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Tēnā koe Jethro

Proposed crane for construction of a mixed use development at 132 Greenlane East

Introduction

1. Thank you for asking if the Tūpuna Maunga Authority (**Maunga Authority**) has an interest in the proposed resource consent at 132 Greenlane East. The Maunga Authority welcomes early engagement.
2. The proposal is for a crane intruding into two Regionally Significant Volcanic Viewshaft (**RSVV**) to Maungakiekie during construction.
3. The Tūpuna Maunga are among the most significant spiritual, cultural, historical, archaeological and geological landscapes in the Auckland region. The maunga are sacred to Mana Whenua as taonga tuku iho (treasures handed down the generations). The natural and cultural importance of the maunga underpins the nomination for World Heritage status, which is still underway.
4. The Maunga Authority has a direct interest in protecting views to, from and between the Tūpuna Maunga. Rule C.1.13 of the AUP recognises that in relation to maunga, specific consideration must be given to whether the Maunga Authority is adversely affected. The Maunga Authority considers that it is affected and has a direct interest in this proposal.

The proposal

5. Resource consent has been obtained for a mixed use (predominantly residential) development at 132 Greenlane East. To construct the development, a crane is proposed that will exceed the temporary construction standard



applying to buildings intruding into two RSVV (known as O1 and O2). It is understood that at its maximum extension, the crane boom will result in a 41.75m intrusion above the lowest viewshaft.

6. The Auckland Unitary Plan (**AUP**) provides for temporary activities, such as construction activity, to intrude into RSVV as a permitted activity, subject to compliance with standard D14.6.4 which requires temporary construction and safety structures must be removed within 30 days or upon completion of the construction works, whichever is the lesser.
7. Mitigation forms part of the scope of the proposal, which is stated as:
 - a. The crane colour is to be predominantly matte (non-reflective) silver or grey;
 - b. The crane will not support any promotional signage, logos, flags, banners, advertising or decorative LED lights (other than those required for safety or civil aviation requirements); and
 - c. The likely duration of the crane being in place will be 12-months.

The Maunga Authority's preliminary response

8. Buildings and structures within the viewshafts impact on the visual character, identity and form of the Tūpuna Maunga. This is evidenced by past construction of inappropriately high or bulky buildings. Temporary construction and safety structures can have the same impact. The Maunga Authority accepts that for a limited duration, it is not possible or practicable to comply with the RSVV.
9. This mitigation proposed is consistent with the Maunga Authority's minimum expectations for temporary structures intruding into viewshafts. Subject to this mitigation forming part of the scope of the application, the Maunga Authority does not oppose the application. For the purposes of the application, the Maunga Authority requests that a maximum duration for the crane be stated, for example no longer than 18 months.



10. This letter may be included with the application as evidence of engagement.
11. The Maunga Authority reserves the right to make a submission.

Noho ora mai
nā



Dominic Wilson
Te Tauihu Waka Tairanga Whenua / Manager Co-governance
Tūpuna Maunga Authority

