawcett, or the writer.

Yours sincerely



Lance Hessel  
Senior Planner

s 9(2)(a)

CIVIX LIMITED

Released under the provision of  
the Official Information Act 1982

10 June 2021

Ngati Tamaoho Trust

For: Zachary Rutherford-Sirrett

Email: s 9(2)(a)

## FAST TRACK APPLICATION ON BEHALF OF ACANTHUS LIMITED

Kia ora Zachary

### 1. INTRODUCTION

- 1.1. We are the planners who are assisting Acanthus Limited, to design a residential development at 1 Sells Road, Papatoetoe.
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- 1.4. Acanthus has engaged Te Ākitai Waiohū, Ngāti Te Āta Waiohū, and Ngāti Whanaunga to prepare a cultural values assessment ("CVA"). We understand that Ngāti Tamaoho have indicated they would like to be engaged to provide a CVA, however, an agreement for this is not yet been formalised between Ngāti Tamaoho and Acanthus. Acanthus will follow up on this very shortly and enquire as to whether Ngāti Tamaoho would like to proceed with preparing a CVA to provide a cost estimate.
- 1.5. We understand that to prepare a CVA you typically would want to see the entire resource consent application. As this is a fast track application, and as Acanthus Limited have engaged with iwi as early as possible to enable them to be involved in the entire process, the full application documentation has not yet been completed.
- 1.6. However, we proposed preparing a package of design and associated reports for iwi to consider and review for the purposes of informing their CVA (even if only in draft form) while the full material is prepared. We hope that you will be able to see that a lot of work has gone into the plans to date and with architectural, landscape, archaeological and geological reports available (amongst others currently being prepared) you will have a sufficiently clear understanding of what is proposed, in order to reach an informed view.
- 1.7. We of course recognise that you will wish to ensure that your CVA is limited to the information that you have received and that you have an opportunity to review the full set out material before Acanthus can fully rely on your CVA. If you wish, please note a limitation on your report that it is a draft and subject to a final review.

### 2. OVERVIEW OF THE SITE

- 2.1. As noted above, the site is located in on the urban fringe of Papatoetoe in Auckland. The site comprises one record of title, being Lot 1 DP 503731 Pt Lot 2 DP 34892, at 1 Sells Road, Papatoetoe. The valuation address is 240 Portage Road, Papatoetoe. The site is approximately 3.64ha.
- 2.2. As depicted below, the site is live zoned Residential – Mixed Housing Suburban zone, and is bisected from the otherwise adjacent feature Ngā Kapua Kohu Ora / Crater Hill by the South-Western motorway (State Highway 22).
- 2.3. It is also adjacent to the Puhinui precinct, separated from the wider landscape by State Highway 22.
- 2.4. A map depicting the site within the Papatoetoe urban area and within the context of the neighbouring Puhinui Precinct



is set out below.

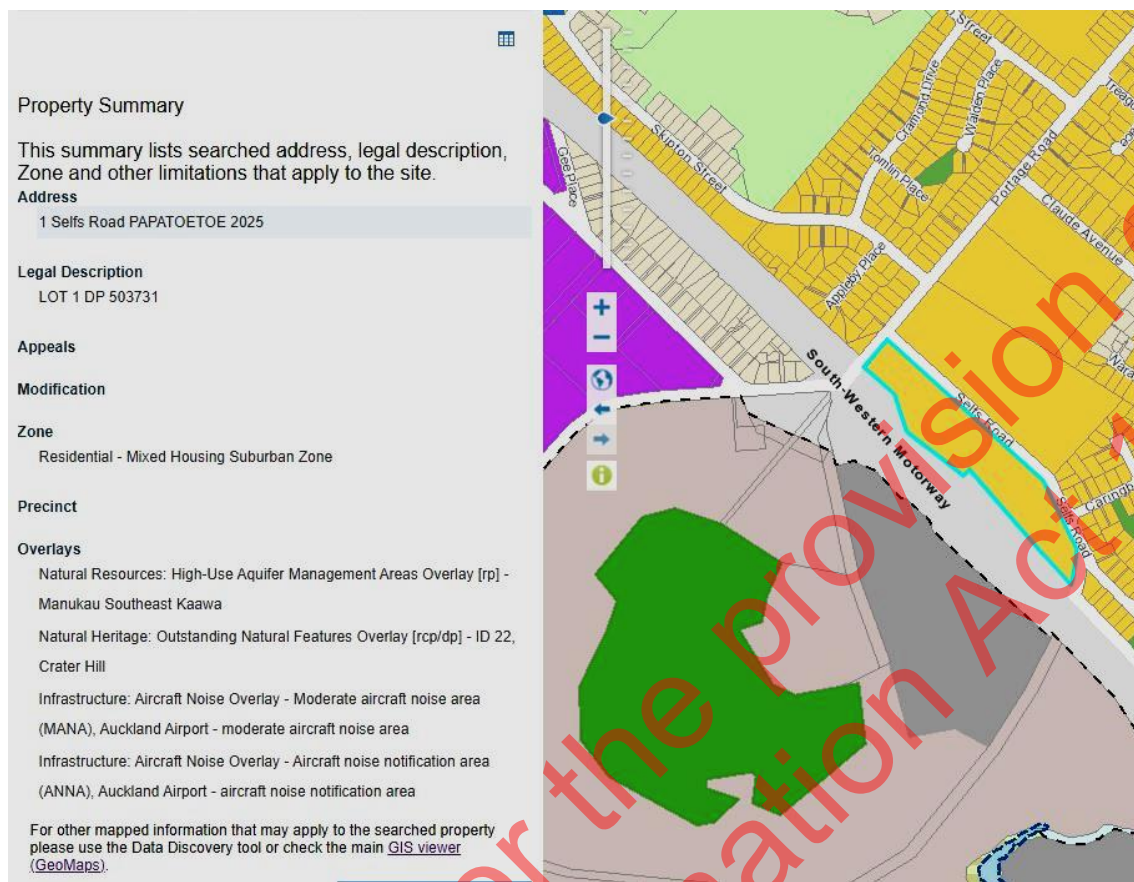


Figure 1: subject site, zoning and overlays

- 2.5. The site is subject to the Natural Heritage: Outstanding Natural Feature Overlay, described in the AUP as Crater Hill (ID22) ONF.
- 2.6. As depicted by the black and white dotted line in the above map, the site is included within the Rural Urban Boundary, whereas the remainder of Ngā Kapua Kohu Ora / Crater Hill is outside the RUB. The site is also not within the Puhinui Precinct (sub-precinct H) provisions which seek to protect inter alia the cultural landscape of the surrounding area.
- 2.7. For completeness, we note that a large part of the other side (south west of the motorway) of Ngā Kapua Kohu Ora / Crater Hill was subject to appeals through the AUP hearings; see Self Family Trust v Auckland Council [2020] NZEnvC 214 and Self Family Trust v Auckland Council [2018] NZEnvC 49, in particular.
- 2.8. Acanthus is keenly aware of those decisions and the importance of Ngā Kapua Kohu Ora / Crater Hill to a number of iwi authorities, hence its desire to seek out a CVA relatively early in the consenting process.

### 3. OVERVIEW OF THE PROPOSAL

- 3.1. The proposal seeks to provide affordable housing, in a carefully designed manner so as to respect the various values of the site while also developing in accordance with the live zoning of the site.
- 3.2. While the dwellings are not intended to be Kiwibuild homes, Acanthus is intending to sell all dwellings within an affordable price bracket and has economic evidence to support this.
- 3.3. The proposal seeks to construct 115 residential dwellings, as well as associated subdivision for freehold titles and earthworks. One of the primary objectives of the proposal is to contribute to the shortage in housing supply in Auckland

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by providing affordable housing and optimising the efficient development of a large residentially zoned site.

3.4. The design approach adopted for this site carefully considers the values associated with the Crater Hill Outstanding Natural Feature (ONF ID 22) and also notes matters of importance to iwi as discussed to date through consultation. Accordingly, the application includes the following positive aspects and matters for consideration:

- Provision of public access to a proposed public reserve along the top of the residential development enabling views over the Crater which are currently not available.
- Appropriate treatment of the public and private interface at the proposed public walkway near the ridgeline.
- Removal of the existing house and barn from locations on the site which are visible from the Crater and from viewpoints from the motorway.
- The protection of significant native trees fronting Selfs Road, and the enhancement of the site through additional native planting included in the landscape plan including planting along the new walkway overlooking the crater.
- Further consultation regarding possible landscape features linking the land to cultural values.
- Identification of archaeological values and items of significance to consider when refining the design.
- The treatment of stormwater runoff from the proposed private access lots (Commonly Owned Access Lots – COAL's).
- Options for water reuse.
- Methods for minimising earthworks and retaining as much as possible within the site.

3.5. In light of the need to protect views from inside the crater eastwards and the topography of the site, the housing typology is intended to be a single storey, with some special designs in peripheral locations of the site where the shape requires a different design to respond to the landform.

3.6. The design of the development is also intended to respect mana whenua relationship with the wider cultural landscape, and Acanthus has engaged an archaeological expert to prepare an archaeological assessment of the site, to inform its consultation and engagement with iwi in a manner that is transparent and respectful.

3.7. Acanthus has undertaken an iterative approach to the design of the site and a number of development typologies which are more intensive have been discarded for being unable to achieve acceptable landscape or urban design outcomes. Equally, it is reasonably obvious that a lower density of housing could be chosen, but larger houses on larger sites will only reduce yield, increase the size & value the houses (taking them outside an affordable category) and, likely remove the proposed public access from being delivered because:

- a) Increasing house prices and site sizes will create properties that would seek the south western edge as valuable land for private open space; and
- b) Owners who were prepared to pay for larger and more expensive houses would not want to enable additional public access along a private boundary.

3.8. At this stage, only high-level architectural plans and a landscape visual simulation, as well as a geological assessment and an archaeological assessment, have been prepared. These are set out in more detail below. However, Acanthus is working with a high calibre expert team, who have been engaged to assist and prepare all necessary assessments to support the substantive application to the Minister for referral to the EPA. The team includes:

- a) Rachel de Lambert and Sho Kasuya – landscape architects, Boffa Miskell;
- b) Nick Mattison and Lance Hessell – planners, Civix;
- c) Phil Smith and Djordje Petkovic – architect, CASA Architects;

- d) David Moore – creative director, DM Studio;
- e) Jason Evans – urban design, ET Urban Design;
- f) Sam Blackburn and Alastair Turnbull – civil engineers, Civix;
- g) Mat Campbell – archaeologist, CFG Heritage;
- h) Shane Moore – geotechnical engineer, Tonkin & Taylor;
- i) Michael Nixon – traffic engineer, Commute;
- j) Jon Styles – acoustic engineer, Styles Group
- k) Adam Thompson – economist, Urban Economics;
- l) The Tree Consultancy Company – arborists; and
- m) Andrew Braggins – legal counsel, Berry Simons.

3.9. As noted above, the proposal is intended to be design-led, so the expert team are taking their lead from the high-quality design proposal prepared by CASA Architects and Boffa Miskell.

3.10. As this site is within an urban zone and the size of the houses is quite modest, resource consent will primarily relate to the following AUP Chapters:

- a) Development within a ONF (AUP Chapter D10);
- b) Landuse for more than 3 dwellings on site and associated subdivision (AUP Chapter E38);
- c) Earthworks and possibly contamination remediation (Chapters E11 and 12 and the NES on contaminated land).

3.11. A more detailed planning assessment outlining the likely reasons for consent and high-level analysis of the applicable provisions is presently being prepared. It will obviously be influenced by the cultural value assessments.

#### **4. PRELIMINARY REPORTS**

4.1. As Andrew Fawcett explained in his email (27 May 2021), the full documentation for the substantive consent application has not yet been completed. At this stage, only specific key reports and inputs have been prepared and finalised at this stage.

4.2. These reports have been identified as playing an important role in informing other areas of expertise in preparing their assessments, as well as being the foundation for iwi engagement. However, they are only in draft form and are not fully complete as all inputs need to be reconciled and cross checked as the proposed development design package is finalised.

4.3. These key reports which we anticipate you will be most interested in are detailed below.

##### Architectural plans – Djordje Petkovic, Casa

4.4. The architectural plans have been through many iterations of design updates, to ensure high quality housing with sufficient yield, but minimal visual impact.

4.5. The design of the development also includes a walkway along the top of the ridge, to avoid development of this part of the site, while also seeking to provide public access and views across to Crater Hill.

4.6. The current version of the architecture plans is included in the link below in paragraph 6.5.

4.7. Acanthus and the primary design team is now reasonably comfortable with the layout, yield and placement of the units and the access lot, subject to feedback from iwi authorities via cultural values assessments which are being undertaken.

4.8. In addition, the architectural plans continue to undergo minor revisions in response to feedback from other experts and



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particularly in response to / in conjunction with amendments to the proposed landscape plans.

Landscape plans and visual assessment – Rachel de Lambert and Sho Kasuya, Boffa Miskell

- 4.9. The landscape plans have similarly been through many iterations, being carefully and closely worked through alongside the architectural plans, to ensure an aesthetic development with adequate planting and softening of the built form is achieved.
- 4.10. The landscaping is also intended to enhance the natural topography of the site, as well as retaining open grassed space for the public accessway to maintain a natural and open character of the site for the viewpoints across to Crater Hill. We hope you would agree that the ability to open up these views from the site toward Crater Hill is a significant positive outcome for iwi and the public which are currently unable to experience this vista. An example of the view possible from the proposal are illustrated below in Figure 2. Please note that the photo does not properly convey one's ability to discern the geological interlinkage between the crater, its lakes and the tuff ring when taking in the view from the proposed public space.
- 4.11. The current version of the proposed landscape plans is included in the link below in paragraph 6.5.



*Figure 2: A partial view from the location of the proposed public walkway over Crater Hill*

3D Renders of David Moore – DM Studio

- 4.12. To assist with understanding the proposal from a visual perspective, the Applicant has engaged David Moore of DM Studio to prepare 3D visual renders of the proposal, from an aerial view and street view.
- 4.13. The aerial render shows the relationship and integration of the proposed built form on the topography of the site as well as landscaping and relationship with the proposed public space.
- 4.14. The street views show the intended relationship between the dwellings from the street, as well as providing a visual representation of landscaping treatment of the dwellings.
- 4.15. Copies of the 3D renders designed by David Moore are contained in the link included below in paragraph 6.5.

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#### Archaeological report – Mat Campbell, CFG Heritage

- 4.16. Acanthus recognises that 1 Sells Road sits within the wider context of Crater Hill ONF and archaeological sites which extend beyond the boundaries of 1 Sells Road. As such, Acanthus engaged Mat Campbell of CFG Heritage to undertake a preliminary archaeological assessment of the site. The purpose of this assessment for Acanthus was to understand the archaeological values at 1 Sells Road.
- 4.17. As the report states, it is not sufficient to support an application for an authority under the Heritage New Zealand Pouhere Taonga Act 2014 (“HNZPT Act”), or a resource consent under the Resource Management Act 1991. It is however at a sufficient level of detail to help inform the CVA’s which are being prepared.
- 4.18. That said, a considerable amount of work has gone into this report. Mr Campbell was the lead archaeologist for Auckland Council in the proceedings and knows the area very well.
- 4.19. In addition, Mr Campbell undertook two site visits, the first was primarily a site meeting with iwi. The second was a comprehensive site visit and walkover on 10 May 2021 at which you were invited, and which was attended by Nigel Denny of Te Ākitai Waiohū.
- 4.20. Mr Campbell’s report confirms that although the site is subject to the ONF overlay and is part of a wider archaeological landscape, no archaeological features or deposits were identified. On the site visit, Mr Campbell had thought midden had been identified, but when it was looked at more closely, it turned out to be scoria.
- 4.21. However, Acanthus recognises that this does not mean that there will be no archaeological features or deposits within the site and an authority under the HNZPT Act will be needed in addition to any resource consents.
- 4.22. Mr Campbell’s report is **attached** to this letter.

#### Geological report – Shane Moore, Tonkin & Taylor

- 4.23. Mr Moore was engaged to provide a close review and desktop study of the extent of the Crater Hill Outstanding Natural Feature, including its provision for and protection under the AUP, and in light of the extent of the tuff ring.
- 4.24. Mr Moore concludes that while the subject site, as part of the Crater Hill geological landscape and comprising part of the tuff ring, the subject site has been dislocated from the wider Crater Hill volcanic centre.
- 4.25. Mr Moore also notes that the proposal seeks to protect the inner slope and rim of the tuff ring, by setting the development back and below the crest. Mr Moore concludes that the proposal will result in no significant loss of geological value, and in providing public access to views of Crater Hill, will have positive effects.
- 4.26. We now provide a full copy of the draft geological report prepared by Shane Moore. However, we note that this is not final, and is subject to finalisation once Mr Moore has had the opportunity to review other relevant expert reports which are in the process of being prepared for the fast track application. Mr Moore’s report is contained in the link below in paragraph 6.5.

#### Other reports

- 4.27. Other key reports are in the process of being prepared, including geotechnical, engineering, urban design, economics, noise (regarding air-noise contours with respect to Auckland Airport), and land contamination, and will be provided in due course.

### **5. CULTURAL VALUES ASSESSMENT**

- 5.1. Ten iwi were initially contacted, providing an overview of the proposal and seeking advice as to whether they wanted to be consulted more extensively on this proposal. However, a number of iwi either deferred to another iwi or did not want to engage further.
- 5.2. Four iwi have been involved in ongoing liaison and correspondence with Acanthus:

- a) Ngāti Te Ata Waiohū;
- b) Ngāti Whanaunga;
- c) Te Ākitai Waiohū;
- d) Ngāti Tamaoho.

5.3. Three iwi, Te Ākitai Waiohū, Ngāti Te Ata Waiohū, and Ngāti Whanaunga, have advised that they wish to prepare individual Cultural Values Assessments. As stated above, we understand Ngāti Tamaoho has indicated a desire to provide a CVA, and the agreement for this is to be formalised as soon as possible with Acanthus.

5.4. We are not at a stage where we are able to provide a full resource consent application suite to you for the purposes of preparing your CVA, as you might perhaps expect under standard consenting procedures under the Resource Management Act 1991.

## 6. NEXT STEPS


6.1. We hope that the attached documentation will assist in preparing your CVA's, to be submitted to the Ministry of the Environment for assessment as part of the first stage of the fast track consent process.

6.2. We would like to confirm and emphasise, however, that the completion of your CVA does not mark the end of your involvement with this proposal. To the contrary, your CVA is sought at this early stage to better inform the Acanthus and the expert team as to issues and matters of importance to tangata whenua in relation to this proposal, and to facilitate ongoing collaboration with you to refine and amend the proposal and the design where possible to achieve positive outcomes for all. It is Acanthus' hope and intention that your CVA will provide a starting point on which for Acanthus to better understand what is of value and important to tangata whenua, and how to foster a collaborative working relationship.

6.3. We will provide you with documentation for the full application to the Ministry for the Environment as soon as we can, and intend to be open and transparent throughout this process to enable you to participate to the fullest extent that you wish to.

6.4. We hope this letter and the attached documents are of assistance in preparing your CVA's at this preliminary stage. We look forward to continuing to work closely with you on this proposal.

6.5. Copies of the documents referred to above are available via the following Dropbox links:

- a) Architectural plans: [https://civixlimited-my.sharepoint.com/:f/g/personal/lance\\_civix\\_co\\_nz/EjVRDODIfMtLrSU4vXBb7-wBaD-HpBHrsG1S6vGAOK2\\_4Q?e=WRnrfU](https://civixlimited-my.sharepoint.com/:f/g/personal/lance_civix_co_nz/EjVRDODIfMtLrSU4vXBb7-wBaD-HpBHrsG1S6vGAOK2_4Q?e=WRnrfU)
- b) Landscape plans: [https://civixlimited-my.sharepoint.com/:f/g/personal/lance\\_civix\\_co\\_nz/Erd3HWMSB\\_NNkrCPs81i8PUBiDZmT81gLwlphQZt4a1AIQ?e=XrflLr](https://civixlimited-my.sharepoint.com/:f/g/personal/lance_civix_co_nz/Erd3HWMSB_NNkrCPs81i8PUBiDZmT81gLwlphQZt4a1AIQ?e=XrflLr)
- c) Archaeological report: **attached** to this letter; and
- d) Geological report: [https://berrysimons-my.sharepoint.com/:f/g/personal/oliviam\\_berrysimons\\_co\\_nz/Ej668quMJFNckxvGHYNvca0BdrOoUB9pt0VQUIM2aH5MmA?e=fzo0Fg](https://berrysimons-my.sharepoint.com/:f/g/personal/oliviam_berrysimons_co_nz/Ej668quMJFNckxvGHYNvca0BdrOoUB9pt0VQUIM2aH5MmA?e=fzo0Fg)
- e) DM Studio Visual Renders:  [Acanthus - 3D renders](#)

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If you have any queries, please do not hesitate to contact either Mr Fawcett, or the writer.

Yours sincerely



Lance Hessel  
Senior Planner

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