

Date: Tuesday 17 October 2017
Time: 4.00pm
Meeting Room: Devonport-Takapuna Local Board Chamber
Venue: Takapuna Service Centre
Level 3
1 The Strand
Takapuna

Devonport-Takapuna Local Board OPEN MINUTE ITEM ATTACHMENTS

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I am Christopher Johnstone, chair of the Shore Exhibition Centre Trust, established in November 2009. With me is Ruth Ell, a trustee and secretary and treasurer.

Chairman and Local board members good afternoon.

You have a challenging decision to make this afternoon.

If you accept the recommendations you will ditch over a decade of dedicated effort to give a new lease of life to a substantial heritage building in the middle of the town, for which no viable alternative use has been proposed, and the establishment of a national standard exhibition centre for the display of material culture of all kinds in the heart of Takapuna.

You could reject the resolutions on the basis that the previous local board had made a commitment to offer the trust an agreement to lease which was not honoured.

Chairman, we are all ratepayers. The Trust was not asking for money that's not there or not budgeted. We weren't even asking for the lease, which the first recommendation implies:

We were just asking for time.

We were requesting an agreement to lease for a year would have given us that time. This option was actually proposed to us by the last local board, if my memory is correct.

We already had a promise of \$1m towards the project.

The time we asked for was to put in place sufficient additional funding to ensure that our business case was sustainable.

Any experienced professional fundraiser would confirm that the Trust could not go to other potential benefactors, philanthropists, trusts and the public without a Council commitment to offering us Number 2 The Strand for the exhibition centre.

Our vision was to give this heritage building, gifted to the city by philanthropic citizens - both the land and buildings, a new lease of life and a, exciting, new, stimulating, educational, national standard exhibition centre - a facility unique in New Zealand - for the planned for renewed Takapuna Town Centre.

This would have been at very little cost to Council in the same way as, to take a topical example, the Hundertwasser Centre will be at little cost - but untold benefit - to Whangarei. I'd like to very briefly address some history and policy.

History first.

In 2010 the development of the Shore Exhibition Centre at 2 The Strand was a designated Council legacy project. The Shore Exhibition Centre Trust had been set up for the purpose and had been promised \$1m until at the very last minute it was trumped by a yacht club.

So the new Council was totally aware of the project for which the Trust received Auckland Regional Services Trust funding of \$300,000, which we have dutifully reported every month since then.

The project should have been first cab off the rank for the local board but any rate it gained local board support to the point that the last local board believed that they had offered us an agreement to lease.

Now equally briefly Policy

Fast forward to the years in development and recently launched Arts and Culture Strategic Action Plan. I quote from this document's key objectives:

To establish a network of vibrant arts and culture organisations and facilities

- Support a network of complementary arts and cultural institutions and facilities

One of Auckland's greatest challenges is providing enough affordable creative spaces. This includes venues and facilities for collections and exhibitions ...

The council's Community Facilities Network Plan outlines a new approach, and the processes for understanding future demand for new facilities and venues that meet changing demographic, sector and audience needs. Local boards can play a role in providing spaces through community leases, venue hire, partnering and programming.

The proposed Shore Exhibition Centre was all but in place long before this policy was developed and we clearly fit it to a T.

Let's face it: despite the support of successive Devonport-Takapuna Local Boards, there seems to be people in council who simply did not want the Shore Exhibition Centre, for whatever reason.

Over the months and years, constant delays, inaction, ignored communications and so on resulted a few weeks ago in our major donor, so frustrated by Council's inaction, withdrew its funding commitment to the project of one million dollars.

Subsequently, an independent consultant, albeit one who was totally familiar with council's modus operandi, was commissioned to write the report which today is being used to give our project the coup de grace. Incidentally, to my knowledge, the council officer whose recommendations are before you, has never had anything to do with our project, has never formally met with the Trust and has never actually visited the building.

The Shore Exhibition Centre Trust is on the point of winding up.

Before then, unless this meeting decides otherwise, it will hand back its remaining funds \$270,000.00 - from the original ARST grant of \$300,000.00 - carefully husbanded over all these years. Presumably it will be returned to Council and surely disappear in its great bottomless black hole, and never to benefit Takapuna and the North Shore as it was intended.

The Trust initially spent just \$30,000 of the ARST funds on the project which over the years was recouped through investment.

Since I became a trustee and then chair we re-spent that \$30,000.

Approximately half of that was to meet the demands of the local board for additional reports and formal public consultation and a major presentation in 2012.

Incidentally, the main result of the consultation, undertaken by Gravitas, a company that Council uses, recorded that 91% of those surveyed were in favour of the Shore Exhibition Centre going ahead.

The other half of our expenditure was spent on our architect, surveyors and engineers because we asked Pete Bosley to scale down his original design, which would have cost over \$12m in 2010 money, to a more manageable project which would have cost \$4m in 2015.

Eventually, in our most recent business plan we guesstimated that by dispensing with raising the roof to create a higher stud and the solar array and associated costs, we could reduce the capex to convert both floors of the building into a fully functioning regional standard exhibition space to approximately \$2.5m.

Given that the building is owned by council we thought it reasonable that council would bring it up to earthquake code, look after the exterior and contribute towards a lift to make the building accessible to all.

In actual fact, with its \$770,000 capital funds and promised \$100,000 per annum for 5 years operational funding, the Trust could have opened the building in 3 months with an ongoing programme but this would have been for the ground floor only and minimal refurbishment.

Speaking only for myself, as a Council ratepayer of some 30 years and, indeed, as a former Council manager, I am totally disappointed by the disregard for the potential community benefit and the generous promise of funds towards the repurposing of the heritage building.

In terms of ongoing costs, Council does not believe that we could run the centre on our estimated minimum budget scenario, despite our providing incontrovertible evidence to the contrary by benchmarking ourselves with a comparable New Zealand organisation.

It is to be remembered that like all similar organisations, we would have relied on a hands-on board and volunteers.

It is totally inappropriate to compare the running costs of our proposed exhibition centre with that of a council-funded regional art gallery and at any rate, with the agreement to lease, we were confident we would have secured a promise of the additional operational funding to run the centre at an optimum budget.

An agreement to lease for a year, which is all we asked Council for, would not cost Council one brass razoo and who knows, the eventual outcome could have been a professionally-run facility, unique in New Zealand, serving its community and a new flagship for the centre of Takapuna, long before Panuku's Council-planned renewal is even under way.

Mr Chairman and board members, you can still could vote for a visionary future for 2 The Strand, a heritage building for which not one other practical or practicable use has been proposed, bearing in mind that there would be a huge public outcry if Council decided to sell or demolish it.

Address to Devonport/Takapuna Local Board Meeting, ¹⁷~~19~~ October 2017

I have been following with interest the proposal for a Shore Exhibition Centre for the old library building, at 2 The Strand, Item 13 on the agenda for this meeting.

Takapuna is a long established area where many artists have lived and carried on their creative pursuits. Today Takapuna is called a Metro Centre and as such Takapuna 'should' have a space to display its art collection.

I expect that over the years the Takapuna Borough Council, Takapuna City Council, North Shore Council and currently the Devonport/Takapuna Local Board would have collected art-works including paintings, sculpture, pottery etc made by local artists and either donated or purchased for the community by the previous local bodies. I would like board members to provide a list of such items and find out where they are stored please. I would be willing to work with a board member to do the research involved.

Wherever these items are now, they are cultural treasures that represent the history and heritage of Takapuna's people.
I don't agree that Takapuna is already well served with art galleries as stated in the report on the Exhibition Centre Proposal, and I believe that an art, heritage or cultural centre is as important as light and fresh air is, and would greatly enhance the culture of Takapuna for the appreciation of residents and visitors alike.

Those who had the vision for creating an exhibition centre for the old Takapuna Library building deserve our thanks. They have identified the basic need for art, history and culture to be celebrated in Takapuna.

I would like to ask this board to keep the concept alive by committing to keeping the building at 2 The Strand for Takapuna's Cultural Centre, and also by ensuring the retrieval of Takapuna's art collection - and to progress the concept of an art gallery, museum or cultural centre in this place.

Thank you.

Susan Wann

Susan Wann
Lady Allum Village
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Milford 0622

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**Takapuna Devonport Local Board
Public Forum**

Address by Garry Venus

“Proposed change of use of 40 Anzac Street, Takapuna”

17 October 2017

Kia ora tatou

Thank you for the opportunity to address the board in relation to this significant matter which isn't about the carpark – it's about unitary plan intensification, the effects on your community and how you represent that community.

The decision has already been made, so your input to the process at this stage is symbolic as much as anything else, but I believe you as board members need to reflect the community's view about the cost to the community of the decision to dispose of this area of publicly owned land to a private developer.

We all know the council needs money, but in my view this entire Panuku-driven process to sell off 40 Anzac Street has involved no effective consideration about its potential impact on the community and how it relates to community aspirations. Council have only felt obliged to go through this exercise as a result of the unique ownership history of the Takapuna Carpark.

The Council consultation process was flawed from the outset including lack of specific detail on the proposal, a deliberately confusing questionnaire, a conflicted and predetermined hearings panel and a supposedly objective staff report prepared by the very agency tasked with disposing of the property. The entire process including the “deliberations” we went through yesterday was a farce.

Importantly, in my view, Panuku's analysis of the submissions was biased, and the information given by Panuku to the panel was misleading. For example Panuku says 17% of submissions wanted “retention or improvement of open space”. My own analysis of every 838 submissions in support shows that 727 identified a need to retain or enhance open space or public amenity as part of any development; add in the submissions opposing the proposal results in over 92% of submissions wanting retention or improvement of open space.

In addition, I could find no submission explicitly supporting the sale of the land.

Finally, strong evidence was presented at the hearing that loss of car parking in this area would adversely affect Takapuna businesses. This was summarily dismissed by the panel in its deliberations on the basis of no evidence whatsoever.

To me the most telling point about the flawed nature of yesterday's decision was that the only Councillor not conflicted and predetermined decided against proceeding with Panuku's proposal!

As board members it is your obligation to make sure that you reflect the views of this community; and I believe your community is speaking very clearly here.

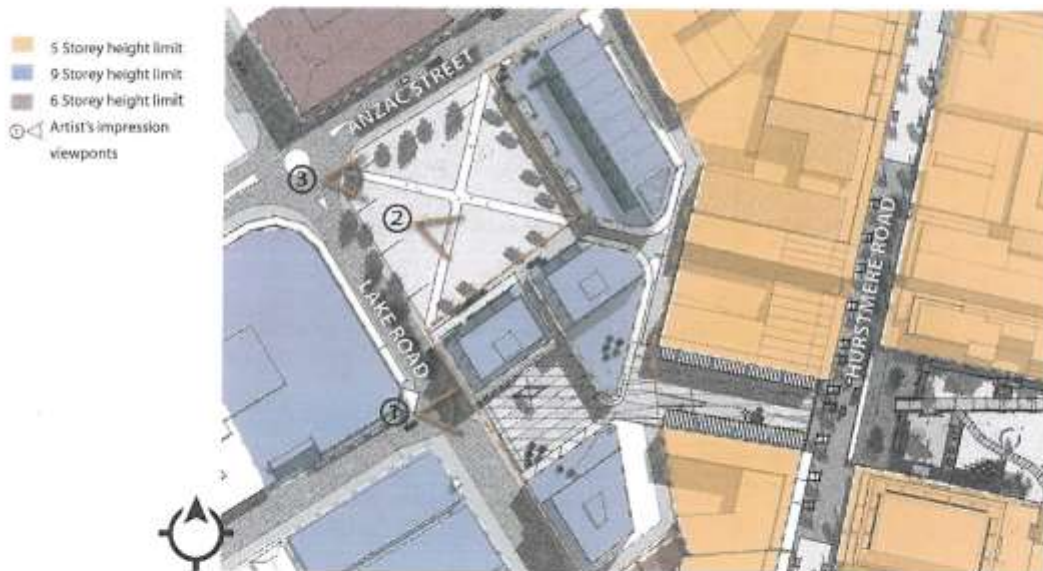
As as a local board you really have only one option and that is to oppose the change as put forward by Panuku; and to unambiguously request Council to put the process on hold while they undertake proper consultation with the community in accordance with the requirements of the Local Government Act.

Garry Venus

TAKAPUNA CENTRE PLAN 2014

The small courtyard shown in the plan is very similar to the lower portion only of Khartoum Square in Lorne St, shown below.

Khartoum Square is fringed by tall buildings and is notoriously cold, draughty and uninviting. Several expensive 'makeovers' have failed to make it more popular or increase its utilisation – except as a through-route between Lorne and Kitchener Streets.



KHARTOUM PLACE, Lorne Street



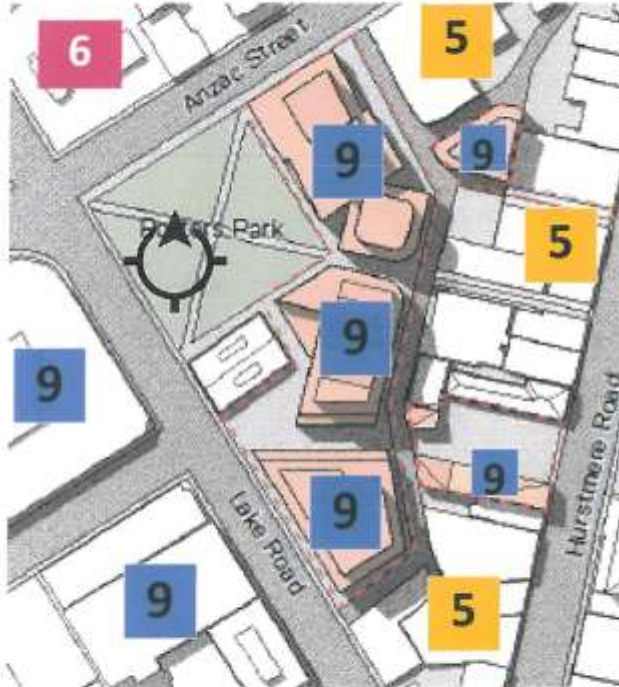
Taken at 10am on a sunny day in May



Item 9.5

Attachment A

TAKAPUNA FRAMEWORK PLAN – JULY 2017



This plan was developed AFTER the enormous public outcry over the previous plan, and after we submitted a petition with 8,500 signatories opposing the sale and development of the carpark land.

It has LESS OPEN SPACE than the previous plan.

The tiny courtyard has been halved in size.

In just 3 weeks the new plan also garnered 1,183 objections (57% of the total submissions).

COLOURED BOXES SHOW ALLOWED HEIGHTS UNDER THE UNITARY PLAN



Item 9.5

Attachment A



Devonport Takapuna Local Board update Councillors Chris Darby and Richard Hills

17 October 2017

BETTER OUTCOMES FOR PEDESTRIANS

For some time now, we have been advocating for better pedestrian facilities across busy roads in the area. With the help of some dedicated local residents, Auckland Transport have agreed to install two more pedestrian crossings in our area.

The first will be across Taharoto Road, and has been a key focus for Cr Chris Darby since last year's fatality. The second will be on Hinemoa Road, which Cr Richard Hills has worked with the community on. Both will go great lengths to providing safer ways to cross the road for children and young people.

THE FUTURE OF THE PORTS OF AUCKLAND

The most recent meeting of the Planning Committee discussed the 2016 Consensus Working Group report regarding the future of the Port – an area we know is of great interest to you.

This report was first passed to council in 2016, but was held until the new term.

The committee has requested that the chief executive consider the original report recommendations and:

- scope a process to investigate the location area options (noting that this may include options that emanate from central government and that, to the extent possible, this should provide indicate costs for implementation);
- propose a scope of identifying and monitoring port constraints/triggers on an ongoing basis to inform execution of the relocation option;
- include engagement with mana whenua; and
- engage and advocate to central government to instigate an Upper North Island port strategy.

We expect to scoping work to take a couple of months, with a report back in February 2018.

SMOKEFREE POLICY EXTENSION

Today's Environment and Community committee meeting considered the Smokefree Policy 2017-2025, which we've been championing for some time now. While the policy goes a long way to helping achieve a smokefree city, we've proposed that it be further extended to include Auckland's iconic wharves (including Queens, North, Victoria, Princes and Eastern), off street car parks owned by Council and Auckland Transport, and Park & Ride carparks.

We're pleased to see that these amendments were agreed to by our governing body colleagues, and the resolution to adopt the policy was carried.

PANUKU DEVELOPMENT AUCKLAND'S REINVESTMENT STRATEGY

Recently, the Finance and Performance Committee considered Panuku Development Auckland's strategy for reinvestment, relating to the allocation of any proceeds raised from the Unlock process.

Currently, proceeds from the sales of any sites (excepting Transform locations) are returned to council. As an example of the status quo, if a site was sold in an Unlock location, the funds raised would go into the general council pot, where they can be used for anything from rubbish to wages.

In Transform locations, any proceeds go *directly* back into Transform projects, rather than the general pot.

Panuku Development Auckland proposed that Unlock and Transform areas be treated the same, so that any proceeds are invested straight back into Transform and Unlock developments. This is one of a number of funding options being considered as part of the LTP.

We each believe that any funds raised from Unlock developments should go back into funding investment in the Unlock areas.

CALLS FOR LOCAL INPUT

We've met with a number of local people and groups recently. One of the more recent meetings was a group advocating for the reinstatement of the Takapuna Reference Group. We're aware that this is a matter for the local board to consider, but are available to assist or engage if needed.

The Anzac Street carpark has been a matter of much discussion and we look forward to receiving the hearing panel's recommendations and working with Local Board Members and the community for positive outcomes to maximise public open space.

Along with the local board chair and deputy chair, we recently attended the official opening of the George Gair Reading Room at Takapuna Library. We were thrilled to chat with a number of local people, including George's wife, Fay, and former MP Marilyn Waring.

Chris Darby
Auckland Councillor
North Shore ward

Richard Hills
Auckland Councillor
North Shore ward



Figure 2 Damaged kerb and channel and roadway sinking outside the main East Coast Bay's loading zone



Figure 3 Large pot holes that have been filled with hot mix to no avail.

2. Lake Pupuke

- The levels of Lake Pupuke are continuing to rise. Water levels have come right up to the frontages of the properties that adjoin Lake Pupuke in the Sylvan Road area and also in front of the dinghy lockers in Sylvan Park.
- See figure 4 below



Figure 4 Level of water at Lake Pupuke

3. Sunnynook Park Project

- Dempsey and Wood have commenced clearing the site and removing the topsoil.
- Trucks will commence carting the spoil across Sunnynook Road to Wairau Intermediate in mid-November.
- Contractors are building a rapport with the local community.



Figure 5 Sunnynook park project



Figure 6 Sunnynook park project

Recommendation for the Board's consideration:

- a) That the Devonport-Takapuna local board receives the report

DEPUTY CHAIR
Devonport-Takapuna Local Board