

24 March 2026

Vijay Lala
Tattico Limited
s 9(2)(a)

Tēnā koe e Vijay

Devonport Mixed Use Development, Devonport Town Centre – Fast Track Application

Introduction

1. Thank you for engaging with the Tūpuna Maunga o Tāmaki Makaurau Authority (**Maunga Authority**) on the mixed use development in Devonport Town Centre.
2. The Maunga Authority understands this consultation is part of the engagement by Peninsula to apply for the project to be a 'listed project' in Fast-track Approvals Act 2024 (**FTAA**). If accepted, the project will then proceed to detailed drawings and assessment.

Maunga Authority

3. The initial part of this feedback provides context relating the Maunga Authority. This context highlights the importance of protecting the values associated with the Tūpuna Maunga, and particular Takarunga/Mt Victoria.
4. In 2014, following five years of Te Tiriti of Waitangi settlement negotiations, 14 Tūpuna Maunga were transferred to the 13 iwi/hapū of Ngā Mana Whenua o Tāmaki Makaurau. The Tūpuna Maunga are held in Trust for the benefit of those iwi/hapū and people of Auckland.
5. Governance and administration of the Tūpuna Maunga is undertaken by the Maunga Authority. This is a co-governance body with equal representation from



Mana Whenua and Auckland Council (together with a non-voting Crown representative).

6. In exercising its powers and carrying out its functions under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 (**Collective Redress Act**), the Maunga Authority must have regard to the spiritual, ancestral, cultural, customary, and historical significance of the Tūpuna Maunga to Ngā Mana Whenua.
7. The Tūpuna Maunga are among the most significant spiritual, cultural, historical, archaeological and geological landscapes in the Auckland region. The Maunga are sacred to Mana Whenua as taonga tuku iho (treasures handed down the generations). The Maunga Authority has a direct interest in protecting views to, from and between the Tūpuna Maunga and preserving the whenua from further modification.
8. The Maunga Authority has a direct interest in ensuring the Auckland Unitary Plan (Operative in Part) (**AUP**) provisions that recognise and provide for matters of national importance (s6b and s6e) of the RMA in relation to the Tūpuna Maunga continue to be upheld and the Tūpuna Maunga afforded protection.

The Maunga Authority's interest

9. The Maunga Authority's interest with this project is with respect to:
 - Regionally Significant Volcanic Viewshafts
 - Height Sensitive Area Overlay applying to Takarunga and Maungauika/North Head
 - Maunga to Maunga connections
10. The proposal is outside Regionally Significant Volcanic Viewshafts.
11. The proposal exceeds the 13m Height Sensitive Area Overlay applying to Devonport. It is understood this includes buildings up to eight storeys, with all buildings set back from the street frontages.



12. A detailed assessment of Maunga to Maunga connections has not been undertaken.

The Maunga Authority's areas of concern and opposition

13. In principle, the Maunga Authority **opposes** infringements of Height Sensitive Area Overlay. As a result of historic failures to protect Tūpuna Maunga from being obstructed by buildings, it is of utmost importance to protect what remains.
14. The Maunga Authority acknowledges that the development has been designed to mitigate impact on Takarunga within the proposed height. However, the Maunga Authority is concerned about the following aspects of the project:
- The extent of adverse impact from the sea and wharf as you arrive in Devonport. The magnitude of this effect is difficult to assess without clear heights (Reduced Levels not just storeys), visualisations and materiality.
 - The lack of photomontages of the proposed development with accurate heights from Viewpoints 1-4 and Viewpoint 7 to provide clarity around the impact from the coastal edge and water, and from Takarunga to the coastal edge.
 - The extent of adverse impact on understanding the overall unique form of Takarunga from the lower end of the eastern side Victoria Road, up to and including the Devonport Library.
 - The cumulative effect of such an infringement/height of buildings if the scale of the buildings were to form part of the existing environment. This may result in an erosion of the purpose and objective of the Height Sensitive Area around the Devonport Town Centre and adjacent area.
 - A detailed assessment of Maunga to Maunga connections has not been undertaken.
 - A detailed assessment maunga to moana connection from the tihi and other viewing points moving up Takarunga has not been undertaken.





15. Thank you for engaging with the Maunga Authority. The Maunga Authority remains interested in this project and would appreciate being kept informed.

Noho ora mai
nā

Dominic Wilson
Te Tauihu Waka Tairanga Whenua / Manager Co-governance
Tūpuna Maunga Authority

