

Appendix 29 – Consultation Summary Report

1.0 INTRODUCTION

This Consultation Summary Report is provided in support of the Beachlands South Private Plan Change Request ('the Plan Change') submitted by Beachlands South Limited Partnership (BSLP).

Since planning for the Plan Change first commenced in early 2020, BSLP has undertaken extensive ongoing consultation and engagement with local authorities, stakeholders and iwi authorities. This engagement and feedback received to date has informed development of the Plan Change. This report provides a summary and record of all relevant consultation to date.

2.0 AUCKLAND COUNCIL AND COUNCIL CONTROLLED ORGANISATIONS

2.1 AUCKLAND COUNCIL

The Plan Change was introduced and presented to Auckland Council on multiple occasions. The Plan Change was initially presented to Mr Bill Cashmore (Franklin Ward Councillor) on the 20th October 2020 and subsequently to Ms Megan Tyler (Chief of Strategy, Plans and Places) on 27th April 2021 on 23rd November 2021.

The presentations introduced the Beachlands South Structure Plan and the overall intent of the proposed Plan Change. These presentations to Auckland Council included key information such as the site, Auckland Unitary Plan (AUP) context, and opportunities/constraints of the site. The presentations also provided an overview of the key design principles including, but not limited to, the following:

- Retaining and protecting ecological areas;
- Establishing a village centre near the existing Pine Harbour Ferry Terminal;
- Establishing infrastructure to support the Beachlands Community;
- Potential number of dwellings;
- Areas of employment and open space; and
- High level overview of the specialists appointed to investigate specific topics and prepare technical reporting.

The Structure Plan was provided to Council for comment in December 2021.

BSLP most recently engaged with senior staff in Plans and Places in March 2022. This engagement included providing an overview of the Plan Change scope in terms of the extent of rezoning, proposed precinct provisions and approach to managing specific matters or key themes.

Copies of the various presentations to Auckland Council are enclosed as **Attachment 1**.

2.2 AUCKLAND TRANSPORT

In February 2021 an introductory meeting was held with the CEO of Auckland Transport (AT) and the Deputy Mayor to outline high level objectives for the project.

The Plan Change was presented to AT on 18 May 2021.

Similar to the Auckland Council presentations, the presentation to AT provided an overview of the overall vision for Beachlands South including the opportunities and constraints for the Plan Change area. The presentation covered in detail the regional and transportation context of the site, the key transport principles (such as Transit Adjacent Development ('TAD'), trip internalisation and sustainable internal travel) for the project and proposed external transport connections.

A copy of this presentation to AT is enclosed as **Attachment 2**.

3.0 FRANKLIN LOCAL BOARD

Presentations were made to the full Franklin Local Board on in October 2020 and on 29 October 2021. In the period between these times there has been open dialogue and support for the project.

The purpose of these meetings was to provide an overview of the Plan Change to date, the workstreams underway and consultation process to date with key stakeholders and the local community. The project was well received by the Local Board. The Local Board expressed support for particular matters such as the coastal walkway, provision for schools and employment opportunities at the local level. Some concerns were expressed with respect to traffic effects that is likely to be generated by such a development and the need to upgrade ferry services and infrastructure to support the Plan Change.

Minutes of this Local Board meeting is included as **Attachment 3**.

4.0 MINISTRY OF EDUCATION

BSLP undertook regular consultation with officers of the Ministry of Education (MoE) on the developing masterplans. A site visit to Formosa with members of the MoE Auckland team was held on 11 August 2021 to walk over the areas planned for the primary and secondary schools.

Two of the Local Board members facilitated a meeting on 1 April 2021 with the Hon Jan Tinetti Associate Minister of Education, Anahila Kanongata'a-Suisuiki – Labour List MP for Papakura, iwi and local resident group representatives for BSLP to present the masterplan. In particular, this included the areas planned for both primary and secondary schools. The opportunity to provide a secondary school campus at

Beachlands South was highly supported as the community saw this as an immediate requirement for the area. The feedback on the masterplan concepts for Beachlands South was overall positive. A copy of the concept plans provided to MoE is included in **Attachment 4**.

5.0 IWI

5.1 BROADER IWI GROUPS

BSLP have engaged with all mana whenua (10 groups) that have a registered interest over land included in the Plan Change area. This engagement specifically requested if any of the iwi groups wish to engage in this project or if they wish to defer to others, noting that Ngai Tai Ki Tamaki have been engaged as development partner for Beachlands South.

To date, and at the time of preparing this consultation report, no response from iwi groups have been received following this engagement. The individual iwi groups consulted and on the relative dates are summarised in the table below. Copies of the letters sent to iwi are enclosed as **Attachment 5**.

	IWI	ENGAGEMENT	RESPONSE
1	Ngāti Maru	Letter sent on 2 December 2021.	No response
2	Ngāti Pāoa Iwi Trust	Letter sent on 2 December 2021.	No response
3	Ngāti Pāoa	Letter sent on 2 December 2021.	No response
4	Ngāti Tamatera	Letter sent on 2 December 2021.	No response
5	Ngāti Te Ata	Letter sent on 2 December 2021.	No response
6	Ngāti Whanaunga	Letter sent on 2 December 2021.	No response
7	Te Ahiwaru Waiohū	Letter sent on 2 December 2021.	No response
8	Te Ākitai Waiohū	Letter sent on 2 December 2021.	No response
9	Waikato Tainui	Letter sent on 2 December 2021.	No response

10	Ngāi Tai ki Tāmaki	Engagement for the Plan Change first commenced in early 2020	Engagement is on-going – see below.
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5.2 NGĀI TAI KI TĀMAKI

- Ngāi Tai ki Tāmaki have a strong historical connection to the area and as such have been engaged with since the project's inception. A number of hui with Ngāi Tai ki Tāmaki have been held to date and are summarised as follows:
- 15 April 2021 – Presentation by BSLP to introduce the site and project, structure plan, project objectives and the proposed open space network.
- 20 May 2021 – Presentation by Ngāi Tai ki Tāmaki outlining their area of interest and the Waikōpua Restoration Planting Plan. The indicative expectations of Ngāi Tai ki Tāmaki in relation to the Plan Change were discussed, including those Ngāi Tai values are recognised and implemented. Involvement extends to collaboration and empowerment and that the project reflects their social, cultural and economic aspirations (among others).
- 17 June 2021 – Discussions around the Waikōpua inlet, coastal area and coastal walkway. The discussions centred on the health of the estuary and what work needs to be done to restore the Waikōpua inlet. The team walked and drove around the Formosa coastal edge and the path of the Formosa Golf Resort to trace the proposed coastal walkway alignment.
- 29 July 2021 – Presentation by BSLP to provide an update on ecology and development of the structure plan, precinct plan, open space and other plans. The ecological field investigations confirmed vegetation across the site was impacted by possum, rabbit, stock and potentially drought. Wetland mapping was undertaken with both man-made constructed wetlands/pond and natural inland wetlands found to be present on the site. Stream Ecological Valuation (SEV) surveys were undertaken, with native fish such as eels, inanga, banded kokopu and bullies found to be present. Most streams were confirmed to be protected through the masterplan development. Several at-risk and threatened coastal and wading bird species were present.
- 12 August 2021 – This involved a visit to the pa site and update on the project. An updated Structure Plan was presented, and discussions were held on internal roading plans and cross sections, the updated stormwater strategy and proposed solutions. The attendees walked the pa site, identified midden locations on the north-western cliff edges and banks. Mapping of the pa site was to be undertaken by the project archaeologist.
- Following the above, Ngāi Tai ki Tāmaki prepared a Cultural Values Assessment (CVA) in March 2022. Ngāi Tai ki Tāmaki's CVA is included as Appendix 28 to the

application material and a cultural overlay plan was then adapted into the Cultural Landscape Plan included as Precinct Plan 4.

Minutes from the various hui with Ngāi Tai ki Tāmaki described above are enclosed as **Attachment 6**.

6.0 PUBLIC CONSULTATION

BSLP has also undertaken public consultation in the form of public open days held at the Formosa Golf Resort on the weekend of 3 and 4 December 2021. The purpose of the open days was to seek feedback on the Plan Change and key focus areas including:

- Working and partnering with mana whenua;
- Sustainability initiatives for Beachlands South;
- Biodiversity and ecological restoration;
- Low-carbon and water sensitive design approaches;
- Transport;
- Housing choice; and
- Land use scenarios including local employment opportunities community/education facilities and recreational opportunities.

To comply with COVID-19 restrictions at the time, pre-registration for the open days were required to manage attendee numbers. A total of 93 people attended the open days, with written responses and comments received from 37 people. This included the adjoining neighbours who had previously provided positive feedback to BSLP's initial concepts.

The majority of the responses and comments received were positive. Overall, the community agreed with the proposed approach to the Beachlands South Plan Change in terms of the key themes presented. The most common feedback received included the following:

- Support for providing employment opportunities to encourage working and living in Beachlands;
- Support for housing areas and locations, including higher density housing towards the marina was supported;
- It will be important to provide a range of housing choice and vehicle access;
- Concerns were raised about the inclusion of social housing;
- Location of the village centre and proposed schools was highly supported;
- A greater need for light industrial uses and storage area was highlighted;

- Strong support for a secondary school; and
- The provision of parks and a coastal walkway was strongly supported.

A copy of the display boards from the public open days and written comments received on the days are included as **Attachment 7**.

7.0 OTHER ENGAGEMENT

Following the public consultation days described above, an article was published in the Pohutukawa Coast Times (dated 10 December 2021, issue 1413) which outlined the proposed plans for the Formosa Land.

A copy of this article is included as **Attachment 8**.