

Devonport-Takapuna Local Board



Auckland Council

I hereby give notice that an ordinary meeting of the Devonport-Takapuna Local Board will be held on:

Date: Tuesday, 6 September 2016
Time: 3.00pm
Meeting Room: Devonport-Takapuna Local Board Chamber
Venue: Takapuna Service Centre
Level 3
1 The Strand
Takapuna

Devonport-Takapuna Local Board OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Joseph Bergin
Deputy Chairperson	Dr Grant Gillon
Members	Mike Cohen, QSM, JP Dianne Hale, QSO, JP Jan O'Connor Allison Roe, MBE

(Quorum 3 members)

Sonja Tomovska
Local Board Democracy Advisor

1 September 2016

Contact Telephone: (09) 486 8593
Email: sonja.tomovska@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.

ITEM	TABLE OF CONTENTS	PAGE
23	Process to Progress Retention of Takapuna Beach Reserve Holiday Park	5

Process to Progress Retention of Takapuna Beach Reserve Holiday Park

File No.: CP2016/19449

Purpose

1. The purpose of this report is to provide advice to the Devonport-Takapuna Local Board on the process associated with the retention of an upgraded holiday park within the Northern Activity Zone of Takapuna Beach Reserve and seek approval to commence a reference design process.

Executive summary

2. The Takapuna Beach Holiday Park is uniquely placed at the northern end of Takapuna Beach Reserve. It provides a genuine 'kiwi' seaside holiday experience for local, national and international visitors.
3. Despite its long term presence on the Takapuna landscape the future of the camp ground has been uncertain in recent years. However, following a number of consultative processes the Devonport-Takapuna local board confirmed its support for an upgraded campground activity within the Northern Activity Zone of Takapuna Beach Reserve in December 2015.
4. Whilst the local board has expressed their support to retain an upgraded holiday park it has limited budget available to support the capital works needed to upgrade facility structures.
5. As there is no budget identified in the Long-term Plan for this activity, Panuku Development Auckland (Panuku) must look to the market to deliver on the vision for an upgraded holiday park activity through a creative, well-managed process.
6. Legal, financial, physical, social and cultural elements have been considered by Council officers and Panuku staff in order to give effect to the vision for the holiday park. Recommendations include a robust three step process, including;
 - i. Reference Design;
 - ii. Statutory –process under the Reserves Act; and
 - iii. Expression of Interest.

Recommendation/s

That the Devonport-Takapuna Local Board:

- a) reconfirms its intention to set aside 6,292m² of the Northern Activity Zone of the Takapuna Beach Reserve (90% of the current leased area of the Takapuna Beach Holiday Park) for a campground ("the holiday park") subject to outcomes of e)
- b) notes the outcome of the stakeholder workshop held on 1 August 2016 which articulates a future vision for the holiday park activity which is to provide a truly authentic seaside holiday attraction – embodying the hospitality and honesty for which the kiwi experience is internationally known.
- c) agrees to enter into a collaborative process with Panuku Development Auckland to agree the 'essential community outcomes' intended for the upgraded holiday park activity. These 'community outcomes' include but are not necessarily limited to:
 - i. amenity values as per interpretations of the Resource Management Act 1991 Part 1 (meaning those natural or physical qualities and characteristics of an area which contribute to the public's appreciation of its pleasantness, aesthetic

- coherence and cultural recreational attributes);
 - ii. enhanced public access through the leased area;
 - iii. premium standard;
 - iv. optimization of site layout (including ingress/egress issues);
 - v. reducing effects of seasonality;
 - vi. visible Mana Whenua cultural footprint; and
 - vii. non-permanent fixtures.
- d) agrees to Panuku Development Auckland undertaking a reference design process that will demonstrate a built outcome that meets the agreed essential and desired financial, community, cultural, sustainability and delivery outcomes intended for the upgraded holiday park activity.
- e) notes the options under the Reserves Act to enable a lease for an upgraded holiday park activity that is not provided in the Takapuna Beach Reserve Management Plan.
- f) notes that subject to the outcome of the publicly notified Reserves Act process outlined in resolution e), Panuku Development Auckland will:
- i. manage an expression of interest process to secure an operator for the upgraded holiday park, noting that the expression of interest attributes will be agreed with the Devonport-Takapuna Local Board; and
 - ii. select the preferred party and conclude lease negotiations for the upgraded holiday park on the basis that the preferred respondent's offer / proposal meets the community outcomes and conforms to the expression of interest attributes as agreed with the Devonport-Takapuna Local Board.
- g) notes that the initial term of any required lease would need to be thirteen (13) years with two (2) further rights of renewal of ten (10) years each in order to achieve the commercial reality of the vision.
- h) notes that the term will be subject to the outcomes of any publicly notified Reserves Act process outlined in resolution e), market testing through the expression of interest process and final negotiations with any preferred operator.
- i) approves security of tenure for the current operator through to 31 August 2017.
- j) requests staff to further explore a social enterprise model for the future operation of an upgraded holiday park and report back to the Devonport-Takapuna Local Board as soon as possible.

Comments

Background

7. In May 2013, the Devonport-Takapuna Local Board adopted the Takapuna Beach Reserve Management Plan (TBRMP). The TBRMP identifies activity zones within the wider Takapuna Beach Reserve most notably:
- unstructured recreation and unimpeded access to public open space;
 - marine related activities, including boat storage, hardstand, launching facilities and any ancillary facilities; and
 - self-contained motorhome accommodation.
8. In October 2014, the local board resolved to develop a concept plan for the northern activity zone for public consultation (resolution DT/2014/266). The local board also resolved to

- establish a working party “to ensure the appropriate accommodation of activities contemplated by the management plan” (resolution DT/2014/258).
9. On 21 April 2015, the board endorsed the options developed by the working party and resolved to undertake consultation with the community on the four potential land use options (resolution DT/2015/57). The options consulted on were:
- revert land to use as public open space;
 - retain Takapuna Beach Holiday Park with upgrades;
 - community Marine Activity Hub as proposed by Harbour Access Trust; and
 - community Marine Activity Hub, plus upgraded Takapuna Beach Holiday Park activity.
10. Consultation was undertaken from Monday 11 May to Sunday 7 June 2015. The consultation results were reported back to the 4 August 2015 local board meeting. The council received 7,807 pieces of feedback, with the majority of respondents selecting the option of retaining Takapuna Beach Holiday Park with upgrades as their first preference (80%).
11. The board resolved at this meeting to request, based on the results of the feedback a detailed report outlining the process, indicative costs and timelines to retain the holiday park from relevant council staff (resolution DT/2015/156h).
12. On 15 December 2015 staff reported on the process required for the council to approve a campground on the reserve, not the process to grant a lease to the current occupier.
13. The board noted the staff advice provided on 15 December 2015 and resolved (resolution DT 2015/250) that it confirms its support for an upgraded campground activity within the Northern Activity Zone of Takapuna Beach Reserve. It also requested Panuku Development Auckland (Panuku) to proceed to an open expression of interest process to grant a lease on 90% of the current holiday park footprint. The board also provided some direction in this resolution on possible lease parameters and certain priorities to guide the expression of interest process.
14. Panuku subsequently advised the board that, to achieve the best possible outcome from an expressions of interest process, more depth and specificity was required about the outcomes that both the local board and the community desires for the holiday park activity.
15. To assist the board in articulating this vision, a facilitated half-day workshop with the local board and representatives from key identified community groups was arranged in August 2016.

Vision and outcomes

16. The visioning workshop and subsequent meetings has revealed a high degree of commonality across a number of key themes that help define the vision for an upgraded holiday park:

Kiwi Hospitality: The stunning location presents an opportunity for an operator to provide a truly authentic seaside holiday attraction – embodying the hospitality and honesty for which the kiwi experience is internationally known.

Te Ao Maori: There is strong desire for the upgraded park to reflect the history of the place. It should honour Maori values, the significance of the site, its geological qualities, adjacent coastline, and the importance of guardianship of the land. Both the built form and the nature of the operation must reflect these factors.

Physical Connection: An upgraded park needs to thoughtfully connect and meaningfully contribute to the overall reserve and Takapuna beach location. The layout of the new park must be carefully thought through and site optimization will be a key consideration for any

future facility. A desire to retain a similar level of intensity as the existing facility was also expressed as highly desirable for an upgraded holiday park.

Exemplar: The facility could provide a rich interactive learning experience to both customers and the public and demonstrate creative sustainability solutions into its design.

Uniquely Takapuna: The upgraded holiday park should celebrate the special place it holds in the hearts and minds of its locals, its visitors, and generations of people who have grown up with it as part of their experience of Takapuna. It should harness the features of the place and the knowledge of those who care for it.

Community Involvement: The visioning process revealed the desire for the park to embrace its local community and for it to continue to operate as an integral part of the local landscape.

17. There was considerable discussion during the visioning workshop and subsequent meetings with stakeholders that the holiday park be reinstated back to the current footprint. Advocates continue to lobby in support of reinstating the full leased area. More commentary on the issue of the size of the leased area is in paragraphs 38 to 40 of this report.
18. The visioning process also highlighted a concern that the 'look and feel' of the kiwiana holiday park may be lost if it was operated on a purely commercial model in order to maximise the financial return. This concern has given rise to some stakeholders advocating that the holiday park could be operated as a social enterprise in order to ensure its social and community value is retained, and the holiday park continues to operate as an integral part of the community and realise the desired community outcomes. Matters for the board to consider in relation to a social enterprise operating model are considered in paragraphs 58 to 66 below.
19. The vision is now well articulated. In order to give effect to the vision a number of essential outcomes have also been agreed in principal. The outcomes include non-financial aspects including social, environmental and other community outcomes that the community has signaled it is seeking from an upgraded holiday park. These aspects will need to be given significant weighting throughout the recommended process design, statutory and commercial process.
20. The outcomes have been stated in board resolution (resolution DT 2015/250), through the visioning workshop and in subsequent community and board meetings. In no particular order the desired outcomes include:
 - amenity values as per interpretations of the Resource Management Act 1991 Part 1 (meaning those natural or physical qualities and characteristics of an area which contribute to the public's appreciation of its pleasantness, aesthetic coherence and cultural recreational attributes);
 - enhanced public access through leased area;
 - premium standard;
 - optimization of site layout;
 - reducing effects of seasonality;
 - visible Mana Whenua cultural footprint; and
 - non-permanent fixtures.
21. Panuku will work with the local board and agree what appropriate weighting should be attributed to these outcomes in order to inform a robust reference design, statutory and commercial process.

Recommended process

22. Legal, financial, physical, social and cultural elements have been considered by Council officers and Panuku staff in order to give effect to the vision for the holiday park. The recommendation is for the board to agree and apply a robust three step process, including;

- a) Reference Design;
- b) Statutory process under the Reserves Act; and
- c) Expression of Interest (EOI).

Reference design process

23. Reference design is a concept that Waterfront Auckland used for the Wynyard Quarter design phase. The design process bridges the gap between the vision for the site, site constraints, commercial viability and is underpinned by quality urban design principles. The process will demonstrate building form, massing and materiality and provide definition for the public realm component of the park.
24. A number of subject matter experts and professionals will input into the process. This will ultimately ensure a design that demonstrates the agreed outcomes including: financial, community, cultural, sustainability and delivery.
25. The benefit in going through the process is that it provides clarity and sets the bar in terms of the quality of response that is expected of the site. A comprehensive reference design will give the community a tangible reference point to respond to during the Reserves Act consultative process. It will also be used as a yardstick to assess the proposals through the subsequent market process.
26. Following on from the reference design we recommend entering into the statutory phase of the process.

Statutory process under the Reserves Act

27. Should the local board decide to proceed following the reference design process, section 54 of the Reserves Act outlines two options for enabling the upgraded campground activity which is not contemplated in the Takapuna Beach Reserve Management Plan (TBRMP):
 - i. Lease approach, either:
 - a. undertake a publicly notified process, including consultation with mana whenua to enable a lease that is not provided in the TBRMP.
 - b. enter into a lease following the granting of a resource consent which was publicly notified in accordance with the Resource Management Act.
 - ii. TBRMP variation: Undertake a publicly notified consultation to vary the TBRMP to provide for the campground. A lease may then be granted without further consultation.
28. Following the reference design process, we will provide advice to the local board on the statutory process options and confirm the way forward. Our initial view is that either option i(a): a publicly notified process; or option ii: a publicly notified variation to the TBRMP should be undertaken prior to any EOI process being initiated. Both processes would require separate consultation with mana whenua.. The benefits of this approach are:
 - i. the results of the reference design process will provide greater certainty and detail about the campground proposal, which will allow the public to better participate in any notification process under the Reserves Act.
 - ii. the incoming local board will be able to formally make a decision on whether to set aside this part of the reserve for a holiday park activity (noting that this decision is required under section 53(1)(h) of the Reserves Act due to the TBRMP not contemplating such an activity) and proceed with the EOI process.
 - iii. undertaking one of the Reserves Act notification processes before the EOI process will provide greater certainty to the market that a lease will be granted for the holiday park given the activity not being provided for in the TBRMP.

Commercial Considerations

Proposed lease structure

29. In accordance with the December 2015 resolution from the Devonport-Takapuna Local Board the requirement was documented that any redevelopment of the campground is to be undertaken by a future operator. The Board has confirmed that it does not have funds available, nor was funding set aside as part of the Long-Term Plan process, due to the Board advising that cession of the campground use was anticipated at the time of funding allocation.
30. The Board is currently aware that the required improvements to the land will need to be funded through private finance (i.e. a campground operator) via a ground lease agreement, whereby an operator will pay rent for the use of the land only (as opposed to a rent for the land and buildings; the operator would own the buildings).
31. It is worth noting that any operator will approach this opportunity in the same way as any other business owner. That is, he/she will balance the business risk with an expected financial return. This also means that consideration of non-income producing community wishes would be secondary to the key financial drivers such as annual income, operating costs, seasonality and minimizing the cost of the improvements. The cost of improvements must be given sufficient time to 'pay off' and this is achieved by offering a long term lease. It is questionable as to whether the maximum term permitted under the Reserves Act of 33 years is sufficient enough, this will need to be market tested through the EOI process.

Capital expenditure

32. The assumed model means improvements (i.e. buildings) are paid for by an operator. Under a commercial ground lease the tenant would be fully responsible for ongoing maintenance and repairs to the improvements.
33. In December 2015, Development Auckland provided to the Board a Schedule of Condition undertaken by Cove Kinloch. The Schedule of Condition is provided again with this report. It noted temporary repairs may extend the useful life of the buildings in the short term (1-2 years), but that the buildings have reached the end of their economic life and should be considered for demolition.
34. The report detailed the cost of demolition, together with construction of a new shower/toilet, kitchen/laundry and 2 cabins, as well as refurbishment of the manager's accommodation. The anticipated cost for full redevelopment is substantial.
35. It is important to note that the anticipated capital expenditure cost for essentially replacing like for like does **not** make allowance for some of the desired community outcomes including but not limited to:
 - elements to incorporate Te Aranga design
 - elements to accommodate sustainable design
 - replacement of tenant owned cabins which would be removed by current operator
36. Once greater specificity as to what the essential community outcomes are for the upgraded holiday park a more definitive cost estimate can be established. While a commercial operator would be reluctant to fund community (as distinct from traditional business) requirements, it is possible that incorporating these items would not add to overall cost (for example if a building material was substituted for another of equivalent value). Until we have an agreed reference design in place, this is not possible to quantify.
37. The assumed model means Council will have less control over final building design; however an operator-funded redevelopment does not preclude Council from having some influence over final design. For example, if a particular theme emerges as desirable following the consultation phase, sympathy to this theme in final design could form part of the selection bias afforded as part of the operator selection process.

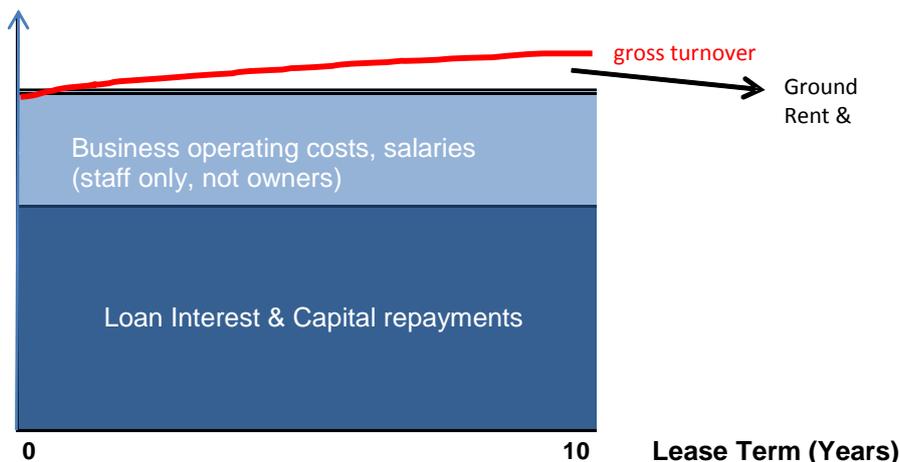
Leased area

38. Community group representatives have in recent meetings reinforced the strong desire that the campground should remain at its current size (6,991m²), rather than 90% of its current size as resolved by the local board in December 2015 (which would equate to 6,292m²). We note that these community groups continue to appropriately advocate for the local board to reinstate the 10%.
39. A general point to make is that the larger the campground, the more able it is to 'pay back' the cost of improvements. To some extent, clever site redesign may allow for a more efficient layout to enable a higher number of sites – i.e. siting ablutions buildings on sloping or a less attractive part of the site while resizing and using more attractive areas of the campground for tent and/or motor home sites. A 64-site campground is better able to carry a significant capital expenditure redevelopment cost than a site with a smaller number of sites (chargeable units) on it.
40. On the other hand, the TBRMP signalled a change in management focus for Takapuna Beach Reserve in response to the changing demands on the reserve as Takapuna increases in popularity, both as a location for recreational pursuits and a place to live and work. It is recognised that Takapuna is an area of enabled growth in the Unitary Plan and that increasing residential population will place on-going pressure on the existing open space network. The additional land would usefully enlarge the existing informal open space/recreation area and cater for population growth within the Devonport-Takapuna local board area.

Effect of lease term on commercial viability

41. Should a lease term with fewer years than that permitted as a maximum under the Reserves Act be offered this would likely compromise the ability for an operator to secure finance for the redevelopment.
42. The buildings are unlikely to have any residual value once they are removed from the campground at lease expiry as they will be purpose built for this site, and with no guarantee of ongoing use they would be treated as having little or no value. Therefore, a lender is most likely to require a borrower to pay back the amount borrowed over the lease term.
43. The substantial capital costs plus interest would be required to be paid back each year of the lease term. In addition to the fixed costs of operating the campground, this would leave very little margin for operators profit and allowance to pay the ground rent (if any). It is also possible that no lender will provide this level of finance over a shorter term lease due to added risk, however this ought to be validated within the finance sector.
44. Therefore an initial term of 13 years would need to be offered, followed by two rights of renewal for 10 years each, totaling 33 years. The benefit of the renewals, as opposed to offering a straight 33 year term, is they create an incentive for the operator to comply with their lease terms to ensure they retain the right to renew.
45. It must be noted that a right to renew is a tenant's right to renew on the basis they comply with all the terms of their lease. It does not provide an option for a Landowner to refuse a renewal for any other reason except if a Leaseholder has not complied with the terms of their lease.
46. A longer term lease enables an operator to spread the cost of the loan over a longer term. A longer term leaves a greater surplus for operator profit and ground rent costs. The graphs below illustrate this in general terms.

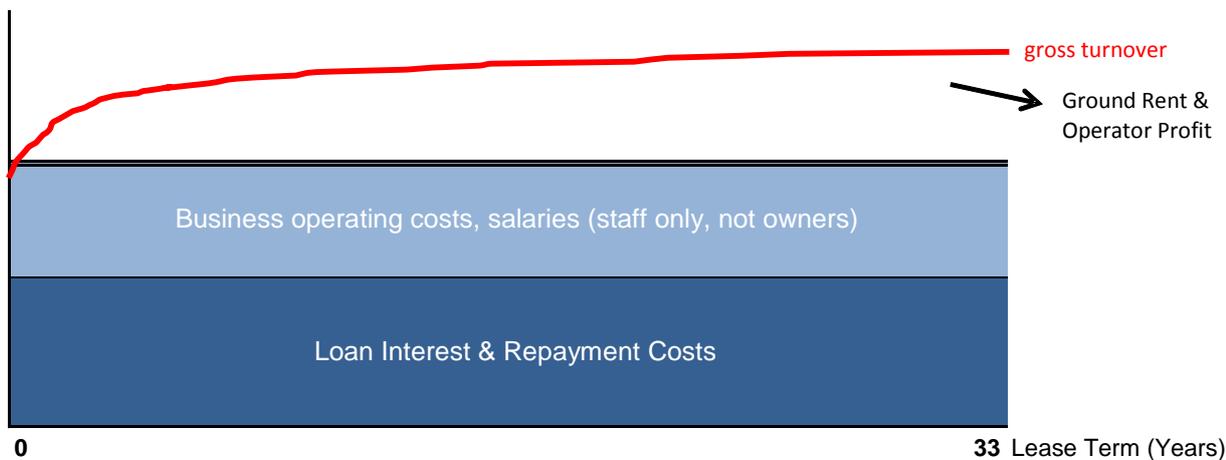
Scenario 1: 10 year lease term offered



Assumptions:

- Loan repaid in full over 10 years, capital and interest components apply inversely over term.
- Improvements have no residual value at term expiry
- Gross turnover and operating costs same in Scenario 2
- Gross turnover expected to grow over time, however constant turnover shown here for illustrative purposes.

Scenario 2: 33 year lease term offered



Assumptions:

- Loan repaid in full over 33 years, capital and interest components apply inversely over term.
- Improvements have no residual value at term expiry

- Based on the level of anticipated investment of it is unlikely that it would be viable for an operator to enter into a lease term less than the maximum of 33 years. This is also better aligned to the life expectancy of the buildings on the Reserve, which, if required to be 'high end' will cost more to build and will still need to pay for themselves over the term of the lease.
- To ensure the best possible operator is selected for the holiday park, it is beneficial that a high level of interest is generated to create competitive tension. A lease term which does not provide adequate security of tenure will likely be a deterrent for potential operators, and may even preclude them from obtaining finance altogether.

49. It is important to note however that whilst we recommend the full 33 years for a proposed lease term the final term could be slightly shorter but we will need to market test this through the EOI process.

General commercial considerations

50. A commercial operator (as distinct from a social enterprise operator) will be expecting to maximize revenue from the business and will likely expect to be able to set its own site rental rates. This is particularly the case if the campground is to be developed to a premium standard as described in the community outcomes. The board needs to decide to what extent affordability is an essential community outcome. Noting that restrictions placed on an operator in terms of nightly charges may have a downward effect on ground rent payable. We recommend that as part of the EOI process, applicants be asked to provide a schedule of prices for accommodation they intend to offer.

51. The campground has 64 'sites' currently allocated as follows:

Cabins - Fully self-contained		5
Tourist Flats - self-contained		2
Beachfront Powered Sites		12
Inner Site - powered Caravans (Lessee owned)	1	3
Inner Caravan/motor Home/Tent powered sites		20
Northwest Powered Sites		6
Tent sites - no power		6

This mix of accommodation may not be what a commercial operator would seek to maximize their revenue and we would look to market test this as part of the operator selection process. Considering mix and percentage of typology is another important community outcome for the board to finalise its position on.

52. Advice received from The Holiday Parks Association of New Zealand is that a typical ground rental would be between 10-20% of gross annual turnover. An operator would seek to optimize the accommodation mix to hedge against seasonal income and to provide variety of accommodation types for different customers (i.e. older people tend to prefer motor home or cabin-style accommodation; international visitors use motor homes etc). One of the challenges for campground operators is to hedge against seasonal variation by attracting business in the winter months.
53. A campground requires structures such as toilets, showers, kitchen, laundry and office which are not directly income generating in themselves. The cost of providing these facilities is compulsory. Therefore the greater the number of income-producing sites available to offset the cost of these facilities, the better for the sustainability of the business.

Current operator

54. The current lease has expired and is rolling over on a month-to-month basis. This means either party can provide one month's notice of their intention to cancel the lease and vacate the land.
55. Auckland will host the World Masters Games in April 2017. The campground operator has mentioned he expects this will be a busy time for the campground and has asked for security of tenure to enable them to take bookings for this period.
56. To enable the campground to reach full occupancy for the duration of the World Masters Games, it is recommended that the board approve a fixed term extension to the current operator to the end-August 2017. At this time the lease would revert to a month to month lease.
57. Further commentary on the request to extend the current lease through to August 2017 is that we reasonably anticipate the EOI process concluding around August with a new

operator being appointed circa September/October 2017. The exact timing that the new operator can take possession and commence construction can be agreed nearer the time to address impacts on seasons but noting this arrangement must also have regard for condition of assets too.

Social community enterprise model

58. The recent visioning process highlighted a concern that the 'look and feel' of the kiwiana holiday park may be lost if it was operated on a purely commercial model in order to maximise the financial return. Certain stakeholders have suggested that an upgraded holiday park could be operated as a social enterprise in order to ensure its social and community value is retained.
59. A social or community enterprise model uses business and commercial strategies to contribute or improve community value and well-being. It operates as a business, and is expected to make a financial return. Social enterprises are often represented as sitting between a commercial and charitable model – as shown in the figure below:



60. The material difference between a social enterprise and a commercial model is that, whereas the commercial model seeks to maximise profit returned to shareholders, a social enterprise uses profit generated for its social and community purposes.
61. There is no special legal structure for social enterprises in New Zealand, unlike in the United Kingdom, which has 'community interest companies'. A typical structure in New Zealand is for the enterprise to operate as a limited liability company, owned by a charitable trust that appoints the company's board of directors and sets the social and community purpose (not unlike the CCO model). This structure enables the enterprise to operate commercially, while maintaining its community and, if appropriate, charitable purposes through its ownership structure. Any profits are reinvested in the community, through the owning charitable trust.
62. A funding and risk implication for council is the potential reduction in financial return from a social enterprise. This would impact on the expectation of rent received from the holiday park. The local board may accept a lower, or nominal, rent from a social enterprise in order to retain the community value of the holiday park. A business plan will need to be completed to explore different funding and investment models so that commercial funding sources can be satisfied.
63. While there appears to be some support within the community for the concept of a social enterprise to operate the holiday park, it is not clear whether there is an existing organisation that would be suitable to take on this role, or whether a new entity would need to be established.
64. The social enterprise approach requires more time to consider all options, including risks, entity structure, governance, management, financial implications, community outcomes, iwi consultation and what ancillary community or economic activities can be used to support the social enterprise.

65. Unless there is a suitable existing organisation with the capacity to take on this role, there would need to be investment in building the capacity of the social enterprise. This may impact on the suitability of a contestable EOI process to select the preferred operator, with potential disappointment and community concern if the social enterprise was not selected.
66. We propose that staff undertake further work to assess the feasibility and implications of, and options for a social enterprise model to manage an upgraded holiday park, and report back to the local board no later than February 2017.

Consideration

Local board views and implications

67. The local board is familiar with the issues within this report, having been engaged by Panuku staff and council officers in discussions and community workshops in recent months.

Māori impact statement

68. Whatungarongaro te tangata, toitū te whenua. The importance of land to Māori is understood. Panuku has accordingly adopted a collaborative partnership relationship with the 19 Tāmaki Makaurau mana whenua groups, and developed robust engagement processes to support our work with them across our core business areas. We work closely with local mana whenua to ensure interests are recognised and incorporated into planning activities.
69. The 13 Mana Whenua entities with interest in the Devonport-Takapuna Local Board area, includes:
 - Ngāti Whātua o Kaipara;
 - Te Rūnanga o Ngāti Whātua;
 - Ngāti Whātua o Ōrākei;
 - Ngāi Tai Ki Tāmaki;
 - Te Kawerau a Maki;
 - Ngāti Tamaoho;
 - Te Akitai Waiohua;
 - Ngāti Te Ata Waiohua;
 - Ngāti Paoa;
 - Ngāti Maru;
 - Ngāti Whanaunga;
 - Ngāti Tamaterā; and
 - Te Patukirikiri.
70. Formal consultation with Mana Whenua will occur during the publicly notified Reserve Act process, to enable a lease that is not provided in the TBRMP.
71. Separate to the proposed statutory process 19 Mana Whenua were invited to participate in the 1 August visioning workshop. Te Runanga o Ngāti Whatua was present on the day and contributed positively to the workshops outcomes. The visioning workshop identified the strong desire by the stakeholders and our Mana Whenua partners present on the day to ensure a strong cultural footprint is reflected in the upgraded facility. Through the Mana Whenua engagement/partnering process, Panuku can facilitate the expression of a Mana

Whenua cultural narrative to be developed through the Reference Design process using the Te Aranga Design Values and Principles matrices.

Implementation

72. 72. Panuku will work with the local board and agree what appropriate weighting should be attributed to the community outcomes. Work on this will commence as soon as practically possible and will help inform a robust reference design and process.
73. The Local Board acknowledges that Panuku will select the preferred party and conclude contractual negotiations in respect of the lease for the holiday park on the basis that the preferred respondent's offer/proposal meets the agreed outcomes agreed with the local board and suitable commercial terms and risk management.

Attachments

There are no attachments for this report.

Signatories

Authors	Toni Giaccon - Stakeholder and Community Engagement Team Leader Panuku Development Auckland Matt Ward - Service and Asset Planning Team Leader, Auckland Council
Authorisers	Ian Wheeler - Director Portfolio Management, Panuku Development Auckland Mace Ward - General Manager Parks, Sports and Recreation, Auckland Council