

Aaron Grey

From: Aaron Grey
Sent: Wednesday, 24 February 2021 10:13 AM
To: 'Karl Flavell'
Cc: Ryan Pitkethley; Matthew Tuck
Subject: RE: Ngati Te Ata Response Letter Re: Park Estate Rd items [Filed 24 Feb 2021 10:13]

Thanks, Karl.

The request to complete a CVA Addendum during the notification/submission process of the Plan Change is noted. I will forward this letter to Council to confirm to them this position, and that you have no major concerns that would need to be addressed prior to Council's formal notification of the Plan Change.

Regards



Aaron Grey

SENIOR PLANNER

BPlan(Hons), Int.NZPI

P: 09 222 2445 extn 715 | M: 0274 612 319

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From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Wednesday, 24 February 2021 9:51 AM
To: Aaron Grey <Aaron@civilplan.co.nz>
Cc: Ryan Pitkethley <Ryan@civilplan.co.nz>; Matthew Tuck <Matthew@hgg.co.nz>
Subject: Ngati Te Ata Response Letter Re: Park Estate Rd items

Morena guys - as attached:

From: Aaron Grey <Aaron@civilplan.co.nz>
Sent: Thursday, 18 February 2021 3:17 AM
To: Karl Flavell <karl_flavell@hotmail.com>
Cc: Ryan Pitkethley <Ryan@civilplan.co.nz>; Matthew Tuck <Matthew@hgg.co.nz>
Subject: Park Estate Rd items

Hi Karl,

Matt Tuck has let me know that he has got in touch with you regarding the Park Estate Road development and has asked me to pass on the following information:

- Plan Change:

This has now been lodged with Council and is available at this link: [Park Green \(Hingaia 1 Precinct\) Plan Change Lodgement Package](#)

The requested plan change focuses on two elements:

- Providing for increases in residential building intensity on sites south of Park Estate Road (including a change of zoning from MHS to MHU), recognising the substantial areas of undevelopable wetlands that are being retained; and
- Streamlining the Hingaia 1 Precinct text in order for it to match the current formatting of the Auckland Unitary Plan and to reduce inconsistencies with the Auckland-wide and underlying zone provisions.

No changes to any Auckland-wide provisions are proposed. Activities within the Hingaia 1 Precinct remain subject to all regional rules in E3, E8, E11, E15 and other sections of the AUP, as well as the recent NES for Freshwater, managing effects of urban activities on the natural environment.

You had previously identified that you wanted to revisit the CVA prepared in 2016 for the land (attached) in light of the changes we are proposing. Can you please provide an addendum to this CVA or other written statement for us to respond to and provide to Council for their consideration.

- HNZ Authority to modify
Can you please review the attached meeting minutes from the 5th of February and provide any comments to be included as part of the application to Heritage for the authority to modify.

Regards



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NGAATI TE ATA

“Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua”

25th February 2021

Aaron Grey
Ryan Pitkethley
Project Managers
Civil Plan

Re: Proposed Plan Change Request to the Auckland Unitary Plan Operative in Part (Hingaia 1 Precinct) by Hugh Green Limited, and the HNZ Authority to modify application.

Tena Korua Aaron and Ryan

Further to our recent correspondence and meetings regarding these matters, I can now confirm our position:

1. Ngaati Te Ata are one of the manawhenua groups that have rangatiratanga (mana) and kaitakitanga (custodianship) responsibilities in the Hingaia area.
2. As you both know, we have been involved and engaged in the Hugh Green Limited development at Park Estate Road since its inception.
3. As stated, we understand that the requested plan change focuses on two elements:
 - i. Providing for increases in residential building intensity on sites south of Park Estate Road (including a change of zoning from MHS to MHU), recognising the substantial areas of undevelopable wetlands that are being retained; and
 - ii. Streamlining the Hingaia 1 Precinct text in order for it to match the current formatting of the Auckland Unitary Plan and to reduce inconsistencies with the Auckland-wide and underlying zone provisions.

No changes to any Auckland-wide provisions are proposed. Activities within the Hingaia 1 Precinct remain subject to all regional rules in E3, E8, E11, E15 and other sections of the AUP, as well as the recent NES for Freshwater, managing effects of urban activities on the natural environment.

4. There are no ‘major’ concerns from Ngati Te Ata regarding the proposed changes to the AUP provisions as a result of this plan change request, however we will want to

provide further comment (CVA Addendum) at the notification process which Ngaati Te Ata intends to be part of. We wish to work constructively and positively with Hugh Green Limited to ensure best outcomes for cultural and environment values, and that best practice (reduced environmental impact) is undertaken moving forward.

5. Regarding the HNZ authority to modify application. I have reviewed the meeting minutes (dated 5th of February) and can confirm that Ngaati Te Ata are satisfied with the works proposed, the midden discovery site recommendations and that ongoing communication will be provided for. We therefore have no issue with the HNZ authority to modify application being submitted.

Heoi ano
Na

A handwritten signature in blue ink, appearing to read 'K. Flavell'.

Karl Flavell
Manager Te Taiao
Ngati Te Ata
Ph: 027 9328998

Aaron Grey

From: Aaron Grey
Sent: Thursday, 18 February 2021 12:48 PM
To: wikitoria.tane@tainui.co.nz; kahurimu.flavell@tainui.co.nz
Subject: Plan change to the AUP Hingaia 1 Precinct provisions and zoning

Kia Ora,

I am writing on behalf of Hugh Green Limited in relation to a request for a private plan change to the Auckland Unitary Plan related to the zoning of land and provisions in the existing Hingaia 1 Precinct. In particular, a change of zoning from Mixed Housing Suburban to Mixed Housing Urban is proposed across the properties at 144, 152, 180, 200 and 252 Park Estate Road, Hingaia.

The Hingaia 1 Precinct was established in 2016 under Plan Variation 1 to the Proposed Auckland Unitary Plan through the Housing Accords and Special Housing Areas Act 2013. The land is currently zoned for urban residential activities and resource consents have already been obtained for urban development in this area.

The requested plan change focuses on two elements:

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Development of Hugh Green Limited's land at Park Estate Road has been subject to on-going consultation with Ngāti Tamaoho, Ngāti Te Ata and Te Ākitai Waiohū, all of which provided Cultural Values Assessments for Plan Variation 1. The cultural effects identified by these iwi were used as the basis to complete the plan change request.

Although you have not previously identified interest in the development of this land or may have deferred interest to one of the three iwi above, we welcome any further comments you may have on the plan change request.

A copy of the request is available at this link:  [Park Green \(Hingaia 1 Precinct\) Plan Change Lodgement Package](#)

I look forward to receiving your response.

Regards



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Aaron Grey

From: Aaron Grey
Sent: Thursday, 18 February 2021 12:48 PM
To: kaitiaki@ngaitaitamaki.iwi.nz
Subject: Plan change to the AUP Hingaia 1 Precinct provisions and zoning

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From: Aaron Grey
Sent: Thursday, 18 February 2021 12:48 PM
To: kowhaiolsen@makauramaemaoritrust.co.nz
Subject: Plan change to the AUP Hingaia 1 Precinct provisions and zoning

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