

## 33-37 GEORGE ST, 13-15 MORGAN ST AND 10 CLAYTON ST, NEWMARKET

### MANA WHENUA CONSULTATION SUMMARY ON PRIVATE PLAN CHANGE

No.	Tribal Authority	Response Summary
1	<p><b>Ngāti Whātua Ōrākei</b></p> <p><u>22 March 2019</u></p> <p>Email sent to Jessica Hiscox (<a href="mailto:tokitaiao@ngatiwhatuaorakei.com">tokitaiao@ngatiwhatuaorakei.com</a>) requesting a response by 29 March 2019</p>	<p><u>25 March 2019</u></p> <p><i>13-15 Morgan St and 10 Clayton St, Newmarket are within our Rohe and as such we would like to be engaged with this project.</i></p> <p><u>24 April 2019</u></p> <p>Emailed Jessica Hiscox and Andrew Brown to arrange further engagement. No response received.</p> <p><u>13 May 2019</u></p> <p>Send follow up email to Jessica Hiscox and Andrew Brown. No response received.</p> <p><u>20 May 2019</u></p> <p>Send another follow up email to Jessica Hiscox and Andrew Brown.</p> <p><u>21 May 2019</u></p> <p>Response received from Andrew Brown to meet on site.</p> <p><u>23 May 2019</u></p> <p>Sent draft precinct provisions and draft precinct plans ahead of site visit.</p> <p><u>24 May 2019</u></p> <p>Site Visit with Andrew Brown.</p> <p><u>27 May 2019</u></p> <p>Email from Andrew Brown:</p>

*Thank you for taking the time last week to explain the proposals on site.  
As discussed, the potential impact of views to Maungakeikei (One Tree Hill) from the Auckland Domain may be of concern. I have attached a photo of the view line in question. As discussed, it would be of some assistance in assessing this potential impact if some visual representation could be produced indicating the proposed height envelope with respect to the existing ground condition, and ideally also including the current permitted levels for comparison. Could you please know if you will be able to produce such an image?*

28 August 2019

Email sent to Andrew Brown an analysis prepared by WAM that compares the following:

- A theatrical building mass of a building that would comply with the current planning control for the site, i.e. 27m height limit (which is less than the volcanic view shafts), building setbacks, height in relation to boundary, etc
- Potential scenario of a development that would be enabled by the proposed plan change
- Building mass of a compliant building mass vs plan change scenario

12 September 2019

Send follow up email to Andrew Brown.

12 September 2019

Email from Andrew Brown:

*Please thank the applicant for the additional information. It is regrettable that views between the maunga would be compromised by development as contemplated in the proposed plan change.*

*However, the information provided does demonstrate that similar adverse effects would arise within the permitted baseline – i.e. to all intents and purposes most of the damage is already done.*

*It would be appropriate in the circumstances for some cultural offset to be offered, perhaps by way of incorporation of appropriate recognition of local cultural heritage on the eventual design. Perhaps a commitment of this kind could be incorporated in the development standards.*

*By way of example, at the nearby development of the Westfield Shopping Centre, the designs incorporate a motif to reflect the korero of Te Ti Tuatahi. (see attached)*

*On this basis Ngāti Whātua Ōrākei will not object to the additional height limits sought.*

2	<p><b>Ngāti Tamaoho</b>  <u>22 March 2019</u>  Email sent to Hero Potini and Lucille Rutherford (<a href="mailto:hero@tamaoho.maori.nz">hero@tamaoho.maori.nz</a> and <a href="mailto:rmaofficer@tamaoho.maori.nz">rmaofficer@tamaoho.maori.nz</a>) requesting a response by 29 March 2019</p>	<p><u>8 April 2019</u>  <i>Ngaati Tamaoho have traditional interest here &amp; would like to be involved.</i></p> <p><u>24 April 2019</u>  Emailed Hero Potini and Lucille Rutherford to arrange further engagement.  No response received.</p> <p><u>13 May 2019</u>  Send follow up email to Hero Potini and Lucille Rutherford.  Hero Potini replied to arrange site visit on the 24<sup>th</sup> May.</p> <p><u>21 May 2019</u>  Engagement costs agreed.</p> <p><u>23 May 2019</u>  Sent draft precinct provisions and draft precinct plans ahead of site visit.</p> <p><u>24 May 2019</u>  Site Visit with Hero Potini.</p> <p><u>25 June 2019</u>  Email from Hero Potini:  <i>At this point Ngaati Tamaoho has no issues with the private plan change proposed building heights on George Street as long as Ngaati Whaatua Oraakei are satisfied that the building heights do not impede the view shafts between the southern end of Taamaki Paenga Hira Memorial Whare Taonga &amp; Maunga Kiekie.</i></p> <p><u>28 August 2019</u>  Emailed Hero Potini an analysis prepared by WAM that compares the following:</p> <ul style="list-style-type: none"> <li>• A theatrical building mass of a building that would comply with the current planning control for the site, i.e. 27m height limit (which is less than the volcanic view shafts), building setbacks, height in relation to boundary, etc</li> </ul>
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		<ul style="list-style-type: none"> <li>• Potential scenario of a development that would be enabled by the proposed plan change</li> <li>• Building mass of a compliant building mass vs plan change scenario</li> </ul> <p><u>12 September 2019</u> Send follow up email to Hero Potini.</p> <p><u>18 September 2019</u> Email from Hero Potini: <i>Thank you for the information Ngaati Tamaoho support the comments of Ngaati Whatua Oraakei including opportunities for local cultural expressions.</i> <i>Ngaati Tamaoho have no objection for the height limits sought but would like to see further streetscape designs in regards to stormwater design and management.</i></p>
3	<p><b>Ngāti Whātua o Kaipara</b> <u>22 March 2019</u> Email sent to Pani Gleeson (<a href="mailto:tetaritaiao@kaiparamoana.com">tetaritaiao@kaiparamoana.com</a>) requesting a response by 29 March 2019</p>	<p><u>25 March 2019</u> <i>Thank you for consulting with Nga Maunga Whakahii o Kaipara. We defer to our whanaunga Ngati Whatua Oraakei for comments.</i></p>
4	<p><b>Waikato - Tainui</b> <u>22 March 2019</u> Email sent to Lorraine Dixon and Wikitoria Tane (<a href="mailto:lorraine.dixon@tainui.co.nz">lorraine.dixon@tainui.co.nz</a> and <a href="mailto:wikitoria.tane@tainui.co.nz">wikitoria.tane@tainui.co.nz</a>) requesting a response by 29 March 2019</p>	<p><u>22 March 2019</u> <i>I will be working offsite on 22/3/2019. I return on 25/3/2019 and will attend to your email.</i></p> <p>No further response received.</p>
5	<p><b>Ngāi Tai ki Tāmaki</b> <u>22 March 2019</u> Email sent to Kaitiaki Unit (<a href="mailto:kaitiaki@ngaitai-ki-tamaki.co.nz">kaitiaki@ngaitai-ki-tamaki.co.nz</a>) requesting a response by 29 March 2019</p>	No response received.
6	<p><b>Ngāti Maru</b> <u>22 March 2019</u></p>	No response received.

	Email sent to Kaitiaki ( <a href="mailto:office@ngatimaru.iwi.nz">office@ngatimaru.iwi.nz</a> ) requesting a response by 29 March 2019	
7	<b>Ngāti Pāoa (Ngāti Paoa Iwi Trust)</b> <u>22 March 2019</u> Email sent to Mahu Rawiri ( <a href="mailto:admin@ngatipaoaiwi.co.nz">admin@ngatipaoaiwi.co.nz</a> ) and <a href="mailto:kaitiaki@ngatipaoaiwi.co.nz">kaitiaki@ngatipaoaiwi.co.nz</a> ) requesting a response by 29 March 2019	No response received.
8	<b>Ngāti Pāoa (Ngāti Paoa Trust Board)</b> <u>22 March 2019</u> Email sent to NPTB RMA Kaitiaki ( <a href="mailto:NPTB@ngatipaoatrustboard.co.nz">NPTB@ngatipaoatrustboard.co.nz</a> ) requesting a response by 29 March 2019	No response received.
9	<b>Ngāti Tamaterā</b> <u>22 March 2019</u> Email sent to Frank Waitai and Kaitiaki ( <a href="mailto:frank.waitai@tamatera.iwi.nz">frank.waitai@tamatera.iwi.nz</a> ) and <a href="mailto:rma@tamatera.co.nz">rma@tamatera.co.nz</a> ) requesting a response by 29 March 2019	No response received.
10	<b>Ngāti Te Ata</b> <u>22 March 2019</u> Email sent to RMA Kaitiaki ( <a href="mailto:taiao@ngatiteata.iwi.nz">taiao@ngatiteata.iwi.nz</a> ) requesting a response by 29 March 2019	No response received.
11	<b>Ngāti Whanaunga</b> <u>22 March 2019</u> Email sent to Honey Renata and Michael Baker ( <a href="mailto:hrenata@ngaatiwhanaunga.maori.nz">hrenata@ngaatiwhanaunga.maori.nz</a> ) and <a href="mailto:mbaker@ngaatiwhanaunga.maori.nz">mbaker@ngaatiwhanaunga.maori.nz</a> ) requesting a response by 29 March 2019	No response received.

12	<p><b>Te Ahiwaru - Waiohua</b>  <u>22 March 2019</u>  Email sent to Kowhai Olsen (<a href="mailto:kowhaiolsen@makauramaemaoritrus.t.co.nz">kowhaiolsen@makauramaemaoritrus.t.co.nz</a>) requesting a response by 29 March 2019</p>	No response received.
13	<p><b>Te Ākitai Waiohua</b>  <u>22 March 2019</u>  Email sent to Nigel Denny (<a href="mailto:kaitiaki@teakitai.com">kaitiaki@teakitai.com</a>) requesting a response by 29 March 2019</p>	No response received.
14	<p><b>Te Kawerau a Maki</b>  <u>22 March 2019</u>  Email sent to Scott Lomas and Robin Taua-Gordon (<a href="mailto:scott.lomas@tekawerau.iwi.nz">scott.lomas@tekawerau.iwi.nz</a> and <a href="mailto:robin.taua-gordon@tekawerau.iwi.nz">robin.taua-gordon@tekawerau.iwi.nz</a>) requesting a response by 29 March 2019</p>	No response received.
15	<p><b>Te Patukirikiri</b>  <u>22 March 2019</u>  Email sent to Kaitiaki Team (<a href="mailto:admin@patukirikiri.co.nz">admin@patukirikiri.co.nz</a>) requesting a response by 29 March 2019</p>	No response received.
16	<p><b>Te Rūnanga o Ngāti Whātua</b>  <u>22 March 2019</u>  Email sent to Tame Te Rangi (<a href="mailto:tame.terangi@ngatiwhatua.iwi.nz">tame.terangi@ngatiwhatua.iwi.nz</a>) requesting a response by 29 March 2019</p>	No response received.