

Appendix 18 – Record of Engagement

Stakeholders

Parties/Attendees	Date/Location	Comments/discussions
Auckland Council and CCOs		
Auckland Council Policy Planning – led by Todd Elder	24 May 2024 Albert Street	Meeting with Todd Elder, Warren MacLennan, Andreas Lilley (Parks) and Sarah Lindsay (Urban Design) to discuss Neighbourhood Plan: • Council explained the Planning, Env't and Parks Committee have agreed to prepare a revised Whenuapai Plan. Consultation will open late 2024; advised Cabra to continue with plan change process and provide feedback to revised WSP when requested. • Warren MacLennan raised ongoing concerns regarding infrastructure delivery and coastal hazards. HE discussed that meetings are being/have been arranged with AT and NZTA. Meeting with Flow Transport is required to agree modelling parameters. • MDRS – required to be included, Todd Elder to provide template for how this can be incorporated into precinct appendix, in order to easily remove at a later date (following second RMA Amendment Bill in mid-late 2024). • Sarah Lindsay – keen to see how the esplanade will be required (including access to and along the coastal and stream esplanades) in the absence of Open Space zoning along the coastal/stream edge. HE confirmed that esplanades are required via the RMA and E38 requirements, and the precinct will require access to and along the esplanades. • Parks – Open Space – Informal Recreation zone supported at 17A Clarks Lane. There is no requirement for Cabra to provide any amenities or development within the park itself. Only the zoning is required at this stage. Development contributions will provide a proportionate share of funding for Council to deliver a Neighbourhood Park in the future. In the meantime, residents within the precinct can utilise the open space areas within the esplanade/stream reserves, the park at Ockleston Landing and the HWMP including sports fields and playground. • Stormwater – Todd Elder to arrange a meeting with Healthy Waters to discuss two options for dealing with stormwater at the plan change process. Recommended reviewing plan change 49 in meantime. • TE queried frequency of buses along Hobsonville Road – this information was subsequently provided by Commute Transport in a memo to AT/AC.
	July 2024	Iterative discussions with Todd Elder, and attendance at meetings with AT.
	30 July 2024	HE provided draft precinct provisions, plan and zoning map to Todd Elder for review, meeting arranged for 7 August to discuss.
	7 August 2024	Meeting with Todd Elder to discuss draft precinct provisions; preliminary feedback received and incorporated.
Healthy Waters	8 July 2024	Meeting 8 July 2024 to discuss pre-circulated SMP. Attendees: Todd Elder, Carmel O'Sullivan (catchment planner), Brooke Waterson (Waterways team), Lee Te (planner in HW team), Tom Lemon and Hannah Edwards for Cabra.

		Hannah and Tom explained plan change area, proposal, SMAF-1 overlay, stabilised outfalls, GD-01 treatment. Carmel - Advised that SMAF was originally applied to urban locations, not rural. PC application will need to be clear about why the SMAF-1 overlay is appropriate as the overlay applies to discharge to streams, not the CMA. The AUP states: <i>"The Stormwater management area control – Flow 1 and Flow 2 identifies rivers and streams (and their contributing catchments) that are particularly susceptible to the effects of development or have relatively high values. Stormwater management area control – Flow 1 are those catchments which discharge to sensitive or high value streams that have relatively low levels of existing impervious area."</i> - Once the PCA is rezoned for urban use, it can rely on the NDC. Conditions of the NDC (greenfield) will need to be met, and the precinct provisions should be drafted to ensure development delivers this. This includes treatment of all impervious surface areas prior to discharge, via communal devices (e.g. bioretention device) rather than small/singular devices (e.g. raingarden). Lee - Update SMP to explain exactly which methods are proposed, delete those that aren't relevant (e.g. wetlands are not appropriate due to potential bird strike, raingardens are not proposed for the reasons above). - Update SMP to explain how the input from reports and consultation have informed the possible locations of stormwater outfalls (including Geotech and contam reports, and AT and mana whenua consultation). - Cabra can request the SMP be accepted in principle at plan change stage, giving a higher level of certainty at RC stage. - Consider upstream flow from 6 Sinton and south of Upper Harbour Highway. Todd - Advised that the SMAF-1 overlay is required to the entirety of the PCA to achieve long-term management and integration with wider urbanisation, but at RC, the SMP will apply to catchments where stormwater is discharged to the CMA (rather than SMAF-1). Brooke - Advised that the Waterways Team is looking for confirmation that the stream is stable, and how/whether it will be affected by instability post-development. - Geotech and Ecology Reports need to provide a 'Stream Assessment', and this analysis can be transposed into the SMP. - Council's GIS maps flag that one section of the permanent stream between 15 and 17 Clarks Lane as experienced 40-60% erosion. Brooke to provide the Watercourse Assessment prepared by Council to inform this mapped data. - Brooke advised there are a range of assessments that could be prepared to assess the geomorphic condition of the stream: - Rapid Geomorphic Assessment - Digital Elevation Model - B-Stem Model - Utilising Council's internal assessment process (under development). - Brooke to send further information, Cabra to arrange separate meeting with Brooke, Geotech, ecology and engineer.
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	19 July 2024	Further meeting with HW and Engeo (hydrogeologist) and Capture (civil engineer) to discuss stream erosion assessment. Applicant team will undertake site visit and then use desktop information to inform the Erosion Screening Tool provided by Council. The results of the analysis will be inserted into the SMP.
	29 Aug 2024	Engeo and Capture provided findings of the stream assessment to HW planner.
	13 Sept 2024	Receipt of feedback and questions from Lee Te regarding stream stability analysis.
	27 Sept 2024	Forme request meeting with AC engineer to discuss their response prior to updating the assessment.
	Oct 2024	Engineering meeting to discuss details; Engeo updated report to address outcomes from meeting. Updated report to be attached to SMP for HW review following lodgement.
Auckland Transport	10 May 2024	Team briefed Katherine Dorofaeff; requested copy of Neighbourhood Plan (provided 10/5), list of proposed transport upgrades and traffic generation estimate / effects on interchange roundabout (Commute to provide by 15/5). Katherine suggested that if Council engage Flow Transportation, perhaps AT does not require another third party specialist. Forme to coordinate meeting with Flow to agree assumptions of wider traffic/growth before commencing modelling. ITA 2-3 weeks away.
	31 May 2024	HE provided preliminary memo from Commute Transport and requested follow up meeting to discuss, including with Flow to agree modelling assumptions.
	10 May 2024	HE, Commute, Cabra attended meeting with Harry Shepherd (Flow), Todd Elder, and Katherine Dorofaeff to discuss the pre-circulated memo and agree assumptions for traffic modelling going forward. Action - Commute to review trip generations from local approved plan changes (Spedding and Brigham Creek) and provide these to Council for review and agreement re. further traffic modelling.
	3 July 2024	Issued updated transport memo prepared by Commute including traffic generated by PC69 and PC86 plus 10 year growth. Harry Shepherd at Flow to review and provide feedback.
	8 July 2024	Received AT memo from Katherine Dorofaeff dated 20 June (prior to Commute drafting 3 July Memo). Cabra to review and arrange a further meeting to discuss.
	15 July 2024	Feedback received from Flow on behalf of Council / AT clarifying the model and assumptions made. Commute to provide a response; Cabra to review and arrange a further meeting to discuss.
	30 July 2024	Response provided to comments from AT and Harry Shepherd, HE provided a copy of the draft precinct provisions and precinct maps. Meeting to be arranged.
	Aug-Oct 2024	AT provided comments / mark ups of draft precinct provisions for applicant review. Precinct updated to address comments where considered appropriate, updated version supplied with application for AT review.
Auckland Council – Traffic Engineer (Flow Transportation)	10 May 2024	HE requested from Todd the Flow contact details to commence discussions re. assumptions for traffic modelling.
	31 May 2024	HE provided preliminary memo from Commute Transport and requested meeting with Flow and AT.
	10 June 2024	HE, Commute, Cabra attended meeting with Harry Shepherd (Flow), Todd Elder, and Katherine Dorofaeff to discuss the pre-circulated memo and agree assumptions for traffic modelling going forward. Action - Commute to review trip generations from local approved plan changes (Spedding and Brigham Creek) and provide these to Council/AT for review and agreement re. further traffic modelling.
	3 July 2024	Issued updated transport memo prepared by Commute including traffic generated by PC69 and PC86 plus 10 year growth. Harry Shepherd at Flow to review and provide comments.
	15 July 2024	Feedback received from Flow on behalf of Council / AT clarifying the model and assumptions made. Commute to provide a response; Cabra to review and arrange a further meeting to discuss.
	30 July 2024	Response provided to comments from Harry and AT, HE provided a copy of the draft precinct provisions and precinct maps. Katherine advised happy to meet next week.

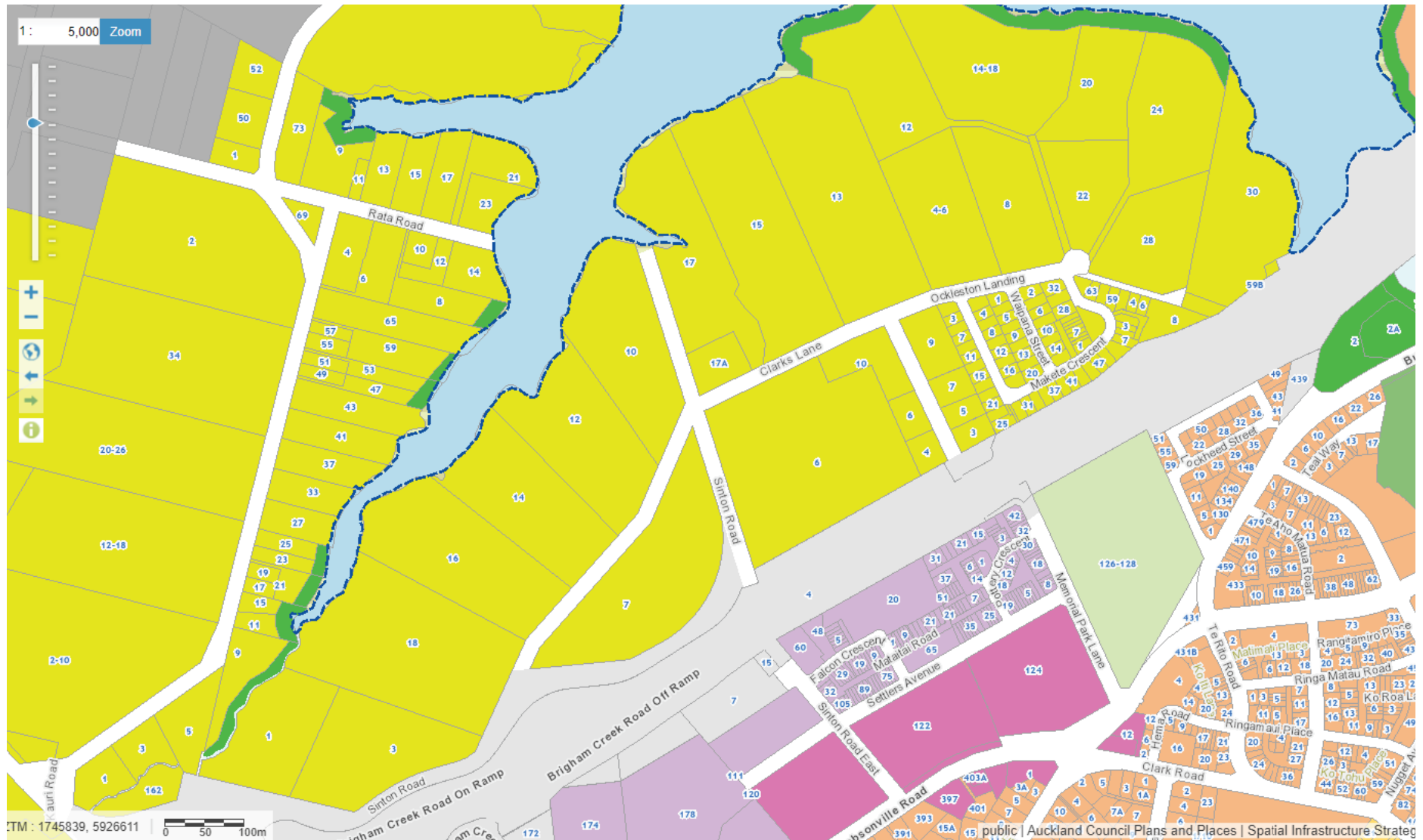
	Aug-Oct 2024	AT provided comments / mark ups of draft precinct provisions for applicant review. Precinct updated to address comments where considered appropriate, updated version supplied with application for AT review.
Watercare	15 May 2024 Online	Meeting with Lars Fog (Major Developments) and Charvee Angurala. Project team introduced the plan change area. Wastewater - Proposed to construct one pump station at northern corner at 15 Clarks Road and a second pump station at 14 Sinton Road. Final location of pump stations are to be confirmed at RC stage. - There are various scenarios to connect ww. - Option 1 – Connection to Ockleston Landing with 400mm gravity pipe under SH18. Lars’ preference, but this requires access under the driveway of private property. - Option 2 - Watercare does not support one rising main connecting to another rising main due to management/maintenance of the pump stations. - Option 3 - Third option is to connect back to existing Brigham Creek pump station. Partial rising main, partial gravity fed. Manhole exists to avoid needing to cross stream. In summary, there are no wastewater capacity constraints to service the PC. There are various options that Watercare would accept, and the preferred/selected option can be agreed at resource consent stage. Lars considers this location and PCA is ‘fairly easy’ from a plan change perspective compared to others as there are multiple options to service future development. Note: Lars advised that Whenuapai Wastewater Stage 2 (to Northern Interceptor) does not envisage any connection to/from the Clarks/Sinton peninsula, so connecting is not available. Note: Watercare currently preparing a servicing plan for Whenuapai, expected to be completed in July 2024. Note: Whenuapai Package 1 – provides capacity for this development. Lars agrees that Package 2 is not required to unlock the PCA (despite FDS). Water supply Upgrade proposed to 100mm dia line in public network (either 150mm or 225mm, detail TBC – but the line needs to provide for future growth in the peninsula). Line to loop back around to Brigham Creek intersection. Lars confirmed there is sufficient capacity to service the development – the detail can be provided at RC stage. Lars advised it is Watercare’s expectation that any work that WSL has to do to accommodate the development would be paid for by Cabra.
	16 July 2024	Receipt of memo from Watercare confirming their agreement that there are multiple options to service the proposed development, both in respect of water supply and wastewater.
Upper Harbour Local Board	15 May 2024	Duncan Unsworth emailed Chair requesting a meeting to explain the proposed plan change.
	04 June 2024	Response received from Anna Atkinson: <i>Hi Duncan</i>

		<i>Thank you for your invite. I can't take you up on this offer as we are often asked to comment for resource consents.</i> <i>Kind regards</i> <i>Anna</i>
Other stakeholders		
NZDF	9 May 2024	Discussed Neighbourhood Plan and draft precinct provisions with Rebecca Davies, supplied both documents in follow up email. Rebecca supportive in principle with the direction of the provisions, and will review and provide comments to ensure/achieve consistency between other PPC requestors in Whenuapai.
	21 June 2024	Receipt of draft precinct provisions from, and meeting with, Rebecca Davies to discuss precinct provisions regarding NZDF. It was discussed that the engine testing overlay may not be relevant in this case as Cabra are offering up the noise attenuation and mechanical ventilation standards to apply to entire precinct area, so the overlay would not deliver any different outcome to the design of dwellings either within or outside of the overlay.
	01 August 2024	Forme issued the draft precinct provisions to Rebecca Davies for review and discussion. No response.
	14 August 2024	Forme followed up to request an update on NZDF feedback. No response.
	29 August 2024	Email from Rebecca Davies with comments on draft precinct provisions.
	Sept 2024	Precinct provisions updated to reflect comments from NZDF.
NZTA Waka Kotahi	16 May 2024	NZTA attendees: Sonya McCall, Kim Cottle and Kevan Fleckney HE explained the Neighbourhood Plan process. Leo explained the Brigham Creek interchange was last modelled by Flow which found there is capacity for 550 dwellings in addition to PC5 development. The plan change will create less than this, at around 390 dwellings, noting that PC5 is not going ahead in its previous form. There is no issue with putting this volume onto the intersection right now. Kevan asked what implications will the future Westpoint Drive connection have on capacity, when you add 390 dwellings? This will be addressed in ITA. LH asked if there any plans to upgrade the interchange? Sonya confirmed this has been looked at many times but the area is topographically challenging so this has not yet been progressed. SH16/SH18 and Northside Drive – NZTA confirmed there are no plans to build these. Questioned whether either are listed in the State Highway Plan. Neither are RONS or RORs. NZTA advised that “bottom line, we need to understand if there are any issues with the proposed development connecting to the network?”. LH will provide some prelim analysis and assumptions to from the basis of modelling and ITA, and NZTA will advise if they will review it internally or if an external traffic engineer will be appointed. We will then meet with the relevant person to discuss and agree the modelling assumptions.

	31 May 2024	HE provided preliminary memo from Commute Transport and requested follow up meeting to discuss potential effects on Brigham Creek interchange.
	3 July 2024	Meeting with Waka Kotahi to brief new planner (Gemma Kean) and transport engineer (Kevan Fleckney); issued updated transport memo prepared by Commute including traffic generated by PC69 and PC86 plus 10 year growth. Kevan and Leo to have a separate phone call to discuss.
	15 July 2024	Review of memo by Kevan Fleckney: Hi Leo Fortunately, it is a short review! The review looks acceptable to me given the predicted capacity remaining on the roundabout. What trip generation rate was used and what was the car versus non-car split of those trips? Regards Kevan
	16 July 2024	Leo response to Kevan's email: <i>"The rate used is 0.65 per dwelling.</i> <i>Will include commentary on this in the ITA. It is based on industry guidelines but also the survey of the existing Sinton area (ie the roundabout) which has shown a generation rate of around 0.69 per dwelling (average of peak hours). Given a number of these existing dwellings are large stand-alone dwellings (which typically have higher trip rates) and the existing café is included in the surveys, a rate of 0.65 was chosen."</i> No response received from Kevan.

Local community

Red outline showing extent of letter drop



Parties/Attendees	Date/Location	Comments/discussions
Properties within the plan change area		
17 Clarks Lane	2023 (Fast Track)	Iterative emails and letters issued to owner and occupiers requesting engagement with owner in respect of Fast Track process. No response received from owner.
	Late 2023	Phone conversation between Duncan Unsworth and Leanne Hawley (tenant) to explain Fast Track process, and Duncan subsequently advised Cabra did not intend to progress with the Fast Track application.
	4 July 2024	Email with letter attached requesting meeting to discuss plan change.
	4 July 2024	Letter drop for tenant advising them of the proposed plan change.
	5 July 2024	Emailed same letter to dannychenhua@126.com (Mr Feng's (Owner) assistant) and to leanehawley@gmail.com (tenant).
	8 July 2024	Phone call between HE and Leanne (tenant) to explain the process, application, timeframes. Leanne explained her long family connections with the property. She has the head lease on the site, and sub-leases the other building to another tenant. Both Leanne and the sub-lease are on periodic (monthly) leases. Leanne advised she is aware of upcoming growth and changes to the peninsula and is comfortable with that, but as she runs her hairdressing business from the property, would like as much notice as possible regarding timeframes as to when she will need to vacate the property, so she has time to relocate her business. HE explained that Cabra does not own 17 Clarks Lane so once the plan change process is complete, development timing is subject to the landlord.
	11 July 2024	Cabra attended meeting with property manager Yinqi Qie (Oakland Group) – NZ representative acting for the offshore landowner. Duncan explained the proposal and plan change process.
	11 July 2024	Email and phone call – Hannah and Yingi regarding detailed discussion of the zoning layout and what the precinct will provide to facilitate development at 17 Clarks Lane. Hannah explained that the 20m esplanade reserve (MHWS and stream banks) is a requirement of the RMA and Chapter E30 of the AUP, and the riparian planting and public access is typical of coastal subdivision and areas where streams intersect greenfield. Hannah explained the indicative road layout is only 'indicative' and will be determined at masterplan stage for each individual RC application. Hannah advised the draft zoning map and precinct will be ready to share in the next week or two, and we can meet to discuss in further detail.
	23 July 2024	Meeting with Ingi and Lillian (owner of 12 Sinton) – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports to Ingi and Lillian.
	16 August 2024	HE met with Ingi (and colleague Sam, project manager) and Lillian (12 Sinton Road) to discuss precinct provisions in further detail; explained subdivision to create esplanade reserve will be undertaken by landowner of 17 Clarks Lane at the time of residential subdivision at some time in the future (not by Cabra) and that no works are required to be delivered or undertaken within 17 Clarks Lane to construct bulk infrastructure required before the first dwelling. Reiterated that esplanade reserve is required by RMA and AUP if/when subdivision of lots less than 4ha, regardless of provisions in precinct. Explained the bulk infrastructure that is required prior to delivery of first dwelling. Ingi to review in further detail and discuss with Cabra re. infrastructure funding arrangements. Key concerns remaining relate to the loss of land arising from the esplanade reserve (coast and stream) and cost of infrastructure delivery.

	27 Aug 2024	Email from Ingi to Duncan: <i>Hi Duncan,</i> <i>Hannah has given us a really good overview of how the new plan works.</i> <i>Based on what our assessment, the number of houses we can built after this rezone application with 20m set back, is maximum 30 of terrace houses roughly. That is what my initial hesitation on making a decision on this. Rather than making a decision now, could wait for a few years to see if then movement would make a different plan that could increase the potential value of this unevenly shaped land.</i> <i>At this stage, we will not be opting out of this rezone application together with Cabra provided that, road connection to the boundary of 17 Clarks lane from 15 Clarks Lane, and waste pipe connection to the boundary of 17 Clarks Lane.</i> <i>Let me know what you think.</i>  Duncan response sent 28 August 2024: <i>Hi Ingi</i> <i>Thanks for your email below.</i> <i>Glad to hear Hannah has been of assistance.</i> <i>I can confirm Cabra agrees to providing a Road and Wastewater connection to the boundary of 17 Clarks Lane (through our block at 15 Clarks Lane) in the future.</i>
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		<i>We will obviously confirm these exact connection points as we have a better idea of how both our blocks will be developed in the future.</i> <i>Feel free to come back to me if you have any further questions.</i>
17A Clarks Lane (owned by Auckland Council)	May 2024	Meeting with Council policy team and parks planner confirmed Council's support in principle to rezone the site as part of this plan change from FUZ to Open Space – Informal Recreation. Council parks planner confirmed no other works within the Open Space zoned site are expected to be provided by Cabra – future delivery of open space amenities will be provided by Council, which Cabra will contribute to via development contributions.
12 Sinton Road	2023 (Fast Track)	Email confirmation received regarding future construction of a wastewater line across the site to service development sought under the Fast Track process. Confirmation of support of that arrangement was received, noting the wastewater line would also service future development at 12 Sinton Road.
	18 June 2024	Email to owner requesting meeting to discuss plan change application.
	26 June 2024	Meeting between Cabra and owner (Lillian) – Duncan presented area of plan change showing indicative road layout, landowner requested confirmation that the roads were indicative only and subject to detailed design at resource consent (which is the case). Discussions held regarding potential cost share of infrastructure, by way of a separate matter to the wording of precinct provisions.
	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	5 July 2024	Emailed same letter to [REDACTED]
	8 July 2024	Email received from owner (Lillian) requesting minor changes to indicative road plan, albeit noting these are indicative only and will be confirmed at resource consent stage.
	23 July 2024	Meeting with Lillian and Ingi (owner of 17 Clarks Lane) – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity. Supportive of plan change application.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports to Ingi and Lillian.
	16 August 2024	HE met with Lillian and Ingi / Sam (17 Sinton Road) to discuss precinct provisions in further detail; explained subdivision to create esplanade reserve will be undertaken by landowner at the time of residential subdivision at some time in the future. Explained the bulk infrastructure that is required prior to delivery of first dwelling. Lillian to discuss with Cabra re. infrastructure funding arrangements. No concerns (other than cost of infrastructure) and is supportive of plan change.
Properties outside of the plan change area		
3 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
4 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
5 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
6 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	9 July 2024	Phone call between Hannah and owner (Alec) to discuss the process, no concerns were raised in respect of the proposed plan change application. Alec is also the owner of 4-6 Ockleston Landing.
7 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.

9 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
10 Clarks Lane – same owner as neighbouring property at 16 Sinton Road (AKA 14 Clarks Lane)	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	23 July 2024	Meeting with owner, Alec – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports.
13 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	5 July 2024	Emailed same letter to jimmy.wu@raywhite.com
	8 July 2024	Phone call from Jimmy (agent for the owner) enquiring whether the proposed wastewater network will be sized to accommodate future growth on these adjacent properties. HE advised that multiple wastewater network upgrades/connections are available (as confirmed by WSL) and the size/capacity will be determined at resource consent stage, in agreement with WSL. In general, Jimmy's client (the landowner) is supportive of the plan change and unlocking growth in the peninsula.
	23 July 2024	Meeting with owner, Jimmy – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports.
1 Sinton Road	4 July 2024	Letter sent to owner by letter drop advising of forthcoming plan change application, inviting discussion if required.
	8 July 2024	Owner (Josh) contacted Cabra to arrange meeting.
	9 July 2024	Duncan attended meeting with Josh – Duncan explained the application process; the owner did not raise concerns with proposed application.
	27 Sept 2024	Forme Planning meeting with owner (Josh) to discuss details of plan change application. Supportive of proposed density/typologies/infrastructure upgrades.
3 Sinton Road	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
6 Sinton Road (letterbox reads as no. 14 Clarks Lane) – same owner as neighbouring property at 10 Clarks Lane	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	8 July 2024	Phone call between Hannah and owner (Alec) to discuss the process, no concerns were raised in respect of the proposed plan change application. Alec is also the owner of 10 Clarks Lane (partially in heritage overlay).
	23 July 2024	Meeting with owner, Alec – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports.
7 Sinton Road	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	5 July 2024	Emailed same letter to taylor@xtra.co.nz

	5 July 2024	HE phone call with Anne (landowner), specifically enquiring in respect of traffic generation. Anne queried if a bridge will be built over the southern motorway and whether the road north will be provided to Kauri Road as per PC5. HE advised that these are NZTA/AT projects respectively and neither have budget, and that it is understood the Kauri Road connection is no longer required having regard to future Brigham Creek Road upgrades. Anne queried if Council needs to be comfortable with the traffic generation to approve the consent. HE confirmed yes this is the case, and explained that Commute, Council, Auckland Transport and NZTA will assess the traffic effects from the proposal.
18 Sinton Road	4 July 2024	Letter sent to owner by letter drop advising of forthcoming plan change application, inviting discussion if required.
	5 July 2024	Emailed same letter to [REDACTED] (David Sun).
4-6 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
	23 July 2024	Meeting with owner, Jun – HE presented Neighbourhood Plan, zone map and precinct plan, explained how the precinct provisions are designed to work, explained that esplanade reserves are first and foremost an RMA and AUP requirement, but that their delivery and the vegetation and paths within it are enshrined in precinct to deliver positive interface with coastal environment and public open space amenity.
	25 July 2024	HE emailed a copy of the Neighbourhood Plan, zone map and precinct plan, and Geotech, contamination, coastal hazard reports and archaeology reports.
8 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
12 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
14-18 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
20 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
22 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
24 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
28 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
30 Ockleston Landing	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
Ockleston Landing Special Housing Area development		
Ockleston Landing Residents Association	19 July 2024	Phone call from Philip [REDACTED], member of the Residents Association Committee. Discussed road and infrastructure upgrades, type of housing that is anticipated by zoning, footpath connecting to Ockleston development footpath in road reserve, esplanade reserve. Philip advised that no members of the community have raised any concerns, no posts on the community Facebook page, community expects residential growth in the area, will be pleased to have pedestrian connectivity to Footbridge and along coast. HE advised Cabra will provide update once lodged with Council to feedback to community, keep communication open with Residents Association.
1 Makete Crescent	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.
2 Makete Crescent	4 July 2024	Letter drop advising of forthcoming plan change application, inviting discussion if required.

[illegible]

Mana Whenua

Parties/Attendees	Date/Location	Comments/discussions	Iwi Management Plan?
<u>Ngāti Manuhiri</u> Ngati Manuhiri Settlement Trust - Warkworth Phone: 0508MANUHIRI Website: https://www.ngatimanuhiri.iwi.nz/ Email: kaitiaki@ngatimanuhiri.iwi.nz	August 2023 October 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). 02/08/23 – Response received requesting opportunity to engage. 03/08/24 – Hui scheduled with full team including developer, ecologist and lead planner. 15/08/23 – Mana whenua did not turn up to site hui. 16/08/23 to 24/08/23 – Follow-ups to mana whenua to re-schedule. 25/10/23 – Response from mana whenua noting deferral to Te Kawerau ā Maki. <i>Kia ora Mat,</i> <i>We will leave this in the very capable hands of Te Kawerau ā Maki in this instance.</i> <i>Ngā mihi nui, Delma O’Kane.</i> No further action required.	None available on website
<u>Ngāti Maru</u> Ngāti Maru Rūnanga Trust - Thames Phone: 07 867 9104 https://ngatimaru.iwi.nz Email: eu@ngatimaru.iwi.nz	August 2023 September 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). August 2023 – Email and phone follow-ups. 01/09/23 – Deferral received. <i>Kia ora Mathew, Thank you for your email.</i> <i>While Ngāti Maru have interests in the area, we do not require consultation on this project.</i>	None publicly available

		<i>Nāku noa, nā Kelly</i> <i>Kelly Ngamane-Hudson / Kaitiaki / Ngāti Maru Rūnanga</i> <i>No further action required.</i>	
<u>Ngāti Pāoa</u> Ngāti Paoa Iwi Trust - Papakura No number available www.ngatipaoaiwi.co.nz Email: info@paoa.co.nz	August 2023 August 2023	01/08/23 - Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). August 2023 – Email and phone follow-ups. 17/08/23 – Deferral to Te Kawerau ā Maki received. <i>Kia Ora Matthew</i> <i>Your email to CEO Paoa should get you through to Tania.</i> <i>As for the Ngati Paoa Trust, we are happy for you to take direction from Te Kawarau a Maki on this Kaupapa</i> <i>Nga mih</i> <i>Danella Roebeck Co chair – NPTB</i> <i>No further action required.</i>	Ngāti Paoa Interim Regional Policy Statement 2013 – assessment provided at Appendix 20.
<u>Ngāti Tamaterā</u> Ngāti Tamaterā Settlement Trust - Thames No number available https://tamatera.co.nz Email: rma@tamatera.iwi.nz Chair email: chair@tamatera.iwi.nz	August 2023 May 2024 June 2024	01/08/23 - Letter sent to Ngāti Tamaterā requesting engagement regarding the Fast Track resource consent application. August 2023 to March 2024 – Email and phone follow-ups. 10/05/24 - Letter sent to Ngāti Tamaterā advising of the plan change application, formally inviting Ngāti Tamaterā to meet to discuss the plan change proposal, and enquire as to whether a CIA would be required. 10/06/24 – Phone follow-ups [REDACTED] 02/07/24 – No response. Contacts are Edward Manukau, Anthony and Michelle Wilson. <i>No response received to any emails or phone calls.</i>	Ngāti Tamaterā Environmental Management Plan 2019 – assessment provided at Appendix 20.
<u>Ngāti Te Ata</u> Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua - Waiuku No number available	August 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process).	Ngāti Te Ata Tribal Policy Statement 1991 – assessment provided at Appendix 20.

	May 2024	027754718 02/05/24 – Mathew also confirmed to Glenn active engagement is underway with Te Kawerau ā Maki who have noted their mana whenua status. <i>No further action required.</i>	
<u>Ngāti Whātua Ōrākei</u> Ngāti Whātua Ōrākei Trust - Orakei Phone: 09 336 1670 www.ngatiwhatuaorakei.com Email: tokitaiao@ngatiwhatuaorakei.com	August 2023 May 2024 July 2024	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). 07/08/23 – Email and phone follow-ups. 08/08/23 – Response received confirming intent to engage and request full set of application documents prior to engagement. IMP received by mana whenua. 10/05/24 – Letter sent via email to Ngāti Whātua Ōrākei advising of the plan change application, formally inviting to meet to discuss the plan change proposal and enquire as to whether a CIA would be required. 02/07/24 – Email follow-up with contact, Aimee Kopeke. 03/07/24 – Follow-up phone call to Aimee. No response to date. 11/07/24 – Follow up email and voicemail with Aimee requesting a call back to discuss. <i>No response received since August 2023.</i>	Ngāti Whātua Ōrākei Iwi Management Plan 2018 – assessment provided at Appendix 20.
<u>Te Ākitai Waiohū</u> Te Ākitai Waiohū Iwi Authority - Mangere Bridge Phone: 021400921 www.teakitai.com Email: kaitiaki@teakitai.com	August 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). 07/08/23 – 01/09/23 Email and phone follow-ups. 01/09/23 – Deferral received from Nigel Denny, Kaitiaki Manager. <i>“At this stage, Te Aakitai Waiohū will defer to other Mana Whenua for their comments and recommendations moving forward.”</i>	None publicly available

		<i>No further action required.</i>	
Te Kawerau ā Maki Te Kawerau Iwi Settlement Trust - Henderson www.tekawerau.iwi.nz Email: tiaki@tekawerau.iwi.nz	August 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). 07/08/23 – 20/08/23 Email and phone follow-ups. 20/08/23 – Email received from Te Kawerau ā Maki (Edward Ashby) following a request from Mat Glanfield to engage regarding the Fast Track resource consent application. <i>Kia ora Mat,</i> <i>I'm really sorry but I just have no capacity to engage right now. In lieu of proper engagement as I said the main concern is around water sensitivity. I am hoping your development can be designed in a way that reflects our old Iwi Management Plan (attached). Specifically:</i> • <i>Avoiding development within overland flowpaths, flood plains, or stream margins.</i> • <i>Avoid direct discharge to waterways – discharge should be via soil or vegetation first to ensure the mixing of the wairua of different water sources is mediated via Papatuaanuku</i> • <i>Avoid wastewater lines or overflows to waterways/waterbodies</i> • <i>Aim for cut-fill neutrality as much as possible, and seek re-use of topsoil</i> • <i>Use native eco-sourced vegetation</i> Mat Glanfield, mana whenua consultation coordinator, confirmed to Edward that the above outcomes would be delivered either/or via the plan change application or at later resource consent stage. Summary document highlighting key areas of interest sent to Te Kawerau ā Maki based on kōrero held. Iterative and on-going informal discussions occurred with Edward Ashby from Te Kawerau over the second half of 2023	Kaitiaki Report 1995 – assessment provided at Appendix 20.

	May 2024 July 2024 Aug/Sept 2024 October 2024	and early 2024, as evidenced in the consultation records enclosed, including advising Edward that the Fast Track process would not be pursued, and instead a plan change application would be sought. 04/05/24 – Response received confirming intent to engage. 10/05/24 – Letter sent to Te Kawerau advising of the plan change application, formally inviting Te Kawerau to meet to discuss the plan change proposal and enquire as to whether a CIA would be required. 4/7/24 – On-site meeting with Ashleigh McDonald of Te Kawerau, Duncan Unsworth, Hannah Edwards, Mark Delaney and Mathew Glanfield. 8/7/24 – Ashleigh confirmed CIA required and is going to commence preparation of the assessment. HE provided Geotech, contamination, draft ecology, archaeology reports to commence. 30/08/2024 – receipt draft CIA; applicant issued draft engineering and SMP reports and clarification of engineering effects. 13/9/24 – meeting with Ashleigh to discuss draft CIA. Receipt of final CIA – refer Appendix 19. <i>Active engagement on-going.</i>	
Te Rūnanga o Ngāti Whātua Te Rūnanga o Ngāti Whātua - Whangarei Phone: 09 470 0720 www.ngatiwhatua.iwi.nz Email: kaitiaki@ngatiwhatua.iwi.nz	August 2023	01/08/23 – Letter sent requesting engagement regarding future development on the site (specifically in respect of the Fast Track resource consent application process). 02/08/23 – Deferral received. <i>Kia ora Mat</i> <i>Thank you kindly for this notification. On behalf of Te Rūnanga o Ngāti Whātua we would refer to Ngā Maunga Whakahii o Kaipara Development Trust for any ongoing consultation or CVA's.</i>	Te Rūnanga o Kaikōura Environmental Management Plan

		<i>Ngā mihi</i> <i>Pera Paniora</i> <i>No further action required.</i>	
Iwi with statutory acknowledgement in the adjacent CMA			
Te Kawerau ā Maki		Refer above.	
Ngāi Tai ki Tāmaki	1 August 2023	Letters sent to Jacquie Lindsay, Lynette Penrose and James Brown regarding Fast Track referral application.	
	7 August 2023	Follow up email sent to above persons.	
	7 August 2023	Jacquie Lindsay replied to advise the letter is being considered internally.	
	Sept 2023 onwards	Various follow up emails sent; no response received from Ngai Tai ki Tamaki.	

Appendix 1 – Detailed record of consultation with mana whenua

September 2023

[illegible]

October 2023

	1-Oct	2-Oct	3-Oct	4-Oct	5-Oct	6-Oct	7-Oct	8-Oct	9-Oct	10-Oct	11-Oct	12-Oct	13-Oct	14-Oct	15-Oct	16-Oct	17-Oct	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	28-Oct	29-Oct	30-Oct	31-Oct	Status
1 Ngāti Whātua Ōrākei Trust Board																																
2 Ngā Maunga Whakahi o Kaipara Development Trust																																
3 Te Kawerau Iwi Settlement Trust (Te Kawerau o Maki)																																
4 Ngāti Tai ki Tamaki Trust																																
5 Ngāti Tamahou Trust																																
6 Te Akitai Waiohua Iwi Authority																																
7 Ngāti Maru Rūnanga Trust																																
8 Ngāti Tamatera Treaty Settlement Trust																																
9 Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua (Ngāti Te Ata)																																
10 Te Rūnanga o Ngāti Whātua (Ngāti Whātua)																																
11 Ngāti Kaheriki Claims Committee																																
12 Tamaki Collective (Sites A-C only)																																
13 Marutūāhu Iwi Collective																																
14 Ngāti Hako																																
15 Ngāti Pāoa Iwi Trust (Sites A-C only)																																
15A Ngāti Pāoa Trust Board (Sites A-C only)																																
16 Ngāti Whanaunga (Sites A-C only)																																
17 Ngāti Manuhiri																																
18 Nga Puhi nui tonu, Ngāti Rahiri, Ngāti Āwa, Ngā Tahuu and Ngaitawake																																
19 Ngaitawake																																
20 Te Hikutu Hapa																																
21 Ngāti Whātua Ōrākei Trust (refer line 1 above)																																
22 Ngāi Tai ki Tamaki																																
23 Te Taou (Waitemata)																																
24 Ngāti Kāwau and Te Waiariki Korora																																
25 Te Rūnanga o Ngāti Whātua (Refer line 11 above)																																
26 Ngāti Te Ata (refer line 9 above)																																
27 Ngāti Tāmānawaiti (Ngāti Tai)																																

November 2023

[illegible]

January – November 2024

[illegible]

Engagement Summary

	Notes	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24
Ngāti Whātua Ōrākei Trust Board	Engaged - no response	Email / Call	Email		Email x2				
Ngā Maunga Whakahī o Kaipara Development Trust	Engaged - no response since May24	Email / Call	Deferral						
Te Kawerau Iwi Settlement Trust (Te Kawerau a Maki)	Engaged - Active engagement	Email / Call		Email / Call	Email / Ca	Email / Call	Email / Call	Email / Call	
Te Ākitai Waiohua Iwi Authority	Engaged - Deferral recieved								
Ngāti Maru Rūnanga Trust	Engaged - Deferral recieved								
Te Ara Rangatū o Te Iwi o Ngāti Te Āta Waiohua (Ngāti Te Āta)	Engaged - Deferral recieved	Email / Call	Email / Call		Deferral				
Ngāti Pāoa Iwi Trust (Sites A-C only)	Engaged - Deferral recieved								
Ngāti Pāoa Trust Board (Sites A-C only)	Engaged - Deferral recieved								
Ngāti Whanaunga (Sites A-C only)	Engaged - no response since 2023								
Ngāti Manuhiri	Engaged - Deferral recieved								
Ngāti Tamaterā Treaty Settlement Trust	Engaged - no response	Email / Call	Email / Call	Email / Call					