

Correspondence with Auckland Airport (AIAL)

From: [Tom Anderson](#)
To: [Andrea Marshall](#)
Bcc: [Joe Gray](#)
Subject: Campana Road Private Plan Change: Draft structure plan
Date: Friday, 12 January 2024 1:43:00 pm
Attachments: [image001.png](#)
[240112 - Campana Road Plan Change - Structure Plan Areas_compressed.pdf](#)

Good afternoon Andrea,

Further to our recent phone conversation regarding the proposed Campana Road Private plan change, I now **attach** a first draft of the Campana Structure Plan. This structure plan has been prepared as part of the private plan change request, being made by the Campana Landowners Consortium. This structure plan is based on extensive stakeholder engagement and feedback, including neighbouring property owners, iwi groups, Auckland Council, AT, NZTA and Watercare. Our plan change reporting includes traffic and infrastructure analysis, as well as ecological, geotechnical and archaeological/heritage assessments. We have had extensive and ongoing consultation with local iwi groups to inform the principles and parameters of this proposed re-zoning and any future development.

The summarised intent of this plan change request is to re-zone the land from its current future urban zoning to light industrial zoning. This would bring the area in line with surrounding industrial properties, enabling the ongoing development of the wider Puhinui and airport area, albeit in accordance with existing network constraints and restrictions.

We look forward to any comments or feedback as we move towards lodgement of this request.

Many thanks.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



Campana Landowner Consortium – summary of meeting

BETWEEN:	Campana Landowners Consortium Auckland International Airport Limited
MEETING DATE	09 February 2024, 11.00am
MEETING LOCATION:	Online
ATTENDEES	Joe Gray Tom Anderson Don Mackenzie Andrea Marshall Joy Morse Mark Laurenson Sam Flewellen Brett Harries

1. SUMMARY OF MEETING

Introduction and overview of plan change application

- Tom Anderson, representing Campana Landowners Consortium provided a summary of the proposed plan change project, and a brief overview of the progress to date. Tom advised the group that the major issues identified through the plan change process were traffic and transport network issues, ecological and archaeological/cultural issues.
- Joe Gray provided planning input regarding the scope and status of the plan change, outlining the technical reporting and assessments that had been undertaken in order to prepare the plan change for lodgement.
- Joe advised that the consortium had consulted with Council both in respect of the proposed plan change and the wider Council Future Development Strategy. The consortium had presented a submission on the FDS, referencing the subject site specifically.
- Joe confirmed that transport network capacity was the main issue through the plan change preparation.

Traffic cap and transport network capacity

- Joe introduced Don McKenzie, Traffic Engineer.
- Don discussed the analysis he had undertaken and the issues he had identified in analysing traffic and transport network issues. Don explained he had acted for Auckland International Airport Limited previously, and had extensive experience in this area.
- Don noted the traffic constraints that existed throughout this area, emphasised by the traffic caps that applied in respect of the landowners/development currently occurring on the southern side of Puhinui Road.
- Don confirmed a similar approach, applying a traffic cap, had been adopted in respect of the Campana Road plan change application.
- AIAL asked about wider network implications for full development.

- Joe confirmed that future development would require further roading/network upgrades. The current plan change was to support a low-volume development activity, such as storage.

SPCA Resource Consent – traffic movements

- Andrea Marshal asked how the RSPCA resource consent and additional traffic volumes were to operate, alongside the requested traffic caps under this private plan change. Tom indicated that the SPCA resource consent provisions relating to traffic sat outside this plan change traffic cap, but that our understanding is that they would be infrequent peaks.
- Joe confirmed that the proposed plan change would ensure that the cap was a permitted activity. Any traffic movements over these limits would require further consent.
- Don indicated that the total traffic movements to and from Campana Road would be low volume activity in order to support un-manned storage yards activities.
- Joe stated that further roading and network upgrades would be required in the long-term to enable the site to be developed to its full capacity.

External consultation

- AIAL asked what other parties CLC had engaged with.
- Tom confirmed there had been stakeholder engagement with iwi groups, as well as initial consultation with AIAL and surrounding landowners.
- Consultation had been positive, with a lot of feedback and suggestion regarding precinct provisions and ecological protections.

Timeframe to lodgement

- Mark asked when the Consortium proposed lodging the plan change request
- Tom confirmed that the plan change application was well advanced, and that the Consortium was seeking final feedback before lodgement in early March. However the Consortium was happy to provide any information AIAL required, and engage in ongoing consultation through the plan change processing phase.
- Joe confirmed that the application would also be sent to all stakeholders in its final form, ahead of lodgement. This was primarily to allow all groups including Council the chance to review the application before lodgement.

2. ACTIONS

- Tom/Joe to provide the Airport with further detailed information, including the draft plan change application, structure plan and technical reports.

Minuted by:

Tom Anderson
Project Manager

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Friday, February 16, 2024 3:52 PM
Cc: Joe Gray <joe@saddleback.nz>
Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**). CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



This email, together with any attachments, contains information provided in confidence and may be legally privileged. If you have received it in error, you may not read, use, copy or disclose this email or its attachments. In that case, please let us know immediately by reply email and then delete this email from your system. While we use standard virus checking software, we accept no responsibility for viruses or anything similar in this email or any attachment after it leaves our information systems. If you are interested in establishing more secure communication between us, please contact our systems administrator by email at ithelp@aucklandairport.co.nz. We may (and we may authorise third parties) to disclose your personal information for security and information assurance purposes.

From: [Mark Laurenson](#)
To: [Tom Anderson](#)
Cc: [Joe Gray](#); [Joy Morse](#)
Subject: RE: Campana Landowners Consortium: Private Plan Change request
Date: Thursday, 29 February 2024 11:50:28 am
Attachments: [image001.png](#)

Mōrena Tom,

Thank you for providing Auckland Airport with further detail in relation to the private plan change being prepared by Capstone Projects to rezone land near Campana Road (the Campana PC). We have received a number of assessments relating to the Campana PC, including the following:

- Transportation Assessment prepared by Don McKenzie Consulting, dated 6 October 2023;
- Transportation Assessment prepared by Don McKenzie Consulting, dated 15 February 2024;
- Campana Road Plan Change Application Plans prepared by Saddleback, dated 15 February 2024;
- Campana Structure Plan Requirements – Draft for Stakeholder comments; and
- 1432 Puhinui Precinct – Edits for stakeholder comment.

No draft effects or section 32 RMA assessments have been received to date.

Auckland Airport has considered the transportation assessment and reviewed the tracked change version of the Puhinui Precinct provisions to provide high level feedback to Capstone Projects on several key matters prior to what we understand is the planned lodgement of the Campana PC in March 2024.

It is not clear from the material provided that the proposed Campana PC is the most appropriate way to achieve the purpose of the RMA. Auckland Airport's key concern based on the targeted review of material provided is that the rezoning of the Campana PC land is premature and has the potential to result in unacceptable adverse effects on infrastructure.

While the intent to provide for limited activities in an interim period is acknowledged, the suite of objectives, policies, rules, and standards as proposed stands to enable a range of activities to establish with limited ability to ensure adverse effects are appropriately managed, including cumulative effects. This is inconsistent with the RMA and Auckland Unitary Plan.

Auckland Airport is of the view that the plan change should be deferred pending Capstone Projects undertaking a comprehensive assessment of the activities the plan change as proposed stands to enable.

Ngā mihi
Mark

Mark Laurenson

Environmental Planning Manager

+64 21 0868 8135

mark.laurenson@aucklandairport.co.nz



Correspondence with Auckland Council

From: [Nicholas Lau](#)
To: [Tom Anderson](#)
Cc: [Celia Davison](#); [Marc Dendale](#)
Subject: RE: Campana Landowners Consortium: Private Plan Change request
Date: Thursday, 7 March 2024 8:08:58 am
Attachments: [image001.png](#)
[image002.png](#)
[Appendix 1 Structure plan guidelines.pdf](#)

Good morning Tom,

Apologies for the delay in providing comments on the draft private plan change (**PPC**) request documents as was waiting upon final comments from Plans and Places management which I've now received and combined below with comments from myself and Council's consultant planner, Peter Reaburn, who'll be the reporting planner for the PPC request once lodged:

(1) AEE and Section 32 report requirements which apply to the form of a lodged PPC request (clause 22 of the RMA's First Schedule)

Clause 22 of the RMA's First Schedule

(<https://www.legislation.govt.nz/act/public/1991/0069/latest/DLM241518.html>) requires the form of lodged PPC requests to include an evaluation report (prepared in accordance with Section 32 of the RMA) and an assessment of environmental effects (**AEE**) which takes into account clauses 6-7 of the RMA's Fourth Schedule and contains such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from implementation of the PPC request.

As neither an evaluation report or AEE were evident amongst the draft PPC request documents, it's current draft form does not appear to meet the requirements of Clause 22 of the RMA's First Schedule and it is respectfully requested that these requirements are complied with when lodging the PPC request.

(2) Structure plan information requirements

The draft structure plan document doesn't appear to adequately address and consider all of the information requirements which a lodged structure plan is subject to, as detailed in Appendix 1 of the AUP (attached) which specifies a structure plan should do the following (and be accompanied by relevant technical reporting specified in the guidelines which also appears to be absent from the draft PPC documents):

- establish the pattern of land use and the transport and services network within the structure plan area
- include an assessment of the opportunities and constraints relating to properties in question
- identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area and in neighbouring areas
- explain how the proposal will give effect to the regional policy statement
- demonstrate how the adverse effects of land use and development are to be

- avoided, remedied or mitigated by proposed plan provisions.
- serve as base for the plan change process needed to rezone the properties concerned.

(3) Mana whenua engagement

Despite June 2023 discussions indicating that approaches had been made to all iwi groups about the proposal, the draft PPC documents don't appear to contain any information or reporting on mana whenua engagement undertaken since June 2023 and resulting outcomes, including provision of cultural values assessments by affected iwi groups which normally accompany mana whenua engagement and are lodged in support of a PPC request where it affects land of cultural significance to mana whenua, which is the case for the Puhinui area, particularly as it relates to Te Aakitai Waiohua.

(4) Engagement with affected landowners outside of PPC area and affected stakeholders (including CCOs (Auckland Transport and Watercare) and other relevant infrastructure network utility operators e.g. Healthy Waters)

The draft PPC documents don't appear to contain any information or reporting on engagement and resulting outcomes with affected landowners outside of the PPC area and affected stakeholders which include relevant infrastructure network utility operators (Auckland Transport, Watercare and Healthy Waters) NZTA and Auckland International Airport, noting they are also landowners in the surrounding area.

To assist you with addressing the above matters outlined in comments provided before finalising the draft PPC documents for lodgement, I've included links below to recently PPC request documents which have sought the rezoning of future urban zoned (**FUZ**) land to a Business zone and have either been made operative or approved that were considered to have adequately addressed the above matters in terms of documents lodged (the first link below is to PC69 which rezoned **FUZ** land in Whenuapai to Business-Light Industry and PC87 which rezoned **FUZ** land in Pukekohe to Business-General Business, noting both the Whenuapai and Pukekohe-Paerata Structure Plans were already in place when the PPC requests were lodged with Council):

-

 [For Notification](#)

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=159>

You'll see the above PPC documents were primarily prepared by suitably qualified planning professionals with accompanying technical reports from suitably qualified specialists. Therefore, it would be the Council's expectation that final lodged documents for the subject PPC request will follow a similar approach in providing sufficient information so the reporting planner and Council specialists can adequately assess the PPC request's environmental effects for public notification purposes, noting the PPC request will need to be approved for notification by the Council's Parks, Environment and

Planning Committee before this can occur.

Upon reviewing the contents of this email and attached AUP Appendix 1, Plans and Places is open to holding further discussions with the applicant, but hopefully the matters outlined in this email are somewhat self-explanatory in nature when reviewed against preceding PPC request documents which were successful in seeking the rezoning of FUZ land to a Business zone.

Ngā mihi | Kind regards,

Nicholas (Nic) Lau | Senior Policy Planner
Central/South Planning Unit – Plans and Places
Ph (09) 890 8450 | Extn (46) 8450
Mob 021 897 429
Auckland Council –135 Albert Street, Level 16

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Tuesday, February 20, 2024 1:11 PM
To: Marc Dendale <marc.dendale@aucklandcouncil.govt.nz>
Cc: Nicholas Lau <Nicholas.Lau@aucklandcouncil.govt.nz>; Celia Davison <Celia.Davison@aucklandcouncil.govt.nz>
Subject: RE: Campana Landowners Consortium: Private Plan Change request

Thank you Marc,

Nicholas, we look forward to hearing from you in due course.

Kind Regards.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



From: Marc Dendale <marc.dendale@aucklandcouncil.govt.nz>
Sent: Tuesday, February 20, 2024 10:56 AM
To: Tom Anderson <tom@capstoneprojects.co.nz>
Cc: Nicholas Lau <Nicholas.Lau@aucklandcouncil.govt.nz>; Celia Davison <Celia.Davison@aucklandcouncil.govt.nz>
Subject: RE: Campana Landowners Consortium: Private Plan Change request

Thank you for sending this through, Tom.

We'll forward you our comments on the material you forwarded to us, in due course. Nicholas

Lau, senior policy planner in my team, will be the contact for the private plan change going forward.

Kind regards | Ngā mihi

Marc

Marc Dendale | Team Leader Planning Central South Plans and Places

Mobile 021 824 376

Auckland Council, Level 16, 135 Albert Street, Auckland

Private Bag 92300, Victoria Street West, Auckland, 1142

Visit our website: www.aucklandcouncil.govt.nz

Mon	Tues	Wed	Thurs	Fri
Office	WFH	Office	Office	WFH

From: Tom Anderson <tom@capstoneprojects.co.nz>

Sent: Friday, February 16, 2024 3:52 PM

Cc: Joseph Gray <joe@saddleback.nz>

Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**). CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LL.M

Managing Director

021 221 6776

tom@capstoneproject.co.nz

www.capstoneprojects.co.nz



Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Correspondence with Ngati Tamaoho

From: [Tom Anderson](#)
To: [Lucie Rutherford](#)
Cc: [Joe Gray](#); [Edith Tuhimata](#); [Beau White](#)
Subject: RE: Campana Road plan change meeting
Date: Friday, 9 June 2023 2:56:00 pm
Attachments: [image001.png](#)
[image002.png](#)

Hi Lucie,

Thanks for your prompt response. We would very much like to meet with you to discuss this proposal. Could you advise as to when you are available to meet. Next week is starting to fill up for Joe and I. Perhaps you have some time early in the week of 19-23 June? I look forward to locking this in and meeting you all.

Kind Regards.

Tom Anderson

Director, Principal

LLB, LLM

021 221 6776

tom@capstoneprojects.co.nz



From: Lucie Rutherford <rmaofficer@tamaoho.maori.nz>

Sent: Friday, June 9, 2023 10:49 AM

To: Tom Anderson <tom@capstoneprojects.co.nz>

Cc: Joe Gray <joe@saddleback.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; Beau White <Beau@tamaoho.maori.nz>

Subject: Re: Campana Road plan change meeting

Kia Ora Tom

Thank you for your email

Ngati Tamaoho require to engage with this proposed plan change as we have associations to this area

Nga mihi

Lucie



Lucille Rutherford

RMA Technical Officer

Ph:09 930 7823 Mob:0211708543

E: rmaofficer@tamaoho.maori.nz

128 Hingaia Road, Karaka,

PO Box 2721652, Papakura

Auckland 2244

www.tamaoho.maori.nz

Subscribe to our [e-panui](#)

From: Tom Anderson <tom@capstoneprojects.co.nz>

Sent: Friday, 9 June 2023 9:33 am

To: Lucie Rutherford <rmaofficer@tamaoho.maori.nz>

Cc: Joe Gray <joe@saddleback.nz>

Subject: Campana Road plan change meeting

Good morning Dennison,

Capstone Projects is representing a group of landowners located on Campana Road, on the Northern side of Puhinui Road. Those landowners are seeking a private plan change to up-zone their land. We would appreciate meeting with you to discuss the proposed plan change, as we note you are based in the area.

Could you please advise as to your availability to meet and a preferred location.

Kind Regards.

Tom Anderson

Director, Principal

LLB, LLM

021 221 6776

tom@capstoneprojects.co.nz



09 June 2023

Dennison Kirkwood
Lucie Rutherford
rmaofficer@tamaoho.maori.nz

Dear Dennison and Lucie

CAMPANA ROAD LANDOWNERS: REQUEST FOR PRIVATE PLAN CHANGE

Capstone Projects represent 5 landowners, located near Campana Road, Wiri. Together, those landowners own approximately 30 hectares of rural, horticultural land adjoining Puhinui Road.

The landowners are preparing a request for a private plan change, to be lodged with Auckland Council. Under the plan change request, the landowners will apply to have the zoning changed from its current Future Urban Zone to Business – Light Industrial Zone. This is consistent with Auckland Council's anticipated use of the land. Along with this letter, we also provide a site plan of those properties that are requesting this plan change.

We would appreciate the opportunity to meet with you to discuss the proposed plan change request. It is important we understand the impact this proposal may have on you.

Joe Gray, from Saddleback Planning, and I look forward to meeting with you to discuss the proposal. We would welcome a meeting at a time and venue of your convenience.

Kind Regards.

Tom Anderson
Capstone Projects
tom@capstoneprojects.co.nz
0212216776



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	Discussion Document	07/06/2023

TITLE
Subject Sites to be Rezoned
H18 FUZ to H17 B-LIZ

SCALE (A3) 0 50 100 200 300 400 NORTH
1:15,000

PROJECT
Campana Road Plan Change

CLIENT
Campana Road Plan Change Parties

JOB NO
2211-002

STATUS
Discussion Document

DRAWING NO
110

REVISION
01

DATE
7/06/23

Saddleback

Tom Anderson

From: Tom Anderson
Sent: Friday, 16 February 2024 3:52 PM
Cc: Joe Gray
Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**). CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



Correspondence with Ngati Te Ata Waiohua

From: [Tom Anderson](#)
To: karl_flavell@hotmail.com
Cc: [Joe Gray](#)
Subject: Campana Road plan change: Ngati Te Ata engagement
Date: Friday, 9 June 2023 11:18:00 am
Attachments: [image001.png](#)
[Campana Road Plan change Ngati Te Ata.pdf](#)
[230607 - Campana Road Plan Change Site Plan.pdf](#)

Good morning Karl,

Capstone Projects is representing a group of landowners located on Campana Road, on the Northern side of Puhinui Road. Those landowners are seeking a private plan change to up-zone their land. We would appreciate meeting with you to discuss the proposed plan change, as we note Ngati Te Ata is based in the area and may have an interest in the proposal.

Could you please advise as to your availability to meet and a preferred location.

Kind Regards.

Tom Anderson
Director, Principal
LLB, LLM
021 221 6776
tom@capstoneprojects.co.nz



09 June 2023

Karl Flavell
Ngati Te Ata

karl_flavell@hotmail.com

Dear Karl

CAMPANA ROAD LANDOWNERS: REQUEST FOR PRIVATE PLAN CHANGE

Capstone Projects represent 5 landowners, located near Campana Road, Wiri. Together, those landowners own approximately 30 hectares of rural, horticultural land adjoining Puhinui Road.

The landowners are preparing a request for a private plan change, to be lodged with Auckland Council. Under the plan change request, the landowners will apply to have the zoning changed from its current Future Urban Zone to Business – Light Industrial Zone. This is consistent with Auckland Council's anticipated use of the land. Along with this letter, we also provide a site plan of those properties that are requesting this plan change.

We would appreciate the opportunity to meet with you to discuss the proposed plan change request. It is important we understand the impact this proposal may have on you.

Joe Gray, from Saddleback Planning, and I look forward to meeting with you to discuss the proposal. We would welcome a meeting at a time and venue of your convenience.

Kind Regards.

Tom Anderson
Capstone Projects
tom@capstoneprojects.co.nz
0212216776



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	Discussion Document	07/06/2023

TITLE

Subject Sites to be Rezoned
H18 FUZ to H17 B-LIZ

SCALE (A3) 0 50 100 200 300 400 NORTH

1:15,000

PROJECT

Campana Road Plan Change

CLIENT

Campana Road Plan Change Parties

JOB NO	STATUS
2211-002	Discussion Document

DRAWING NO	REVISION	DATE
110	01	7/06/23

Saddleback

From: [Karl Flavell](#)
To: [Tom Anderson](#)
Cc: [Joe Gray](#); [Nigel Denny](#)
Subject: Replying: Ngaati Te Ata Waiohua: Campana Landowners Consortium: Private Plan Change request
Date: Monday, 19 February 2024 2:31:41 pm
Attachments: [image001.png](#)

Kia ora Tom

Thankyou for your email.

No I totally reject that. The advice given to you is wrong

And we will challenge that in the hearing with our whakapapa and our right as manawhenua in Manukau.

I'll also be advising Auckland Council.

We will be opposing this plan change.

Heoi ano

Karl Flavell
Te Pou Taiao
Ngaati Te Ata Waiohua
027 932 8998

Get [Outlook for Android](#)

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Monday, February 19, 2024 2:07:07 pm
To: Karl Flavell <karl_flavell@hotmail.com>
Cc: Joe Gray <joe@saddleback.nz>
Subject: RE: Ngaati Te Ata Waiohua: Campana Landowners Consortium: Private Plan Change request

Kia ora Karl,

The bulk of the work to date has been completed in close consultation with Te Akitai Waiohua, who we understand to be the overarching iwi in relation to the site.

We have been advised that any formal input/engagement in relation to cultural values should come from Te Akitai Waiohua first and foremost. We have been proceeding on the basis of that advice. The consultation we have had with Te Akitai Waiohua to date has resulted in many of the requirements set out in the Campana Structure Plan and the proposed changes to the Puhinui Precinct provisions. The provisions that now make up the proposed plan change request have all been developed to preserve and recognise the cultural heritage of the site.

At the same time all groups are welcome to review the information provided and identify where there may be conflicts with other cultural values. If there are conflicts then we are happy to discuss this with Te Akitai Waiohua. You are also welcome to prepare a CIA for consideration. However we would need Te Akitai Waiohua approval to give effect to any additional CIA requirements. At this stage, we are unable to support the process in any financial capacity.

Happy to discuss further.

Thanks

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Saturday, February 17, 2024 3:40 PM
To: Tom Anderson <tom@capstoneprojects.co.nz>
Cc: Joe Gray <joe@saddleback.nz>
Subject: Ngaati Te Ata Waiohua: Campana Landowners Consortium: Private Plan Change request

Kis ora Tom

Thank-you for sending this through.

As stated to you earlier, Ngaati Te Ata Waiohua requires our CIA report be undertaken in the first instance.

We currently do not support this plan change.

Ngaa mihi

Karl Flavell
Te Pou Taiao
Ngaati Te Ata Waiohua
027 932 8998

Get [Outlook for Android](#)

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Friday, February 16, 2024 3:52:10 PM
Cc: Joe Gray <joe@saddleback.nz>
Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**).

CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



Correspondence with Te Akitai Waiohua

From: [Tom Anderson](#)
To: ["teteconsultancy@gmail.com"](mailto:teteconsultancy@gmail.com)
Cc: [Joe Gray](#)
Subject: Campana Road plan change: Te Akitai engagement
Date: Friday, 9 June 2023 11:09:00 am
Attachments: [image002.png](#)
[Campana Road Plan change Te Akitai.pdf](#)
[230607 - Campana Road Plan Change Site Plan.pdf](#)

Good morning Jeff,

Capstone Projects is representing a group of landowners located on Campana Road, on the Northern side of Puhinui Road. Those landowners are seeking a private plan change to up-zone their land. We would appreciate meeting with you to discuss the proposed plan change, as we note Te Akitai is based in the area and may have an interest in the proposal.

Could you please advise as to your availability to meet and a preferred location.

Kind Regards.

Tom Anderson
Director, Principal
LLB, LLM
021 221 6776
tom@capstoneprojects.co.nz



09 June 2023

Jeff Lee
teteconsultancy@gmail.com

Dear Jeff

CAMPANA ROAD LANDOWNERS: REQUEST FOR PRIVATE PLAN CHANGE

Capstone Projects represent 5 landowners, located near Campana Road, Wiri. Together, those landowners own approximately 30 hectares of rural, horticultural land adjoining Puhinui Road.

The landowners are preparing a request for a private plan change, to be lodged with Auckland Council. Under the plan change request, the landowners will apply to have the zoning changed from its current Future Urban Zone to Business – Light Industrial Zone. This is consistent with Auckland Council's anticipated use of the land. Along with this letter, we also provide a site plan of those properties that are requesting this plan change.

We would appreciate the opportunity to meet with you to discuss the proposed plan change request. It is important we understand the impact this proposal may have on you.

Joe Gray, from Saddleback Planning, and I look forward to meeting with you to discuss the proposal. We would welcome a meeting at a time and venue of your convenience.

Kind Regards.

Tom Anderson
Capstone Projects
tom@capstoneprojects.co.nz
0212216776



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	Discussion Document	07/06/2023

TITLE
Subject Sites to be Rezoned
H18 FUZ to H17 B-LIZ

SCALE (A3) 0 50 100 200 300 400 NORTH
1:15,000

PROJECT
Campana Road Plan Change

CLIENT
Campana Road Plan Change Parties

JOB NO
2211-002

STATUS
Discussion Document

DRAWING NO
110

REVISION
01

DATE
7/06/23

Saddleback

From: [Tom Anderson](#)
To: karen.a.wilson@xtra.co.nz
Cc: [Joe Gray](#)
Subject: FW: Campana Road plan change: Te Akitai engagement
Date: Friday, 16 June 2023 10:11:00 am
Attachments: [image002.png](#)
[Campana Road Plan change Te Akitai.pdf](#)
[230607 - Campana Road Plan Change Site Plan.pdf](#)

Good morning Karen,

I am forwarding on an email we recently sent to Jeff Lee on behalf of Te Akitai regarding a proposed plan change and up-zoning of an area of land on Campana Road, Wiri. By way of introduction, I am representing the landowners undertaking this project. Saddleback Planning have been engaged as the planners on the Project. Principal, Joe Gray is copied into this email also. We are looking to commence early project engagement with key stakeholders to understand the issues these stakeholders may have with the project.

We would very much like to meet with Te Akitai to discuss the project. If you are able to advise as to your availability for a meeting over the next 1-2 weeks, that would be hugely helpful. I look forward to meeting with you.

Kind Regards.

Tom Anderson

Director, Principal

LLB, LLM

021 221 6776

tom@capstoneprojects.co.nz



From: Tom Anderson
Sent: Friday, June 9, 2023 11:09 AM
To: 'teteconsultancy@gmail.com' <teteconsultancy@gmail.com>
Cc: Joe Gray <joe@saddleback.nz>
Subject: Campana Road plan change: Te Akitai engagement

Good morning Jeff,

Capstone Projects is representing a group of landowners located on Campana Road, on the Northern side of Puhinui Road. Those landowners are seeking a private plan change to up-zone their land. We would appreciate meeting with you to discuss the proposed plan change, as we note Te Akitai is based in the area and may have an interest in the proposal.

Could you please advise as to your availability to meet and a preferred location.

Kind Regards.

Tom Anderson

Director, Principal

LLB, LLM

021 221 6776

tom@capstoneprojects.co.nz



From: [Chloe Trenouth](#)
To: [Tom Anderson](#); [Ryan Wyllie](#); [Angela Tinsel](#)
Cc: [Joe Gray](#); [Bruce Weir](#); [David Clark](#); [Cameron Rossouw](#)
Subject: RE: Campana Plan change workshop actions
Date: Wednesday, 20 December 2023 12:07:26 pm
Attachments: [image001.png](#)
[Campana Plan Change Te Akitai Principles.docx](#)

Kia ora koutou,

Thanks for your notes. I've tried to capture my initial thoughts about principles / matters that we would like the team to consider when developing the plan change. I wish to provide these on a without prejudice basis to assist your team.

Today is my last day in the office and I am back on 22nd January.

I look forward to picking up this kaupapa in the New Year and I'm happy to work with the team to further develop the precinct provisions. Wishing you all a Merry Christmas and a Happy New Year.

Chloe

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Monday, December 18, 2023 9:43 AM
To: Ryan Wyllie <RyanW@maven.co.nz>; Chloe Trenouth <Chloe@ctconsulting.co.nz>; Angela Tinsel <angela.tinsel@viridis.co.nz>
Cc: Joe Gray <joe@saddleback.nz>; Bruce Weir <bruce@saddleback.nz>; David Clark <david@saddleback.nz>; Cameron Rossouw <cameron@saddleback.nz>
Subject: Campana Plan change workshop actions

Hi all,

Thanks for your time on Thursday. It was helpful to drill into some of the key issues and details that will need to be addressed through the Plan Change processing phase. In terms of actions, we will work on the following:

1. Investigation of stormwater management options, including infiltration (review of pending Geotech report and any historic information from landowners), storage and outflow management options (**Maven Engineering**).
2. Guiding principles for the protection of natural and cultural features of the site, waterways and the wider natural environment, those principles to form part of the protective provisions within precinct plans (**Chloe Trenouth**).
3. Review the existing structure plan in line with protective requirements and principles as set out by Chloe/Te Akitai. We will pay particular attention to existing waterways and stream areas that enter the western part of the site (**Bruce Weir**).
4. Review of precinct A as an option for protection of marginal/foreshore area, as part of the ongoing precinct plan work within this Plan Change Application (**David Clark**).
5. Further engagement with AT/NZTA regarding proposed future roading upgrades, access points and the impact of those upgrades on the installation of infrastructure. We will convey the need for absolute protection of streams and waterway surrounding 467 Puhinui Road (**Joe Gray, Don McKenzie**).

6. Further engagement with Karen Wilson regarding further communication with other iwi groups, and how best to appropriately convey the necessary information regarding the proposal (**Tom Anderson**)

Please let me know if I have missed anything.

Regards.

Tom Anderson LLB, LLM

Managing Director

021 221 6776

tom@capstoneproject.co.nz

www.capstoneprojects.co.nz



Campana Landowners Plan Change

Sub-precinct principles to address Te Ākitai Waiohū values (20/12/2023)

1. Support overall reliance on the Puhinui Precinct objectives and policies as they provide the framework for appropriate rules, standards and assessment.
2. *Stormwater*
 - a. Policy (3)(e) provides a framework for integrated stormwater management (along with the Auckland-wide provisions) requiring SMAF and quality treatment
 - b. The principle discussed was to imitate the natural water system through a hierarchy of at-source management via infiltration (bio-retention) as the first principle and then appropriate management if that is not possible. Encourage water sensitive design and innovative stormwater solutions such as green roofs.
 - c. Important to reduce increased discharge to the Waokauri Creek and ensure quality treatment for 100% impervious areas and suggest this approach will need a sub-precinct standard and assessment criteria
 - d. Note Assessment Criteria I432.8.2(c)(iii) provides for some elements of providing for infiltration to avoid earthworks compacting available areas suitable for infiltration. Not sure how or whether this has been applied in any of the recent developments.
3. *Cultural values*
 - a. Policies (2) and (3) provide a suitable framework to rely on generally.
 - b. Support a sub-precinct policy that reflects the likelihood of archaeological finds during earthworks. The following is still reasonably generic but could support a range of precinct provisions:

Require development to avoid where practicable or minimise the impacts of land disturbance on cultural, heritage and ecological values while enabling light industrial activities.

- c. Auckland-wide plan provisions only relate to scheduled sites or accidental discovery protocols
- d. The question is whether the archaeology needs to be scheduled. CFG to assess against the RPS criteria for historic heritage and if warrants scheduling or is better managed through precinct provisions. If scheduled will enable all relevant provisions of Chapter D17 to apply, meaning provisions are not needed here.
- e. If not scheduled alternative approach could be to:
 - i. Identify extent (to be determined by CFC) on precinct plan and develop specific provisions to include:
 - Non complying activity for earthworks
 - Restricted discretionary activity for planting
 - Assessment criteria
 - ii. Standards requiring no activity within areas identified as archaeological sites and requirement for Archaeological Management Plan as per Wiri Precinct depending on the outcome of CFG work because this may actually be achieved now and then we should consider what needs to be included in the precinct to imbed that.
 - iii. Assessment criteria

- f. Subject to consideration of archaeological impacts apply at least a 50m coastal yard consistent with sub-precincts A and H which adjoin the creek. Potential open space zoning can be dealt with later.
- g. Need to identify risk areas and potential impacts from development as it relates to potential archaeology in particular
- h. Keen to understand the visibility of the site from the Pūkaki Marae and how the provisions manage any visual effects – noting that there is a direct line of site to the western area of the site. This could further support the higher amenity area below Wetland D. Planting and landscaping may also address this.

4. *Ecology*

- a. Concern that the NPSFM and NESF cannot be solely relied upon given the Government's direction to review these. Therefore consider including provisions in the precinct to strengthen protection of wetlands which was missed in the original precinct.
- b. Consider whether reclamation of wetland needs to be included in the activity table or can rely on Auckland-wide provisions.
- c. Consider including standard and assessment criteria that requires higher standard of earthworks management to avoid sedimentation discharge into the receiving environment (SEA-M2).

From: [Chloe Trenouth](#)
To: joe@saddleback.nz
Cc: [Tom Anderson](#)
Subject: Campana Road Plan Change feedback from Te Ākitai Waiohūa
Date: Wednesday, 14 February 2024 8:28:25 am

Kia ora Joe,

Thank you for sharing your draft precinct provisions and technical reports with Te Ākitai Waiohūa and providing the opportunity for kōrero and collaboration. I have reviewed the material and provide the following feedback on behalf of Te Ākitai Waiohūa.

Initial feedback provided on behalf of Te Ākitai Waiohūa sought that the plan change rely on and further build on the extensive work that was undertaken for the Puhinui Structure Plan and the resulting Puhinui Precinct in order to recognise and provide for the Māori cultural landscape values. A copy of the Te Ākitai Waiohūa Cultural Heritage Assessment for Puhinui Peninsula (2014) was provided to inform the plan change, and Te Ākitai Waiohūa does not seek to prepare a further Cultural Values Assessment at this stage. There is an expectation that as part of future development proposals Te Ākitai Waiohūa will be offered the opportunity to prepare a cultural impacts assessment.

A key issue of concern for this plan change is the management of archaeological values within the Campana Structure Plan area because this is an area of historical occupation, as illustrated by the many recorded archaeological sites along the coastline. Te Ākitai Waiohūa considers there to be a high likelihood of discovering further archaeological material of Māori origin. Te Ākitai Waiohūa supports the further detailed investigation being undertaken by CFG to better understand the extent and significance of these sites. Such information is important to inform the plan change. Until these values are fully understood, a precautionary approach is supported, which identifies recorded archaeological sites as no-build areas, including a 10m buffer.

Te Ākitai Waiohūa seeks that the plan change includes a requirement for pre-emptive consideration of potential archaeological finds rather than relying on the accidental discovery protocols in the AUP and authorities under the Heritage New Zealand Pouhere Taonga. It is recommended that an Archaeological Management Plan be required as part of the first stage of development to establish appropriate protocols in consultation with Te Ākitai Waiohūa. This approach provides for better management of the cultural values of these sites in particular the intangible values.

Te Ākitai Waiohūa supports the inclusion of precinct provisions that require a higher standard of management for earthworks and stormwater to reduce adverse effects from sedimentation and increased stormwater runoff from impervious surfaces discharging into the Waokauri Creek and its tributaries. To support this outcome the following is recommended:

- a. A water sensitive design approach consistent with the principles set out in the Auckland Design Manual including addressing stormwater effects as close as possible to the source and to mimic natural systems.

- b. Use of inert building materials to reduce for all buildings to avoid the need for stormwater quality treatment.
- c. Encourage innovative solutions to achieving water sensitive design outcomes.

In terms of the visibility of development from the Pūkaki Marae, Te Ākitai Waiohū recommends the inclusion of provisions to ensure potential adverse effects are considered at the time of resource consent. Objective 1 and Policy 4 for Sub-precincts A & B should be repeated for the Campana Structure Plan area, ensuring that visual effects are considered for the marae as well as the Puhinui Gateway and open space areas. Inclusion of an additional assessment criterion for the Campana Structure Plan area would ensure the assessment if visual impact is undertaken.

Please note that the concerns, issues, agreed outcomes and recommendations set out in this feedback are provided as a means for the participation and ongoing involvement of Te Ākitai Waiohū, but does not constitute written approval of the plan change.

Ngā mihi | Regards

Chloe Trenouth

Chloe Trenouth Consulting

M: 022 6147605 | **E:** chloe@ctconsulting.co.nz

IMPORTANT - This email and any attachments may be confidential. If received in error, please contact us and delete all copies. Before opening or using attachments, check them for viruses and defects

From: [Chloe Trenouth](#)
To: [Tom Anderson](#)
Cc: [Joe Gray](#)
Subject: RE: Campana Landowners Consortium: Private Plan Change request
Date: Friday, 23 February 2024 3:21:25 pm
Attachments: [image001.png](#)

Kia ora Tom,

I just wanted to say that Te Ākitai Waiohū doesn't have any further feedback at this stage as you probably would expect. However, we are keen to get a briefing on the feedback that you get from other stakeholders and understand how this might influence the proposed plan change.

Have a good weekend.

Ngā mihi
Chloe

From: Tom Anderson <tom@capstoneprojects.co.nz>
Sent: Friday, February 16, 2024 3:52 PM
Cc: Joe Gray <joe@saddleback.nz>
Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**). CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LL.M
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz



Tom Anderson

From: Tom Anderson
Sent: Wednesday, 13 March 2024 1:16 PM
To: Chloe Trenouth
Cc: Joe Gray
Subject: RE: Campana Landowners Consortium: Private Plan Change request

Hi Chloe,

My apologies for the delay in getting these responses to you. Our team has been busy reviewing and providing comment/responses to feedback from Auckland International Airport Limited (AIAL) and Council. As you will see, in each instance the responses and issues raised are fairly generic, and not unexpected. Joe and our legal team have reviewed this correspondence and have either provided follow up communication, or are otherwise confident the issues raised can be addressed through processing (namely the response from AIAL).

Let me know if you have issues opening these folders.

Auckland International Airport correspondence

<https://www.dropbox.com/scl/fo/iw71ka1ug9hqi7y0aejud/h?rlkey=agoaonj74v7exktnpn05bs1qh&dl=0>

Auckland Council correspondence

<https://www.dropbox.com/scl/fo/4pdx3l1k7qmqvr5dfbzye/h?rlkey=x81rqx82a48brg0vr9edpd8yy&dl=0>

As always, feel free to get in touch and discuss anything you are unclear on.

Many thanks.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneprojects.co.nz
www.capstoneprojects.co.nz



From: Chloe Trenouth <Chloe@ctconsulting.co.nz>
Sent: Friday, February 23, 2024 3:21 PM
To: Tom Anderson <tom@capstoneprojects.co.nz>
Cc: Joe Gray <joe@saddleback.nz>
Subject: RE: Campana Landowners Consortium: Private Plan Change request

Kia ora Tom,

I just wanted to say that Te Ākitai Waiohū doesn't have any further feedback at this stage as you probably would expect. However, we are keen to get a briefing on the feedback that you get from other stakeholders and understand how this might influence the proposed plan change.

Have a good weekend.

Ngā mihi

Chloe

From: Tom Anderson <tom@capstoneprojects.co.nz>

Sent: Friday, February 16, 2024 3:52 PM

Cc: Joe Gray <joe@saddleback.nz>

Subject: Campana Landowners Consortium: Private Plan Change request

Good afternoon,

Further to our ongoing consultation, **Attached** below is a link to the documents that make up the proposed private plan change request, being made by the Campana Landowners Consortium (**CLC**). CLC are seeking to have their properties rezoned from its current future urban zoning to light industrial zoning. In response to stakeholder feedback, CLC has incorporated provisions regarding traffic movements, ecological protection and stormwater management. These provisions have been included after extensive stakeholder engagement and input.

Following this stakeholder engagement, CLC now intend to finalise the request and lodge this with Council for formal processing early next month. CLC therefore welcomes any feedback within the next 2 weeks, ahead of lodgement.

[Campana Landowners Consortium – Private Plan Change documents](#)

Kind Regards.

Tom Anderson LLB, LLM
Managing Director
021 221 6776
tom@capstoneproject.co.nz
www.capstoneprojects.co.nz

