



THE PLANNING
COLLECTIVE

Private Plan Change Request: Karaka North Peninsula, Karaka

APPENDIX 19: CONSULTATION SUMMARY REPORT

Applicant Name: Fortland Capital Limited

Date: August 2023

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1. Introduction

This Consultation Summary Report is provided in support of the Karaka North Peninsula Private Plan Change Request (**'the Plan Change'**) submitted by Fortland Capital Limited (**Fortland**).

Consultation with stakeholders and the community was undertaken throughout the process of the Plan Change preparation from inception through to the development of the Structure Plan. Consultation was undertaken through a series of approaches and methods to a wide group of interested individuals and parties as outlined in the report below.

Fortland has reached a diverse range of affected and interested people and groups in the community and intends to continue to work with these people to further these conversations as the Plan Change progresses.

2. Summary of Consultation

The following sections describe the engagement with each group and the feedback provided.

2.1 Auckland Council and Council Controlled Organisations

2.1.1 Auckland Council – Elected Representatives

The Plan Change proposal was initially presented to Mr Logan Soole (Franklin Local Board member) and subsequently to Mr Andy Baker (Former Chairperson of the Franklin Local Board member, now Franklin Ward Councillor) on the 22 August 2022 and 7 September 2022. The meetings introduced the land area of interest and provided an overview of the overall intent of the proposed Plan Change. The key information exchanged and discussed included the following:

- Auckland Unitary Plan context
- South Auckland's infrastructure context
- Plan Change location and area of interest
- Opportunities/constraints of the site
- Extent of the rezoning and timing.

The feedback received from Mr Soole and Mr Baker emphasised the importance of holistic and comprehensive master planning and the need to provide solutions as opposed to adding more stress on the existing infrastructure deficits of the area. These overarching principles have been incorporated and has set the upfront objectives of the Plan Change, which ultimately defined the extent of the spatial plan to capture the necessary infrastructure network and the Plan Change area to ensure Fortland is

proposing a land area and location that has infrastructure-supporting potential through scale and economic efficiency.

2.1.2 Watercare

The PPC was discussed with Ms Kerry Swanepeel of Watercare on 3 July 2023. This discussion was at a high level to introduce the overall scope of the plan change and potential infrastructure servicing options, including solutions to wastewater and water supply. At this meeting, it was disclosed by Watercare, that the first 630Ø pipeline for the planned Hingaia Rising Main (wastewater) is at its detailed design stage and the planned subsequent 1000Ø pipelines are currently being reviewed again.

A copy of this presentation to Watercare is **Attachment 1**.

2.1.3 Franklin Local Board

Post meeting with Mr Soole and Mr Baker in 2022, an update and presentation was made to the Franklin Local Board on 18 April 2023. The purpose of this presentation was to provide an overview of the draft proposed Plan Change, and the key potential design responses to the following features in draft proposed Structure Plan including, but not limited to, the following:

- Coastal edge and character
- Coastal landscapes
- Stream network
- Road network
- Potential public amenities.

The Local Board requested to remain neutral on the proposal but expressed concerns with respect to the loss of highly productive land and pressures on existing infrastructure likely to be generated by future development, in particular the roading network. The tail end of the meeting focussed on the consultation process, and other key stakeholders to engage and how to best engage with the local community.

A copy of this presentation to the Franklin Local Board is **Attachment 2**.

2.2 Iwi

Fortland initially engaged with Ngāti Te Ata Waiohū and Ngāti Tamaoho on separate occasions via email on 26 August 2022 and Te Ākitai Waiohū via email on 1 September 2022. The initial email was to introduce Fortland, the investment venture, and the prospective project in Karaka. These communications represented the initiation of the consultation process. To date, only Ngāti Te Ata Waiohū and Ngāti Tamaoho has responded, and the following table summarises the consultation process to date and the key feedback received.

Ngāti Te Ata Waiohua	1. 26/08/2022 (Initial engagement email)
	2. 7/09/2022 (In person, intro to Fortland) <ul style="list-style-type: none"> • Ngati Te Ata (Waiohua) iwi have mana whenua customary interests over the application area - Karaka /Hingaia • Request for an Archaeological Report • Request to prepare a Cultural Impact Assessment and on-going consultation
	3. 14/03/2023 Commencement of CIA Report
	4. 17/03/2023 (In person, update) <ul style="list-style-type: none"> • Request for an Archaeological Report • Request for latest Specialist Reports (provided 2/05/2023)
	5. 10/05/2023 (In person, update) <ul style="list-style-type: none"> • The foundations of the vision and objectives of the plan change needs to focus on the four well-beings and requires the iwi's feedback and input.
	6. 3/08/2023 (email with final structure plan, vision & objectives)
	7. 21/08/2023 (MS Teams, update and discuss AEE) <ul style="list-style-type: none"> • The vision needs to better reflect the environmental objectives proposed. The accepted response is to add the importance of Te Mana o te Taiao. • Co-management, co-governance and potential iwi ownership of public spaces to be worked towards.
	8. 23/08/2023 (Initial Response Email in lieu of CVA) - A copy of email correspondence is enclosed as Attachment 3 .

Ngāti Tamaoho	1. 26/08/2022 (Initial engagement email)
	2. 7/09/2022 (Teams, intro to Fortland) <ul style="list-style-type: none"> • Alternatives to vesting of esplanade reserves to Council and potential for co-ownership and co-management with local iwi to be investigated.

	<ul style="list-style-type: none"> Concerns for the potential effects on the environment, notably from: <ul style="list-style-type: none"> Long-term construction and earthworks Run-off from additional impervious surfaces and further degradation to streams and the receiving coastal environment. Potential growth beyond the Karaka Peninsula if the Karaka-Weymouth Bridge is proposed Construction of the Karaka-Weymouth Bridge and degradation to the harbour Overall additional urbanisation of rural land
	<p>3. 22/09/2022 (Teams, Engage CVA)</p> <ul style="list-style-type: none"> Request to prepare a Cultural Values Assessment and on-going consultation. Request for an Archaeological Report from CFG Heritage and include scope for Rob Clough to work alongside the preparation of the CVA. CFG Heritage was engaged and iwi consultation was included in the scope of works.
	<p>4. 14/03/2023 Commencement of CVA Report</p>

2.3 Public Consultation

Fortland has undertaken public consultation in the form of a public open day held at Fortland Park, 6 Dyke Road on Sunday 6 November 2022; and a public meeting held at the Karaka Memorial Hall on 19 June 2023. Fortland has leased the property and contracted a cafe at 6 Dyke Road, now called 'Fortland Park', for the purpose of hosting ongoing drop-ins and as a public information centre for the duration of the Plan Change process.

2.3.1 Open Day

The purpose of the first open day was to introduce the business - Fortland, and the information centre; Fortland Park to the community. This provided the community opportunity to hear about Fortland's proposal and provide initial feedback. The most common issues raised at the first open day included the following:

- Traffic effects

- Construction-related effects (many complained about the earthworks for the Karaka North Village and the Karaka Flats developments, unaware these are not related to Fortland)
- Social housing in the area
- High density housing and 'slums'

2.3.2 Public meeting

The public meeting was organised with the Karaka Residents & Ratepayers Association Inc. after an initial meeting with the Association's chairman; Mr Ross Davison on 9 June 2023. The purpose of the meeting was to provide the community an update on the Plan Change, the opportunities for further consultation, and an open platform to ask questions directly to Fortland. No register of attendees was taken but it is estimated that about 150 people attended including Franklin Ward Councillor; Mr Andy Baker and Deputy Chairperson of the Franklin Local Board; Mr Alan Cole.

The most common concerns received at the public meeting included the following:

- Traffic effects
- High density housing and 'slums'
- The need for schools but not enough teachers
- Polluted waterways
- Current unnotified earthworks and developments occurring at the Karaka Flats and Karaka Village development sites
- Loss of productive soils, legacy issues from Pukekohe's urban zoning

2.4 Landowners and Occupiers within the Proposed Plan Change Area

After the public meeting, a newsletter-style letter was sent to each affected property within the Proposed Plan Change area (see Appendix 2 of the S32 Report for the list and location reference map). The newsletter provided an overview of the Plan Change proposal, contact details for one-on-one consultations and readdressed the key concerns and questions raised at the Public Meeting, which included the following:

- Development: Are there going to be diggers on the land soon?
- Traffic: Is there going to be a lot more traffic on the roads soon?
- Waterways: Is your development going to further degrade our freshwater and coastal water?
- Highly Productive Soils: Are you going to develop land that we can (and should) be growing food on?
- Quality: Are your houses going to be high quality?
- Rates: Is your development going to mean my rates will go up?
- Amenity: We want to retain (and enhance) the amenity of our area.

A copy of this newsletter is enclosed as **Attachment 4**.

2.5 Other Stakeholders

2.4.1 Crown Infrastructure Partners

Infrastructure solutions considered by the Plan Change were discussed with Mr Gary Lo of Crown Infrastructure Partners on 23 May 2023. This discussion was at a high level to introduce the overall scope of the plan change and potential infrastructure servicing options and solutions to wastewater and water supply. Crown Infrastructure Partners have typically engaged with land development projects that are already zoned Future Urban or Urban, however at this meeting, it was disclosed that Crown Infrastructure Partners is not limited to certain zones when creating special purpose vehicles (SPVs) to fund infrastructure projects. Given the scale of the proposal, Crown Infrastructure Partners seeks to remain engaged as Fortland progresses with the Plan Change process once lodged.

2.4.2 Karaka Residents & Ratepayers Association Inc

Fortland engaged with Mr Ross Davison, Chairperson of the Karaka Residents & Ratepayers Association Inc at Fortland Park on 9 June 2023. The purpose of this meeting was to walk through the Plan Change rationale, scope of the proposal, and discuss timeframes and how to best consult with the community. It was generally accepted that the occurrence of future growth in Karaka was foreseeable, and background on the Karaka-Weymouth bridge was shared by Mr Davison explaining the majority of opposition was from the community at Weymouth. Mr Davison also shared the concerns being raised by the community such as the existing earthworks/ construction in the vicinity of Fortland Park, traffic effects and the loss of productive soils. Following this meeting, the Karaka Residents & Ratepayers Association Inc hosted the in-person 'Fortland' public meeting at the Karaka Memorial Hall on 19 June 2023 in-lieu of their annual general meeting as described above.

2.4.3 Forest and Bird

Fortland engaged with the Forest and Bird team via Ms Jo Prestwood on MS Teams on 26 April 2022. The purpose of this meeting was to walk through Fortland's overarching land procurement policies and how environmental restoration and enhancement can occur within the identified plan change area. The attendees from Forest and Bird advised that they are generally opposed to any urban development and requested to remain independent, and offered consultancy services should it be required in the future implementation stage.

2.4.4 Native Forest Restoration Trust

Fortland engaged with the Native Forest Restoration Trust via email exchanges and then met with Mr Warwick Brown at Fortland Park on 29 July 2022. The interest was focused on the potential restoration of native vegetation, and support was received on how this could be achieved by Fortland's proposal.

2.4.5 Rotary Club of Drury inc.

Fortland engaged with Mr Peter Martin and Mr Philip Hewlett from the Rotary Club of Drury inc. and Mr Paul Rhodes from the Vintage Engine Restorers Association at Fortland Park on 6 August 2022. The purpose of the meeting was to discuss the Karaka Vintage Day and introduce the business and proposed project in Karaka. Their support for the Karaka-Weymouth Bridge was received and it was generally accepted that the occurrence of future growth in Karaka was foreseeable, and it 'wasn't a matter of where but when'.

2.4.6 Karaka Heritage Society

Fortland met with Mr Hugh Ross, chairman of the Karaka Heritage Society and committee members which included those from the Vintage Engine Restorers Association, and Karaka Museum on 4 August 2022, at the Karaka Museum. The purpose of the meeting was to discuss the Karaka Vintage Day and introduce the business and proposed project in Karaka. The members shared information on the history of Karaka including the Karaka ferry, the first subdivisions and intergenerational family blocks and road names. No development-specific feedback was received at this meeting.

2.4.7 National Party – Spokesperson for Housing & Infrastructure

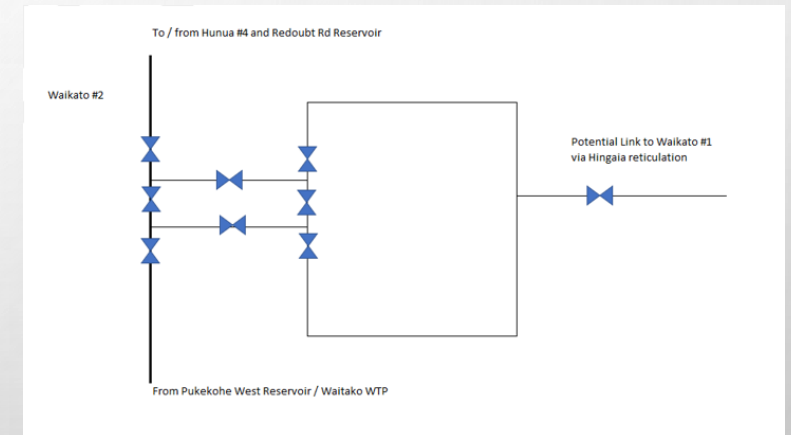
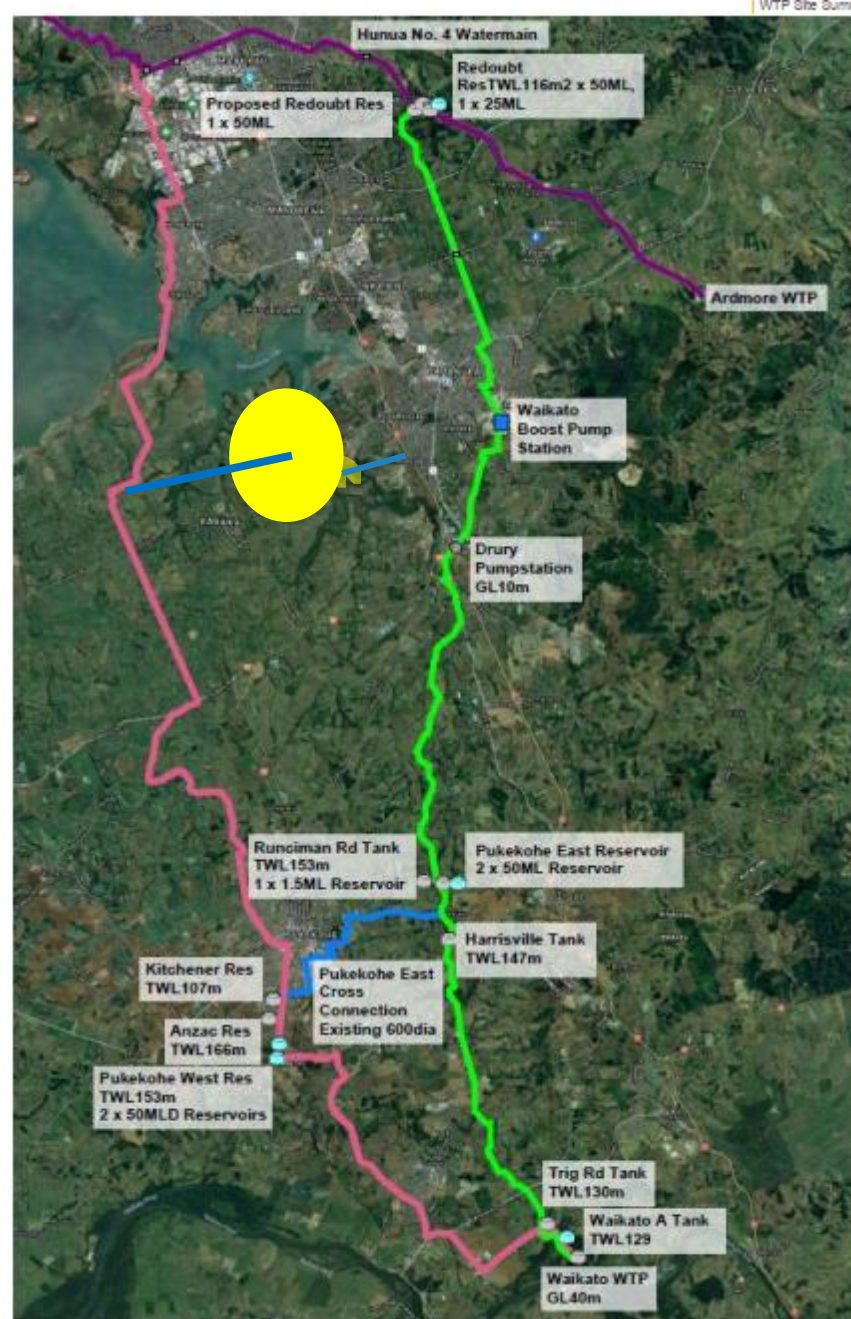
Fortland met with Mr Chris Bishop, National Party's spokesperson for Housing & on 7 October 2022. The purpose of the meeting was to discuss future growth and development areas and 'big picture' infrastructure in South Auckland. The rationale for the Karaka-Weymouth Bridge and the proposed greenfield-type development of such scale proposed by Fortland, was well received but no specific feedback was provided.

2.4.8 Act Party – Party Leader

Fortland met with David Seymour, Act Party's leader on 22 June 2023. The purpose of the meeting was to discuss the future growth of Auckland, greenfield developments, and the Karaka-Weymouth Bridge. My Seymour provided general support for greenfield developments and changing the RMA, including local and central government funding/financing methods and processes, to build more, and larger infrastructure projects such as bridges, but did not provide any specific feedback on of Fortland's proposal.

Attachment 1:

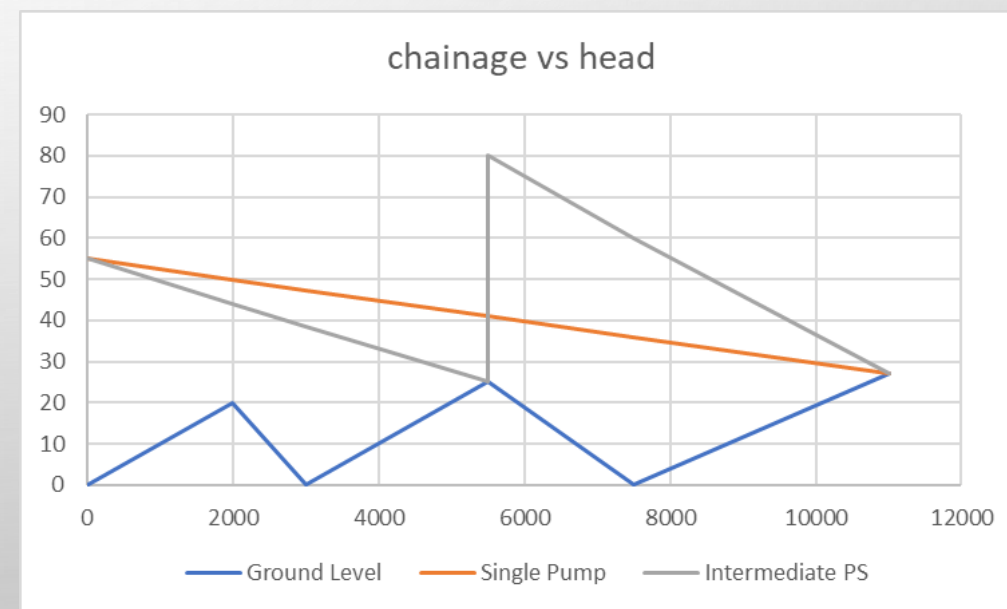
• WATER SUPPLY



Wastewater – Option 3

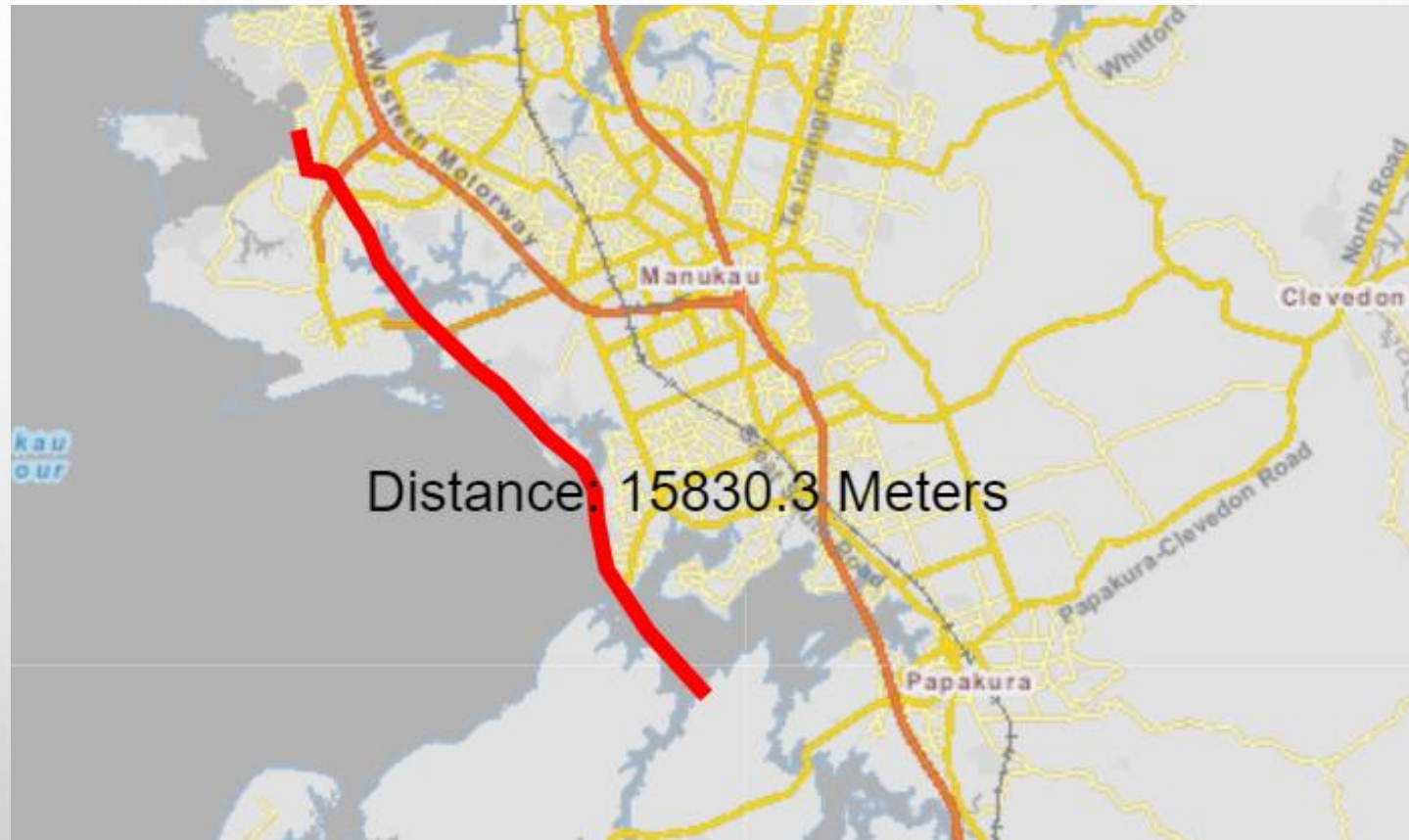


Scenario	DN	Length (m)	Static Lift (m)	L/s @ 55m Pump Head	DUE (PWWF w/ pf 5)	Extra DUE
1	630	10,500	25	245	7,800	
2a	630	5,500	20	365	11,700	3,900
2b	630	5,500	5	440	14,100	2,400
3a	630	5,500	20	365	11,700	
3b	710	5,500	5	600	19,200	7,500
4	1000	10,500	25	825	26,400	
4a	1000	5,500	20	1235	39,500	
4b	1000	5,500	5	1475	47,200	7,700



Wastewater – Option 4

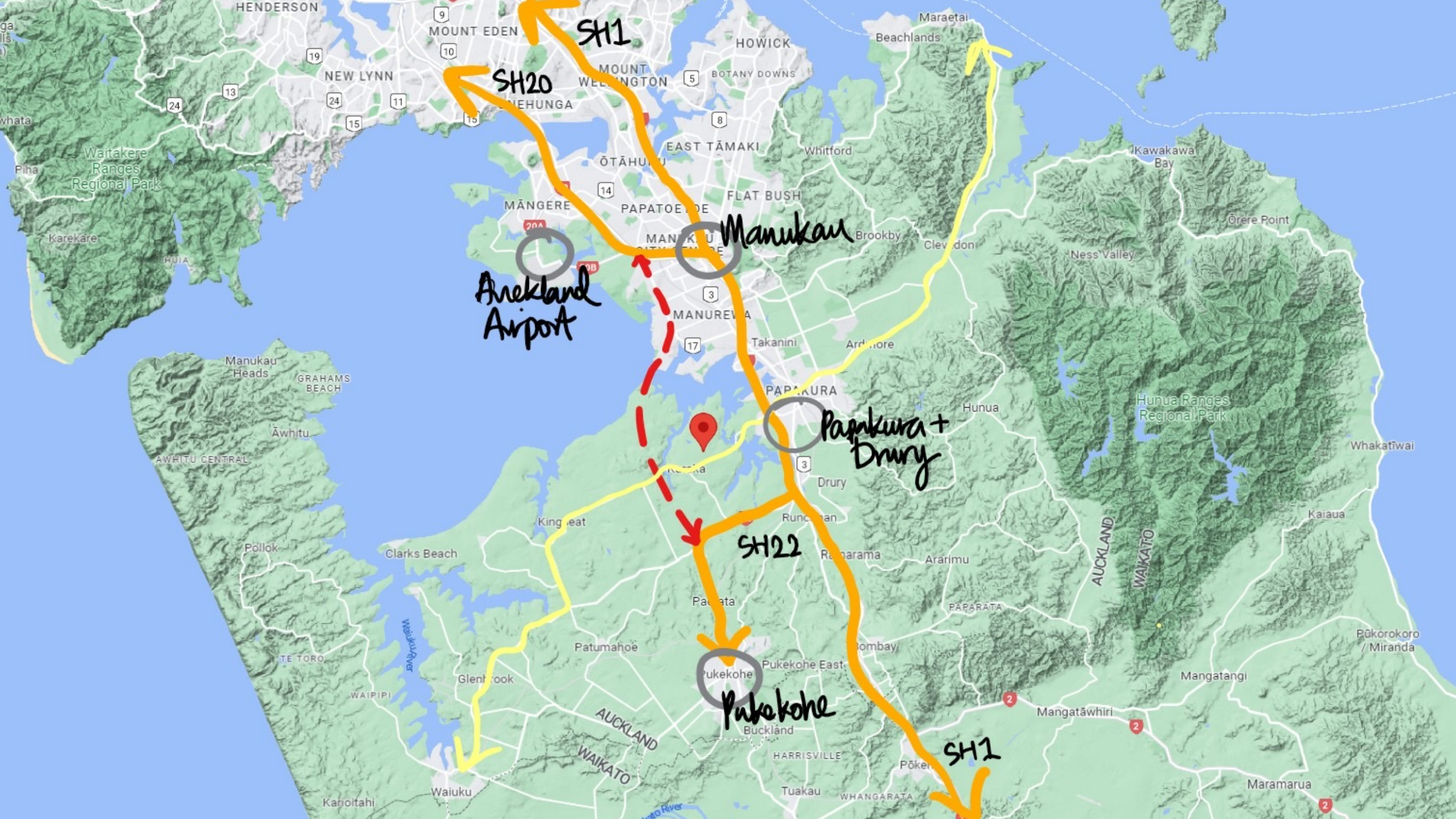
Southern Central
Interceptor



Attachment 2:

Fortland.





SH1

SH20

Auckland
Airport

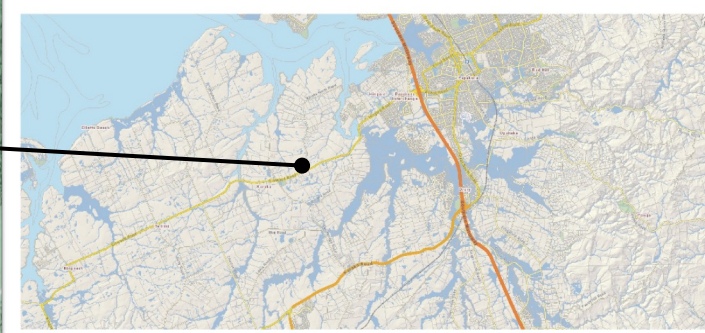
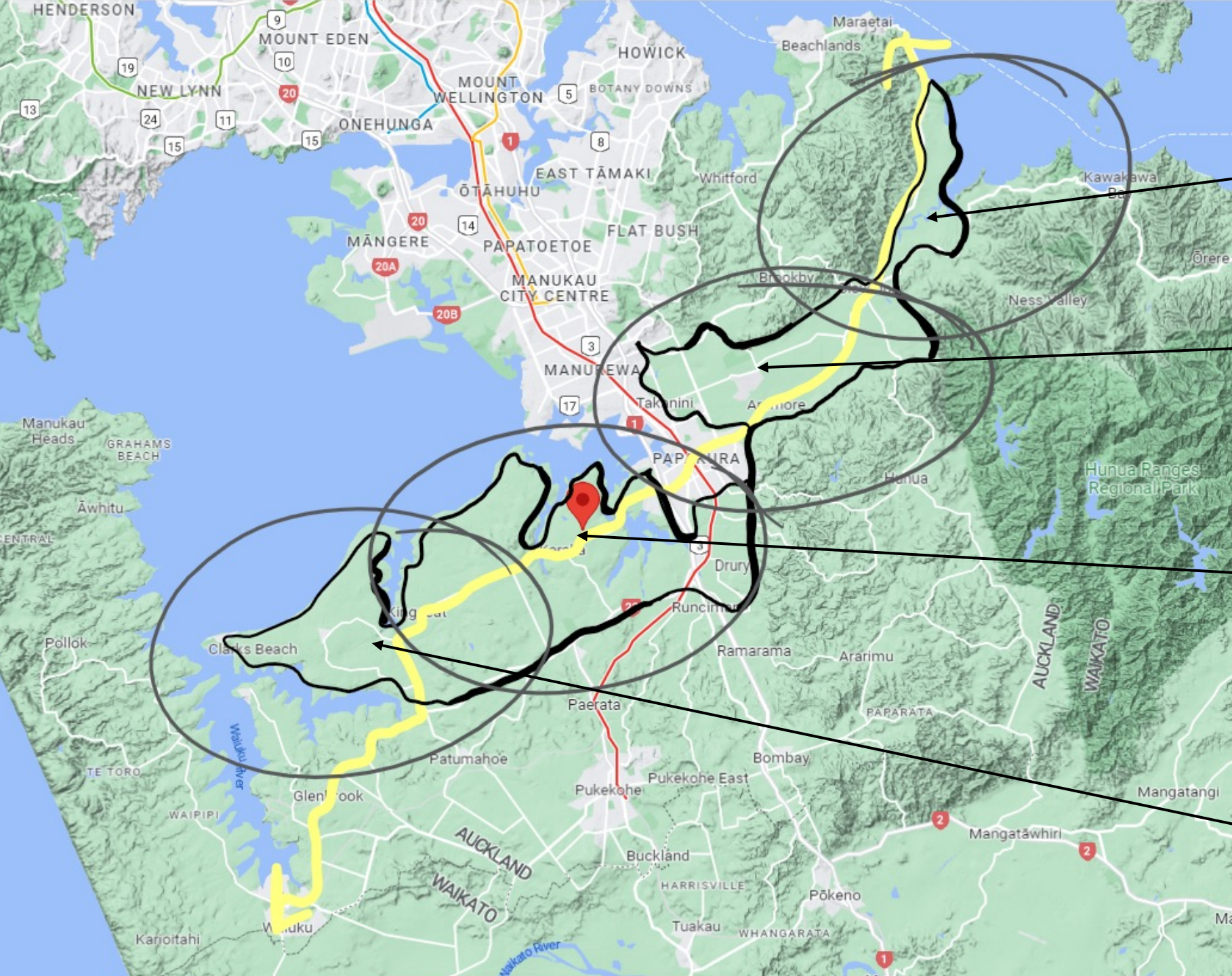
Manukau

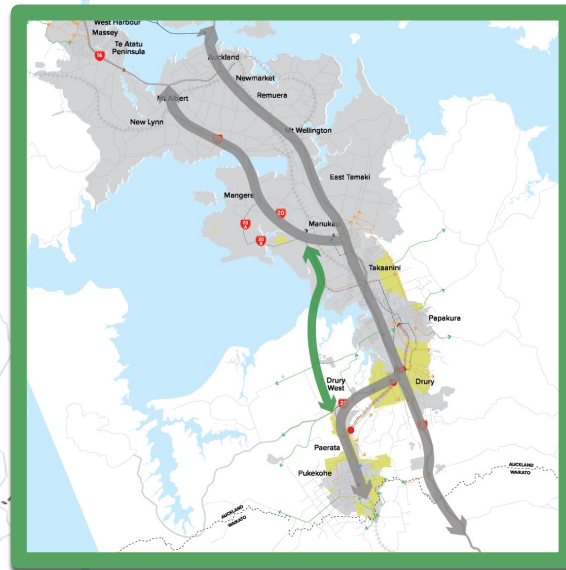
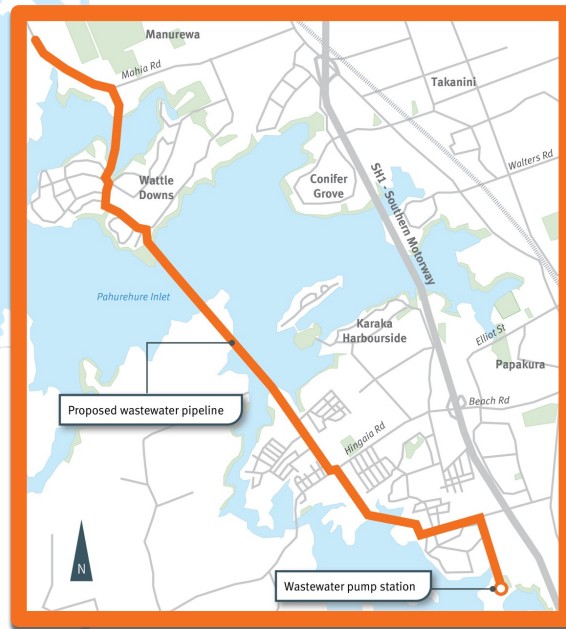
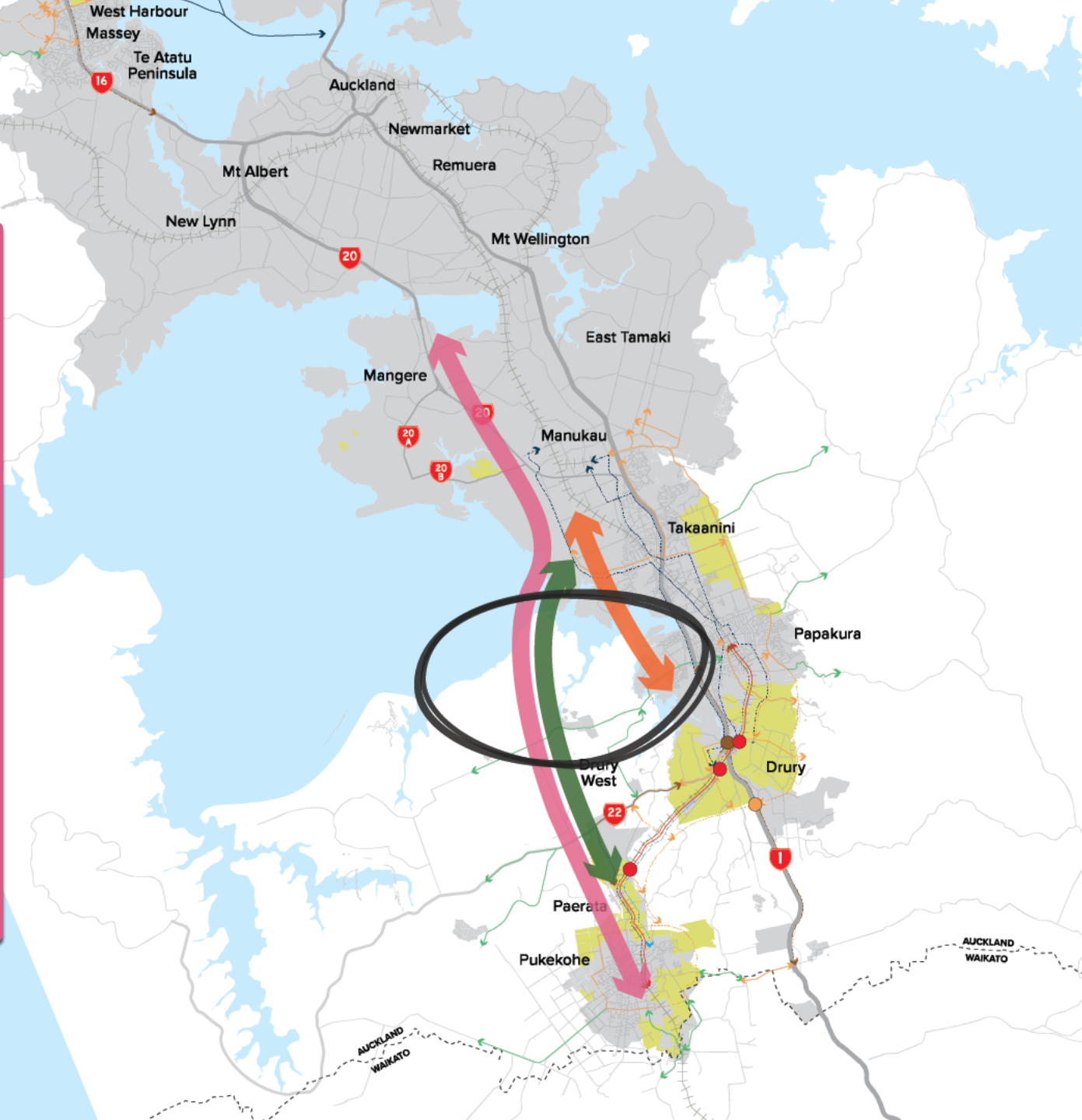
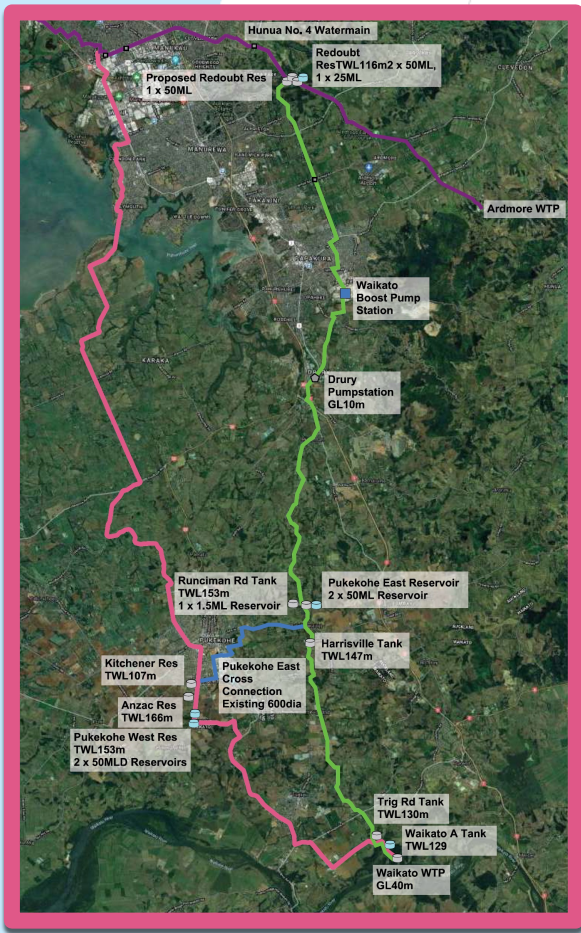
Papakura +
Drury

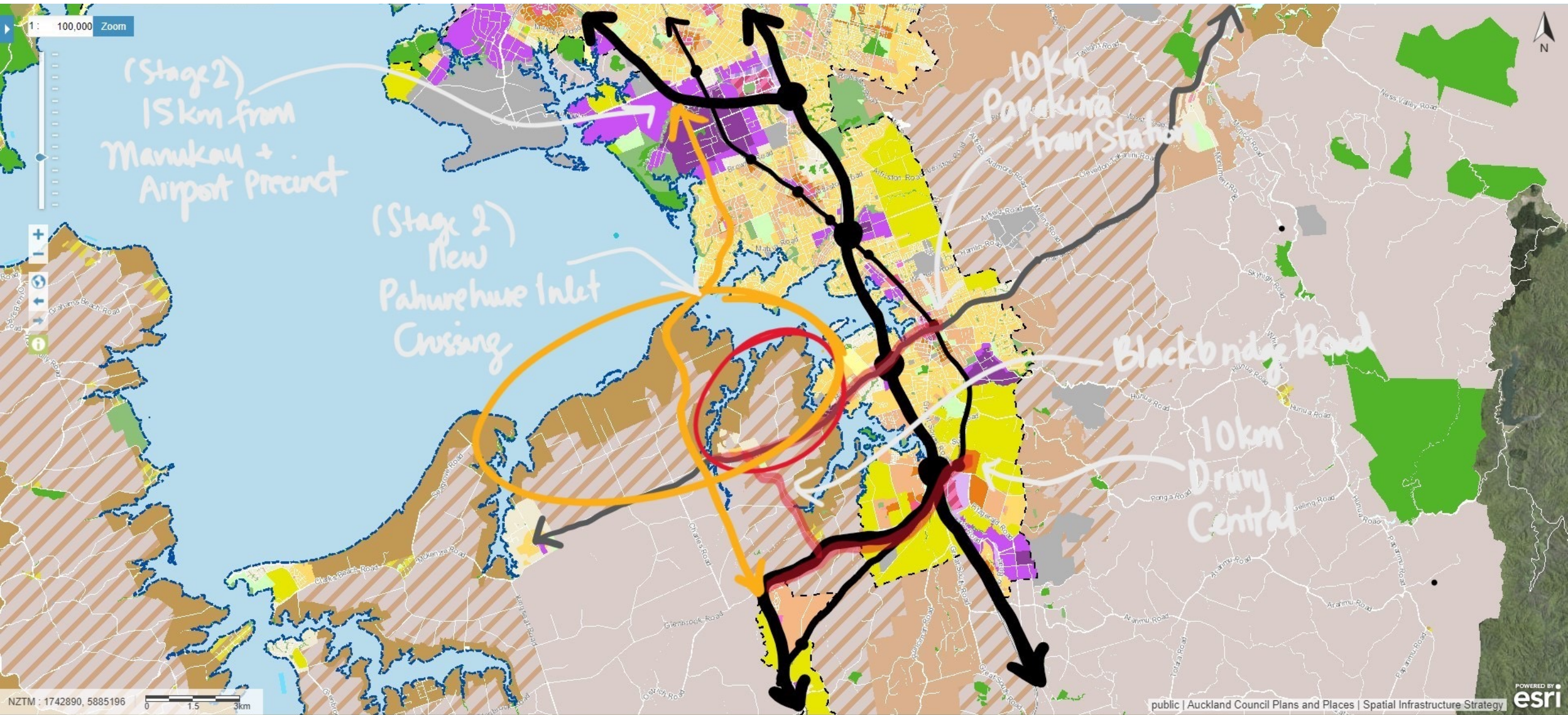
SH22

Pukekohe

SH1







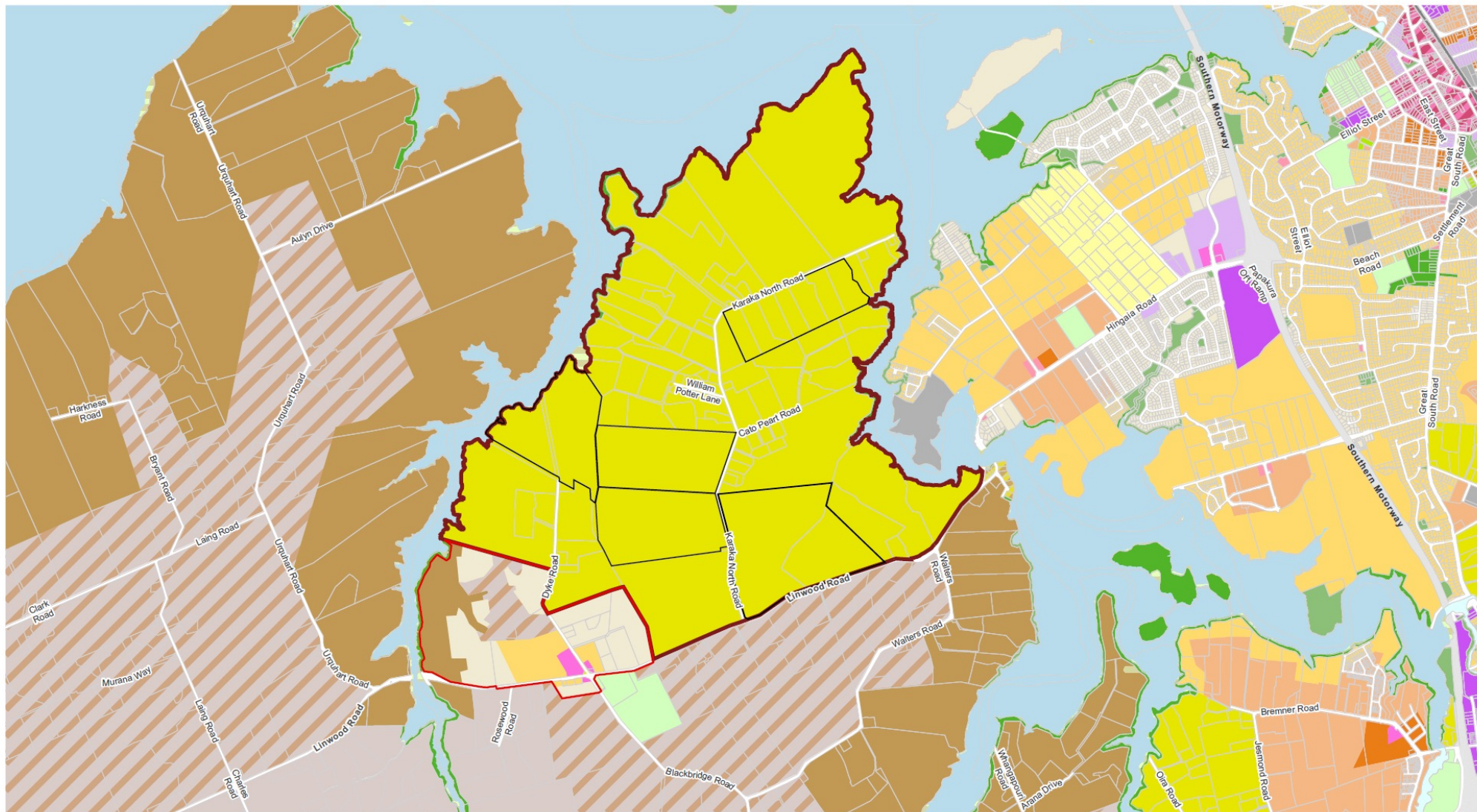
(Stage 2)
15km from
Manukau +
Airport Precinct

(Stage 2)
New
Pahurehure Inlet
Crossing

10km
Papakura
Train Station

Blackbridge Road

10km
Drury
Central



PROPOSED KARAKA NORTH PLAN CHANGE

RESIDENTIAL ZONES

- Terrace Housing & Apartment Buildings
- Mixed Housing Urban
- Mixed Housing Suburban
- Single House

FUTURE URBAN ZONES

- Future Urban

BUSINESS ZONES

- Metropolitan Centre
- Town Centre
- Local Centre
- Neighbourhood Centre
- Mixed Use
- General Business
- Business Park

BUSINESS ZONES

- Heavy Industry
- Light Industry

RURAL ZONES

- Rural Production
- Mixed Rural
- Rural Coastal

OPEN SPACE ZONES

- Conservation
- Informal Recreation
- Sport & Active Recreation
- Civic Space
- Community
- Water

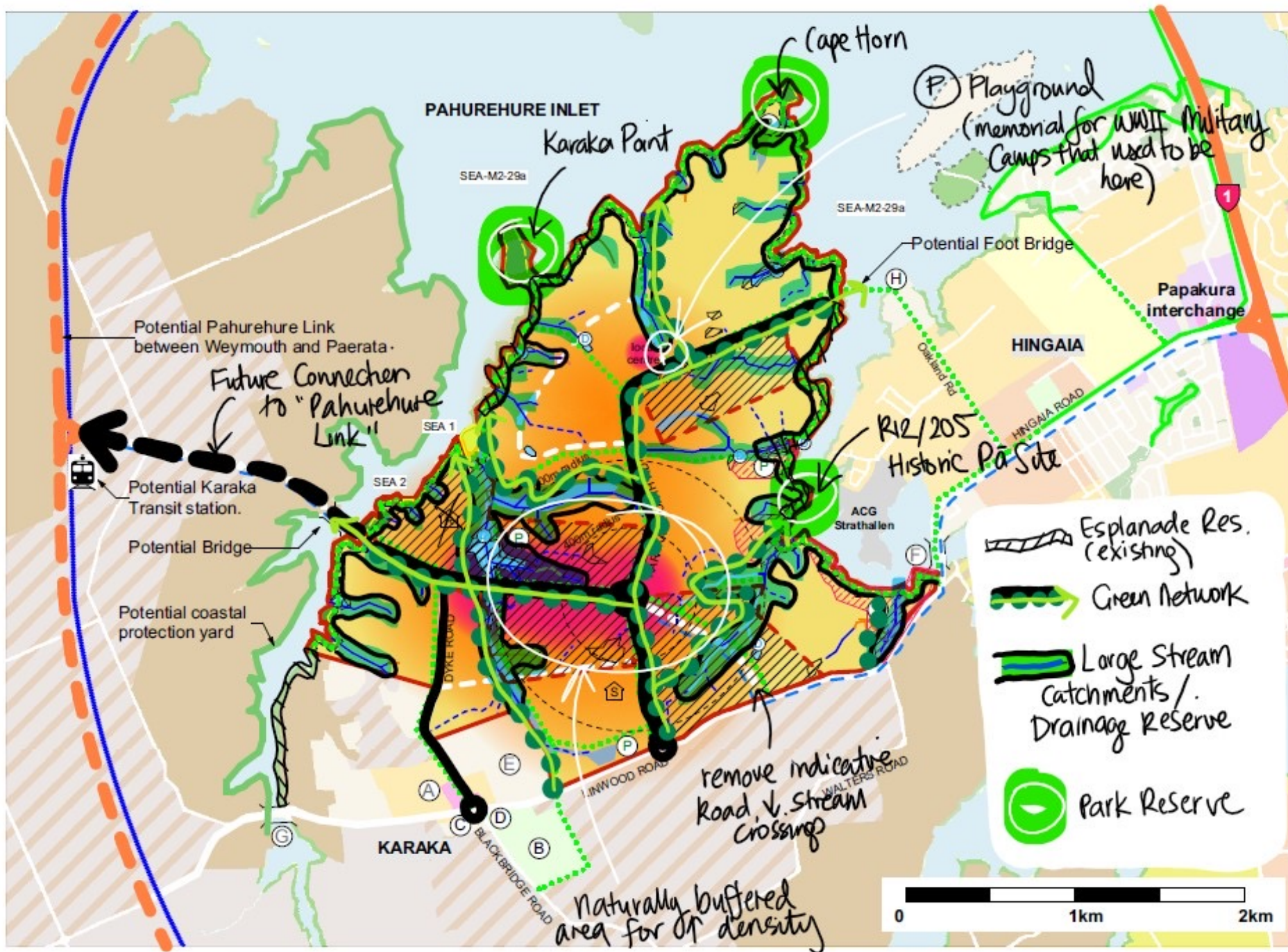
PRECINCTS

- Existing Precinct Boundaries (Karaka North Precinct)

PROPOSED PLAN CHANGE

- Plan Change Area
- Future Urban Zone

Fortland.



LEGEND

- Structure Plan Boundary
- Predicted Streams (Bioreserves)
- - - Overland Flow Paths (AUP)
- Predicted Flood Plains (AUP)
- Proposed 50m Coastal Reserve (includes existing esplanade reserves)
- Predicted Coastal Inundation to 2130 (1% AEP + 1m SLR)
- Medium Density Residential
- Medium to High Density
- Higher Density Mixed-Use
- Potential Centre Areas
- Existing State Highways
- - - Potential Pahurehure Link
- Potential New Primary Road
- - - Potential Future Connection
- - - Potential Transit Route (bus)
- - - Potential Greenways Network
- Ⓟ Potential Suburban Park (near flood plains)
- Ⓢ Potential School Site
- Ⓡ Potential Retirement Village

Existing features

- Ⓐ Planned Karaka Local Centre
- Ⓑ Karaka Recreational Grounds and Rugby Club
- Ⓒ General store / cafe
- Ⓓ Karaka Town Hall
- Ⓔ Planned single-house zone
- Ⓕ Existing Hingaia Bridge
- Ⓖ Existing Glassons bridge
- Crown Land and Holdings

Attachment 3:

Jessie Xie

From: Karl Flavell s 9(2)(a)
Sent: Wednesday, 23 August 2023 6:23 pm
To: Jessie Xie
Subject: Proposed Karaka North Development Ngaati Te Ata Waiohua initial response

Jessie Xie
Planning & Acquisitions Manager
Fortland Capital

Teena Koe Jessie

Further to our numerous meetings and onsite, Ngaati Te Ata Waiohua advise you of the following:

Initial Statements:

- Our CIA report is still currently being undertaken.
- We have a traditional relationship to the Karaka North Peninsula. It is of immense cultural significance and importance to Ngaati Te Ata Waiohua.
- We understand that this proposal, unlike a live-zoning plan change, is a plan change from Rural to Future Urban Zone which is why a proposed high-level Structure Plan is being sought.
- We understand the proposal vision statement is:

To provide an exemplar greenfield development opportunity in Tāmaki Makaurau that upholds Te Mana o te Taiao, is economically efficient, provides economies of scale and is locationally poised to facilitate delivery of a well-functioning high quality urban environment now and into the future.

- For Ngaati Te Ata Waiohua 'Te Mana o te Taiao' has significant meaning and is tied to the biodiversity, the natural world and our intrinsic whakapapa relationship to it.
- Upholding 'Te Mana o te Taiao' means upholding the principles of the Treaty of Waitangi. Working together in partnership towards a shared vision for the natural world that ensures our rangatiratanga (chief) and kaitiakitanga (guardian) obligations, as well as maatauranga Maaori and taonga are actively protected. That is our expectation.
- For now, Ngaati Te Ata Waiohua remains committed to ongoing engagement and consultation.
- The ultimate goal for Ngaati Te Ata Waiohua is the protection, preservation and appropriate management of our natural and cultural resources in a manner that recognises and provides for our interests and values, and enables positive cultural, environmental, social and economic outcomes.
- We support engagement and involvement that respects and provides for our cultural and traditional relationships to Karaka (including the Manukau Harbour and its many waterways), its unique cultural identity, and input into shaping the physical, cultural, social and economic regeneration of this area.

- The statements made here represent only a starting point for engagement and will require further consultation and dialogue that will be needed around the implications of the proposal as more information becomes available, to identify information gaps in our thinking, raise issues or opportunities we had not foreseen, and clarify and reach agreement of those issues as identified in our CIA report (to be provided at a later date).

- It is our expectation that Ngaati Te Ata Waiohua continue to be actively engaged with input into ongoing decision making with all relevant parties involved in this project, hence ensuring that our issues, concerns, interests, decisions and values are provided for.

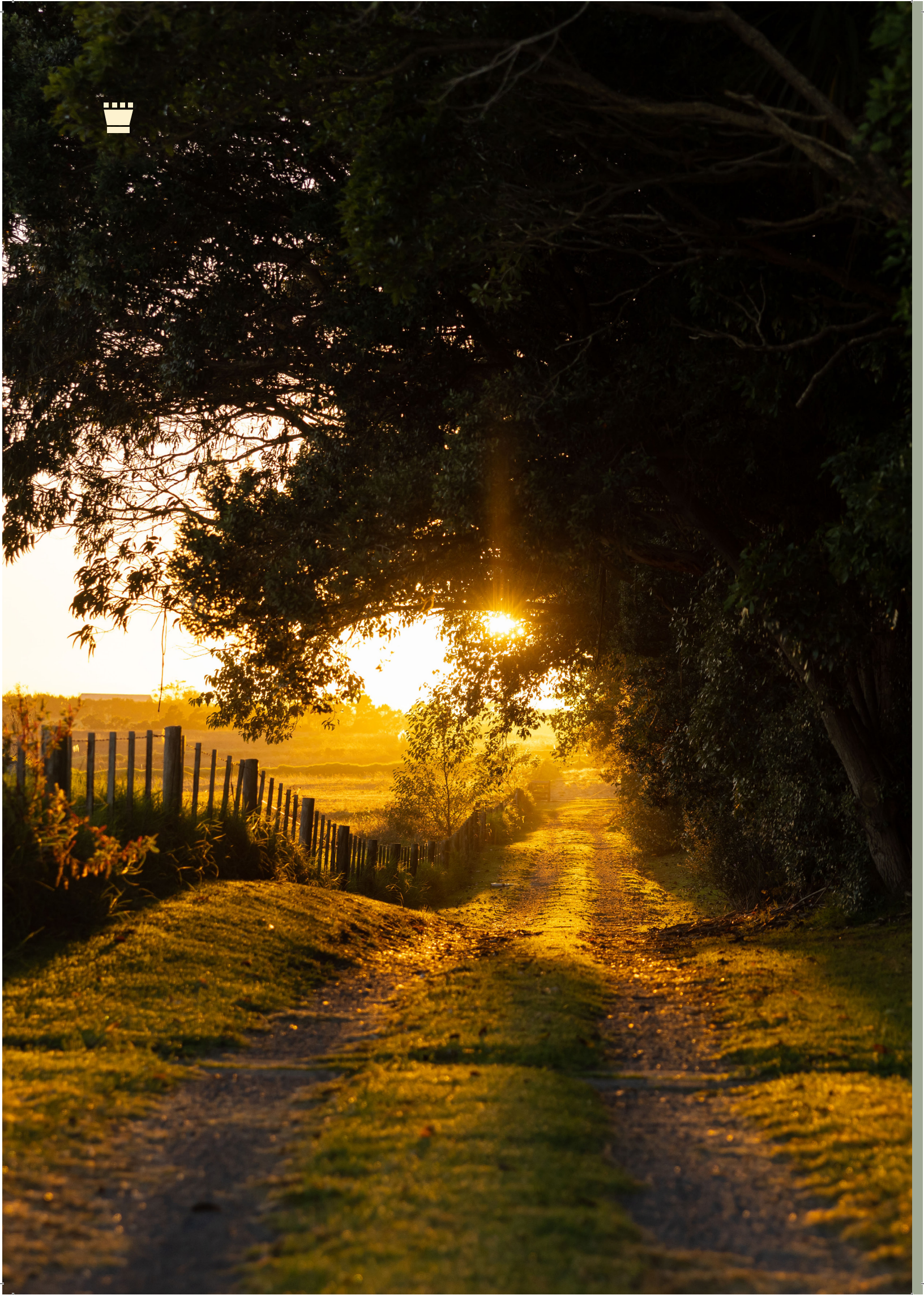
Ngaa manaakitanga

Karl Flavell
Manager Te Pou Taiao
Ngaati Te Ata Waiohua
s 9(2)(a)

Attachment 4:

Information on Fortland.

 **Fortland.**





Dear Neighbour,

You may have seen some Fortland signage appear around the Karaka Peninsula recently as we embark on the early stages of a land rezoning project, which we believe will positively plan for the transformation of Karaka North as it continues to undergo urbanisation, and provide the much needed resilience to the area.

If successful, we believe this plan change will result in improved roading and connectivity, the provision of much-needed future housing, job creation, and an overall boost to the local economy.

As we're relatively new here, we'd like to introduce Fortland, outline our plan in more detail, answer some of your key questions and let you know how you can be involved in the process.

At Fortland, we value community input and recognise that existing developments are ongoing in the area without community involvement. We take a different approach.

Our goal is to actively listen to the community we are joining, foster open relationships, and collaborate closely with you. We want to keep you informed about our actions and timelines every step of the way to ensure transparency and inclusivity.

Your voice matters to us, and we are committed to working together for a better future.



Overview of Our Project

We are in the process of preparing a private plan change for a significant piece of land on the Karaka North Peninsula.

This is step one of a long-term process, which over time, will allow for meticulous research and community consultation to plan for urbanisation in a way that will positively transform the Karaka North area for the future.

Karaka is currently zoned Rural - Mixed Rural and Rural – Coastal. These zones provide for a mix of rural production and other rural-related activities, whilst managing the quality and quantity of coastal and riparian vegetation in the coastal area of the Manukau Harbour and its receiving inlets.

Currently, rural land cannot be urbanised. The primary objective of our proposed plan change is to rezone the land from its current classification of 'Rural' to 'Future Urban' - the first step required so that the land may one day be available for urban development. It is essential to note that re-zoning the land to 'Future Urban' does not itself allow the land to be developed.

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. In this zone, land may be used for a range of general rural activities but cannot be used for urban activities until the site is re-zoned for urban purposes. A further plan change will, therefore, be required to re-zone (or 'live zone') the land from 'Future Urban' to appropriate residential or business zones, before any development can actually occur.

In summary, the first plan change will consider whether the land is generally located, and has features, which mean it is suitable for urban development. The detailed consideration of how the land is developed and will be supported by suitable infrastructure (including roads, three waters and parks) will happen during the second plan change.



During the first plan change, we will seek to rezone the existing Rural Zones land into Future Urban Zone.

The proposed Future Urban Zone is only a transitional zone and does not allow urban activities until the site is rezoned.



Rural Zones

Karaka's current zones. These zones provides for a mix of rural production and other rural-related activities.



Future Urban Zone

A transitional zone which is applied to greenfield land that has been identified as suitable for urbanisation. The land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.



Urban Zones

Urban Zones include residential and business zones which allows development to occur.



What We've Heard From The Community:

In our discussions with the local community to date, you've told us that the key questions you want addressed include the following:

Development: Are there going to be diggers on the land soon?

At Fortland, we are not currently involved in any development projects, nor do we have any intentions to engage in physical development. However, there are ongoing developments in the area that we are not associated with. Our focus lies in seeking a plan change/consenting strategy for the land that adopts a long-term perspective.

Traffic: Is there going to be a lot more traffic on the roads soon?

As we have no intentions of conducting any physical development work, we won't be generating additional traffic in the immediate future. Our primary goal is to achieve the Future Urban zoning, which earmarks the land for urbanisation. This zoning allows us ample time for research and consultation to plan for urbanisation in a way that effectively addresses traffic and other service-related concerns.

Waterways: Is your development going to further degrade our freshwater and coastal water?

We share your frustrations regarding the inability to swim due to contamination due to poor discharge management practices.

With our approach of thoughtful planning and effective management services, we are committed to addressing this challenge. Our goal is to not only avoid creating any further degradation but also to actively remediate and mitigate any existing problems. We are determined to make a positive impact on the water's condition, ensuring a cleaner and safer environment for everyone to enjoy. Together, we can work towards a brighter aquatic future!

Highly Productive Soils: Are you going to develop land that we can (and should) be growing food on?

Safeguarding Auckland's food bowl, particularly in the South is an absolute priority, which is why we support the preservation of elite soils. Historically, the Karaka North Peninsula was Auckland's prime location for farming. However, due to economic challenges and the increasing residential demand for the area, its viability as farmland has declined over time.

Presently, the area has a diverse range of soil classes (but not elite soils) fragmented by a range of residential and non-residential uses. This means the area no longer has the economies of scale of large industry clusters, unlike our neighbours in Pukekohe which has elite soils and an agglomeration of strong horticulture and primary production enterprises. Our dedication is to balance the evolving land uses and sustainable food production on a region-wide basis.

Quality: Are your houses going to be high quality?

Like you, we only want to see (and will only support) high quality development. Thanks to our considerate masterplanning approach, we're looking ahead without feeling rushed by the time pressures of the Land Development phase in the property cycle. This gives us a fantastic opportunity to establish design principles that will shape the land's future positively.

Rates: Is your development going to mean my rates will go up?

Rest assured, rezoning is not an immediate process. It won't happen today, tomorrow, or even within the next year or two. Realistically, it will take a minimum of three years for the land to be rezoned to Future Urban.

In the event that it does occur at the earliest, which would be in year three, it's true that rates may increase, but there's a silver lining to consider. If your rates increase as a result of the rezoning (and likely other urbanisation already occurring in the area) that's because the value of your property has also risen. The landscape may look entirely different in three years' time. So, while change is on the horizon, we believe it presents exciting prospects for the future.

Amenity: We want to retain (and enhance) the amenity of our area.

Like you, Fortland's focus is on carefully planning parks, reserves, and creating accessible coastal areas for the community's enjoyment. By prioritising these elements, we aim to create a beautiful and sustainable environment where people can come together, connect with nature, and cherish the outdoors. We are dedicated to crafting a vision that enhances the area's liveability and adds value to your community experience.



We'll Keep You Informed.

We understand that change can be unsettling, and we want to assure you that we are committed to working as part of the community throughout this process.

By sharing our progress and plans, we want to foster an inclusive environment that encourages constructive dialogue and collaboration. We will continue to make ourselves available to address any questions or issues you want to discuss; as we did at the recent Karaka Residents and Ratepayers Association meeting.

How Can You Get Involved?

The community and wider public will be able to have a say on both plan changes, if the Council agrees that they can proceed (which is the first step in the plan change process).

If so, the plan changes will be publicly notified. This means you will be able to make a submission on the plan change – that is, tell the Council what you think about the plan change and what decision you want the Council to make on it.

You will also be able to present your view to the Council during the public hearing it holds on the plan change, if you wish.

We'd Love To Talk To You.

To facilitate a more detailed discussion on the plan change prior to it being notified, we would like to extend an invitation for you to connect directly with us.

We will provide information on the process, timelines, and the work we have completed thus far to ensure positive outcomes while also mitigating any perceived negative effects on the community and environment, and answer any further questions you may have.

Commencing September, we will be available from Tuesday to Thursday between 9:30am and 3pm, and would like to invite you to meet at our Auckland CBD office or Fortland Park on Dyke Road at a time that is convenient for you. We hope you are able to join us and look forward to further discussion.

To schedule your preferred timing, please email us at hello@fortland.capital.

We look forward to further discussions with you.



Fortland is a fund manager specialising in land assets.

Our aim and strategy is to enhance the value of land assets through thoughtful master-planning. We identify land which is undergoing urbanisation and take a long term view to ensure that we can create much needed new residential land, in a way that enhances our environment and benefits local communities.

Like you, we value the environment. That's why we support like-minded organisations that share our vision for the future.

Our community partnerships include:



The Native Forest Restoration Trust

The Native Forest Restoration Trust buys land to help restore, regenerate and protect New Zealand's native forests and wetlands.

These new nature reserves help preserve New Zealand's biodiversity, absorb carbon and provide enjoyment to all. They also provide a home for much of New Zealand's unique and endangered wildlife.

The Trust now owns over 8,000 hectares of native forest and wetlands throughout New Zealand and continues to seek more suitable land for restoration. As a registered charity the Trust relies on the support of the public.

We have created the Fortland Fund with the Trust as its beneficiary. We make significant financial contributions to help with the purchase and restoration of New Zealand's native forests.



The Fortland Scholarship

Together with the School of Environment, University of Auckland, we have endowed The Fortland Scholarship for postgraduate students completing a Master's in Environmental Science. It will give students the opportunity to carry out a project investigating the linkages between land use and ecosystem processes (e.g. GHG emissions, carbon and nutrient storage, water fluxes), climate change risks and urban development in south Auckland (Karaka) and track the changes over the course of a year.

Recipients of the Fortland Scholarship will communicate environmental management methods to the wider community to assist with implementing real-world solutions. This will contribute over time to a valuable sequential view of the impact of land use, climate change and pollution on the environment.

Fortland Scholar Kavithra Gunalan recently submitted her masters thesis on Greenhouse gas fluxes in pasture and riparian land use.