

## Clare Covington

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**From:** Clare Covington  
**Sent:** Friday, 12 April 2024 3:44 pm  
**To:** tetaritaiao@kaiparamoana.com  
**Subject:** RE: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Te Tari Taiao

I've emailed you previously about engagement on a private plan change application in Hobsonville (see earlier emails below).

I am working with Auckland Council to progress the Plan Change application for Austino to notification and wanted to follow up with you to see if you are in a position to continue our much-appreciated consultation with Ngā Maunga Whakahii o Kaipara Development Trust.

We have specialist reports available including a recently completed ecological assessment which I can provide if you would like more information.

I would be happy to have an initial discussion with you if that would be helpful. I look forward to hearing from you.

Ngā mihi

Clare

**Clare Covington**  
**Planning Manager – Auckland**

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**From:** Clare Covington  
**Sent:** Monday, December 11, 2023 4:17 PM  
**To:** tetaritaiao@kaiparamoana.com  
**Subject:** RE: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Te Tari Taiao

Following on from my previous emails (copied below) about Austino's projects on their Hobsonville sites – I am writing to hopefully continue our much-appreciated consultation with Ngā Maunga Whakahii o Kaipara Development Trust on their next project which is a Private Plan Change request.

I appreciate that, now we have got to December, it will be best to make any arrangements for the new year.

As a bit more information, the application involves the sites indicated on my first email in November 2022 (and a new image is shown below).

The intention is to seek a zone change from Future Urban as was initially expected to be carried out by the Council as part of their Plan Change 5 which was then withdrawn.

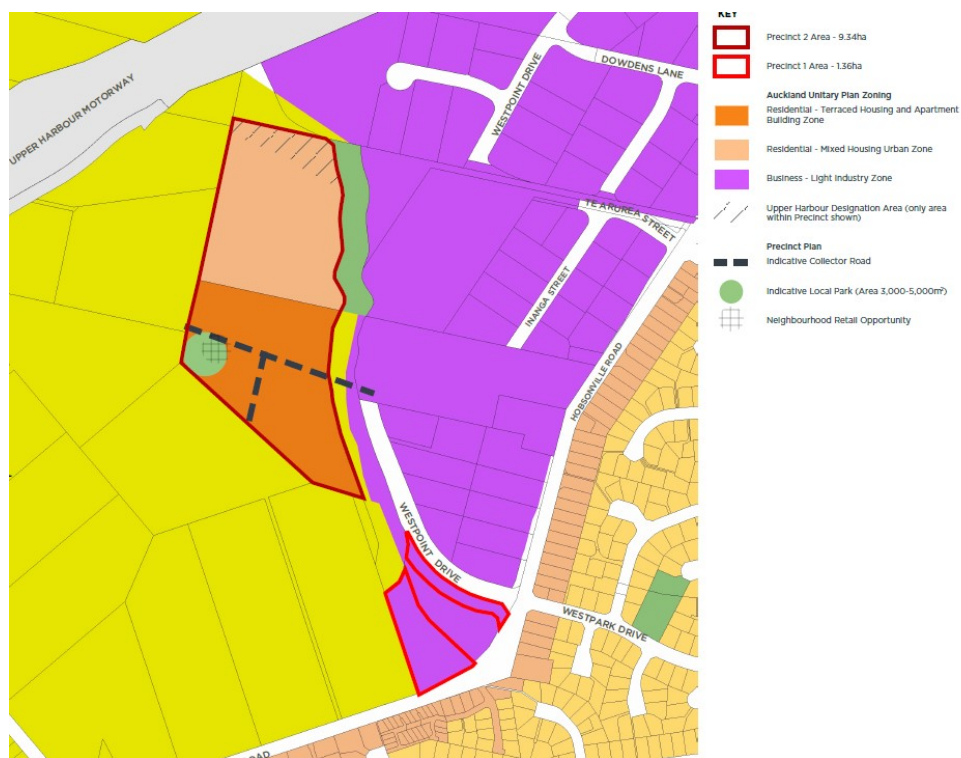
The zone changes involve a continuation of the Light Industrial zoning for block 1 (as this site has a split zoning with some already zoned Light Industry) and Residential zoning for block 2 (Terrace Housing and Apartment Building and Mixed Housing Urban).

There are some specialist reports available and some being finalised which I can provide if you would like more information.

I would be happy to have an initial discussion with you if that would be helpful. I look forward to hearing from you to confirm whether it would be possible to obtain your comments or cultural values assessment of the application.

Ngā mihi

Clare



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**[harrisonagrierson.com](http://harrisonagrierson.com)**

**From:** Clare Covington  
**Sent:** Tuesday, March 14, 2023 5:08 PM  
**To:** [savanna.steele@kaiparamoana.com](mailto:savanna.steele@kaiparamoana.com)  
**Cc:** Lewis So <[lewis.so@aucklandcouncil.govt.nz](mailto:lewis.so@aucklandcouncil.govt.nz)>  
**Subject:** RE: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Savanna  
 Following on from our previous emails (copied below).  
 I'd like to follow up on continuing our much-appreciated consultation with Ngā Maunga Whakahii o Kaipara Development Trust regarding my client's future projects at the above sites in Hobsonville (Austin) – please let me know a suitable time to discuss this with you further.

In the meantime, we have an application for bulk earthworks (enabling works) currently with Council relating to some site levelling at 84 Hobsonville Rd and I'd appreciate if you could advise if this application is one where you would like more information or further involvement – so I can advise the Council.

The proposal involves 28,380m<sup>3</sup> volume of earthworks over a total area of 21,325m<sup>2</sup>. As the site has 3 zonings, the following consents are required:

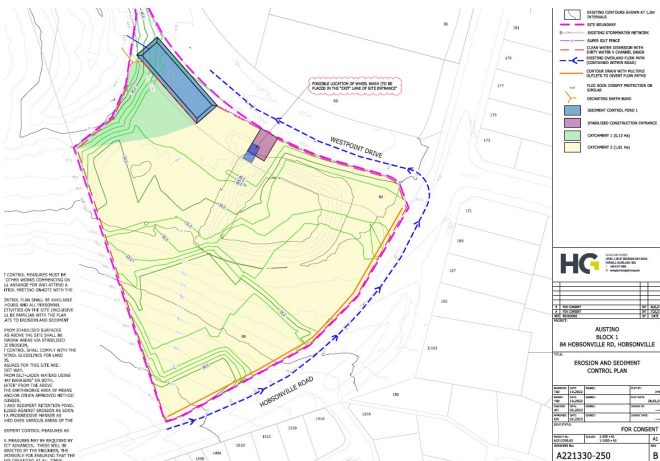
Restricted Discretionary activity consent is sought under Rule E12.4.1(A5) in relation to the site area and under Rule E12.4.1(A9) in relation to the proposed volume of earthworks in the Open Space zone with 2899m<sup>3</sup> volume proposed over an area of 3849m<sup>2</sup>

Restricted Discretionary activity consent is sought under Rule E12.4.1(A6) in relation to the site area and under Rule E12.4.1(A10) in relation to the proposed volume of earthworks in the Light Industrial zone with 12,559m<sup>3</sup> volume proposed over an area of 7796m<sup>2</sup>

Restricted Discretionary activity consent is sought under Rule E12.4.1(A5) in relation to the site area and under Rule E12.4.1(A9) in relation to the proposed volume of earthworks in the Future Urban Zone with 12,922m<sup>3</sup> volume proposed over an area of 9680m<sup>2</sup>

Sediment and erosion controls are proposed as shown on the extract from one of the application plans below.

I would be happy to provide any additional information you need, or alternatively please let me know if you do not want to be consulted further on this application.



Ngā mihi  
 Clare

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Technical Lead - Planning

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**From:** Clare Covington

**Sent:** Wednesday, February 15, 2023 12:30 PM

**To:** [savanna.steele@kaiparamoana.com](mailto:savanna.steele@kaiparamoana.com)

**Subject:** RE: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Savanna

I hope you are doing ok after the recent storms

I contacted you last year and got your out of office (email 28 November 2022 – copied below).  
I'd like to follow up on continuing our much-appreciated consultation with Ngā Maunga Whakahii o Kaipara Development Trust

My email below provides more information and it would be great to arrange a site meeting with you at your next available time.

In particular, an application for bulk earthworks (enabling works) is currently with Council relating to some site levelling of Block 1 and it would be appreciated if you could advise if this application is one where you would like more information or further involvement – so I can advise the Council.

I look forward to hearing from you and please get in touch if there is any more information you need at this stage

Ngā mihi

Clare



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**From:** Clare Covington  
**Sent:** Monday, November 28, 2022 9:46 AM  
**To:** [savanna.steele@kaiparamoana.com](mailto:savanna.steele@kaiparamoana.com)  
**Subject:** FW: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Savanna  
Andrea has passed on your details to discuss continuing our much-appreciated consultation with Ngā Maunga Whakahii o Kaipara Development Trust

My email below provides more information and it would be great to arrange a site meeting with you at your next available time.

I look forward to hearing from you

Ngā mihi

Clare



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**From:** Resource Management Services <[tetaritaiao@kaiparamoana.com](mailto:tetaritaiao@kaiparamoana.com)>  
**Sent:** Monday, 28 November 2022 8:30 am  
**To:** Clare Covington <[C.Covington@harrisingrierson.com](mailto:C.Covington@harrisingrierson.com)>  
**Subject:** RE: 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Clare,

Thank you for the email and the opportunity for Ngā Maunga Whakahii o Kaipara Development Trust to be involved with the process.

The best person to engage with directly is Savanna Steele and her contact details are below:

Savanna Steele  
Poutangata | Services Manager  
Ngā Maunga Whakahii o Kaipara

m: 021 024 84741  
e: [savanna.steele@kaiparamoana.com](mailto:savanna.steele@kaiparamoana.com)

a: 5 Rere Place, Parakai, Tāmaki Makaurau, 0830  
PO Box: PO Box 41, Helensville, 0840  
p: 0800 695 247  
w: [www.kaiparamoana.com](http://www.kaiparamoana.com)

Ngā mihi  
Andrea Cave

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**From:** Clare Covington <[C.Covington@harrisingrierson.com](mailto:C.Covington@harrisingrierson.com)>  
**Sent:** Friday, 25 November 2022 2:07 pm  
**To:** Resource Management Services <[tetaritaiao@kaiparamoana.com](mailto:tetaritaiao@kaiparamoana.com)>  
**Subject:** 84, 90, 100 Hobsonville Road - Continuation of consultation

Kia ora Te Tari Taiao

I consulted and met with Shona Oliver in May to June 2019 on behalf of my client, Austino, in relation to their development in Hobsonville.

We gratefully acknowledge your interest from this previous consultation and the contribution your iwi played in guiding Austino in contributing to the Council's restoration of the Rawiri Stream

I would like to arrange a meeting on site to review the work Austino carried out (Austino funded some of the Rawiri stream landscaping to ensure adequate access from the road to the stream) and to review the Light Industrial development which is now being completed. In addition, as part of further consultation, Austino seek your guidance on how to manage their next stage of development of the lands to the north. Austino would like to provide connectivity for this new community to the Rawiri stream as part of further works creating better connectivity and amenity on the western side of the stream.

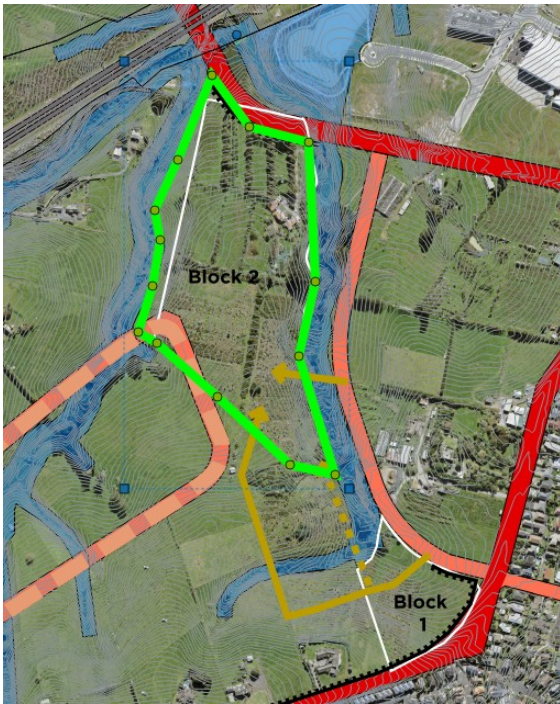
The next stage involves the land identified as Block 2 on the plan below. Austino are looking to provide access to this land by rationalising the access already in place (3 easements cross the stream land). Austino's intention is that 2 of these easements are given back to ensure non-encumbered stream access).

To progress this consultation, I would like to invite you for a site meeting/ walk with lunch in a nearby venue afterwards. Please let me know dates and times that would suit you for this meeting.

I can provide additional information prior to the meeting setting out Austino's proposed next stages of development. In summary, this involves:

- Bulk Earthworks for Block 1
- Light industrial development for Block 1 including a stormwater outfall into Rawiri Stream
- Access over Rawiri Stream for Block 2
- Plan Change/ proposed Residential development for Block 2

There is some background information for your reference at the bottom of this email.



I look forward to hearing from you so we can continue this valuable consultation

Ngā mihi nui

Clare

## Background

The Austino Property Group owns 86, 88, 90 and 100 Hobsonville Road.

The Rawiri Stream and Open Space area stream restoration project has recently been completed.

Austino retains three easements crossing the (open space land) Rawiri Stream in order to access the remaining part of their site to the west.

Austino has been in discussions with Council's Development Programme Office since 2018 in terms of the masterplanning for the development of their sites in coordination with key stakeholders including Watercare, Auckland Transport, Council's Healthy Waters and Planning teams.

### 1.0 Stage 1 Light Industrial - **completed**

Austino development and subdivision of 10 Light Industrial lots at 86, 88 and 90 Hobsonville Road has been completed including the construction of the Spine Road and services up to the site boundary with 92 Hobsonville Road. The attached aerial photograph provides the context of the site in relation to the Rawiri Stream land.



Figure 1: Location of Completed Light Industrial Subdivision – 70 – 90A Hobsonville Rd

The proposed development aligns with Council’s Hobsonville Corridor precinct requirements (refer to plan below).



Figure 2: Extract from Hobsonville Corridor Precinct Plan

The Network Discharge consent for this catchment includes a requirement for stormwater to discharge to the stream to provide for its recharge.





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