

Engagement Summary: Unlock Takapuna – Early stakeholder engagement and public consultation

Local Board

Date	Meeting type	Discussed
12 Oct 2015	Briefing	Introducing Panuku Development Auckland
12 Oct 2015	Briefing	On Takapuna being a priority location to be considered by Panuku
17 Nov 2015	Business meeting	LB ratifies submission on Takapuna being a priority location
2 Feb 2016	Workshop	On Takapuna High Level Project Plan
13 Apr 2016	Greater Takapuna Reference Group (GTRG) meeting	Joe Bergin and Dianne Hale present
3 May 2016	GTRG meeting	Joe Bergin and Dianne Hale present
9 Jun 2016	GTRG meeting	Joe Bergin present
14 Jul 2016	GTRG meeting	Joe Bergin and George Wood present
2 Aug 2016	GTRG meeting	Joe Bergin, Dianne Hale and George Wood present
7 Sep 2016	GTRG meeting	Joe Bergin, Dianne Hale and George Wood present
7 Oct 2016	GTRG meeting	George Wood present
21 Nov 2016	GTRG meeting	George Wood present
6 Dec 2016	Briefing	GTRG briefed LB on the 'starter for ten' suggestions for Takapuna
8 Dec 2016	Workshop	Update on draft of Framework Plan, possible car parking locations, unitary plan potential of 40 Anzac St. Discuss with and get input from the LB on the engagement approach for Takapuna including identifying key groups and individuals.
15 Feb 2017	GTRG meeting	George Wood present
21 Feb 2017	Business meeting	GTRG presented 'starter for ten' to LB.
7 Mar 2017	Business meeting	Update on community engagement as agreed with the LB at 8 Dec workshop.
11 Apr 2017	Business meeting	Panuku gave LB their 6 monthly update
12 Apr 2017	Workshop	Update on community and Framework Plan. Requested LB's feedback
11 Jul 2017	Workshop	Panuku, AT strategy, AT parking management and Hurstmere Road upgrade project team presented the overall Takapuna Parking Strategy to LB for their information.
18 Jul 2017	Business meeting	Seeking support for the allocation of the Takapuna Off-street Carpark Reserve Fund for the proposed Gasometer car park.
28 Jul 2017	Email	Provided the consultation Statement of Proposal and memo outlining the consultation for 40 Anzac St. This was also provided to the Planning Committee.
17 Oct 2017	Business meeting	Seek LB's formal views on the proposal to change the use of 40 Anzac Street.
MEETINGS SINCE NOVEMBER 2017 PLANNING COMMITTEE		
6 Dec 2017	Meeting	LB and Panuku met to discuss how the proposal and the key considerations from each party. Present: Grant Gillon, George Wood, Jennifer Mackenzie, Jan O'Connor, Mike Sheehy and Mike Cohen
16 Feb 2018	Meeting	LB and Panuku met to discuss how the proposal and the key considerations from each party. Present: Grant Gillon, George Wood, Jennifer Mackenzie and Jan O'Connor

Stakeholder engagement

In collaboration with the local board, a significant level of stakeholder engagement was undertaken during 2016 and early 2017 to confirm the Unlock Takapuna Framework Plan. This started with the local board establishing the Greater Takapuna Reference Group which was asked to focus on the Unlock Takapuna project initially. Then between February and April 2017, we met, along with the local board advisors and the Hurstmere Road upgrade project team, another 7 stakeholder groups that the local board had approved. Of the 9 stakeholder groups spoken to, 7 were in support of the direction of the project, the vision, goals and objectives.

The purpose of this stakeholder engagement was to get feedback on:

- Our vision for Takapuna
- The goals for the Unlock Takapuna project
- Initial design and development thinking
- Public space and connections

Greater Takapuna Reference Group

In early 2016 the Devonport-Takapuna Local Board set up a community reference group representing a wide cross-section of the community to advise the local board in respect to development projects in the greater Takapuna area. Its membership included sector representation from residents, accessibility, iwi, youth, retailers, the business association, Waitemata DHB and the market operator. Local board membership included Joe Bergin, Dianne Hale and George Wood. Following the new local board, George Wood continued as the local board member.

The local board asked the reference group to focus initially on Panuku's Unlock Takapuna project.

In February 2017 the reference group submitted their recommendations to the local board for making Takapuna centre a success. Many of the recommendations made are relevant for the Unlock Takapuna project and have been considered along with all other feedback received on the Framework Plan and the project direction.

Key recommendations from the reference group included:

- Car park for long-stay, all-day parkers built first and foremost at Gasometer Site
- A mix of activated green and hard spaces of various sizes are provided
- Sizeable greenspaces maintained
- Connections and view shafts created between the network of public spaces in Takapuna
- Creation of a heart in the form of a 'Civic Plaza' for Takapuna on Anzac Quarter
- Height limit of 6 storeys around Anzac Quarter to maximise sun and limit wind
- Panuku considers multi-use design and opportunities for street markets and events
- Provide support for minimal disruption to Sunday Markets in medium term
- Takapuna to become flagship destination for universal design

Stakeholder Meetings

Panuku undertook a comprehensive stakeholder mapping exercise in collaboration with the Greater Takapuna Reference Group and local board, who are well connected in their community. Once these groups were identified we then extended the invitation to meet with each of them. We met with the groups, together with each of the project leads, between late February to early April, 2017. Groups received presentations on each of the projects and were then given the opportunity to provide input and feedback for project leads/designers to consider.

Stakeholder groups met included:

- YOUNITE: Devonport-Takapuna Youth Board
- Environment Takapuna
- Takapuna Central Residents Group
- Takapuna central apartment representatives (Sentinel and Maison)
- Community services/development organisations
- PHAB (youth accessibility) organisation
- GenZero

Key themes from feedback the received in the stakeholder meetings included:

- Development e.g. “Ensure height limit is well balanced with amount of setbacks.”
- “Car park on Anzac is undesirable but would prefer not too many buildings”
- Public space and connections e.g. “The laneways and connections could be great pedestrian spaces. It looks like the future for Takapuna!”
- Car parking e.g. “Having carpark structures on the periphery of town will be better for business as people will be walking past their shops more.”
- Delivery e.g. “Don’t touch Anzac Quarter until Gasometer is done.”
- Safety e.g. “I think lighting and easier accessibility may be helpful to create a safer atmosphere.”
- Design e.g. “Using development of squares/green areas as an opportunity to include locals – murals, tree planting, local art and street furniture”
- Accessibility and pedestrian friendly e.g. “Gradient, quality and kerbs of streets to the west of Lake Road are not good. Need wider streets.”
- Engagement e.g. “Involve residents – multi-faceted notification styles: local press, posters, letterbox drops, etc.”

External surveys undertaken

The Hurstmere Road project team led a significant community survey exercise across Takapuna town centre in mid-2017. The work was undertaken by Captivate, a local external research consultancy. Panuku worked with the Hurstmere Road project team and the external consultants to enable questions were asked that were relevant for the Unlock project. The survey participants included residents, visitors and businesses. In total, 250 telephone interviews, 351 pedestrian intercept surveys and 192 business interviews were completed and analysed.

Key themes from survey feedback included:

- Improved parking e.g. multi-storey buildings
- More connections to and from beach and town centre e.g. undercover walkways and orientate town centre towards the beach
- More pedestrian friendly e.g. create pedestrianised areas
- Enhancing the vibrant atmosphere e.g. such as Melbourne
- Modernising town centre e.g. more communal and attractive open spaces with seating

In mid-2017 a property market survey was undertaken by Colliers with particular focus on Hurstmere Road. Key property owners and investors in the Takapuna market were interviewed.

Key themes from property market survey feedback pertaining to wider Takapuna included:

- Increasing public urban spaces, connectivity
- Improved transport infrastructure
- Regular events and shared spaces

Petition

In March, 2017, an 8,000 signature petition was presented to the Panuku Board and Governing Body for consideration by the Takapuna Action Group opposing the sale of 40 Anzac Street, Takapuna. The petition was positioned as 'save the Sunday market', the operators of which we have been in close communication with regarding its future options. The operator has options to relocate the market and will confirm these once notice has been given by Auckland Transport to end the current lease agreement.

Mana whenua

Panuku had a number of workshops with mana whenua on the Unlock Takapuna project. Key outputs from these hui included a project charter for Unlock Takapuna and a cultural narrative that is included in the framework plan.

Date	Meeting type	Discussed
16 Feb 2016	Forum	Overview of Panuku priority locations and projects
21 Mar 2016	Site tour	Site tour of Unlock Takapuna
4 Jul 2016	Workshop	HLPP overview and deliverables
18 Jul 2016	Workshop	Overview of project, initiate cultural narrative
20 Jul 2016	Forum	Overview and timing of project
29 Aug 2016	Workshop	Project Charter
12 Sep 2016	Kaitiaki workshop	Project Charter
10 Oct 2016	Kaitiaki workshop	On Unlock Takapuna Framework Plan draft and cultural narrative
18 Oct 2016	Forum	Cultural narrative
7 Nov 2016	Workshop	On Unlock Takapuna Framework Plan draft and cultural narrative
28 Nov 2016	Workshop	On Unlock Takapuna Framework Plan draft and cultural narrative
5 Dec 2016	Forum	Endorsement of the cultural narrative for inclusion in the Unlock Takapuna Framework Plan
May 2017	Email	Inform of findings from community and stakeholder engagement over early 2017.
Aug 2017	Email	Informing of consultation process and how to give feedback

Impact on project and design thinking

Key feedback and impact on project and design thinking:

- Feedback has confirmed the strategy of delivering Gasometer car park first to ensure car park provision is maintained in Takapuna.
- Overwhelming feedback on the difficulty of finding available car parking lead to increased provision of car parking on Gasometer site.
- Feedback highlighted the need for greater investigations and wind testing for Anzac Quarter and Hurstmere Road link.
- Safety concerns and lighting issues around Takapuna were raised. These will need to be considered across development, but especially in any car park structures, public spaces and laneway connections.
- There is a need to improve accessibility and connectivity around Takapuna (particularly to and from the beach).
- The strong desire for public open space on all or part of the Anzac Street site should influence the development options for Anzac Quarter.

Public consultation

Panuku have a legislative requirement under the Local Government Act 2002, to consult with contributors to the legacy council reserve fund and those who paid a special Takapuna Central Off-Street Parking rate between rating years 1963/64 – 1989/90, regarding any change of use proposed for the Anzac Street car park.

Consultation on the proposal to change the use of 40 Anzac Street, Takapuna was open from 7 August to 4 September 2017 and submissions were accepted until 8 September.

The proposal was publically notified on 3 August 2017 in the North Shore Times and NZ Herald. In addition a media release was sent on 8 August, advertisements were placed in the North Shore Times on 15 August and 31 August, information adverts were placed in the Channel Magazine in the August and September issued and there was an article in the September version of Our Auckland.

Emails with consultation materials were sent to stakeholder groups that had been part of early engagement at the start of 2017. These groups were:

- Auckland North Community and Development (ANCAD)
- Environment Takapuna
- Generation Zero
- Physically Disabled and Able Bodies Assn Inc (PHAB)
- Apartment residents (Sentinel and Maison)
- Takapuna central residents group
- The Sunday Market operator
- YOUNITE (Devonport-Takapuna Youth Board)
- Takapuna Beach Business Association
- Barry's Point Business Association
- All members of the former Greater Takapuna Reference Group.

Mana whenua with an interest in the Devonport-Takapuna Local Board area were also notified of the consultation on the 4 August 2017.

Two public information sessions were held at the Takapuna Boating Club during the consultation period. One was during the evening on Wednesday 16 August. The other was in the morning on Saturday 19 August.

A number of hard copies of the feedback form were made available at the Takapuna council service centre and Takapuna library. Panuku provided additional forms to all staff and local board members as requested to ensure availability for the public. A couple of hundred forms were also provided to the Sunday market operator to be handed out to market attendees or stallholders as needed.

Information and feedback forms were distributed via post to all residents and tenants in the 0622 postcode, all property owners in the Takapuna commercial area and all contributors to the Takapuna Off-Street Carpark Reserve Fund that were able to be located.

Hearings of submissions were scheduled on Wednesday 4 and Thursday 5 October 2017, at the Takapuna Council Chamber.