

29 September 2025

Jethro Joffe
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Tēnā koe Jethro

Pre-application engagement – 22 and 22a Summit Drive, Ōwairaka

1. This letter records the pre-application engagement with the Tūpuna Maunga Authority (**Maunga Authority**) on the proposed development at 22 and 22a Summit Drive, Ōwairaka. The Maunga Authority welcomes early engagement on proposals that impact on Tūpuna Maunga. This proposal is for the development of two vacant sites on the lower slopes of Ōwairaka.
2. Governance and administration of the Tūpuna Maunga is undertaken by the Authority. This is a co-governance body with equal representation from mana whenua and Auckland Council (together with a non-voting Crown representative).
3. In exercising its powers and carrying out its functions under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014, the Maunga Authority must have regard to the spiritual, ancestral, cultural, customary, and historical significance of the Tūpuna Maunga to Ngā Mana Whenua.
4. 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).
5. The Maunga Authority has a direct interest in development on the lower slopes of the maunga and protecting views to, from and between the Tūpuna Maunga. The Maunga Authority therefore has an interest in the proposal and is considered a directly affected party. The role of the Maunga Authority in such instances is recognised in the Auckland Unitary Plan at Rule C1.13 (4)(d).



6. Engagement on this proposal commenced in October 2024. This included discussions on the provisions in Chapter D14 Volcanic Viewshafts and Height Sensitive Areas Overlay, in person hui in December 2024 and being provided with early concept designs. The Maunga Authority and its advisors have provided feedback on the significance of the maunga and how this should inform the design to avoid or minimise adverse impacts on the maunga.
7. It is understood the resource consent application has been lodged. The Maunga Authority has not reviewed the final design and supporting information prior to lodgement.
8. The Maunga Authority 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. The Maunga Authority will exercise its right to make a submission on the application.

Noho ora mai
nā



Dominic Wilson
Te Taihu Waka Tairanga Whenua / Co-Governance



jethro@baseplan.co.nz

From: jethro@baseplan.co.nz
Sent: Monday, 22 September 2025 11:17 pm
To: 'tania@richmondplanning.co.nz'
Subject: RE: 22 & 22A Summit Drive, Ōwairaka

Good evening Tania,

RE: 22 & 22A Summit Drive, Ōwairaka

Thank you for your time, and the Authorities time consulting with the Applicant and their consultants late last year and earlier this year.

Following that consultation, 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.

Regards,

Jethro Joffe
Baseplan Limited