

10 December 2025

Heritage New Zealand Pouhere Taonga

L10 SAP Tower 151 Queen Street

Auckland CBD

Private Box 105 291

Auckland City 1143

Attn: Stuart Bracey

Heritage Planner

Northern Region

Dear Stuart

RE: Devonport Town Centre Revitalisation Project – HNZPT Meeting Notes

Thanks very much for the HNZPT meeting minutes and suggestions that you kindly issued on 20 November 2025 in relation to this proposed Fast Track Approvals Act Referral Application.

We note that in your email from 4 November 2025 you stated the following:

“I advise that HNZPT is involved with the Fastrack Consenting process generally through the Archaeological Authority Process. As such our input into this proposal in relation to wider heritage matters is limited as there is no building or structure listed by HNZPT directly within the project site (the Esplanade Hotel does bound the site). When considering this fast-track proposal, we will focus on archaeological outcomes first and foremost. We are aware that there are likely to be archaeological values within the site which will require an authority under the Fast track Act.”

We have reviewed HNZPT’s subsequent meeting notes that were issued on 20 November 2025 and provide the following comments based on the initial scope of HNZPT’s input into this application as defined to the applicant on 4 November 2025.

The numbering below correlates to the paragraph numbering from HNZPT’s 20 November 2025 response.

Item 2 bullet point 4: This should be amended to acknowledge that a key consideration of the applicant in developing the proposed massing and location of the buildings was to also address the sensitive nature of effects on the maunga, the character and amenity of the Devonport Town Centre and Devonport Business Special Character overlay.

Item 3: This comment goes beyond HNZPT's initially defined scope and does not relate to any HNZPT recognised or protected items or features and therefore should be deleted.

Item 4: This comment goes beyond HNZPT's initially defined scope and does not relate to any HNZPT recognised or protected items or features and therefore should be deleted. Regardless, this point was addressed with Council's Heritage Specialist - William Howse. The proposed ASB bank site building is not mimicking but is referencing the lost original historic features.

Item 6: The sensitivities of height and the maunga are shared by the applicant and are at the forefront of the design consideration. With regard to cultural effects, the applicant has (and continues) to engage with Ngati Whatua o Orakei, Ngati Paoa and the Tupuna Maunga Authority to address cultural matters that they consider to be relevant.

Item 7: This comment goes beyond HNZPT's initially defined scope and does not relate to any HNZPT recognised or protected items or features and therefore should be deleted. The applicant's approach recognises that conservation practice is a broad spectrum of approaches (restoration being but one) and that each building will generate its own specific requirements. In the case of the brick oven, the applicant is considering conservation approaches aligned more with stabilisation and adaptive reuse. How heavy our hand will need to be is yet to be determined, but in following ICOMOS Aotearoa New Zealand conservation principles (as the applicant's heritage consultant is required to do) it would be looking to do as little as needed to achieve as much positive and complementary outcomes as possible.

Item 8: It is important to reiterate what was stated at the pre-application meeting, that the vesting or the imposition of covenants on the land titles for the proposed internal courtyard and walkways within the development is not supported and that this is a fundamental issue. These spaces will be publicly accessible (subject to ensuring the design of these areas address any potential public safety and security issues) and will provide through site connections, improved public amenity and will also

support the proposed commercial / retail / hospitality spaces located within the site. This outcome can be secured through appropriate conditions of consent.

Item 9: The design and materiality used will require careful consideration and work on this is ongoing. We disagree with the description regarding Wynyard and Clarence Streets being a confused non-descript face.

Item 10: We are aware of the relevant AUP provisions and will be assessing them in detail as part of the application process.

Conclusion

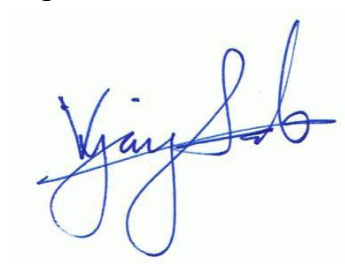
Many thanks for providing the draft minutes and the opportunity to comment on them and provide amendments that we consider are required to accurately reflect the meeting record and the initial scope of HNZPT's input as defined in your initial email.

We would also appreciate any feedback you may have on the archaeological items recognised by HNZPT and any relevant recommendations on how these should be considered/addressed as part of this application.

Please do not hesitate to contact us if you have any queries in regard to this letter.

Many thanks.

Regards,



Vijay Lala

Director/Planning Consultant

Tattico Limited