

30 June 2021

Lindsey Dawson

Hobsonville Point Residents Society sub-committee on the Wasp Hangar

Re. Wasp Hangar, Hobsonville

Dear Lindsey

First off, I'd like to thank you on behalf of Eke Panuku for attending the Eke Panuku Board meeting on the 23rd of June, and for sharing your passion for Hobsonville Point and the Wasp Hangar.

We are aware of the significant community interest in the future of the Wasp Hangar and surrounding land. We understand this is in part due to previous intentions for the site to be used for an interim indoor sport and recreational facility while work on a permanent facility in Albany progresses, and in part due to the interest in the future of the Wasp Hangar building itself, as an important part of Hobsonville's landscape and history.

We would also like to acknowledge the Hobsonville Point Residents Society (HPRS) and Upper Harbour Local Board's advocacy on these issues.

Interim use of Wasp Hangar

Despite the interim use being supported, in principle, by all parties, it was considered to not be feasible due to funding constraints in the Emergency Budget and long-term plan resulting from COVID-19. The required capital investment, which is considerable, for structural work on the building itself, the proposed indoor courts and necessary sport equipment could unfortunately not be secured under current constraints.

This has been affirmed by the Auckland Council Planning Committee resolution PLA/2021/25, point c): *"[That the planning committee] note that there is no capital or operational funding for business cases or development of the Wasp Hangar building and accordingly request that staff stop all work on the development of the Wasp Hangar building"*.

We understand this is disappointing news for many in the community, which would have benefitted from the facility.

Future of Wasp Hangar

In terms of the future of the Wasp Hangar building itself, it will be retained on site as part of redevelopment, as outlined in the outcomes for the site agreed by Auckland Council's Planning Committee at their 1 April 2021 meeting. Eke Panuku will work with prospective development partners to incorporate the hangar building into designs for the site.

For further context, please see the full list of outcomes for development of the site as agreed by the Planning Committee:

- mixed-use development combining commercial, retail, community and residential elements, responding to market demand and with a strong employment focus;
- an active edge to Launch Road at the ground floor;
- that Wasp Hangar is to be retained as a “character building” and be repurposed while considering the wider development*;
- the mix of activities must be “outward facing” to the community, well designed, sustainable, connected, and complimentary to the neighbouring residential and commercial areas, and wider vision; and
- that design must be progressed through the Hobsonville Point Design Review Panel with a focus on innovative and sustainable design.

*Note that the Wasp Hangar is not listed in the Auckland Unitary Plan’s (AUP) Historic Heritage Schedule 14.1. However, it is recognised as a notable building within the Precinct Plan 2 in the AUP, with specific policy considerations that require it to be retained.

Next steps

Eke Panuku will progress work to take the site to market closer to the end of the year, with the agreed outcomes outlined above incorporated into this work. We look forward to working with a development partner on a design that will benefit the community of Hobsonville long into the future.

I’d like to thank you again for the work you’ve done on this important issue.

Ngā mihi,

Marian Webb

General Manager, Assets & Delivery

Eke Panuku Development Auckland