

26 February 2018

Eric Perry
Devonport Takapuna Local Board

Dear Eric

2 The Strand: 3 Victoria Road

Thank you for the opportunity to undertake the review of development options at 2 The Strand and 3 Victoria Road.

I have set out below my suggestion on the brief for this work.

1. Objective

To provide robust advice to the Devonport Takapuna Local Board on the future of the properties at 2 The Strand and 3 Victoria Road.

2. Context

The relevant factors are:

- Both buildings are owned by Auckland Council.
- 2 The Strand is a scheduled heritage building.
- 3 Victoria Road is a character building important within the character of Devonport.
- 2 The Strand is currently providing office space for parking management officers from Auckland Transport. Otherwise the building is vacant.
- 3 Victoria Road is in part used as a tourist information centre and in part rented.
- Auckland Council has signalled that at least 3 Victoria Rd is likely surplus to requirements and is seeking Devonport Takapuna Local Board support to transfer the building(s) to the Panuku Development portfolio for future consideration including appropriate disposal.
- Auckland Council Property is retaining 2 The Strand in the interim pending a decision on the final location of the Devonport Takapuna Local Board officers.

3. Approach

As part of this review, I will address:

- (a) Prospective Council uses for the building.
- (b) Issues of futureproofing for Council uses.

- (c) Heritage protection.
- (d) In the case of Devonport, character protection.
- (e) Suggested management approach if the properties are retained in Council ownership.
- (f) Management approach if the properties are to be disposed of.

4. Consultation

As part of this exercise, I propose to consult with:

- Auckland Council Property;
- Panuku Development Auckland;
- Arts, Culture & Events;
- ATEED;
- Democracy Services;
- Current tenants of 3 Victoria Road.

Obviously, as I am commissioned by the Board, I envisage that I will get feedback from the Board by officers on this brief and would then workshop preliminary views and feedback prior to presenting a final report to the Board.

I have previously met with the Shore Exhibition Trust. I will contact the Chair and ask whether there is additional information that was not discussed last time around that they want to have considered in this review. I will meet with them if they would like to.

I am acutely conscious of the Board budgets. We will create a termination point within the contract where, having gathered some preliminary information, if the Board feels for any reason they want to conclude this commission, then we would exit at that point.

5. Oversight

I recognise this is a report directly commissioned by the Board. Management and technical oversight will be by Local Board managers / advisors. However, I also recognise that the Board will want to be kept reasonably informed throughout the process. It would be helpful if the Board would appoint a spokesperson(s). I, through you, will liaise with this person(s). Equally, if the Board prefers to simply work through the workshop and normal reporting mechanisms, I am comfortable with that also.

6. Terms

I suggest this project proceed on our agreed discounted Council hourly rate. While our rate includes disbursements, for this project I do not envisage any disbursements (we do not charge travel disbursements to Council jobs).

We are ready to start as soon as this brief is approved.

7. Tattico team

Tattico proposes that I undertake this work. We may put one other person to help with the interviews should we have timing issues.

Yours faithfully



John Duthie
Tattico Limited