
The Landing - Stage two of public consultation

File No.: CP2023/02264

Te take mō te pūrongo

Purpose of the report

1. To confirm the process and material to be used for stage two of public consultation on The Landing concept plan refresh.

Whakarāpopototanga matua

Executive summary

2. A refresh of the Pathways to the Sea, the guiding document for future development at The Landing, formed part of the Ōrākei Local Board's 2020-2021 work programme (*resolution OR/2020/76*).
3. The overall aim for the refreshed concept plan is the delivery of recreational opportunities for the greatest number of people by optimising community outcomes within the limited open space available.
4. As part of the plan refresh process, stakeholder engagement was undertaken in May 2021. This was followed by public consultation, which ran from 1 to 28 February 2022. A high level of community interest in the process has been evident, with 856 people inputting into the public consultation process.
5. The provision of hardstand services at the site and whether these services could be accommodated in the plan refresh without compromising the key outcomes sought has been a point of contention through the process.
6. The board has had an opportunity to consider consultation feedback from all submitters, stakeholders and Ngāti Whātua Ōrākei, and will consider concept plan options for the site as presented through the next phase of public consultation.

Ngā tūtohunga

Recommendation/s

That the Ōrākei Local Board:

- a) approve the consultation material presented (Attachment A and Attachment B) for the purpose of carrying out stage two public consultation on The Landing 2013 plan (Pathways to the Sea) refresh project in 2023.

Horopaki

Context

7. The outcomes sought by the board through The Landing concept plan refresh are to:
 - enable clubs to better meet growing community demand for dinghy sailing and paddling activity (waka/canoeing/paddle boarding) on the Waitematā Harbour
 - develop a shared multipurpose space for gathering, events and boat set-ups
 - to enhance visual and physical connectivity through the site
 - improve public access for both active and passive users of the site.
8. Stakeholder consultation was carried out in May 2021 and public consultation in February 2022. The public consultation process sought feedback on three draft concepts that delivered degrees of change (status quo, rationalisation and transformation) when measured against the 2013 Pathways to the Sea Concept Plan.

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9. Consultation feedback on these concepts, which included 856 survey responses, was presented at a business meeting in June 2022. The board supported, by means of resolution (OR/2022/74), the following design elements for inclusion in a draft refreshed plan:
 - *a central park like space*
 - *multipurpose buildings for club use*
 - *dedicated additional storage and a 'safe harbour'.*
 10. These design elements are most meaningfully realised by adoption of concept three and on this basis refinement of concept three was discussed at the September 2022 workshop. The following revisions were made and presented at the November 2022 Landing workshop:
 - removal of the raised tree top boardwalk
 - reduction in the extent of deck spaces
 - applying the 2013 multi-sport paddling design layout on an enlarged footprint
 - removing the most eastern of the three Tamaki Drive multi-purpose building blocks and shifting the eastern car park into this vacated space
 - illustrating intent / desire to create a boardwalk connection through to Okahu Bay.
 11. The draft plan version informed by these changes, along with an artist's impression of concept plan outcomes, is provided in Attachment A.
 12. The draft plan does not include haul out and hardstand services. A significant number of submitters articulated through the first phase of public consultation the regional importance of retaining the service. This was particularly with regard to delivering bio security (specifically hull cleaning) outcomes.
 13. The Auckland Recreation Marine Users Group (ARMUG) met with the Ōrākei Local Board in February 2023 and presented their concerns with regard to the recent closure of some Auckland hardstand services, the possible termination of hardstand services at The Landing and the environmental impacts these could have.
 14. The latest report helping to inform the local board on the provision and future capacity of haul out services across Auckland was the *Capacity and Accessibility of Haul Out and Antifouling Services in the Top of the North Marine Pest Management Area 2022* by *Ecometric Consulting Ltd.*
 15. Auckland Council's regional approach to delivering marine bio security outcomes (which includes a clean hull plan) remains focused on education and enforcement, the Ōrākei Local Board through this next phase of consultation will need to continue to give consideration to all views and preferences of persons likely to be affected by, or to have an interest in The Landing and its future development.
 16. A meeting with Ngāti Whātua Ōrākei will be held prior to public consultation being undertaken and all current stakeholders who operate out of the site will be updated on next steps.
 17. The consultation process will be communicated / advertised through the following channels:
 - Auckland Council website
 - Our Auckland
 - AK Have Your Say (Auckland Council online consultation platform)
 - consultation / plan refresh link provided to all those who have submitted on the plan to date, including the 856 Feb 2022 consultation respondents
 - consultation / plan refresh link provided to ARMUG with request they promote through their networks
 - consultation / plan refresh link provided to all Landing stakeholders with request they promote through their networks
 - consultation / plan refresh link provided to community stakeholders with request they promote through their networks
 - email notification to Department of Conservation and the Coastguard (*whose views to date are unknown*).
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18. The board are asked to identify any additional organisations or communication channels they would like notified.
 19. Draft survey questions and background information to be presented as part of the next stage of public consultation is provided in Attachment B. Any board requested changes to this material will be implemented prior to consultation.

Tātaritanga me ngā tohutohu

Analysis and advice

20. It is appropriate that decision making for The Landing sits with the local board and appropriate that the board are working to refresh the Pathways to the Sea (2013-2023) concept plan.
21. Under the Local Government Auckland Council Act (LGACA) the Governing Body is required to allocate non-regulatory decision-making responsibility between itself and local boards. The Governing Body has allocated decision making responsibility in relation to the use of and activities within local parks to local boards. In this instance the Ōrākei Local Board has responsibility for decision-making with respect to The Landing as it is a local park.
22. The principles for allocating decision-making responsibilities are set out in s 17(2) of LGACA. There is a presumption that decision-making responsibility for a non-regulatory activity of Auckland Council should be exercised by its local boards. That presumption is only displaced if regional decision making by the Governing Body will better promote the well-being of the communities across Auckland.
23. To the extent that the hardstand at The Landing has regional impacts, the Ōrākei Local Board have been provided with information to help inform its decision making, particularly in relation to the regional benefits of hardstand facilities and the challenge facing the supply of such facilities. The local board has also been provided with the necessary planning and service provision information to make well informed decisions to date.
24. The Ōrākei Local Board will need to continue to consider the views of all those who submit on the second stage of public consultation planned for April / May 2023.

Tauākī whakaaweawe āhuarangi

Climate impact statement

25. Changes to the Pathways to the Sea Concept Plan for The Landing (2013) may increase greenhouse gas emissions through more vehicle visitation to the site but this is not thought to be to any significant extent. Any potential increase in car parking capacity is unlikely to be large and improved active transport options are currently being delivered on Tamaki Drive.
26. Increases in sea level rise will be taken into account when detailed planning is undertaken, with structures and buildings being future proofed in this regard.
27. Climate change is expected to exacerbate the spread and impact of marine invasive species. Therefore, removal of hardstand facilities will have negative implications for climate adaptation in the marine environment.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

28. Parks and Community Facilities staff are working together to ensure that service agreements, leases, licences and maintenance contracts at The Landing align with any approved plan changes.
29. Staff have also engaged with Auckland Transport, Healthy Waters and the Coastal Management Team within Infrastructure and Environmental Services on the plan refresh.
30. Environmental Services staff have expressed a preference for the retention of short-stay hull cleaning facilities, to ensure boat owners are able to comply with Biosecurity Act requirements under the Regional Pest Management Plan and forthcoming National Clean

Hull Plan. This outcome whether delivered by council or an external operator is likely to require funding / subsidy either from the local board or the Governing Body, particularly if the footprint of the hardstand is reduced in size to help realise the recreation outcomes identified in paragraph seven of this memo.

31. The Natural Environment Delivery team from Environmental Services presented to the board in December 2022 on the role they play in terms of education and enforcement of marine biosecurity outcomes across Auckland's coastal areas.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

32. There are often trade-offs when working to optimise community outcomes on scarce and confined public open space and the Ōrākei Local Board are aware of the trade-offs associated with The Landing plan refresh.
33. Retention of the hardstand enables and helps yacht and launch owners (approx. 400/500 who utilise the hardstand per year) to access the harbour and meet environmental compliance standards. Adoption of the plan presented in Attachment A is more enabling of grass roots club-based recreation outcomes and also makes the site more accessible to a wider range of users.

Tauākī whakaaweawe Māori

Māori impact statement

34. Te Tiriti o Waitangi recognises the rangatiratanga of Auckland's hapū and iwi, and the inseparable bond between Tāmaki Makaurau the people and Tāmaki Makaurau the place. Local boards play a vital role in representing the interests of all Aucklanders and the Ōrākei Local Board is committed to its Treaty-based obligations and Māori participation and development.
35. The Ōrākei Local Board and council staff will continue to partner with Ngāti Whātua Ōrākei (NWO) on this project and the views of NWO on the draft plan refresh being prepared for public consultation will be sought.

Ngā ritenga ā-pūtea

Financial implications

36. No budget has yet been allocated to progress a 'refreshed' plan but the case for securing partnership funding through organisations like Sport NZ is thought to be strong.
37. The board also has opportunity to utilise revenue generated from leases, easements, parking and asset optimisation.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

38. The potential risks associated with this project include:
- failing to consult widely
 - failing to consider the needs of all those who use, or who have an interest in the site
 - failing to make well-informed decisions based on consideration of all planning, environmental, cultural and recreation issues.
39. These risks are mitigated by the board carefully reviewing all submissions and relevant planning information provided to date, considering any new information that comes to light during the extended consultation process, and continued project engagement and consultation.

Ngā koringa ā-muri

Next steps

40. Public consultation will be carried out in April / May 2023 and the results of the consultation will be reported to the board later in the year.

Ngā tāpirihanga

Attachments

No.	Title	Page
A	Draft concept plan	
B	Draft consultation comms	

Ngā kaihaina

Signatories

Authors	David Barker - Parks & Places Team Leader
Authorisers	Taryn Crewe - General Manager Parks and Community Facilities Glenn Boyd - Local Area Manager

LOCAL BOARD RESOLUTION

12 The Landing - Stage two of public consultation

David Barker – Parks and Places Team Leader, was in attendance to speak to the report.

Resolution number OR/2023/9

MOVED by Chairperson S Milne, seconded by Member M Voyce:

That the Ōrākei Local Board:

- a) **approve the consultation material presented (Attachment A and Attachment B) for the purpose of carrying out stage two public consultation on The Landing 2013 plan (Pathways to the Sea) refresh project in 2023.**

CARRIED

Note: pursuant to Standing Order 9.4, Member T Churton requested his dissenting vote be recorded.

An amendment by way of addition was moved by Member Churton, seconded by Member D Wong.

That the Ōrākei Local Board:

- b) defer any implementation of the consideration of approval of consultation material until the next business meeting of the local board to allow Council Legal Services time to consider draft proceedings received today and any settlement options and report back to the board's 20 April 2023 business meeting.

A division was called for, voting on which was as follows:

For

Member T Churton
Member D Wong

Against

Member A McPhee
Chairperson S Milne

Abstained

Deputy Chairperson S
Powrie
Member P Tucker
Member M Voyce

The motion was declared LOST by 2 votes to 5.