

**From:** [Jeff Lee](#)  
**To:** [jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz)  
**Cc:** [ordragon@hotmail.com](mailto:ordragon@hotmail.com); [Amanda Blakey](#); [Nigel Denny](#)  
**Subject:** Re: Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT  
**Date:** Thursday, 4 December 2025 10:23:00 am

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Kia ora Jethro,

Thank you for sending me further information .

Next Steps - The understands this application is required to be publicly notified and in accordance with Rule C1.13 (4)(d) expects to be served with notice of the application. Te Aakitai Waiohua will exercise its right to make a submission on the application.

Lets keep in touch and anticipate closing this out early next year .

PS - Please also let me know directly via email when application is publicly notified.

Ngaa Mihi Nui

Jeff Lee

Te Aakitai Waiohua Kaitiaki

Mobile : 027 202 6158

Email : [teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)

**jethro@baseplan.co.nz**

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**From:** jethro@baseplan.co.nz  
**Sent:** Friday, 14 November 2025 11:13 am  
**To:** 'Jeff Lee'  
**Subject:** RE: Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT

Good morning Jeff

**RE: 22 & 22A Summit Drive, Ōwairaka**

Hope all is well with you.

I haven't heard back from you since my email below in October – 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 which you and I viewed when we were on site. Do Te Aakitai Waiohua have any preference for what happens 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

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**From:** jethro@baseplan.co.nz <jethro@baseplan.co.nz>  
**Sent:** Friday, 31 October 2025 5:31 pm  
**To:** 'Jeff Lee' <teteconsultancy@gmail.com>  
**Subject:** RE: Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT

Good to meet you onsite yesterday Jeff.

The full RC lodgement pack is at the link below.

[22&22A - Lodged RC](#)

I have also attached the geological memo and the archaeological report for your convenience to this email.

Are you free for a phone call next week? Let me know – and we can run through the key items we discussed on site.

Regards,

Jethro Joffe  
Baseplan Limited

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**From:** [jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz) <[jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz)>

**Sent:** Friday, 24 October 2025 1:49 pm

**To:** 'Jeff Lee' <[teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)>

**Subject:** RE: Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values  
RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT

Yes.

Thursday 9.30am good – ill send you a calender today and see you next Thursday.

Have a great long weekend Jeff.

Jethro Joffe  
Baseplan Limited

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**From:** Jeff Lee <[teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)>

**Sent:** Thursday, 23 October 2025 1:33 pm

**To:** [jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz)

**Subject:** Re: Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values  
RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT

Kia ora Jethro,  
Can we meet next Thursday 9.30am onsite ?? .  
Please also confirm fee acceptance .

Ngaa Mihi Nui  
Jeff Lee  
Te Aakitai Waiohua Kaitiaki  
Mobile : 027 202 6158  
Email : [teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)

On Wed, 22 Oct 2025 at 10:50, <[jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz)> wrote:

Hi Jeff,

I am well – thank you for reaching out.

How are you placed for a meeting onsite with me next week?

Do you have any times/days that work for you?

Regards,

Jethro Joffe

Baseplan Limited

0211291233

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**From:** Jeff Lee <[teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)>

**Sent:** Thursday, 9 October 2025 9:39 am

**To:** [jethro@baseplan.co.nz](mailto:jethro@baseplan.co.nz)

**Cc:** [ordragon@hotmail.com](mailto:ordragon@hotmail.com); [amanda.blakey@aucklandcouncil.govt.nz](mailto:amanda.blakey@aucklandcouncil.govt.nz)

**Subject:** Te Aakitai Waiohua confirms this application requires further Assessment of Mana Whenua cultural values RE: LUC60456483. at 22 Summit Drive MOUNT ALBERT

Kia ora Jethro,

I hope you are well ??

As confirmed to AC Regulatory - Tete Consultancy as the nominee for Te Aakitai Waiohua ( Manawhenua Iwi ) confirms this application requires further Assessment of Mana Whenua cultural values .

<u>LUC60456483. at 22 Summit Drive MOUNT ALBERT</u>
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Planner – Amanda Blakey, <a href="mailto:AMANDA.BLAKEY@AUCKLANDCOUNCIL.GOV.T.NZ">AMANDA.BLAKEY@AUCKLANDCOUNCIL.GOV.T.NZ</a>
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Link:
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<a href="#">1. AEE - 22.9.25.pdf</a>
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<a href="#">Appendix C - 10x10 - Architecture.pdf</a>
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<a href="#">applicationForm.pdf</a>
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**MANAWHENUA ENGAGEMENT CONSENTING CONTEXT (AUCKLAND COUNCIL REGULATORY**

**PLANNING)**General consideration of effects on the environment (which includes cultural and spiritual matters) is sought. The best way to identify these values and take these into account is through consultation with the relevant iwi in Tāmaki Makaurau, Auckland.

**COST OF ENGAGEMENT** - As the Te Aakitai Waiohua nominee, there are chargeable fees, T&Cs that must be agreed too, before any further work can be progressed.

**SCHEDULE OF FEES/ESTIMATE OF COSTS /PAYMENT TERMS** - Said professional fees shall include, but are not limited to:

- The costs of any consultation,

- Consider/Review/RC Application Documentation.
- Review AUP(OP) & Historical Reports where applicable.
- Administration Expenses/ Initial /Ongoing Comms - AC/Applicant/Agent/Prepare Billing
- Prepare a Formal Response.
- The hourly rate provision including travel time is \$120.00 per hour + GST.
- The travel expenses provision is \$0.77 cents per kilometre .
- The total fee estimate for professional services incurred as a direct result of this application will not be more than 10.00 hours.

**NOTE :** *This estimate is an approximation and is not guaranteed. The estimate is based on information provided regarding the project requirements. Actual cost may change once all project elements are finalised or negotiated. Prior to any changes of cost, the client will be notified. Estimate valid for 30 days.*

**PAYMENT TERMS-** Unless explicitly agreed prior to commencement of work, payment will be due in full upon completion of the work or services provided. Where a quotation has been provided, the full amount, less any payments already made, is payable.

**EXECUTION OF WORK TERMS** - Confirming the outlined Terms and Conditions is required prior to commencement of work.

Please confirm the above is acceptable so I can progress matters accordingly including undertaking a site visit asap.

Ngaa Mihi Nui

Jeff Lee

Tete Consultancy

Mobile : 027 202 6158

Email : [teteconsultancy@gmail.com](mailto:teteconsultancy@gmail.com)