

From: jethro@baseplan.co.nz
Sent: Friday, 14 November 2025 11:10 am
To: 'Karl Flavell'
Subject: RE: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Good morning Karl,

RE: 22 & 22A Summit Drive, Ōwairaka

Hope all is well with you.

I haven't heard back from you since my email below in September – please get in touch if you would like to discuss the proposal.

On behalf of the Applicant, we are going to finalise our Section 92 response to Council next week – which I will distribute to you directly as well.

There are also some existing loose basalt rocks onsite. Do Te Ata Waiohua have any preference for what happened to these rocks or have a specific use for these rocks (?) Otherwise should any consent and corresponding works progress, the intention would be for these to be re used and retained onsite as part of landscaping for the development.

Regards,

Jethro Joffe
Baseplan Limited

From: jethro@baseplan.co.nz <jethro@baseplan.co.nz>
Sent: Monday, 22 September 2025 11:05 pm
To: 'Karl Flavell' <karl_flavell@hotmail.com>
Subject: RE: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Good evening Karl,

RE: 22 & 22A Summit Drive, Ōwairaka

Following our communications in April this year, find attached at the link below final technical reporting for the proposed application at the link below.

[22&22A Summit](#)

Feel free to contact me directly on email or on 021 129 1233 to discuss the proposal.

Regards,

Jethro Joffe
Baseplan Limited

From: jethro@baseplan.co.nz <jethro@baseplan.co.nz>
Sent: Wednesday, 16 April 2025 11:46 am
To: 'Karl Flavell' <karl_flavell@hotmail.com>
Subject: RE: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Thanks Karl.

Noted.

I spoke with David after receiving your email.

Happy for you to call me if theres anything you wish to speak to directly (0211291233)

Otherwise will take your lead and await your decision when your ready.

Regards,

Jethro Joffe
Baseplan Limited

From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Wednesday, 16 April 2025 11:16 am
To: jethro@baseplan.co.nz
Subject: Re: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Yes Jethro I'll ask David to discuss with you his findings, I'm open to that.

His phone number is 0210 227 0325.

Let's treat this response as draft.

At the end of the day I'll make the final decision.

Regards
Karl
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From: jethro@baseplan.co.nz <jethro@baseplan.co.nz>
Sent: Wednesday, April 16, 2025 9:30:08 am
To: 'Karl Flavell' <karl_flavell@hotmail.com>
Subject: RE: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Thank you for sending through Karl and it was good to meet with David onsite earlier this week.

Acknowledging that Ngaati Te Ata Waiohuas explanation, conclusion and recommendation is that the two properties remain undeveloped – would you anticipate any further hui between myself and David?

We are open to this and keeping the channel of communication open through the process – for the Applicant to share any updated information on the proposal – which the Applicant intends to progress.

Shall I treat your email below as your 'Iwi Response Report' and include this record in any final resource consent application?

Regards,

Jethro Joffe
Baseplan Limited

From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Wednesday, 16 April 2025 8:39 am
To: jethro@baseplan.co.nz
Subject: Ngaati Te Ata Waiohua: 22 & 22A Summit Drive report

Kia ora Jethro

Our field report as below.

Ngaa mihi
Karl

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From: David <lasaiya@gmail.com>
Sent: Tuesday, April 15, 2025 3:02:49 pm
To: Karl Flavell <karl_flavell@hotmail.com>
Subject: 22 & 22A Summit Drive report

Hui date
10:30am, 15/04/25

People present
Jethro Joffe (Planner, Baseplan Ltd)

No other iwi responded as of yet. Although it would get notified after lodgement.
The applicant is A & Y Contractors Ltd.

Kaupapa
The proposal is to build 2 houses, 1 on each lot of 22 & 22A Summit Dr.

The buildings are on the slopes of Oowairaka, about halfway up to its current tihi, on a private undeveloped piece of land. The land was likely part of neighbouring 26 Summit Dr, before it sold it off, and it was subdivided into 24, 22 & 22A. 24 is with a different owner than 22 & 22A. 24 in particular has apparently received some pushback from the Tuupuna Maunga Authority due to it having mature trees at its rear, as well as it directly abutting the reserve. No substantial existing vegetation is on 22 & 22A, and the Authority recommended native planting for it.

After the subdivision was consented for 22 & 22A a driveway was established. In Google Earth these works first appear in the May 2023 imagery. These earthworks appeared to extend somewhat beyond the driveway itself. At the end of the driveway these works resulted in a rather large cut and retaining wall.

As a result of restrictions on the site due to its location each of the buildings would be 2 storeys, but will be stepped. Their height limit is averaged from the buildings in front of them, despite the fact they are higher up than those houses. Flat roofs are proposed, with earthy tones for the buildings to attempt to conceal them better.

The site has 3 viewshafts on it, from Morningside Dr, Crayford St/New North Rd intersection and the Te Atatu on ramp. It's also subject to a height sensitive overlay. The viewshafts hit the ground, making the site part of the view. In addition to this, 2 viewpoints were supplied to provide a visual representation of the views from the Summit Dr/Mt Albert Rd intersection, and the New North Rd/St Lukes Rd intersection. In them you can see how the site along with 24 make up the largest green space on the right hand side of the images, and indicate the beginning of the maunga taking precedence over the houses that climb far up its slopes. The houses shift this beginning even further up the slopes, reducing the maunga's already compromised dominance.

There is also the Oowairaka ONF on the site. The Oowairaka ONF extends on all 4 sides onto various properties seemingly based on the level to which they hadn't been developed, and contribute to the maunga by remaining as such. The extension on the southwestern side of the maunga is a very similar situation to this - a large property with its yard brought in as an ONF. Like this site, the backyard ONF sections were apparently subdivided, and built upon. This was done about a decade ago, not long after the ONF would've come in. While the ONF may have restricted the extent of these developments to some degree, the end result is the same - the houses have now been built, the ONF on them is now a lame duck, as it is protecting values that this site no longer has over any of its neighbours. I believe this can be discerned with the question of "would these properties have gained ONF status if their new houses were on them?", and the answer is a resounding no, as only undeveloped parts gained this recognition.

With this in mind, for both this subject site and its neighbour at 24, I ask would they still be an ONF if the finished development was there in the first place? Seeing they likely wouldn't be, their value is in them being undeveloped slopes to relieve the maunga of its intense urbanisation. Any level of development of them obliterates this and shifts the maunga's "start" even further uphill, as the values the ONF has shifted uphill. I don't believe that this would meet the goals of any development on the Oowairaka ONF, which is meant to:

3) Protect the physical and visual integrity of outstanding natural features, including volcanic features that are outstanding natural features, by:

a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to an outstanding natural feature's values;

Development of this site would not avoid damaging the integrity of the ONF, and any measures taken to the building design only mitigate the damage. This site was clearly chosen to be part of the ONF for its ability to help project the maunga's presence outside of the limited reserve space, and development of it would completely erode these values.

Lastly on the subject of the ONF, I want to emphasise that while it extends onto the property, it is the same ONF as the parts of the maunga in the reserve, and is better preserved than a lot within the reserve itself which has been subject to quarrying and reservoirs. It is not a separate ONF, and deserves focus as a potential development on the main Oowairaka ONF itself, which as mentioned will reduce the extent of this main ONF's values if it goes through.

Soakage is proposed for stormwater as is typical of scoria sites. Scoria at the site reaches down around 3m, before reaching lava basalt. In order to both reduce costs and deeper damage to the maunga, they are looking to go about 1.5m down for works.

They are looking to lodge consent by the end of May. It will be notified. 6-12 months is the estimated build time. It was asked what we wanted for any substantial rocks they find - whether to reuse on site or if Ngaati Te Ata wanted them.

Heritage & Overlays

I have already covered the ONF and viewshafts, so I will not reiterate them here. There is also an SEA over much of Oowairaka though, including directly adjacent to 24. There are no Mana Whenua overlays.

While Oowairaka as a whole is a noted archaeological site and remnants may be anywhere, R11/2735 is particularly close - a midden at the driveway of 20 Summit Dr, a few metres away from the driveway of this site. More can be found about it in this report, relating to the subdivision of 24:

<https://www.aucklandcouncil.govt.nz/ResourceConsentDocuments/BUN60361098-3-Archaeological%20Assessment.pdf>

Conclusion & Recommendations

To conclude this site is an important part of the Oowairaka ONF as it projects it out of the limited reserve. This is particularly important as the site has suffered heavily from quarrying and urban sprawl up its slopes.

Our recommendation is:

- That the site not be developed, to maintain the integrity of the Oowairaka ONF.

Photos

Image 1 - Looking down the driveway that was made around 2023. The grass to the right of the driveway is for 24.

Images 2 & 3 - Looking over the site from the end of the driveway, with 24 beyond.

Images 4, 5 & 6 - Looking over the site from the boundary with 24.

Images 7 & 8 - Looking over 24.

Image 9 - The driveway as seen from inside the reserve.

Image 10 - Looking onto 24 from the reserve (the sunlight is quite strong).

BGLA Visual Representation - The documentation of the development from 2 viewpoints. Shows the diminishment of the ONF extent well.

Nгаа mihi,
David