

The Hearings process and allocation of decision making powers and responsibilities

		2 RECOMMENDED	
Decisional maker	Upper Harbour Local Board	Local board with Independent Chairperson	Independent Hearings Panel (3 members)
LB ownership of finals decision	High	High	Medium – This decision must be ratified by the Local Board
Quality of advice/expertise specific to Reserves Act, its interpretation and implementation	Medium	High	High
Local knowledge	High	High	Medium
Timeline	Minimum delays	Minimum delays	Further report must be prepared for consideration by the members of the local board to ratify decision.
Cost Cost will be met by Auckland Council - Democracy Services	Lowest	Medium (estimated at \$30k if formal hearing run for 3 days with time for site visits and report preparation)	Highest (estimated at \$100K 3 day hearing, site visits and report preparation).
Possible perceived conflict of interest or bias of parties considering submissions	High	Medium	Low

Hearings of this nature and complexity are rare in relation to community leases. It is recommended that the Local Board appoint an independent chair with expertise to ensure a robust process and decision is delivered..

Knowledge of the Reserves Act will be critical in order to guide decision making that relates to that act and the future use of reserve land.

This is not a hearing that considers the same criteria or issues as those set up to consider effects under the Resource Management Act 1991.