



MEMORANDUM

To: Refer to Appendix 1

From: Simon Berry – Berry Simons – s 9(2)(a)
Mark Tollemache - Tollemache Consultants – s 9(2)(a)

Date: 16 February 2023

Subject: Cultural Consultation: 8 Stevenson Crescent Development - Fast Track Application

Application Details Relating to an Application under the COVID-19 Recovery (Fast Track Consenting) Act 2020.

1. INTRODUCTION

- 1.1 We act for Junge Xu who wishes to undertake a (predominantly residential) mixed use development of land that she controls at 8 Stevensons Crescent, Albany, Auckland ("Site").¹
- 1.2 Ms. Xu wishes to apply for the necessary resource consents via the fast-tracked procedure under the COVID-19 Recovery (Fast Track Consenting) Act 2019 ("FTCA").
- 1.3 For the purposes of the referral application, the proposal involves the development of up to 150 residential dwellings (final numbers to be determined by concept design), as well as mixed use activities including a dairy and work from home type units fronting Stevensons Crescent.
- 1.4 Land use and subdivision are required to be assessed as a non-complying activity.
- 1.5 At this stage, no resource consents have been applied for, so the following details are on a broad level aimed at securing a referral from the Minister for the Environment ("MfE") to the Environmental Protection Authority ("EPA") for processing where the Convenor of Panels appoints an "expert consenting panel" ("ECP") to determine the application.
- 1.6 It is noted that the Site is not located within any areas of statutory acknowledgement – shown in **Figure 1** below. Additionally, there are no identified items of cultural or historical significance of relevance to the Site.
- 1.7 As manua whenua who may have an interest in the area surrounding the Site, we seek your feedback on this proposal regarding any cultural value aspects relating to the natural and physical environment of interest to you.

¹ legally described as Pt Allot 27 and Pt Allot 299 Pukeatua Psh Blk III Waitemata SD.

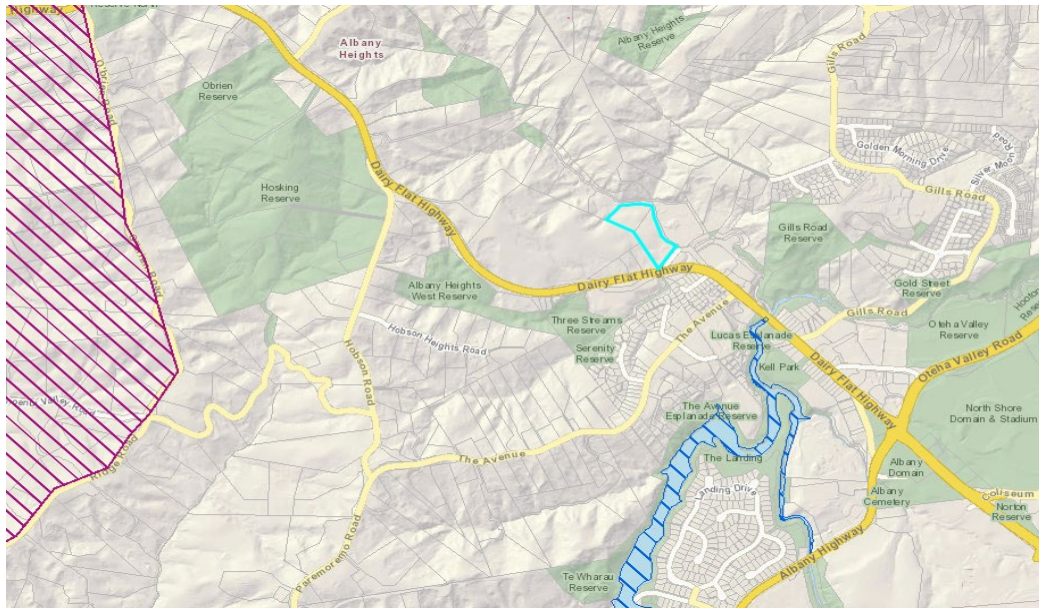


Figure 1: Auckland Council GIS Image depicting the Site (outlined highlighted light blue) and the absence of overlapping areas of statutory acknowledgment (highlighted in dark blue and red).

2. GEOGRAPHICAL LOCATION AND SITE DESCRIPTION

- 2.1 The 2.5ha Site is located at the north-western edge of the existing Albany Village, contiguous with the existing urban area.



Figure 2: Auckland Council GIS Image depicting the Aerial Basemap of the Site.

- 2.2 The Site is:
- (a) Opposite land zoned Mixed Housing Urban and Mixed Housing Suburban at 300 and 329 Dairy Flat Highway and Agnew Place;

- (b) Opposite a property that has recently been developed as the Perekia Street development comprising three storey terrace houses and a five storey apartment building; and
 - (c) Located within the Rural-Urban Boundary ("RUB"), but zoned Future Urban Zone ("FUZ") under the Auckland Unitary Plan ("AUP"). **Figure 3** below shows the zoning of the Site in the context of the RUB.
- 2.3 The Site is currently occupied by a single dwelling and is utilised for grazing. It is located above the adjoining flood plain on gently rising land. There is an intermittent stream within the south western corner of the Site which has been degraded by past farming activities.
- 2.4 The current use of the land represents a financially unviable activity of land zoned for future residential development.



Figure 3: Image depicting 8 Stevenson Crescent (in red) and its situation within the RUB (blue dotted line).

3. OVERVIEW OF PROPOSED DEVELOPMENT

- 3.1 The proposal seeks to provide housing designed to respect the values of the Site. This may take the form of mixed-use development on the Stevensons Crescent frontage with commercial spaces on the ground floor of multi-storey buildings, with residential units above. The remainder of the residential units would comprise townhouses, duplexes and terraces.
- 3.2 At this early stage, the applicant envisages that the commercial component of the development will be focused on local community facilities and job generation, including:
- (a) a cafe;
 - (b) a convenience outlet – dairy; and
 - (c) work from home type units fronting Stevensons Crescent.

3.3 At this stage, only high-level plans have been prepared. A team of high calibre experts have also been instructed to work on the proposal and provide all the necessary reports to support the application for referral to the EPA.

3.4 The list of reports currently being written by experts in relation to the project are on the subjects listed below:

- (a) Masterplan / Structure Plan.
- (b) Geotechnical.
- (c) Civil engineers.
- (d) Ecologist.
- (e) Traffic.
- (f) Economics.
- (g) Planning / Resource Management Act 1991.

4. **NEXT STEPS / CONSULTATION**

4.1 We understand that the location of the Site may be outside your identified area of interest. As such, we would appreciate it if you could please advise us of your cultural interest in the proposal within 14 working days, **by COB Thursday 9th March 2023**, indicating whether you would wish to engage in the fast-track process should the application of the Site's development for referral to the EPA be successful.

4.2 Should you wish to participate in the fast-track process, we would also appreciate your initial view on the Site's proposed development, indicating any potential documents you may require in the future to aid in your assessment of the Site and if a Site visit would be required as part of your assessment.

4.3 We are grateful to you for your time in reading this document and would be happy to provide any further information or clarification needed.

Appendix 1

Iwi	Representative body	Contact details
Ngāi Tai ki Tāmaki	Ngāi Tai ki Tāmaki Tribal Trust	Kaitiaki Unit kaitiaki@ngaitaitamaki.iwi.nz https://www.ngaitaitamaki.iwi.nz/
Ngāti Manuhiri	Ngati Manuhiri Settlement Trust	RMA Kaitiaki kaitiaki@ngatimanuhiri.iwi.nz https://www.ngatimanuhiri.iwi.nz
Ngāti Maru	Ngāti Maru Rūnanga Trust	eu@ngatimaru.iwi.nz https://ngatimaru.iwi.nz/
Ngāti Pāoa	Ngāti Paoa Iwi Trust	ngatipaoa.info@gmail.com https://www.ngatipaoaiwi.co.nz/
Ngāti Pāoa	Ngāti Paoa Trust Board	NPTB@ngatipaoatrustboard.co.nz https://www.ngatipaoatrustboard.co.nz/
Ngāti Te Ata	Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū	s 9(2)(a) [REDACTED] https://www.ngaatiwhanaunga.maori.nz/
Ngāti Whanaunga	Ngāti Whanaunga Incorporated	Honey Renata s 9(2)(a) [REDACTED] Michael Baker s 9(2)(a) [REDACTED] https://www.ngaatiwhanaunga.maori.nz/
Ngāti Whātua o Kaipara	Ngā Maunga Whakahii o Kaipara Development Trust	Te Tari Taiao tetaritaiao@kaiparamoana.com
Ngāti Whātua Ōrākei	Ngāti Whātua Ōrākei Trust	Jessica Hiscox tokitaiao@ngatiwhatuaorakei.com https://www.ngatiwhatuaorakei.com/
Te Ākitai Waiohū	Te Ākitai Waiohū Iwi Authority	Nigel Denny kaitiaki@teakitai.com https://www.teakitai.com/

Iwi	Representative body	Contact details
Te Kawerau ā Maki	Te Kawerau Iwi Settlement Trust	RMA Kaitiaki team tiaki@tekawerau.iwi.nz https://www.tekawerau.iwi.nz/
Te Rūnanga o Ngāti Whātua	Te Rūnanga o Ngāti Whātua	RMA Kaitiaki kaitiaki@ngatiwhatua.iwi.nz https://www.ngatiwhatua.iwi.nz/