

21 December 2021

Fast-track Consenting  
Ministry for the Environment | Manatū Mo Te Taiao  
Wellington

By email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

## ACANTHUS LIMITED – 1 SELFS ROAD FAST TRACK PROJECT

### Introduction

1. My name is Andrew Fawcett, and I am one of the directors of Acanthus Limited, who is proposing to undertake a residential development at 1 Selfs Road, Papatoetoe.
2. In broad terms, the proposed fast track project at 1 Selfs Road is a residential development, comprising 115 single storey residential dwellings, comprising a variety of configurations and intended to be affordable.
3. Acanthus Limited has been set up to undertake the development and is the entity applying for consent under the Covid-19 Recovery (Fast-track Consenting) Act 2020.

### Funding

4. In my capacity as a director of the applicant company, I believe we can access sufficient funding to be able to undertake this project available.
5. Our primary sources of funding for this project are:
  - (a) Acanthus Limited's own capital, and capital available from Acanthus Limited's parent companies (Safe Haven Corporate Trustee Limited) and related entities (Myland Partners Limited); and
  - (b) First mortgage funding through a mortgage trust.
6. I am confident that our existing capital is sufficient to fund this project initially, and as supplemented by additional funding sources as outlined above, will be sufficient to ensure the project can be seen through to completion.

### Company structure and relationships

7. As noted above, this development is being undertaken by Acanthus, but overseen by a related entity, Myland Partners.
8. Myland Partners is a real estate investment firm, with a specialisation in the acquisition, management and development of property. It operates as the

marketing and management company for a number of developments, which are undertaken by special purpose vehicles, usually individually incorporated for specific developments.

9. Acanthus is a special purpose vehicle that was initially incorporated in 2013 for undertaking one specific development, being the Redhills Road development in Westgate. Acanthus is now also the company undertaking the Selfs Road development.
10. The companies are related entities, both being child companies of their ultimate parent company, Safe Haven Corporate Trustee Limited.


#### **Enforcement and compliance action**

11. Acanthus Limited was incorporated in 2013 as a special purpose vehicle, and was set up with the intention of undertaking a specific development only. As such, Acanthus has only undertaken one prior development, being the Malbec living development at 33-37 Redhills Road, Westgate, Auckland, comprising 460 sections.
12. Acanthus operates under Myland Partners limited, which is experienced in the oversight of developments, and its operating model is to incorporate special purpose vehicles for each specific development.
13. Other developments which Myland Partners has been the umbrella company include:
  - (a) 15-17 Scott Road, Hobsonville (327 sections); and
  - (b) 84 Fred Taylor Drive, Westgate (244 sections)
  - (c) 33 Red Hills Road, Massey (470 sections)
  - (d) 6 Stockmans Lane, Pukekohe (396 sections); (works have not yet commenced on this project; works are scheduled to commence on site in January 2022)
14. A projects profile has been prepared detailing previous projects in progress and undertaken and completed, and is **attached** to this letter as **Attachment A**.
15. Neither Acanthus Limited nor Myland Partners has never been prosecuted for any non-compliance with resource consent conditions or adverse environmental effects.
16. There has been some enforcement or compliance action commenced in respect of these developments, which have predominantly related to erosion and sediment control measure deficiencies, and one isolated instance of construction occurring outside of consented construction hours. However, these breaches have been the responsibility of the contractors undertaking the actual development work.
17. In the interests of transparency and openness, our lawyers have lodged an official information request under the Local Government Official Information and Meetings Act 1987 to obtain specific records of enforcement and compliance action taken against these properties. The response from Auckland Council was that no enforcement or compliance action has been initiated in respect of our other projects or properties.

### **Conclusion**

18. I hope the above information is of assistance to the Ministry for the Environment with respect to funding capability and enforcement and compliance action in considering Acanthus' application for referral for the 1 Selfs Road project.
19. Thank you for your consideration.

Yours sincerely,



**Andrew Fawcett**

Director of Acanthus Limited

Released under the provision of  
the Official Information Act 1982

# myland

PARTNERS

DRIVING DEVELOPMENT THROUGH A FOCUS ON QUALITY AND INNOVATION



For over 25 years the Directors of Myland Partners have been involved in the vision and development of some of the most prominent land subdivision projects in New Zealand.

Our current portfolio includes significant large scale residential housing projects throughout New Zealand. We work with New Zealand's finest architecture practices – to create award-winning master-planned residences that provide home buyers with the lifestyle, security and capital gains they demand.

Myland Partners is focused on leading edge, innovative residential development. We are committed to delivering quality housing solutions and have proudly undertaken over 2000 sections within development projects in New Zealand, consisting of;

- 764 sections handed over in the last 3 years
- 677 lots currently being developed for handover in the next 2 years
- 715 sections being undertaken for development in the next 2 years







## MANAWA & SCOTT POINT

Mānawa Living is a thoughtfully master-planned community situated at Scott Point, Hobsonville, Auckland. The project comprises a 327 lot subdivision of generous sized sections. High-quality landscaping, green areas, coupled with an unbeatable coastal connection have made Manawa a particularly attractive development.







#### MANAWA & SCOTT POINT PROJECT SUMMARY

- Hobsonville Greenfield Development
- 327 Residential Sections
- Consented in 2017
- Settlement and Construction in 2018
- Complete / Handed Over





## MALBEC

Malbec is an exciting new subdivision in Westgate, in the heart of Auckland's rapidly growing North-West. There are 244 sections all within close proximity to transport, education, shopping and other amenities. Beautiful landscaping and intelligent urban design have helped lift the standard and improved the attractiveness and desirability of Malbec.



## MALBEC PROJECT SUMMARY

- Launched mid 2017
- Westgate Greenfield Development
- 244 Sections
- Complete / Handed Over



## CARDINAL WEST

Cardinal West is a 470 lot Greenfield Development in Red Hills, the prime precinct of Westgate. North facing, it's situated perfectly to make the absolute most of the rapidly developing communities of Auckland's North Western corridor.

An exciting new residential community of architecturally designed stand-alone homes located in one of Auckland's fastest growing and most desirable precincts.





#### CARDINAL WEST PROJECT SUMMARY

- Launched in December 2019
- Westgate Greenfield Development
- 470 Sections
- Affordable, Stand-alone Homes
- Positioned For First Home Buyers
- Stage 1 (193 lots) Handed Over
- Stage 2 to 6 in Development









## STOCKMAN LIVING

Stockman Living is a charming new subdivision in the heart of Pukekohe. This 396 lot master planned community offers the best of both worlds; relaxed rural living, whilst still being close to amenities. Motor racing, horse racing and organic markets are Pukekohe's major attractions. This large country town is always buzzing with activity.



### STOCKMAN PROJECT SUMMARY

- Launched September 2021
- Pukekohe Greenfield Development
- 396 Sections
- Efficient Building Sites
- Positioned for First Home Buyers
- Earthworks to Commence in January 2022







#### OUR AWARDS

Our dedication to top quality property development has been recognised with several prestigious awards, including the NZIA 2006 and 2010 Resene Local Awards for Architecture, the YBE 2005 Award and the NZIA 2003 Wellington Urban Design Award.

