

## Consultation Summary

### Takapuna 2 Precinct Plan – Plan Change Proposal

Due to the site's strategic location, since the middle of 2019, extensive consultation has been undertaken with various stakeholders, including the respective Council officers, politicians, Auckland Transport (AT), NZTA, Mana Whenua, the Auckland Urban Design Panel (AUDP), The Devonport - Takapuna Local Board, Harbourside Church Group Members, local level politicians and other interested parties.

In July – August 2019 a number of informal discussions happened with the Council's Development Programme Office (DPO). In this respect, initially, Alina Wimmer and Anne Bradbury from the DPO kept liaison with the applicant for the initial project feasibility assessment purposes. Then Mel Chow from the DPO took a lead role in liaising with various other Council officers.

The first formal meeting with a wider Council team was organised by Alina Wimmer on 12 September 2019. This meeting was attended by various key people from different Council organisations, including Auckland Transport (AT), Premium Team, Plans & Places and Council's norther resource consent team. The applicant and their key consultants also attended that meeting to discuss the initial design proposal.

At that meeting, it was discussed that the project proposal needs further consultation with various key Council technical groups individually to address multiple issues to resolve. At the same time, it was discussed that three separate stream of works need to be progressed. First, the master plan development for the whole site. Second, the preparation of a resource consent proposal for Stages 1 and 2 of the master plan. Third, the preparation of a private Plan Change proposal for the whole site essentially to achieve the development outcome for Stage 3 of the master plan.

At this stage of the project, Tūhura Consulting has been engaged by the applicant to develop an engagement and consultation strategy for the Project Team. The primary engagement objectives for the Master Plan and Plan Change part of the project were:

	<b>Master Plan &amp; Plan Change</b>
Commercial	<ul style="list-style-type: none"><li>• Capital funding secured</li><li>• Clear path to realise full development potential</li><li>• Relationships – building confidence</li></ul>
Consenting	<ul style="list-style-type: none"><li>• Fully integrated legal and technical strategy to support plan change</li><li>• Multiple supporting submissions on key attributes/assessments</li></ul>
Community	<ul style="list-style-type: none"><li>• Keep Local Board commentary focused on cycle and walkway project as significant leverage opportunity only arising because of the development</li><li>• Ensure directly affected parties are adequately consulted</li><li>• Activate supporting submitters</li><li>• Remain out of the media. Otherwise target factually accurate reporting and story kept local</li></ul>
Iwi	<ul style="list-style-type: none"><li>• Actively support in a hearing</li><li>• Partner on boardwalk and estuary perimeter enhancement proposal</li><li>• Partner on Local Board presentation</li><li>• Ensure input on design elements</li></ul>

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Based on the adopted consultation strategy, the following meetings and design discussions happened from the end of last year until now to discuss specifically about the master plan and the plan change proposal:

- First AUDP design presentation and discussion – 10 October 2019
- Second AUDP design presentation and discussion – 28 November 2019
- Meeting with Auckland Transport and NZTA – 9 March 2020
- Council design meeting (John Stenberg and Ainsle Verstraeten) – 27 March 2020
- Third AUDP design presentation and discussion – 7 May 2020
- Meeting with the Devonport-Takapuna Local Board (Chairperson, Deputy Chairperson and Local Board Advisor) – 19 June 2020
- Master Plan presentation to Simon Watts, MP for North Shore – 30 June 2020
- Francis Street Cycleway meeting with AT – 13 July 2020
- Master Plan presentation to Councillor Bill Cashmore, Deputy Mayor, Auckland Council – 13 July 2020
- Master Plan presentation to the Devonport-Takapuna Local Board – 24 July 2020
- Master Plan presentation to Councillors Chris Darby and Richard Hills, Auckland Council – 28 July 2020
- Esmonde Road Traffic Modelling meeting with AT – 31 July 2020
- Francis Street Cycleway meeting with AT – 10 September 2020
- Plan Change pre-application meeting with Plans & Places, Auckland Council – 17 September 2020
- Francis Street Cycleway funding meeting with Auckland Council – 13 October 2020
- Community Board Workshop regarding Francis Street Cycleway and Master Plan update – 27 October 2020
- Plan Change pre-application meeting with Plans & Places, Auckland Council – 28 October 2020
- Plan Change pre-application meeting with AT – 23 March 2021
- Plan Change pre-application meeting with Plans & Places, Auckland Council – 28 June 2020

Three AUDP design discussions and other Council officers meetings contributed significantly to finalise the application proposal.

The proposal has also gone through a separate consultation with Mana Whenua under the AUP(OP). This iwi consultation happened in two stages. In first stage primarily the Stages 1 and 2 Resource Consent part was discussed with a general discussion about the Master Plan. This first stage iwi consultation was facilitated by Jasmox's cultural engagement specialist Apenti Tamanui-Fransen. At the beginning of this iwi consultation process, the following iwi has been notified by Mel Chow from the DPO about the proposal.

Response	Involvement	Iwi
Yes	Yes	Ngāi Tai ki Tāmaki
Yes	Yes	Ngāti Maru
No	No	Ngāti Pāoa
No	No	Ngāti Tamaterā
No	No	Ngāti Te Ata
No	No	Ngāti Whanaunga
No	No	Ngāti Whātua o Kaipara
No	No	Ngāti Whātua Ōrākei
No	No	Te Ākitai Waiohua
No	No	Te Kawerau a Maki
No	No	Te Patukirikiri
No	No	Te Rūnanga o Ngāti Whātua

After that Apenti did the follow-up consultation and provided the following consultation update:

*The following outlines the hui/ meetings we had with Ngai Tai Ki Tamaki representatives. I've also included the Cultural design document that highlights the process and focus points for the 3 key hui we have had to date. Also to note, we made contact with all the Iwi included in the above table via email and/or phone call. From this two iwi responded; Ngati Maru and Ngai Tai. We have been working closely with Ngai Tai's representatives*

*Zaelene Maxwell and Reuben Kirkwood since, however Ngati Maru have not come back to us since our first engagement.*

*Hui 1: 23 January 2020.*

*Meet with both Ngai Tai and Ngati Maru reps separately.*

*Focus was around establishing a relationship/ whakawhanautanga Project Overview*

*How Ngai Tai would like to be involved in the project and structure of workshops.*

*Hui 2: 17 March 2020*

*Meet with Rueben & Zaelene to discuss potential narratives to be incorporated into design Confirm exact scope of each workshop. Time involved for Ngai Tai ki Tamaki for each workshop, prep time, workshop time, design time.*

*Confirm fee estimate with Zaelene based on their hourly rates + foreseeable expense. Confirm who will complete the Cultural Assessment and ensure the costs associated with this are included.*

*Hui 3: 23 March 2020*

*Onsite Visit pre lockdown to speak to potential Ngai Tai narratives with Rueben Kirkwood.*

*Also to identify key land marks in and around the site.*

*Hui 4: 4 May 2020*

*Cultural Values Assessment (CVA) received week priorMet to discuss next steps for project.*

*Ngāi Tai wanting to ensure they were involved in pivotal hui through all stages includinghui with Local Board.*

The second stage iwi consultation has been undertaken this year. At this stage the Plan Change proposal has been specifically discussed and it was facilitated by Tupara Morrison of NZMG. After completion of the second stage iwi consultation Tupara has provided the following update.

**Plan Change Hui with KBS Capital/Te Hurura Partners/Campbell Brown**

**Date: 7 May 2021**

***Hui Attendance:*** *Zaelene Maxwell-Butler (ZMB - Ngāi Tai), Geoff Cook (GC - Ngāti Maru), Abu Hoque (AH), Shaun Jones (SJ), Michael Campbell (MC), Tupara Morrison (TM)*

***Prologue:***

*This hui was organized through Tupara Morrison of NZMG. In order to ensure the expectations of Auckland Council regarding Mana Whenua consultation were considered, Tupara called on the Mana Whenua representatives who are involved in large scale developments with Kāinga Ora to indicate their interest in the Esmond Rd site to which the plan change relates. Both Ngāi Tai and Ngāti Maru indicated interest in this particular development having been involved earlier. Te Akitai o Waiohua deferred to Ngāi Tai. Ngāti Whātua Ōrākei deferred to Ngāti Paoa who were unavailable at the time to indicate their interest due to changes at the governance level.*

***Opening of Hui:*** *ZMB opened with mihi and karakia*

***Whakawhanaungatanga:***

*An opportunity for attendees to get to know each other and share a fun fact!*

*GC noted Mana Whenua in the operational space are outcomes focussed. Iwi trusts need to look after the trustees in terms of liability.*

***Kaupapa:*** *Plan Change 48 Esmonde Road, Takapuna presentation by MC*

***Attachment:*** *Presentation - Provided details of wider area context and site-specific details on aerial. Outline of key design principals including connections, bulking context*

**Key points:**

1. *Stage 1 and 2 consent granted. Stage 2 consent has one building with 7 levels.*
2. *Present height restriction is 16m (5 levels) under THAB. The proposed plan considers 16 levels*
3. *Design makes sure you are not turning your back on the coast or the main road*
4. *Very strong focus on esplanade corridor and connection to public transport – 10 mins into Queen St*
5. *Francis St boardwalk to site*
6. *Carparks v public transport – 50:50*
7. *ZMB made comment regarding whanau visiting or residents who travel out of Auckland to visit whanau? MC indicated that the typologies are not focused towards large families*
8. *Plan change seeks to enable taller buildings to central part of the site*
9. *MC provided an update on the National Policy Statement on Urban Development.*

**Plan change questions for Mana Whenua and comments from Mana Whenua:**

1. *Open space conservation for coastal edge: becomes vested in Council. This is in anticipation of sub-division.*
2. *Develop a precinct plan: any development will be subject to a resource consent. Precinct Plan Objectives presented for Mana Whenua to take away and consider. ZMB noted the marine issues if coastal boardwalk considered. Two plans presented. Proposed activities and standards. Opportunity to incorporate cultural aspects into Precinct Plan.*
3. *ZMB noted mountain to sea methodology - having everything you need to survive – tank systems, edible gardens. Can this narrative be used to influence design? AH and MC both responded positively to this request.*
4. *ZMB mentioned that the site is an old pa site and a residential development is more in fitting with the idea of a living area. Generally supportive of the idea of 'self contained' living village style.*
5. *Design smart to be resilient to climate change, pandemics*
6. *Water reuse discussed. How can the development maximise the utilisation of the resource? Mana whenua strongly encouraging sustainable and resilient development*
7. *ZMB raised the concern of cemetery capacity as a general comment that all developments need to consider*
8. *The name Tamaki Makaurau talks about the significant resource levels – “coveted by many” because of the resources*
9. *Consider how to encourage workers during construction being local?*
10. *Bring holistic thinking about sustainability, not just a focus on impacts on the environment.*
11. *MACCA?? Negotiations in relation to sea bed and foreshore to be considered when contemplating development near the esplanade reserve.*

12. ZMB expressed concern at the lack of ability of Council to carry out maintenance of assets once handed over.

### **Next Steps**

1. Architectural design team has started work. Reuben to be included. Reuben and architect to meet with Mana Whenua re design.
2. Feedback on presentation back within 2 weeks.
3. Any specific questions from Amaia to come through to Mana Whenua.
4. Lodge draft in next two to three weeks.

**Closing of hui:** ZMB closed the hui with karakia.

A separate consultation process has been undertaken by Tuhura Consultants to engage with other interested parties outside the Council regime to obtain their feedback on the proposal. Here is a summary of the consultation that Tuhura has undertaken in respect to the overall proposal.

### **Forrest and Bird**

*On 29 March 2021 an initial conversation with Richard Hursthouse has been done and it followed up by an email communication. Richard replied indicating willingness to meet. Follow up occurred during April and commitment to meet with F&B late May or Early June once the design had progressed. Consultation is complete as needed for the Plan Change, however, will be ongoing with regard to esplanade reserve design.*

### **Department of Conservation (DOC)**

*Initial conversation with DOC Auckland has been done to discuss the proposal. On 1 April 2021 an email was sent to DOC. DOC replied expressing interest and requesting Resource Consent documents from previous stages to assist in understanding the proposal. Follow up email sent with documents and committing to meeting to engage in design workshops for the esplanade design in late May. Consultation is complete as needed for the Plan Change, however, will be ongoing with regard to esplanade reserve design.*

### **Takapuna Business Association**

*On 25 March 2021 an initial email sent outlining proposed development and requesting feedback or interest. On 25 March 2021 a follow up email sent by Dean Kimpton reinforcing interest to meet or discuss the proposal. No response received since then.*

KBS Capital has also undertaken a community consultation process about the overall site master plan and the overall statutory tasks, including the Proposed Plan Change process. To facilitate this, a community information day was organized at the Display Suite of the proposed development – Amaia in Takapuna on the 18th of April 2021. The invitation for this event was circulated for the general public through social media

and Amaia's Official Web Site, and other marketing platforms. A specific invitation was sent for the members of the Harbour Side Church. Around 50 people attended the event, and a presentation was done by KBS's Planning and Urban Design Consultant Abu Hoque to inform the audience about the proposal. A Q&A session followed the presentation, and many participants of the event took part in that session to obtain specific information based on their circumstances. The audience has shown good interest in the proposal and has expressed their satisfaction about the proposal's sustainable initiatives, especially its alternative transport proposal and provision and public connection to the site's coastal boundary. No critical issues have been raised in the event.