



I hereby give notice that an ordinary meeting of the Hibiscus and Bays Local Board will be held on:

Date: Wednesday, 16 September 2015
Time: 4.30pm
Meeting Room: Local Board Office
Venue: 2 Glen Road
Browns Bay

Hibiscus and Bays Local Board OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Julia Parfitt, JP
Deputy Chairperson	Greg Sayers
Members	David Cooper
	Janet Fitzgerald, JP
	Gaye Harding-Kirikiri
	Gary Holmes
	Lovisa Rasmussen
	Lisa Whyte

(Quorum 4 members)

Vivienne Sullivan
Local Board Democracy Advisor

16 September 2015

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Use of Orewa Library car park for Remedial work to Nautilus Building

File No.: CP2015/19472

Purpose

1. This report seeks a decision on the Prendos New Zealand Limited request for the use of the Orewa Library car park as part of the remedial work on the Nautilus building in Orewa.

Executive Summary

2. The \$25.07m legal case regarding the leaky building issues at the Nautilus building in Orewa has recently been resolved and the remedial work is planned to be carried out through four stages over a 24 month period from January 2016 through to January 2018.
3. Nautilus' Project Management company Prendos New Zealand Limited, has advised that the only viable method of getting building materials to the areas of work are to either crane or hoist from the ground level as there is no access from the lower car parks of the building to the podium of the building, except to go through the two residential lifts and corridors.
4. Prendos has requested to utilise the Orewa Library car park to securely store building materials, locate portaloo's, a lunchroom, a medical centre, and hoist building materials to the podium level using a building hoist (not a crane) for a 24 month period. It is expected that approximately 100 construction workers would be onsite at any given time.
5. This request was presented to the Hibiscus and Bays Local Board at the workshop held on 29 July 2015 and the implications of this proposal were discussed with staff from both Libraries and Property departments.
6. This report provides an opportunity for the local board to make a decision on the Prendos New Zealand Limited request to use of the Orewa Library car park as part of the remedial work on the Nautilus building in Orewa.

Recommendation/s

That the Hibiscus and Bays Local Board:

- a) decline the request from Prendos for the use of the Orewa Library car park for the following reasons:
 - i. increased noise levels over an extended period of time;
 - ii. removal of car parking for Orewa Library customers and staff (leading to car parking pressure within the area);
 - iii. heavy vehicles using the road crossing, endangerment of pedestrians and library customers;
 - iv. increased pressure on the public toilets and no way of policing them;
 - v. potential damage of library car park.

Comments

7. The \$25.07m legal case regarding the leaky building issues at the Nautilus building in Orewa has recently been resolved. Problems with the building are numerous and have affected the owners of the building since it was first constructed in 2004.

8. The primary areas that require repair are the cladding at the exterior of the building and the apartment decks from levels 4 through to level 12. This is the tallest building in Orewa and is situated to the south of Orewa Library.
9. The work is planned to be carried out through 4 stages over a 24 month period from January 2016 through to January 2018.
10. The Property Department have been advised that there is no access from the lower car parks of the building to the podium of the building, other than to go through the two residential lifts and corridors. The building materials that will need to be delivered to the areas of work include large window units, prefabricated exterior cladding, tiles, structural steel and screed.
11. Nautilus' Project Management company Prendos New Zealand Limited, has advised that the only viable method of getting these materials to the areas of work are to either crane or hoist from the ground level.
12. Prendos has requested that they utilise the Orewa Library car park to securely store building materials, locate portaloos, a lunchroom, a medical centre, and hoist building materials to the podium level using a building hoist (not a crane) for a 24 month period. It is expected that approximately 100 construction workers would be onsite at any given time.
13. Prendos' other option would be to utilise mobile cranes from either Keith Morris Lane or Tamariki Avenue. However this is not their preferred option as this would require a traffic management plan and they envisage that it would cause disruption to the traffic and local businesses.
14. Adding to that, Prendos advise that due to having to use a crane on the Tamariki side of the building would be weather dependant and could extend the contractors programme, leading to further disruption within the area.
15. This request was presented to the Hibiscus and Bays local board at the workshop held on 29 July 2015 and the implications of this proposal were discussed with staff from both Libraries and Property departments.

Other Options:

Keith Morris Lane

16. Keith Morris Lane is a relatively wide street, and sits to the west of the Nautilus.
17. Due to its size, the northern end of Keith Morris Lane could potentially be utilised as a secure area to store and hoist building materials. Approximately 23 car parks along the Lane would be required for this purpose. There is one large Norfolk Pine and several Phoenix Palms along this stretch, however all appear to be clear of the lane. There is however one large native Pohutukawa tree located at the north western side of the lane.
18. The advantage of using Keith Morris Lane is that there are no entrances to any private businesses at the northern end of the lane, however the side of the Radiology Laboratory is close to the road. Four other businesses have their entrances at the southern end of Keith Morris Lane, although commercial protective hoarding could be used to help protect them from noise and dust etc. Shipping containers are now used effectively for this very purpose.

Tamariki Avenue sits to the south of the Nautilus building.

19. Although this area could also be utilised by Prendos, 10 businesses have their entrances under and across the road from the Nautilus building. This area also serves as the main entrance to the Nautilus.

20. Two large Pohutukawa trees are located adjacent to number eight Tamariki Avenue, and appear to slightly hang over the road. These could potentially suffer damage over the two year construction period.

Consideration

Local Board views and implications

21. This request was presented to the Hibiscus and Bays Local Board at the workshop held on 29 July 2015 and the implications of this proposal were discussed with staff from both Library and Property departments.
22. This report provides an opportunity for the local board to make a decision on the Prendos New Zealand Limited request to use of the Orewa Library car park as part of the buildings remedial work on the Nautilus building in Orewa.

Māori impact statement

23. There are no particular impacts on Maori which are different from general users of the Orewa Library carpark.

Implementation

24. If the local board decides against Prendos utilising the Orewa Library car park, a formal communication would be sent to Prendos declining the request.

Attachments

There are no attachments for this report.

Signatories

Authors	Paul Durling - Property Co-ordinator
Authorisers	John O'Brien – Manager Operations, Property

Hibiscus and Bays Local Board Community Fees and Charges

File No.: CP2015/12887

Item 27

Purpose

1. To present the exceptions to community facilities fees and charges for the Orewa Community Centre.

Executive Summary

2. In the Hibiscus and Bays Local Board area there is only one council-managed community facility - the Orewa Community Centre, also known as the Orewa Community Hall.
3. The fees and charges for Orewa Community Centre (Attachment A) were adopted (uninflated) as part of the Hibiscus and Bays Local Board Agreement 2015/2016 on 10 June 2015. Resolution number HB/2015/65.
4. In September 2014, the Hibiscus and Bays Local Board agreed to (Resolution Number HB/2014/178):
 - a) Delegate authority to local board members Parfitt and Fitzgerald to make decisions on the waiver or adjustment of fees charged to groups using the Orewa Community Hall.
 - b) Request that the community facilities team prepare a template form that will be used to see a decision from the delegated local board members and keep a record of any variation made.
5. The Hibiscus and Bays Local Board portfolio holder members were updated on the fees and charges for the Orewa Community Centre on 27 August 2015.
6. Staff will provide regular updates on the impact of the hire fees and the performance of council-managed community facilities as part of the quarterly reports to the Hibiscus and Bays Local Board.

Recommendation/s

That the Hibiscus and Bays Local Board:

- a) notes that any discounts, waivers or adjustments of fees decided by delegated authority will in future be recorded in a quarterly report to the Hibiscus and Bays Local Board
- b) notes that further discounts, waivers or adjustments of fees to community facilities and charges will be funded from the surplus of the income generated by the Orewa Community Centre, underwritten by the Hibiscus and Bays Local Board Locally Driven Initiatives
- c) notes that approval under delegated authority has been given for a fee of \$297.44 per month for the Hibiscus Coast Senior Citizens Association, for its regular use of the community centre.
- d) notes that approval under delegated authority has been given for a once-off fee of \$550 for the Hibiscus Coast Quilters for their quilting show, which was in August 2015

Consideration

Local Board views and implications

7. The community facilities fees and charges in Attachment A were adopted as part of the Hibiscus and Bays Local Board Agreement 2015/2016 on 10 June 2015. Resolution number HB/2015/65.
8. The recommendations within this report fall within the Hibiscus and Bays Local Board's authority relating to local recreation, sport and community facilities.

Māori impact statement

9. The fees and charges framework is not specifically targeted for Maori populations. However, it aims to be clear and transparent to all users, including Maori.

Implementation

10. The recommendations in this report do not trigger the Auckland Council Significance Policy.

Attachments

No.	Title	Page
A	Fee schedule for 2015/2016 Hibiscus and Bays	11

Signatories

Authors	Jocelyn Watkin - Contractor
Authorisers	Graham Bodman - Manager - Community Development, Arts and Culture Lesley Jenkins - Relationship Manager

Attachment A: Fee schedule for 2014/2015 Hibiscus and Bays

Facility Category	Facility Name	Room	Hourly rate as of 1 July 2014	
			Peak Standard	Off-Peak Standard
Venues for hire	Orewa Community Centre	Main Hall (with stage area)	\$ 24.00	\$ 19.20
		Small Hall	\$ 24.00	\$ 19.20
		Supper Room	\$ 24.00	\$ 19.20

Auckland Council Property Limited Local Board Six-Monthly Update 1 January 2015 to 30 June 2015

File No.: CP2015/19504

Item 28

Purpose

1. To give the Hibiscus and Bays Local Board an overview of Auckland Council Property Limited's (ACPL) activities for the six months 1 January to 30 June 2015.

Executive Summary

2. In May 2015 the Governing Body voted in favour of merging ACPL with Waterfront Auckland to form Development Auckland (DA). The merger responds to feedback from the wider council organisations and seeks to address some key growth, development, housing provision and funding challenges that Auckland will face over the next 20 years. As a CCO Development Auckland will have a commercial orientation, but it will also have explicit public good outcomes to pursue.
3. Substantive elements of the purpose of DA relate to urban redevelopment, strategic advice on council's property portfolio and the redevelopment of underutilised council assets to achieve commercial and strategic outcomes.
4. In August the governing body will receive recommendations from council staff in respect of the proposed locational priorities for DA.
5. It would be anticipated that DA will specifically engage with local boards post the formal establishment on the 1 September 2015 to consider what activities DA can undertake to benefit their local communities.
6. As this will be our final six-monthly update to you as ACPL, we are including both the full business summary as included in previous versions and additionally providing an outline of some of the strategic and organisational changes we will be making as we transition to Development Auckland.
7. ACPL activity detail is broken down by business unit or work-stream, with a focus on local board specific activities where applicable.
8. Local board specific supporting detail is included in Attachments A, B and C.

Recommendation/s

That the Hibiscus and Bays Local Board:

- a) received the Auckland Council Property Limited Local Board Six-Monthly update 1 January to 30 June 2015.

Comments

Development Auckland

9. Council formally approved the establishment of Development Auckland (DA), being a merger of Waterfront Auckland and Auckland Council Property Limited, in May 2015.
10. The essential purpose of DA is to contribute to the implementation of the Auckland Plan and encourage economic development by facilitating urban redevelopment that optimises and

integrates good public transport outcomes, efficient and sustainable infrastructure and quality public services and amenities. DA will manage council's non-service property portfolio and provide strategic advice on council's other property portfolios. It will recycle or redevelop sub-optimal or underutilised council assets and aim to achieve an overall balance of commercial and strategic outcomes.

11. A number of objectives fall within the purpose including facilitating the redevelopment of urban locations and optimising the council's property portfolio.
12. The process to establish the operating structure of DA is well advanced and a combined work stream between DA and council staff is looking at the future priorities for DA that will provide focus in terms of geographic locations and project priorities. In respect of the locational analysis work recommendations will be made to the governing body in August 2015.
13. It would be anticipated that DA will specifically engage with local boards post the formal establishment on the 1 September 2015 to consider what activities DA can undertake to benefit their local communities.

Workshops and Meetings

14. A schedule of Hibiscus and Bays Local Board workshops and meetings attended by ACPL representatives from January to June 2015 is included as Attachment A. The list includes property specific meetings and workshops relating to general property management and the ongoing portfolio Rationalisation Process.

Property Portfolio Management

15. ACPL manages property owned by the council and Auckland Transport that are not currently required for service or infrastructure purposes. These are properties that are not immediately required for service delivery or infrastructure development but are being held for use in a planned future project such as road construction/widening or the expansion of parks. This work will largely remain unaffected by the transition to Development Auckland.
16. The property portfolio continued to grow during the last six months and now totals 1347 properties containing 1080 leases, an increase of 41 since our July-December 2014 update. The current property portfolio includes industrial sites and buildings, retail tenancies, cafés, restaurants, offices and a substantial portfolio of residential properties.
17. ACPL's return on the property portfolio for the year ending 30 June 2015 provides the shareholder a net surplus of \$ 6.8m ahead of budget, with an actual surplus of \$ 29.8 m against budget of \$ 23m. The average monthly vacancy rate for the period is 1.6% which is under the Statement Of Intent targets of 5%.
18. A Properties Managed schedule is included as Attachment B of this report. The schedule details:
 - Current ACPL-managed commercial and residential property within the Hibiscus and Bays Local Board
 - Each property's classification or reason for retention
 - The nature of the property, such as a café within a library, or a residential property with a tenancy in place
 - The budget under which operating expenditure and lease revenue for the property is reported e.g. regional or local board.
19. A report indicating portfolio movement in the local board area is attached as Attachment C. The report details all new acquisitions including the reason for acquisition, any transfers and the reason for transfer, and any disposals.

Portfolio Review and Rationalisation

Overview

20. ACPL is required to undertake ongoing rationalisation of the council's non-service assets. This includes identifying properties from within council's portfolio that may be suitable for potential sale and development if appropriate. ACPL has a particular focus on achieving housing outcomes. Identifying potential sale properties contributes to the Auckland Plan focus of accommodating the significant growth projected for the region over the coming decades, by providing the council with an efficient use of capital and prioritisation of funds to achieve its activities and projects.

Performance

21. July 2014 to June 2015 Target

UNIT	TARGET	ACHIEVED	COMMENTS
Portfolio Review	\$30m disposal recommendations	\$69m	These recommendations include \$65.9m of sites that are identified for development projects.

22. In setting future disposal targets ACPL is working closely with the council and AT to identify potentially surplus properties.

23. 2014/2015 Targets

UNIT	TARGET	COMMENTS
Portfolio Review	\$30m gross value recommended for sale	These targets include disposal recommendations and sales for sites that are identified for place-shaping and housing development projects
Development & Disposals	\$30 net value of unconditional sales	

Process

24. Once identified as a potential sale candidate a property is taken through a multi-stage Rationalisation Process. The agreed process includes engagement with: the council, CCOs, local board and mana whenua. This is followed by ACPL Board approval, engagement with local ward and the Independent Māori Statutory Board and finally a governing body decision.

Under review

25. Properties currently under review for future use opportunities via the Rationalisation Process in the Hibiscus and Bays Local Board area are listed below. The list includes any properties that may have recently been presented to the governing body and either approved for sale or development and sale or designated for retention. Further details are included in Attachment B.

PROPERTY	DETAILS
36 Hibiscus Coast Highway, Silverdale	Subject to legacy sale resolution however numerous council stakeholders interested in further reviewing its potential future use options. Review of this property is currently on hold pending the completion of North West Planning Silverdale centre plan.

<p>Pine Road, Orewa Pt Allot 473</p>	<p>Multiple strips of land at rear of properties on Pine Road and adjoining streets. Segments were originally acquired for Stormwater/Sanitation have been completed. Neighbouring property owner enquired about purchasing strip of land adjacent to their property. Site transferred to ACPL and progressed through the Rationalisation Process commencing in June 2014. No alternative service uses were identified during the internal consultation. Local board endorsed revocation of reserve and the subsequent divestment to neighbour at their 23 March 2015 meeting. Presented to the governing body on 13 May 2015 and approved for sale. ACPL now preparing for sale.</p>
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Redevelopment/Regeneration and Housing Supply initiatives

Overview

26. ACPL in its current form is contributing commercial input into approximately 54 region wide council-driven regeneration and housing supply initiatives. Involvement extends from provision of initial feasibility advice through to implementation, with projects ranging in size from \$415k to in excess of \$100million.
27. ACPL is also actively contributing to the Housing Action Plan, which is a council initiative focusing on non-regulatory efforts to encourage and increase affordable residential development. ACPL has a Statement of Intent target to undertake five housing development projects over three years that will improve housing affordability and the supply of affordable housing encompassing community housing organisation involvement. ACPL is currently actively working on 13 such projects.
28. In our expanded role as Development Auckland we will be extending on this work to play a much stronger role in urban development through greater scale, enhanced capability and the ability to partner with others. We will have a key role in helping deliver the council priority of quality urban living and will have the mandate to deal with the challenge of Auckland's rapid growth through regeneration and investment.
29. Development Auckland's roles and responsibilities will be customised to each specific project initiative and location. A few will be of a high custodial nature associated with urban regeneration. Some will be at the other end of the scale with a more facilitative role; and some will be much more able to be delivered in the short term.
30. ACPL already works closely with the local boards on ACPL-led developments to ensure we give effect to the local boards' place-shaping role. As Development Auckland engagement will in some areas be of a much broader scope, with the potential for involvement in master-planning activities for significant land areas.

Optimisation Update

31. Optimisation is a programme of work aimed to achieve better use of council's planned and funded service assets. The programme targets housing and urban regeneration outcomes along with the delivery of cost-neutral service investment on appropriate sites. ACPL and ACPD are leading a cross-council project to establish the rules and methodology for service optimisation activity. The programme will be carried across to Development Auckland.
32. Local board engagement and workshops will be provided to demonstrate the scope of optimisation and the benefits of driving optimal asset performance from qualifying service property. Timeframes for these workshops have been pushed out due to Development Auckland transition work. However, ACPL welcomes suggestions of service sites that may

have potential for improved service function along with housing or urban regeneration outcomes

Local Activities

33. A high level update on place-shaping and housing initiative and proposal activities in the Hibiscus and Bays area is outlined in points below.

20 Link Crescent:

- i. This legacy approved 2.0657 ha site has a residential zoning. ACPL prepared a preliminary master concept plan which provided 57 residential Lots and a park/wetland area adjacent to land allocated to a planned Family Centre. Approval to progress sale and development of the land was granted in July 2014. Due diligence was completed by ACPL in December 2014.
- ii. Between September and February 2014 ACPL worked with subdivision specialists Woods to complete vendor due diligence on the site to investigate the risks and challenges in order to physically complete the subdivision obtaining detail on the topography, ecology, environmental, storm water, infrastructure, civil design and roading.
- iii. Following a Real Estate Agency request for proposal process agents Legacy Partners were appointed in May 2014 engaged to assist with the sale of the property. Through Legacy Partners the project went through a Sale By Expression of Interest (EOI) process commencing June 2015 and completing 14 July 2015.
- iv. The EOI phase was supported by a communications and marketing strategy to ensure maximum market reach and information sharing with key stakeholders. Substantive EOI's were received from six parties. Due to the quality of submissions follow up interviews were held with all six organisations and further detail requested. Subsequently a short list was identified and parties were asked to submit their full and final offers.
- v. Negotiations continue ACPL anticipates selecting the preferred partner by the end of August 2015 and will meet with the local board to provide an update following that decision.

Whangaparaoa Affordable Rental Homes Project:

- i. There are several vacant sections on Whangaparaoa Road that are held for future transport schemes. ACPL is investigating the viability of using these sites for affordable rental homes which can be relocated when the site is required. Auckland Transport is currently reviewing their transport project land holdings and intends to confirm which sites are available during September/October 2015.

Acquisitions

Overview

34. ACPL continues to support council and AT programmes and projects by negotiating required property acquisitions. All such acquisitions are funded through approved council or AT budgets. We also provide advice to assist with budgets, business cases and strategy to support an acquisition.
35. From 1 January 2015 to 31 June 2015, 49 property purchases were completed for the council and AT. All of the property acquisitions met independent valuation thresholds agreed with AT, the council and Public Works Act 1981 requirements.

Council Acquisitions

36. Of the 49 property acquisitions over the past six months, 12 were purchased to meet council legal, open space and storm water requirements and to contribute to City Transformation

projects. These included the following acquisitions in or neighbouring the Hibiscus and Bays Local Board area.

PROPERTY	STAKEHOLDER	WORK TYPE	LOCAL BOARD
92 Hobsonville Road, Hobsonville	City Transformation	Open Space	Upper Harbour
90 Hobsonville Road, Hobsonville	City Transformation	Open Space	Upper Harbour
88 Hobsonville Road, Hobsonville	City Transformation	Open Space	Upper Harbour
84-86 Hobsonville Road, Hobsonville	City Transformation	Open Space	Upper Harbour
106-108 Hobsonville Road, Hobsonville	City Transformation	Open Space	Upper Harbour
179 Matua Road, Huapai	Parks, Sports & Recreation	Open Space	Rodney
3202 South Head road, South Head	Community Policy & Planning	Open Space	Rodney

Auckland Transport Acquisitions

37. The remaining 37 properties were acquired on behalf of AT. The focus was on acquisitions to support major transport projects including AMET1 (five acquisitions) City Rail Link Property Acquisition (seven acquisitions), Redoubt Road Mill Road Corridor Upgrade (six acquisitions) road widening across the region (10 acquisitions) and Northern Strategic Growth Area (one acquisition). Full details of relevant AT projects and associated acquisitions will come to the local board directly from AT.

Business Interests

38. ACPL manages eight business interests region wide on council's behalf. This comprises two forestry enterprises, two landfills and four quarries. There are currently no ACPL managed business interests in the Hibiscus and Bays Local Board area.

Consideration

Local Board views and implications

39. This report is for the Hibiscus and Bays Local Board's information.

Māori impact statement

40. Whatungarongaro te tangata, toitū te whenua. The importance of effective communication and engagement with Māori on the subject of land is understood. ACPL has accordingly developed robust engagement with the 19 mana whenua groups for our core business activities. We are currently working with Waterfront Auckland on a future strategy for Development Auckland.

41. Key engagement activities currently include: identifying cultural significance concerns regarding disposal properties, flagging commercial interests, development partnering discussions and issues relating to property management such as protection of wāhi tapu or joint management arising from the resolution of Treaty Settlements. ACPL also engages with relevant mana whenua in respect of development outcomes for ACPL lead projects where

appropriate. As Development Auckland we will work with iwi to consolidate and build on strengths from ACPL and Waterfront Auckland's approaches along with successful work being done elsewhere in the council family.

42. ACPL additionally undertook to be part of council's Māori Responsiveness Plan (MRP) pilot programme. The project's key output is an operational document outlining ACPL's contribution to council's strategic and operational commitments to Māori. The MRP was finalised and approved by the ACPL Board in December 2014 and is in the implementation phase. A copy of this is available on the ACPL website. This work will be carried over and reflected in the new organisation.
43. As we transition to Development Auckland, the local board can expect to be advised or involved as appropriate in any discussions that arise in the local board's area.

Implementation

44. There are no implementation issues.

Attachments

No.	Title	Page
A	Schedule of Meetings and Workshops	21
B	Properties Managed by ACPL in the Local Board area	23
C	Property Movement in the Local Board area	27

Signatories

Authors	Caitlin Borgfeldt Local Board Liaison
Authorisers	David Rankin Chief Executive

Attachment A

ACPL Local Board Briefing Schedule

Auckland Council Property Ltd Local Board briefing, presenting, advising by ACPL staff				
Date	Board/Committee	Issue	Staff Involved	Notes
4/02/2015	Hibiscus and Bays Local Board	Proposed reserve revocation and disposal of site adjacent to 18 Pine Road, Orewa	Marian Webb and Letitia McColl	Workshop
11/03/2015	Hibiscus-Bays Local Board	Update on 20 Link Crescent & spoke about the possibility of emergency housing on Whangaparaoa Road	Adam Sadgrove	Business Meeting
18/03/2015	Hibiscus and Bays Local Board	Proposed reserve revocation and disposal of site adjacent to 18 Pine Road, Orewa	Letitia McColl	Business Meeting
23/03/2015	Local Board Chairs forum	Optimisation	David Rankin, Marian Webb and Natasha Frederickson	Forum
16/04/2015	Hibiscus and Bays Local Board	Whangaparaoa opportunities	Adam Sadgrove and Letitia McColl	Meeting
6/05/2015	Hibiscus and Bays Local Board	20 Link Crescent	Allan Young, Adam Sadgrove and Letitia McColl	Meeting

30 June 2015

ACPL Progress managed - Hibiscus and Bays Local Board

Attachment B

Local Board	Serial Object name	No of properties	Revised Object Type	Industry Base	Occupancy Status	Service Type	Reserve Held	Annual Statement	Project name	Additional Information	Internal Stakeholder Status Advice	Budget
Hibiscus and Bays	Long Bay Regional Park - Rangers house	1	Residential	Residential	Occupied	Located within Service House on Park/Reserve	Park/Reserve	Regional and Specialised Parks	NOT APPLICABLE	Regional Park Rangers House. 156/6m non heritage house. Parks unit advises that adjacent development by Todd group will affect road and pedestrian access in this park but ACPL to manage residential tenancy pending further advice.	Retain	Regional
Hibiscus and Bays	2090 Beach Road (Restaurant) - Long Bay	0	Commercial	Vacant	Capital Works	Located within Service Commercial on Reserve	Commercial on Reserve	Regional and Specialised Parks	NOT APPLICABLE	Restaurant on reserve. Restaurant currently under going refurbishment. ACPL to manage until further advice from the stakeholder.	Retain	Regional
Hibiscus and Bays	2090 Beach Road - Rangers House	0	Residential	Residential	Occupied	Located within Service House on Park/Reserve	Park/Reserve	Regional and Specialised Parks	NOT APPLICABLE	Regional Park Rangers House. Continue as normal management. Change for this park development by Todd group will affect access road and pedestrian. This house itself may be of Heritage significance but is not currently on the CH (1/24/2015)	Retain	Regional
Hibiscus and Bays	2000 Beach Rd 92895 Long Bay Network Site	1	Commercial use of Council Land	Commercial	Occupied	Located within Service Commercial on Reserve	Commercial on Reserve	Regional and Specialised Parks	NOT APPLICABLE	1/10/2014 - Call lower licence transferred from AT for management	Retain	Regional
Hibiscus and Bays	1971 Whangape Road - Arroy Bay	1	Residential	Residential	Occupied	Located within Service House on Park/Reserve	Park/Reserve	Regional and Specialised Parks	NOT APPLICABLE	Regional Park Rangers House. ACPL to manage pending further advice from stakeholder	Retain	Regional
Hibiscus and Bays	1499 Whangape Road - Arroy Bay	0	Residential	Residential	Occupied	Located within Service House on Park/Reserve	Park/Reserve	Regional and Specialised Parks	NOT APPLICABLE	Regional Park Rangers House. Transfered. ACPL to manage pending further advice from stakeholder	Retain	Regional
Hibiscus and Bays	19 Montrose Terrace - Mairangi Bay	1	Residential	Residential	Occupied	Future Service Project	Project	Parks, Sports and Recreation	NOT APPLICABLE	To be transferred into adjacent reserve - sitting tenant in place until 25/09/2015. Property to be transferred back to the service portfolio.	Transfer	Regional
Hibiscus and Bays	474 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	472 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	50 Cemetery Road - North Shore	1	Commercial	Office	Occupied	Located within Service Corporate Accommodations	Corporate Accommodations	Property	NOT APPLICABLE	ACPL leave top floor of 2 story building. Council accommodation (call centre) is on bottom floor	Retain	Regional
Hibiscus and Bays	1 Bigholde Road (Office) - Starmore Bay	1	Commercial	Commercial	Occupied	Future Service Project	Project	Transport	Retain	Steps on lower level of building. AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	1 Bigholde Road - Starmore Bay	0	Commercial	Commercial	Occupied	Future Service Project	Project	Transport	Retain	Steps on lower level of building. AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	1 Bigholde Road - Starmore Bay	0	Commercial	Commercial	Occupied	Future Service Project	Project	Transport	Retain	Steps on lower level of building. AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	189 Bigholde Road (TLC Cafe Great Floor Lobby)	0	Commercial	Commercial	Occupied	Located within Service Facility	Commercial in Community	Property	NOT APPLICABLE	Childcare lease located within a service building. ACPL will continue to manage pending further advice from Stakeholder	Retain	Hibiscus and Bays
Hibiscus and Bays	189 Bigholde Road (Great Oaks Early Learning)	1	Commercial	Commercial	Occupied	Located within Service Facility	Commercial in Community	Property	NOT APPLICABLE	Childcare lease located within a service building. ACPL will continue to manage pending further advice from Stakeholder	Retain	Hibiscus and Bays
Hibiscus and Bays	476 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	480 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	482 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	849 981 Lario Southwick Parade (Lot 4)	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	621 Lario Southwick Parade (Lot 1) - Gulf Harbour	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	901 Lario Southwick Parade (Lot 2) - Gulf Harbour	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	1007-1055 Lario Southwick Parade (Lot 5)	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	1099 Lario Southwick Parade (Lot 6) - Gulf Harbour	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	779 Lario Southwick Parade (Lot 3) - Gulf Harbour	1	Commercial use of Council Land	Matra	Occupied	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	1311 Lario Southwick Parade - Gulf Harbour	1	Commercial use of Council Land	Vacant	Land Only	Non Service Project	Project	ACPL	NOT APPLICABLE	ACPL Manage commercial Lease. Gulf Harbour Marina. To be retained individually	Retain	Regional
Hibiscus and Bays	Esuary At Centre - Cula	1	Commercial	Commercial	Occupied	Located within Service Commercial on Reserve	Commercial on Reserve	Parks, Sports and Recreation	NOT APPLICABLE	Commercial tenancy on a reserve. ACPL to manage pending further advice from Stakeholder as to future arrangements	Retain	Hibiscus and Bays
Hibiscus and Bays	677 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Industrial	Occupied	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	482 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	484 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	486 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	488 Whangape Road - Starmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service Project	Project	Transport	Whangapeas - Vpended to	AT is conducting a general review of transport holdings in the area. ACPL expects continuation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional

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ACPLP programmes managed - Hibiscus and Bays Local Board

INFORMATION

Local Board	Serial Object name	No of properties	Serial Object Type	Industry Name	Occupancy Status	Service Type	Reserve Held	Internal Stakeholder	Project name	Additional Information	Internal Stakeholder Status Advice	Budget
Hibiscus and Bays	625 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	655 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	661 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	6 Bigside Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	675-676A Whangape Road - Stansmore Bay	1	Commercial	Commercial	Occupied	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	675 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	9 268 Vaughan Road - Lang Bay	1	Commercial use of Council Land	Grading	Occupied	Located within Service	Commercial on Reserve	Regional and Specialised Parks	NOT APPLICABLE	Grading on reserve land. Confirms an normal management. Changes for this park development by Toitū group will affect access road and pedestrian. Toitū group are the grazers. Project will be amalgamated into the regional park.	Retain	Hibiscus and Bays
Hibiscus and Bays	26 Hibiscus Coast Highway - Shireville	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPLP	NOT APPLICABLE	Subject to LTP's site resolution however, council stakeholders interested in further reviewing potential future use options. This property is currently on hold pending the completion of North West Planning Strategic Plan.	Review	Regional
Hibiscus and Bays	8 Hill Crescent - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	478 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	484 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	599A Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	759A Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	1 Cedar Terrace - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	3 Cedar Terrace - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	5 Cedar Terrace - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	567 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	600 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	671 Whangape Road - Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	179 Korokai Rd V5555 CAM Campbell Bay	1	Commercial use of Council Land	Commercial	Occupied	Located within Service	Commercial on Reserve	Transport Parks, Sports and Recreation	NOT APPLICABLE	18/2014 - Call lower licence transferred from AT for management	Retain	Hibiscus and Bays
Hibiscus and Bays	467A Whangape Road, Stansmore Bay	1	Commercial use of Council Land	Commercial	Occupied	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	28 184 Crescent, Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPLP	NOT APPLICABLE	Development planning workstream - mixed use residential adjacent to Marine Family Centre.	Checked for Sale	Regional
Hibiscus and Bays	East Coast Road, Dairy Flat, Sec 4 S/O 307/064	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPLP	NOT APPLICABLE	NZTA to acquire for business	Checked for Sale	Regional
Hibiscus and Bays	Pin Road, Oniro (Pt. Ake) 473 S/O 358/41	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPLP	NOT APPLICABLE	Multiple sites of land of use of properties on Pin Road and adjoining streets. Site plans were originally acquired for Stormwater Sanitation which has been completed. Neighbouring property owner property acquired with council about purchasing one section of this land that is adjacent to their property. Site transferred to ACPLP and progressed through the Suburbanisation Process commencing in June 2014. No more land to be transferred to ACPLP. Local council endorsement of use and sale of land to neighbour at this 23 March 2015 meeting. Presented to Governing Body on 13 May 2015 and approved for sale. ACPLP now preparing for sale.	Checked for Sale	Regional
Hibiscus and Bays	487-489 Whangape Road, Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Parks, Sports and Recreation	NOT APPLICABLE	Required for Prelink. ACPLP to manage in the interim.	Project Retain	Regional
Hibiscus and Bays	600 Whangape Road, Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	4 Bigside Road, Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	673 Whangape Road, Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prelink	AT is conducting a general review of transport holdings in the area. ACPLP expects confirmation by the end of September 2015 as to the outcome of this review.	Project Retain	Regional
Hibiscus and Bays	East Coast Road (adjacent 733), Stansmore Bay	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPLP	NOT APPLICABLE	Site only	Review	Regional

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ALPL Programmes managed - Hibiscus and Bays Local Board

Attachment B

Local Board	Serial Object name	No of properties	Serial Object Type	Industry Base	Occupancy Status	Service Type	Resource Held	Internal Stakeholder	Project name	Additional Information	Internal Stakeholder Status Advice	Budget
Hibiscus and Bays	Spar Road, Stillwater - Pt Māori 2 SOAG07	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPL	NOT APPLICABLE	Transferred from ACPO as non-service.	Review	Regional
Hibiscus and Bays	Tavern Road - Pt Māori 2 SO 55587	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPL	NOT APPLICABLE	Transferred from ACPO as non-service.	Review	Regional
Hibiscus and Bays	Sec 2 SO 453659 Whangape Road, Māry	1	Commercial use of Council Land	Vacant	Not Habitable	Non Service	Rationalisation	ACPL	NOT APPLICABLE	Transferred from ACPO as non-service. 5 m2 Split Strip.	Review	Regional
Hibiscus and Bays	Sec 1 SO 27469 Whareroa Road, Up Whareroa	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPL	NOT APPLICABLE	Transferred from ACPO as non-service. Vacant bush block. Currently with outside of AT plans for park but AT has vacant bush property for retained pending their investigations as to future use recommendations.	Review	Regional
Hibiscus and Bays	175 Duck Creek Road, Stillwater	1	Commercial use of Council Land	Vacant	Land Only	Future Service	Project	Transport	Prebid - not in designation	02/03/2015 - Released by AT as not required for transport purposes. Under internal review ahead of potential rationalisation.	Project Status	Regional
Hibiscus and Bays	18 Angus Road, Bivens Bay	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPL	NOT APPLICABLE	03/06/2015 - Released by AT as not required for transport purposes. Under internal review ahead of potential rationalisation.	Review	Regional
Hibiscus and Bays	472 Beach Road, Murays Bay	1	Commercial use of Council Land	Vacant	Land Only	Non Service	Rationalisation	ACPL	NOT APPLICABLE	03/06/2015 - Released by AT as not required for transport purposes. Under internal review ahead of potential rationalisation.	Review	Regional

ATTACHMENT C

ACPL Portfolio Changes - 1 Feb - 30 June 2015

Change Type	Comment	Rental Object Name	No# Properties	Stage 2 - Stakeholder Engagement	Local Board	Month change made
Deletion	Transferred to AT. Already functioning as a road	581 Whangaparaoa Road - Stanmore Bay	1	Project Retain	Hibiscus and Bays	1/02/2015
Addition	AT Property	575 Whangaparaoa Road, Stanmore Bay	1	Project Retain	Hibiscus and Bays	1/02/2015
Addition	Transferred from AT as non-service	19 Anzac Road, Browns Bay	1	Review	Hibiscus and Bays	1/05/2015
Addition	Transferred from AT as non-service	472 Beach Road, Murrays Bay	1	Review	Hibiscus and Bays	1/05/2015