
Devonport-Takapuna Local Board OPEN MINUTES

Minutes of a meeting of the Devonport-Takapuna Local Board held in the Devonport-Takapuna Local Board Chamber, Takapuna Service Centre, Level 3, 1 The Strand, Takapuna on Tuesday, 19 September 2017 at 4.00pm.

PRESENT

Chairperson	Dr Grant Gillon
Deputy Chairperson	George Wood, CNZM
Members	Mike Cohen, QSM, JP
	Jennifer McKenzie
	Jan O'Connor
	Mike Sheehy

1 Welcome

Chairperson G Gillon opened the meeting and welcomed those present.

2 Apologies

There were no apologies.

3 Declaration of Interest

There were no declarations of interest.

4 Confirmation of Minutes

Resolution number DT/2017/204

MOVED by Member J McKenzie, seconded by Member M Sheehy:

That the Devonport-Takapuna Local Board:

- a) **confirm the ordinary minutes of its meeting, held on Tuesday, 15 August 2017, as a true and correct record.**

CARRIED

5 Leave of Absence

There were no leaves of absence.

6 Acknowledgements

6.1 New Zealand Women won the right to vote

On 19 September 1893 New Zealand women won the right to vote in elections. As a result, New Zealand became the first self-governing country to extend this right to all women.

Suffrage Day celebrates the aims of the movement for gender equality and is a reminder of the ongoing issue of equality for women.

Resolution number DT/2017/205

MOVED by Member J McKenzie, seconded by Member J O'Connor:

That the Devonport-Takapuna Local Board:

- a) **acknowledges that on the 19 September 1893, New Zealand women won the right to vote in elections.**

CARRIED

Deputy Chairperson GW Wood left the meeting at 4.05 pm.

6.2 Derek Barratt-Boyes

The local board noted the recent passing of Derek Barratt-Boyes on 5 September 2017. Mr Barratt-Boyes was a former chairperson of the Pumphouse Theatre Trust and a well-respected property valuer in the North Shore area.

Resolution number DT/2017/206

MOVED by Member J O'Connor, seconded by Chairperson G Gillon:

That the Devonport-Takapuna Local Board:

- a) **acknowledges the passing of Derek Barratt-Boyes, a former chairperson of the Pumphouse Theatre Trust.**

CARRIED

Deputy Chairperson GW Wood returned to the meeting at 4.07 pm.

7 Petitions

There were no petitions.

8 Deputations

There were no deputations.

9 Public Forum

There was no public forum.

10 Extraordinary Business

There was no extraordinary business.

11 Notices of Motion

There were no notices of motion.

Secretarial note: Item 13 was taken before Item 12.

13 Devonport-Takapuna Local Grants Round One 2017/2018 grant applications

Marion Davies, Community Grants Manager, was in attendance to speak to this report.

Resolution number DT/2017/207

MOVED by Chairperson G Gillon, seconded by Member J McKenzie:

That the Devonport-Takapuna Local Board:

- a) agrees to fund, part-fund or decline each application in this round as listed in the table below:.

Application No.	Organisation Name	Project	Amount	Notes
LG1802-101	Takapuna Primary School	Towards the new community playground development in the Takapuna Primary School grounds.	\$0	Considered a low priority as funding for project is provided via central government.
LG1802-103	Harbour Sport Trust	Towards the bus costs for participants for the Shore to Shore 5km Fun Run.	\$2,000	
LG1802-104	Lions Club of Devonport Incorporated	Towards the Devonport Lions Santa Parade traffic management, compliance costs, rental of Santa's sleigh and reindeer for the Devonport Santa Parade on 3 December 2017.	\$4,000	
LG1802-106	Vox Pop Productions Ltd	Towards performer and sound costs, hireage of the Takapuna Memorial Hall, transport for the producer, on Christmas Eve in Takapuna for "The End of the Golden Weather" event.	\$2,000	
LG1802-107	Spy Events Limited	Towards infrastructure (stage and audio), artist, entertainment, medical, security and waste management costs for the "Takapuna Summer Days" event on 12 January 2018.	\$7,500	
LG1802-108	Kaipatiki Project Environment Centre	Towards the "Totally Sustainable" talks.	\$2,792	

LG1802-109	Devonport Community House	Towards the cost of marketing, printing, stationery for a one day event to publicise the community house and for the cost of a display on the history of the community house.	\$1,500	
LG1802-110	Michael King Writers' Centre	Towards the cost of a website redesign for the Michael King Writers Centre.	\$3,300	
LG1802-111	Milford Residents Association Incorporated	Towards the mounting of the exhibition for 'Destination Milford: Roads, Rail and Water' for the Heritage Festival 2017.	\$2,498	
LG1802-113	Bayswater Parent Group	Towards transponders for the Bayswater Kids Duathlon and Jolly Jog Race on 5 November 2017.	\$1,950	
LG1802-114	NZ Dance Advancement Trust (trading as The New Zealand Dance Company)	Towards "The New Zealand Dance Company" youth community engagement programme to create, rehearse and deliver the youth engagement performances and workshops and scope senior engagement delivery at Takapuna Grammar School.	\$2,000	
LG1802-115	Devonport Folk Music Club Incorporated	Towards performer expenses and public address system for the Devonport Folk Music "Folk in the Park" event on 18 February 2018.	\$2,800	
LG1802-116	North Shore Centres of Mutual Aid (CMA) Incorporated	Towards North Shore CMA operating costs for the 2017/2018 financial year.	\$10,000	
LG1802-117	Bays Youth Community Trust	Requests support for their staff training and supervision for the Bays Youth Community Trust in Mairangi Bay.	\$0	Considered to be a lower priority relative to other grant applications.

LG1802-118	Takapuna Beach Business Association	Towards purchase the fibreglass owl and to promote the event "The Big Hoot Auckland 2018".	\$0	Declined due to the event being a fundraiser which is a lower priority under the boards grants programme.
LG1802-119	StarJam Charitable Trust	Towards music performance workshops for youth with a disability. Request is for two music workshops in the Devonport-Takapuna area.	\$1,320	
LG1802-121	Robyn Fond under the umbrella of Devonport Peninsula Trust	Towards costs for "The Devonport Dog Parade".	\$3,000	
LG1802-122	Korean Garden Trust	Towards a preliminary and detailed 'Site Investigation' study for the Korean Garden - Stage 1.	\$21,900	
LG1802-123	Belmont Park Racquets Club	Tennis court maintenance. Replacement tennis nets and windbreak for the Belmont Racquets Club.	\$1,000	
LG1802-124	Takapuna Beach Business Association	Towards staging and sound, live music, children's activities workshop costs, and games for the "I Love Takapuna French Festival".	\$5,000	
LG1802-125	Belmont Park Bowling Club	Towards replacing the bowling carpet at Belmont Park Bowling Club.	\$15,000	
LG1802-127	Takapuna Beach Business Association	Towards the cost of entertainment and traffic management plan for the "I love Takapuna Easter Carnival" for 2018.	\$5,000	
LG1802-130	Devonport Business Association	Towards the "ArtWeek GLOW Devonport" event costs for 2018.	\$15,000	

LG1802-132	ADHD Association Incorporated	Towards venue and equipment hire for the ADHD Awareness Day on 29 October 2017	\$0	Considered to be a lower priority relative to other grant applications
LG1802-133	Forrest Hill Milford United Football Club Incorporated	Towards clubroom rejuvenation including painting the exterior walls of the football clubrooms at Becroft Park.	\$4,000	
LG1802-136	The Operating Theatre Trust, trading as Tim Bray Productions	Towards various costs including venue hire, ticketing costs, additional lighting hire, costume materials, set materials, printing, mailout and advertising costs for two productions: "The Santa Claus Show '17" and "Pippi Longstocking".	\$2,500	
LG1802-137	Action Education Incorporated	Towards spoken word poetry workshops for facilitating the 10 two hour spoken word poetry workshops	\$0	Considered to be a lower priority relative to other grant applications.
LG1802-138	Tennis Northern Region Incorporated	Removal of Trees at Forrest Hill Tennis Centre in Tristram Avenue.	\$0	Defer the application to the next business meeting in Oct 2017 – as this is a service delivery project.
LG1802-139	Hockey New Zealand Incorporated	Towards the Women's World League Hockey Final, school and community engagement with the "Small Sticks" and marketing and promotion and development programmes.	\$3,000	
LG1802-140	Lake House Trust	Towards the Lake House Summer Playlist including the cost of a printed programme and printed advertising and technical equipment.	\$2,477	

QR1702-513 (deferred from Quick Response Round Five 2016/2017)	Lofty Ned	Towards event production including main stage, marquees, sound concert system; and artists/talent for “Devonport Christmas Dance in the Park 2017”.	\$5,000	
		Total	\$126,537	

b) agrees to fund, part-fund or decline the application listed in the table below:

Application No.	Organisation Name	Amount	Notes
LG1808-101	The Korean Society of Auckland Incorporated Towards costs for “2018 Korean Day”	\$500	
	Total	\$500	

CARRIED

Secretarial note: Member Cohen declared an interest on application LG1802-123, Belmont Park Racquets Club, and did not speak or vote on the matter.

12 New community lease to The North Shore Playcentre Association Incorporated, 22 Handley Avenue, Narrowneck.

Maureen Buchanan, Community Lease Advisor, was in attendance to speak to this report.

Resolution number DT/2017/208

MOVED by Chairperson G Gillon, seconded by Member M Sheehy:

That the Devonport-Takapuna Local Board:

- a) **agree to forego the expression of interest process prior to a new lease being considered.**
- b) **grant a new community lease to The North Shore Playcentre Association Incorporated for Lot 2 DP92802 together with the playcentre building on the site (refer Attachment A to the agenda report) subject to the following terms and conditions:**
 - i) **commencement date 1 October 2017;**
 - ii) **term – initial term of ten years plus one right of renewal for ten years, as:**
 - a) **the playgroup has occupied the site for approximately thirty years and have made positive contributions to the community during that time; and**
 - b) **the playgroup has made substantial capital investment into the building on site to ensure the facility is continually fit for purpose;**
 - iii) **rent - \$1.00 plus GST per annum if demanded;**
 - iv) **subsidised maintenance fee \$500.00 plus GST per annum; and**
 - v) **the approved North Shore Playcentre Association Incorporated Community Outcomes Plan be attached to the lease document.**
- c) **note that all other terms and conditions are in accordance with the Auckland Council Community Occupancy Guidelines 2012.**

CARRIED

14 Auckland Transport monthly update - September 2017

Marilyn Nicholls, Elected Member Relationship Manager, Auckland Transport, was in attendance to speak to this report.

Resolution number DT/2017/209

MOVED by Member J O'Connor, seconded by Member M Sheehy:

That the Devonport-Takapuna Local Board:

- a) receives the Auckland Transport September 2017 monthly update report and thank Marilyn Nicholls, Elected Member Relationship Manager for her presentation and attendance.
- b) requests that any change to the fee structure for parking in Anne Street, Devonport, complies with the fee structure for Residential Parking Zones (RPZ), which is \$70.00, rather than the cost of parking permits under the Residential Parking Scheme (RPS), which is \$155.00.
- c) requests Auckland Transport consider options to allow for the unloading of goods adjacent to commercial premises for no longer than 10 minutes.
- d) requests advice from Auckland Transport regarding the implementation of residential parking zones in streets surrounding the central Takapuna metropolitan area.

CARRIED

15 Auckland Plan Refresh - Local Board Engagement

Tristan Coulson, Senior Local Board Advisor was in attendance to speak to this report.

Resolution number DT/2017/210

MOVED by Chairperson G Gillon, seconded by Deputy Chairperson GW Wood:

That the Devonport-Takapuna Local Board:

- a) provides the following feedback on the Auckland Plan Refresh:
 - i. the local board agrees with the purpose and intent of the six outcome areas, and their related focus areas;
 - ii. the local board supports the framework as a tool to complement the local board's strategic outcomes as detailed in the Devonport-Takapuna Local Board Plan;
 - iii. the local board notes that economic development is detailed in the 'Maori Wellbeing' outcome, and suggests it also be included in the 'Skills and Jobs' outcome;
 - iv. the local board suggests the that sport, recreation, and health / active lifestyles be included in the 'Belonging' outcome area;
 - v. the local board suggests that built heritage be included in the 'Protect and Enhance' outcome area; and
 - vi. the local board notes concern that infrastructure development continues have a focus on central Auckland, while new housing developments are being built in outlying areas of the region. The local board believes that a fair and proportionate level of infrastructure investment is required in other metropolitan areas (e.g. Takapuna, Albany and Manukau), so delivery of Auckland Plan focus areas, such as more access to local jobs, resilient economy and workforce and access, can be achieved.

- b) notes that the resolutions of this meeting will be reported back to the Planning Committee for consideration in the drafting of the refreshed Auckland Plan.

CARRIED

16 Adoption of the Devonport-Takapuna Local Board Plan 2017

Tristan Coulson, Senior Local Board Advisor was in attendance to speak to this report.

Resolution number DT/2017/211

MOVED by Chairperson G Gillon, seconded by Member J McKenzie:

That the Devonport-Takapuna Local Board:

- a) approves the following changes, based on public consultation feedback on the draft Local Board Plan 2017:

Outcome	Additions
Quality parks, beaches and open spaces that everyone can enjoy	<ul style="list-style-type: none"> Investigate and deliver a skate park in Sunnynook. Investigate a pump track in the local board area. Support our sports clubs and recreation facilities. Ensure the local board's cycle and walkways create a complete connection from Sunnynook to Devonport. Include bike racks when providing local park and path amenities. Investigate and deliver an improved connection at Hillary Crescent.
A place of natural beauty and rich culture	<ul style="list-style-type: none"> Keep our beaches, parks and reserves free of man-made litter.
Efficient public transport and roads that keep people moving	<ul style="list-style-type: none"> Work with Auckland Transport to reduce congestion and deliver alternative modes of transport on Lake Road, including a bus way or high-occupancy vehicle (HOV) lane. Work with Auckland Transport to identify opportunities to alleviate over-capacity issues at Akoranga and Sunnynook bus stations.
Our communities are empowered, engaged and inclusive	<ul style="list-style-type: none"> Deliver regular local board pop-up events to increase community awareness and engagement with local board activities.
Our area has a thriving local economy and vibrant, unique town centres	<ul style="list-style-type: none"> Increase car parking as part of the Unlock Takapuna project.

- b) adopts the final Devonport-Takapuna Local Board Plan 2017, included as Attachment A to the agenda report.

- c) delegates authority to the Chairperson to approve any necessary minor edits and changes.

CARRIED

17 Record of Workshop's - August 2017

Resolution number DT/2017/212

MOVED by Chairperson G Gillon, seconded by Member J McKenzie:

That the Devonport-Takapuna Local Board:

- a) receives the records of the workshops held during August 2017.

CARRIED

Secretarial note: Items 19 and 22 were taken at this time

19 Ward Councillors Update

Councillor's Darby and Hills were not in attendance to provide reports at this meeting.

Secretarial note: Item 22 was taken before Item 20

22 Devonport-Takapuna Local Board Services Monthly Report

Tristan Coulson, Senior Local Board Advisor was in attendance to speak to this report.

Resolution number DT/2017/213

MOVED by Deputy Chairperson GW Wood, seconded by Member M Cohen:

That the Devonport-Takapuna Local Board:

- a) allocates \$11,000 in operational funding from its community grants budget to enable the Bayswater Community Committee to undertake a survey and planning / visioning document to gauge community views on the proposed development at Bayswater Marina, subject to the following conditions being met:
- i) that the proposed questions are peer-reviewed and supported by council's Plans and Places and Communication and Marketing units prior to the survey commencing; and
 - ii) that the results of the survey are presented at the local board's monthly Community Forum meeting in due course.
- b) grants land owner consent for a memorial seat at Vauxhall Reserve to commemorate Mr. Peter Lamont.

CARRIED

Secretarial note: Items 20 and 21 were taken before Item 18

20 Board Members' reports

Resolution number DT/2017/214

MOVED by Deputy Chairperson GW Wood, seconded by Member M Sheehy:

That the Devonport-Takapuna Local Board:

- a) receives and thank the Deputy Chairperson for his written report.
- b) conducts a site visit to Kennedy Park to view the areas that require attention and also view the Castor Bay beach toilet block/changing rooms which are in need of major repairs.
- c) requests advice from the relevant department of Auckland Council, having responsibility for administering the Public Safety and Nuisance Bylaw 2013, as to how council can encourage building owners to ensure their buildings have the correct numbering.
- d) receives the letter sent by the Deputy Chairperson to the Craig McIlroy, General Manager, Healthy Waters on 4 September 2017 relating to Milford Estuary.

CARRIED

Resolution number DT/2017/215

MOVED by Member M Sheehy, seconded by Member J McKenzie:

That the Devonport-Takapuna Local Board:

- e) receives and thank Member Sheehy and for his written report.
- f) requests staff to restart the locking and unlocking of the gate at O'Neil's Point Cemetery, and further requests staff to look into improving access to O'Neil's Point Park, as trees have over grown and most people may not ever know that a park is there, as the removal of a few shrubs on the corner of Bayswater and Beresford St would improve access immeasurably.
- g) requests staff provide advice on the ramifications of seeking an independent legal opinion as to whether Auckland Council (through Panuku Development Auckland) can sell the land at 40 Anzac Street, and if Panuku can legally sell the site, whether the proceeds from the sale can be spent in the local business area that paid for this asset.

CARRIED

Resolution number DT/2017/216

MOVED by Member J McKenzie, seconded by Deputy Chairperson GW Wood:

That the Devonport-Takapuna Local Board:

- h) receives and thank Member McKenzie for her written report.
- i) requests advice from Auckland Transport as to how the Takapuna Bus Station could be improved, with specific reference given to:
 - i) improving accessibility to the station via the existing footpaths; and
 - ii) improvements to lighting and signage to ensure the facility is as user friendly as possible.

CARRIED

Attachments

- A Member McKenzie September report
- B Member Sheehy September report

21 Chairperson's report

The Chairperson did not provide a verbal report to the members at this meeting.

Meeting adjourned at 5.30pm

Meeting reconvened at 6.02pm

18 Recommendations regarding proposal to issue a lease on Takapuna Beach Reserve – report from independent commissioner

Eric Perry, Relationship Manager, Matthew Ward, Service and Asset Planning Team Leader, Gwilym van Hoffen – Northcote Project Contractor, Ian Wheeler, Director Portfolio Management, and Gerald Rowan, Independent Commissioner were in attendance to speak to this report.

MOVED by Chairperson G Gillon, seconded by Member M Cohen:

That the Devonport-Takapuna Local Board:

- a) receives the report from the independent commissioner containing recommendations on a notified application under the Reserves Act 1977 in respect of the proposal to issue a lease over part of Takapuna Beach Reserve for the purpose of an upgraded campground / holiday park.
- b) notes the finding of the independent commissioner that, as the decision-making body in respect of the intention to grant a lease on the northern end of Takapuna Beach Reserve for an upgraded campground / holiday park, Auckland Council has complied with the procedures and requirements of the Reserves Act 1977.
- c) notes that, in terms of the issues raised and the findings contained within the independent commissioner's report, there is no valid impediment to the granting of a lease for an upgraded campground / holiday park on the northern end of Takapuna Beach Reserve on appropriate terms and conditions.
- d) approves the setting aside of a campground / holiday park on the current footprint of the Takapuna Beach Holiday Park on Takapuna Beach Reserve, pursuant to the requirements under Section 53(1)(h) of the Reserves Act 1977.
- e) confirms its intention to lease the footprint of the current campground site on the northern end of Takapuna Beach Reserve for a term of an initial 20 years, with a further 10 year right of renewal for an upgraded campground / holiday park, as:
 - i) there is extensive public support for retaining a campground / holiday park on the northern part of Takapuna Beach Reserve as indicated through public submissions received as part of the lease notification process;
 - ii) many submitters to the lease notification process identified the campground / holiday park as unique, iconic and must be retained as part of the history of Takapuna;
 - iii) those supporting retention of the campground / holiday park view a long-term lease as the best way to secure what is seen as an appropriate use of the northern part of Takapuna Beach Reserve into the foreseeable future; and
 - iv) there is general support to retain the campground / holiday park on the basis that it will continue to provide an authentic Kiwi seaside holiday experience.
- f) recognise and support the independent commissioner's comments regarding the

- maintenance and protection of public access along the campground / holiday park's coastal boundary by way of a public walkway.
- g) requests Panuku Development Auckland (Panuku) include the following condition to the lease as confirmed under resolution e) above, noting that this matter has been raised by submitters as part of the lease public notification process, and that no significant issues have been raised by Panuku to indicate that inclusion of such a condition may negatively impact the expressions of interest (EOI) / tender process:
- i) inclusion of a mechanism within the lease for Auckland Council to manage and monitor fees set for the campground / holiday park, noting that similar mechanisms have been included in leases for other such facilities, as this will help ensure access to the campground / holiday park by the wider public.
- h) restate clause iii) of Devonport-Takapuna Local Board resolution number DT/2017/17, being a request to Panuku Development Auckland (Panuku) to conduct an expressions of interest (EOI) / tender process for an operator for the campground / holiday park in accordance with the terms of the lease confirmed in resolutions e) and f) above.
- i) requests that Panuku Development Auckland (Panuku) explore the following matters as part of the expressions of interest (EOI) / tender process for selection of the campground / holiday park operator, rather than as conditions of the lease:
- i) that the design and style of the campground / holiday park and its supporting facilities be commensurate with the character and style of the present holiday park ('upgrade, not upmarket');
 - ii) that use of the campground / holiday park site be maximised through better contouring to provide more useable land, and to help solve current drainage issues with the site;
 - iii) relocation of the campground / holiday park entry to Earnoch Avenue or to the northern end of Alison Avenue to help address access issues for patrons, particularly when The Promenade is closed for special events;
 - iv) pulling back the coastal boundary of the campground / holiday park lease footprint to provide at least a five metre wide coastal pathway for the public;
 - v) restriction of vehicular entry to the campground / holiday park during daylight hours, and to focus marketing of the operation on the special experience being offered;
 - vi) limit the length of stay during the busy summer holiday season-from Christmas Day through to Waitangi Day (or possibly Easter) to ensure the campground/holiday park is not monopolised by those patrons seeking long term accommodation;
 - vii) limit the size and weight of vehicles allowed to access the campground / holiday park site, with site access limited to vehicles with a length of seven metres or less, noting that such restriction would not prevent access by motorhomes typically found in the rental market: and
 - viii) that the local board places value on the ability of the future campground/holiday park manager to stay on site.
- j) does not support inclusion of the following matters as either conditions to the campground / holiday park lease, or as matters to include as part of the expressions of interest (EOI) / tender process:
- i) making use of relatively small module buildings as campground / holiday park amenities, because:
 - a) the goal of the EOI / tender process is to achieve broad market appeal for

- the campground / holiday park operation, and such restriction could limit the number and quality of tenders received;
- b) all proposed buildings will need to comply with normal building and resource consent processes and demonstrate optimal use of the site area;
- ii) inclusion of a provision or condition to provide compensation to the operator ('buy out') in the event that Auckland Council may want to reduce or close the campground / holiday park at the end of the initial 20 year lease term to meet public need at that time, because:
 - a) council already has other legal means to re-acquire the lease interest if the land is needed for another public purpose; and
 - b) tenderers require certainty of tenure if they are to be asked to invest significant capital into the campground / holiday park operation.
- k). notes that, in the event the local board resolves to confirm a lease for a campground / holiday park on the northern end of Takapuna Beach Reserve, a report will be presented in early 2018 requesting amendment to the operative Takapuna Beach Reserve Management Plan 2013 to account for the campground / holiday park activity.
 - l). requests that Panuku Development Auckland (Panuku) directly involve the local board in the preparation and finalisation of documentation for use in support of the expressions of interest (EOI) process to seek a private operator for the campground / holiday park, prior to release of the documentation to the market.
 - m). requests that Panuku Development Auckland (Panuku) directly involve the local board and take account of its views and preferences prior to the selection of a private operator for the campground / holiday park once the expressions of interest (EOI) process has concluded.
 - n). thanks the independent hearings commissioner, Gerald Rowan, for his professional management of the hearing in support of the notification process for the campground / holiday park lease, and for his insightful recommendations report.

Deputy Chairperson G Wood intends to move an amendment to resolutions g) and j) by way of addition:

MOVED by Deputy Chairperson GW Wood, seconded by Member M Sheehy:

That the Devonport-Takapuna Local Board:

- g) include a second condition to the lease as follows:
 - ii) inclusion of a provision or condition to provide compensation to the operator ('buy out') in the event that Auckland Council may want to reduce or close the campground / holiday park at the end of the initial 20 year lease term to meet public need at that time.
- j) delete resolution j)(ii), including subclauses a) and b).

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Member J McKenzie	Member M Cohen	
Member M Sheehy	Chairperson G Gillon	
Deputy Chairperson GW Wood	Member J O'Connor	

The motion was declared /EQUAL.

The Chairperson exercised their casting vote against so the motion was **Lost**.

The Chairperson put the substantive motion below:

Resolution number DT/2017/217

MOVED by Member M Cohen, seconded by Chairperson G Gillon:

That the Devonport-Takapuna Local Board:

- a) **receives the report from the independent commissioner containing recommendations on a notified application under the Reserves Act 1977 in respect of the proposal to issue a lease over part of Takapuna Beach Reserve for the purpose of an upgraded campground / holiday park.**
- b) **notes the finding of the independent commissioner that, as the decision-making body in respect of the intention to grant a lease on the northern end of Takapuna Beach Reserve for an upgraded campground / holiday park, Auckland Council has complied with the procedures and requirements of the Reserves Act 1977.**
- c) **notes that, in terms of the issues raised and the findings contained within the independent commissioner's report, there is no valid impediment to the granting of a lease for an upgraded campground / holiday park on the northern end of Takapuna Beach Reserve on appropriate terms and conditions.**
- d) **approves the setting aside of a campground / holiday park on the current footprint of the Takapuna Beach Holiday Park on Takapuna Beach Reserve, pursuant to the requirements under Section 53(1)(h) of the Reserves Act 1977.**
- e) **confirms its intention to lease the footprint of the current campground site on the northern end of Takapuna Beach Reserve for a term of an initial 20 years, with a further 10 year right of renewal for an upgraded campground / holiday park, as:**
 - i) **there is extensive public support for retaining a campground / holiday park on the northern part of Takapuna Beach Reserve as indicated through public submissions received as part of the lease notification process;**
 - ii) **many submitters to the lease notification process identified the campground / holiday park as unique, iconic and must be retained as part of the history of Takapuna;**
 - iii) **those supporting retention of the campground / holiday park view a long-term lease as the best way to secure what is seen as an appropriate use of the northern part of Takapuna Beach Reserve into the foreseeable future; and**
 - iv) **there is general support to retain the campground / holiday park on the basis that it will continue to provide an authentic Kiwi seaside holiday experience.**
- f) **recognise and support the independent commissioner's comments regarding the maintenance and protection of public access along the campground / holiday park's coastal boundary by way of a public walkway.**
- g) **requests Panuku Development Auckland (Panuku) include the following condition to the lease as confirmed under resolution e) above, noting that this matter has been raised by submitters as part of the lease public notification process, and that no significant issues have been raised by Panuku to indicate that inclusion of such a condition may negatively impact the expressions of**

- interest (EOI) / tender process:
- i) inclusion of a mechanism within the lease for Auckland Council to manage and monitor fees set for the campground / holiday park, noting that similar mechanisms have been included in leases for other such facilities, as this will help ensure access to the campground / holiday park by the wider public.
 - h) restate clause iii) of Devonport-Takapuna Local Board resolution number DT/2017/17, being a request to Panuku Development Auckland (Panuku) to conduct an expressions of interest (EOI) / tender process for an operator for the campground / holiday park in accordance with the terms of the lease confirmed in resolutions e) and f) above.
 - i) requests that Panuku Development Auckland (Panuku) explore the following matters as part of the expressions of interest (EOI) / tender process for selection of the campground / holiday park operator, rather than as conditions of the lease:
 - i) that the design and style of the campground / holiday park and its supporting facilities be commensurate with the character and style of the present holiday park ('upgrade, not upmarket');
 - ii) that use of the campground / holiday park site be maximised through better contouring to provide more useable land, and to help solve current drainage issues with the site;
 - iii) relocation of the campground / holiday park entry to Earnoch Avenue or to the northern end of Alison Avenue to help address access issues for patrons, particularly when The Promenade is closed for special events;
 - iv) pulling back the coastal boundary of the campground / holiday park lease footprint to provide at least a five metre wide coastal pathway for the public;
 - v) restriction of vehicular entry to the campground / holiday park during daylight hours, and to focus marketing of the operation on the special experience being offered;
 - vi) limit the length of stay during the busy summer holiday season-from Christmas Day through to Waitangi Day (or possibly Easter) to ensure the campground/holiday park is not monopolised by those patrons seeking long term accommodation;
 - vii) limit the size and weight of vehicles allowed to access the campground /holiday park site, with site access limited to vehicles with a length of seven metres or less, noting that such restriction would not prevent access by motorhomes typically found in the rental market: and
 - viii) that the local board places value on the ability of the future campground/holiday park manager to stay on site.
 - j) does not support inclusion of the following matters as either conditions to the campground / holiday park lease, or as matters to include as part of the expressions of interest (EOI) / tender process:
 - i) making use of relatively small module buildings as campground / holiday park amenities, because:
 - a) the goal of the EOI / tender process is to achieve broad market appeal for the campground / holiday park operation, and such restriction could limit the number and quality of tenders received;
 - b) all proposed buildings will need to comply with normal building and resource consent processes and demonstrate optimal use of the site

- area;
- ii) inclusion of a provision or condition to provide compensation to the operator ('buy out') in the event that Auckland Council may want to reduce or close the campground / holiday park at the end of the initial 20 year lease term to meet public need at that time, because:
 - a) council already has other legal means to re-acquire the lease interest if the land is needed for another public purpose; and
 - b) tenderers require certainty of tenure if they are to be asked to invest significant capital into the campground / holiday park operation.
 - k). notes that, in the event the local board resolves to confirm a lease for a campground / holiday park on the northern end of Takapuna Beach Reserve, a report will be presented in early 2018 requesting amendment to the operative Takapuna Beach Reserve Management Plan 2013 to account for the campground / holiday park activity.
 - l). requests that Panuku Development Auckland (Panuku) directly involve the local board in the preparation and finalisation of documentation for use in support of the expressions of interest (EOI) process to seek a private operator for the campground / holiday park, prior to release of the documentation to the market.
 - m). requests that Panuku Development Auckland (Panuku) directly involve the local board and take account of its views and preferences prior to the selection of a private operator for the campground / holiday park once the expressions of interest (EOI) process has concluded.
 - n). thanks the independent hearings commissioner, Gerald Rowan, for his professional management of the hearing in support of the notification process for the campground / holiday park lease, and for his insightful recommendations report.

CARRIED UNANIMOUSLY

.23 Consideration of Extraordinary Items

There was no consideration of extraordinary items.

7.39 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE DEVONPORT-TAKAPUNA
LOCAL BOARD HELD ON

DATE:.....

CHAIRPERSON:.....