

From: [Kelly Durham \(AT\)](#)
To: ["Penny Anson"](#)
Cc: [Doug Fletcher](#); ["Liam Winter"](#)
Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology
Date: Friday, 11 July 2025 3:47:00 pm
Attachments: [image001.png](#)
[Carrington Road Widening HNZPT response.msg](#)

Hi Penny,

Further to my email below, please find attached correspondence from HNZPT confirming their support for the resource consent application.

Ngā mihi,
Kelly

From: Kelly Durham (AT)
Sent: Friday, 11 July 2025 3:26 pm
To: Penny Anson <penny@formeplanning.co.nz>
Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>
Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Hi Penny,

We have just reached agreement with HNZPT on the condition wording in relation to the heritage mitigation:

1. *The Consent Holder shall implement the following mitigation measures as shown in **[insert Boffa doc ref]**:*
 - (a) *Brick wall along the western edge of the proposed road of at least 1250mm in height, including works to integrate with/make good the edge of the remnant section of the original wall;*
 - (b) *Brick pavement border around landscaping areas;*
 - (c) *Heritage interpretation panel(s) as part of the wall detailed in (a); and*
 - (d) *Timber post fencing north of the brick wall described in (a).*
2. *Measures at (1)(a) and (b) shall be constructed wholly or partially from reclaimed bricks from the original wall if practicable.*
3. *The Consent Holder shall consult with HNZPT regarding the final design of the brick wall described at (1)(a), including the extent and location of any sections with additional height of up to 2440mm. The design shall give specific consideration to:*
 - a. *Accommodation of utility ducts and chambers;*
 - b. *Any departures from Auckland Transport standards and/or dispensations from utility providers required;*

- c. *The structural integrity and design of the wall; and*
 - d. *The context and integrity of the Carrington Hospital Category 1 Historic Place.*
4. *The Consent Holder shall consult with HNZPT regarding the heritage interpretation panels described at (1)(c).*
5. *The Consent Holder shall invite HNZPT to view the heritage mitigation measures described in (1) within one month of their construction.*

They are going to formally confirm their support for this, and I will send this through when I get it.

Ngā mihi,
Kelly

Kelly Durham | Team Leader
Consent Planning Team | Infrastructure and Place
Auckland Transport

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From: Penny Anson <penny@formeplanning.co.nz>
Sent: Thursday, 10 July 2025 7:40 am
To: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>
Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>
Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

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Good morning, Kelly

Just following up on the below. Can you advise if you have received comment from HNZPT. Have they indicated a preferred option and/or whether they intend to provide a letter of support for the proposal?

Thanks, and regards

Penny Anson | Senior Planner | Forme Planning Limited

Mobile: 021 244 8001

Address: Suite 203, Achilles House, 8 Commerce Street, Auckland 1010

From: Penny Anson

Sent: Friday, 4 July 2025 11:46 am

To: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>

Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>

Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Hi Kelly

Thanks for this information. The mitigation options are with Council's heritage and archaeology specialists for consideration. I have asked them to come back to me by the end of next week for their final comments.

I am also chasing other specialists and will revert next week with update on the status of s92 matters.

Ngā mihi | Kind regards,

Penny Anson | Senior Planner | Forme Planning Limited

Mobile: 021 244 8001

Address: Suite 203, Achilles House, 8 Commerce Street, Auckland 1010

From: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>

Sent: Thursday, 3 July 2025 3:47 pm

To: Penny Anson <penny@formeplanning.co.nz>

Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>

Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Kia ora Penny,

Thank you for your patience with this.

Please find attached the updated heritage mitigation package that we have shared with HNZPT. Please note that:

- Based on the structural footing requirements for the full height wall and clashes with utilities, AT cannot currently commit to this, however we will investigate this further, including getting input from service providers (i.e. Watercare).
- We can commit to providing a low brick wall, as well as edge treatments to the landscaping, interpretive signage and a replica post and wire fence.

AT is also proposing the attached condition specifically addressing the heritage design

mitigation, which we can link to the Urban Design and Landscape Plan condition.

Please let me know if you have any questions about this.

Ngā mihi,
Kelly

Kelly Durham | Team Leader
Consent Planning Team | Infrastructure and Place
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From: Penny Anson <penny@formeplanning.co.nz>
Sent: Tuesday, 24 June 2025 12:56 pm
To: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>
Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>
Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Hello Kelly

Thanks for your prompt response. Confirming receipt and that this information is with the specialist.

I understand you still working to confirm if the boundary treatments and mitigations requested by HNZPT can be incorporated into the final design. Can you provide an update on this?

Kind regards

Penny Anson | Senior Planner | Forme Planning Limited

Mobile: 021 244 8001
Address: Suite 203, Achilles House, 8 Commerce Street, Auckland 1010

From: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>
Sent: Monday, 23 June 2025 6:53 pm
To: Penny Anson <penny@formeplanning.co.nz>
Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>

Subject: RE: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Kia ora Penny,

Thanks for your email. Please find a response to the archaeological comments below.

I have attached a copy of the Heritage Impact Assessment prepared by Plan.Heritage that was prepared as part of the Detailed Business Case. In my opinion this is not relevant for the purposes of the resource consent application or assessing the effects of the proposal. We are seeking resource consent to demolish the wall, we have assessed the effects of this and have detailed, in our most recent s92 response, why alternative options to retain the wall are not practical.

The significance of the wall is detailed in section 7 of the Heritage Impact Assessment prepared by DPA Architects. In my opinion this is not inadequate, particularly given that the wall is not identified as a primary feature in the AUP. Both the Heritage Impact Assessment and Archaeological Assessment acknowledge the value of the wall, it's relationship with the main hospital building and the effects of its removal. The effects of the removal of the wall are proposed to be mitigated via several measures including:

- Recording of the wall prior to its de-construction
- Re-use of bricks in the landscape treatment – particularly the boundary treatment with the final details still being worked through with HNZPT
- Interpretive panels / signs adjacent the hospital site.

Ngā mihi,
Kelly

Kelly Durham | Team Leader
Consent Planning Team | Infrastructure and Place
Auckland Transport

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From: Penny Anson <penny@formeplanning.co.nz>

Sent: Monday, 23 June 2025 1:37 pm

To: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>

Cc: Doug Fletcher <doug.fletcher@aucklandcouncil.govt.nz>; Liam Winter <liam.winter@beca.com>

Subject: BUN60444262: Carrington Road Upgrade n No 2: S92 Request Archaeology

Good afternoon, Kelly

I refer to the s92 response received on 10 June specifically item 28.

Council's archaeologist still considers information to be outstanding. Please refer to their comments below.

To close this matter out and as requested on 20 May, can you please provide the assessment prepared by Plan Heritage Limited dated 2023. I would also suggest a response to address their concerns regarding inadequacy of the DPC Assessment provided to Council to date would also assist. This additional assessment could come from DPC or Plan Heritage.

"Draft reports were shared with HNZ and AC Heritage staff in December 2024, but as noted in my original review, I consider the significance assessments of the wall contained in the final versions supplied at application to be inadequate. The feedback received from HNZ and AC Heritage staff is therefore based on an inadequate values and significance assessment. Again no reference to the 2023 Plan. Heritage report which appears to be the justification upon which design decisions were made.

It's great that design has reduced/removed effects on the Oakley Hospital Main Building but again and as indicated in my initial review, an asylum is only an asylum to the extent its patients can be controlled and contained, by rules and walls. Therefore the wall is a highly significant feature of the heritage place and the east/womens wing of the hospital makes no sense as a place of confinement, seclusion and privacy in the absence of the wall. The wall is a key contributing feature to the heritage landscape.

The Attachment A – Technical Memorandum – Airing Court Wall further assessment concludes by stating "outcome has been assessed as appropriate in two separate heritage impact assessments (by Plan Heritage Limited in 2023 for the DBC; and by Dave Pearson Architects in 2025 for the consent application)."

But again, the former document upon which many design decisions seems to turn, has not been provided and has not been tested, and the inadequate significance assessment of the Pearson Architects document produced once detailed design had been undertaken is inadequate.

I acknowledge the competing values at play here and the limited space to do justice to them all, but I continue to hold that the decision making with regard to the Airing Court Wall has been undertaken with a poor understanding of its heritage value. Ultimately, the decision to remove the wall might be the same in the face of a more robust assessment, but that assessment is still outstanding in my opinion"

Please note I am still waiting on comments from Council's Landscape Architect. Their review of information submitted on 10 June is pending, when they return from leave at the end of this week.

Thanks very much.

Penny Anson | Senior Planner | Forme Planning Limited

Mobile: 021 244 8001

Address: Suite 203, Achilles House, 8 Commerce Street, Auckland 1010



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From: [Kelly Durham \(AT\)](#)
To: [William Howse](#)
Cc: [Penny Anson](#)
Subject: RE: Carrington Road - Heritage Mitigation - Wall Height
Date: Tuesday, 15 July 2025 3:47:00 pm
Attachments: [image001.png](#)
[image003.png](#)

Hi William,

Yes, there shouldn't be any issues with AT including that element in the fence design.

Ngā mihi,
Kelly

Kelly Durham | Team Leader
Consent Planning Team | Infrastructure and Place
Auckland Transport

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From: William Howse <william.howse@aucklandcouncil.govt.nz>
Sent: Tuesday, 15 July 2025 10:57 am
To: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>
Cc: Penny Anson <penny@formeplanning.co.nz>
Subject: RE: Carrington Road - Heritage Mitigation - Wall Height

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Hi Kelly,

Would AT be supportive of replicating the original start and end posts (with capping) for the post and rail fence?



DETAIL VIEW OF BOUNDARY FENCE, SHOWING TIMBER POSTS, RAILS, WIRES AND HEDGING

Cheers
William

William Howse | Senior Built Heritage Specialist

Master of Architecture (Prof) (Hons), Bachelor of Architectural Studies (BAS)

Built Heritage Implementation Team | Heritage Unit

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Auckland Council, Level 16, Auckland House, 135 Albert Street, Auckland 1010

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Call Centre: 09 301 0101



From: Kelly Durham (AT) <Kelly.Durham@at.govt.nz>

Sent: Monday, 14 July 2025 3:31 pm

To: William Howse <william.howse@aucklandcouncil.govt.nz>

Cc: Penny Anson <penny@formeplanning.co.nz>

Subject: Carrington Road - Heritage Mitigation - Wall Height

Hi William,

Thank you for your phone call earlier.

Further to our conversation, Boffa have confirmed that the 1250mm height of the wall has been designed to match the height of the existing wall that will be retained within private land.

At this point in time only this height and the taller 2440mm high wall designs have been assessed with regards to structural footing requirements, utilities conflicts etc. AT does have the ability to consider a wall height somewhere in between these two heights, although this will take additional time. The proposed conditions agreed with HNZPT provide for this:

1. *The Consent Holder shall implement the following mitigation measures as shown in [insert Boffa doc ref]:*
 - (a) *Brick wall along the western edge of the proposed road of at least 1250mm in height, including works to integrate with/make good the edge of the remnant section of the original wall;*
 - (b) *Brick pavement border around landscaping areas;*
 - (c) *Heritage interpretation panel(s) as part of the wall detailed in (a); and*
 - (d) *Timber post fencing north of the brick wall described in (a).*
2. *Measures at (1)(a) and (b) shall be constructed wholly or partially from reclaimed bricks from the original wall if practicable.*
3. *The Consent Holder shall consult with HNZPT regarding the final design of the brick wall described at (1)(a), including the extent and location of any sections with additional height of up to 2440mm. The design shall give specific consideration to:*
 - a. *Accommodation of utility ducts and chambers;*
 - b. *Any departures from Auckland Transport standards and/or dispensations from utility providers required;*
 - c. *The structural integrity and design of the wall; and*
 - d. *The context and integrity of the Carrington Hospital Category 1 Historic Place.*
4. *The Consent Holder shall consult with HNZPT regarding the heritage interpretation panels described at (1)(c).*
5. *The Consent Holder shall invite HNZPT to view the heritage mitigation measures described in (1) within one month of their construction.*

Given that several design disciplines need to input into this detailed design work, and that design departures may be required from utility operators (which AT cannot guarantee it will receive), at this point in time AT cannot be 100% certain that a wall height of more than 1250mm can be constructed. In order to avoid further delays with the resource consent we have proposed the above conditions to require this to be further explored in advance of the final design of the brick wall being agreed.

Ngā mihi,
Kelly

Kelly Durham | Team Leader

**Consent Planning Team | Infrastructure and Place
Auckland Transport**

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