



Meeting Notes

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Meeting 1 - Peninsula Devonport - 5-15 Victoria Road

Meeting called by/Chair: Developer

Meeting Date:

**Meeting
13/11/25**

**Time:
10.00am**

Venue: Devonport Site

Discussion: Following a walk over of the site lead by Nick Turley, Adam Wild and Graham Turley – (Developments Reps)

1. Heritage Values
 - a. No HNZPT listed sites directly impacted
 - b. Esplanade Hotel Cat 1 site located on the seaward boundary
 - c. The Devonport clock across the road, war memorial across the road, Victorian theatre up the road
 - d. Archaeology features likely through the site – draft Archaeological assessment provided to HNZPT for preliminary review- Authority to be sought under the HNZPT Act
 - e. Buildings with heritage value located within the site but not listed with HNZPT – the opportunity to restore and enhance these heritage features was discussed.
 - f. HNZPT supportive of adaptive reuse of heritage buildings to give them a purpose and can be used for income generation – modern commercial use of heritage commercial buildings is a great outcome.
 - g. AUP interests
 - i. Special Character Area
 - ii. Heritage Area
 - iii. Heritage features (extent of place)
2. Views and connection of the Maunga (Mt Victoria)
 - a. Design and location of 8 storey buildings of interest to HNZPT
3. HNZPT will attend the AC consultation meetings – as observers – retain the right to have separate meetings, as HNZPT is its own authority under its own Act.
4. Iwi consultation very important for the Fast Track Process.

5. Project Risks Discussed

- Managing local community Heritage expectations
- RMA Reform
- Mana whenua concerns – particularly views to Mt Takarunga/Victoria
- PPC 120

HNZPT Attendees:

- Stuart Bracey
- Alex Vakhrousheva
- Liat Oz