I hereby give notice that an ordinary meeting of the Waitākere Ranges Local Board will be held on:

**Date:** Thursday, 12 April 2018  
**Time:** 6.00pm  
**Meeting Room:** Waitākere Ranges Local Board Office  
**Venue:** 39 Glenmall Place  
Glen Eden

---

**Waitākere Ranges Local Board**  
**OPEN AGENDA**

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**MEMBERSHIP**

Chairperson  
Greg Presland  
Deputy Chairperson  
Saffron Toms  
Members  
Sandra Coney, QSO  
Neil Henderson  
Steve Tollestrup

(Quorum 3 members)

---

Glenn Boyd  
( Relationship Manager)  
Local Board Services (West)

Riya Seth  
Democracy Advisor

6 April 2018

Contact Telephone: (09) 826 5193  
Email: riya.seth@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

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**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.
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<td>16</td>
<td>Consideration of Extraordinary Items</td>
<td></td>
</tr>
</tbody>
</table>
1 Welcome

2 Apologies

At the close of the agenda no apologies had been received.

3 Declaration of Interest

Members were reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

Specifically members are asked to identify any new interests they have not previously disclosed, an interest that might be considered as a conflict of interest with a matter on the agenda.

The following are declared interests of the Waitakere Ranges Local Board.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Organisation / Position</th>
</tr>
</thead>
</table>
| Sandra Coney | • Waitemata District Health Board – Elected Member  
• Women’s Health Action Trust – Patron  
• New Zealand Society of Genealogists – Member  
• New Zealand Military Defence Society – Member  
• Cartwright Collective – Member  
• Titirangi RSA – Member  
• Portage Trust – Member  
• West Auckland Trust Services - Director |
| Neil Henderson | • Portage Trust – Elected Member  
• West Auckland Trust Services (WATS) Board – Trustee/Director  
• Whau River Catchment Trust - Employee |
| Greg Presland | • Lopdell House Development Trust – Trustee  
• Titirangi Residents & Ratepayers Group – Committee Member  
• Whau Coastal Walkway Environmental Trust – Trustee  
• Combined Youth Services Trust – Trustee  
• Glen Eden Bid - Member |
| Steve Tollestrup | • Waitakere Licensing Trust – Elected Member  
• Waitakere Task force on Family Violence – Appointee |
| Saffron Toms | NIL |

Member appointments

Board members are appointed to the following bodies. In these appointments the board members represent Auckland Council.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Organisation / Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandra Coney</td>
<td>• Friends of Arataki Incorporated – Trustee</td>
</tr>
</tbody>
</table>
| Neil Henderson | • Friends of Arataki Incorporated – Trustee  
• Rural Advisory Panel - Member |
4 Confirmation of Minutes

That the Waitākere Ranges Local Board:

a) confirm the ordinary minutes of its meeting, held on Thursday, 22 March 2018, as a true and correct record.

5 Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

6 Acknowledgements

At the close of the agenda no requests for acknowledgements had been received.

7 Update from Ward Councillors’

An opportunity is provided for the Waitakere Ward Councillors to update the board on regional issues they have been involved with since the last meeting.

8 Deputations

Standing Order 3.20 provides for deputations. Those applying for deputations are required to give seven working days notice of subject matter and applications are approved by the Chairperson of the Waitākere Ranges Local Board. This means that details relating to deputations can be included in the published agenda. Total speaking time per deputation is ten minutes or as resolved by the meeting.

At the close of the agenda no requests for deputations had been received.

9 Public Forum

A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of 3 minutes per item is allowed, following which there may be questions from members.

At the close of the agenda no requests for public forum had been received.

10 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

(a) The local authority by resolution so decides; and

(b) The presiding member explains at the meeting, at a time when it is open to the public,-

(i) The reason why the item is not on the agenda; and
(ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

(i) That item is a minor matter relating to the general business of the local authority; and

(ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

11 Notices of Motion

There were no notices of motion.
Variation to Waitākere Ranges Local Board Arts, Community and Events work programme 2017/2018

File No.: CP2018/03859

Te take mō te pūrongo / Purpose of the report
1. To approve a variation to Waitākere Ranges Local Board Arts, Community and Events work programme 2017/2018

Whakarāpopototanga matua / Executive summary
2. This report provides information to support the local board to make a decision required to approve a variation to the Arts, Community and Events 2017/2018 work programme.
4. As part of 2017/2018 events funding, Waitākere Ranges Local approved an allocation of $3000.00 towards the Titirangi Glow Festival, organised by Bright Lights Little Village on 2 December 2017.
5. Due to a funding shortfall the group had approached Waitākere Ranges Local Board to consider an additional $3000.00 towards the event.
6. The additional funding can be allocated from the local board’s community response budget.

Ngā tūtohunga / Recommendation/s
That the Waitākere Ranges Local Board
a) approve an additional $3000.00 towards Titirangi Glow Festival 2017 from the community response budget.

Ngā tāpirihanga / Attachments
There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Adam Abdeldayem - Environmental and Community Grants Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Marion Davies - Community Grants Operations Manager</td>
</tr>
<tr>
<td></td>
<td>Shane King - Operations Support Manager</td>
</tr>
<tr>
<td></td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
</tr>
</tbody>
</table>
Revoke resolution WTK/2013/90 then grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated and declare Waitākere War Memorial Park at 13 Bethells Road, Waitākere an historic reserve

File No.: CP2018/03589

Te take mō te pūrongo / Purpose of the report

1. To revoke the resolution WTK/2013/90 passed by the Waitākere Ranges Local Board on 22 May 2013 that granted a new lease to The Waitakere Residents and Ratepayers Association Incorporated and supported the classification of Waitākere War Memorial Park, 13 Bethells Road, Waitākere as a local purpose (community buildings) reserve under section 16 (2A) of the Reserves Act 1977.

2. To declare Waitākere War Memorial Park, 13 Bethells Road, Waitākere as an historic reserve under section 14(1) of the Reserves Act 1977.

3. To grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated for part of Waitākere War Memorial Park, 13 Bethells Road, Waitākere.

Whakarāpopototanga matua / Executive summary

4. The Waitakere Residents and Ratepayers Association Incorporated has for over 30 years occupied and managed the Auckland Council owned Category B heritage Waitākere Domain Hall located on Waitākere War Memorial Park, 13 Bethells Road, Waitākere. The association have never held a lease with council.

5. Auckland Council believed the park was an unclassified reserve held under the Reserves Act 1977. In May 2013 the Waitākere Ranges Local Board resolved to support the classification under section 16(2A) of the Act and grant a lease to the association. Council’s interpretation was later found to be incorrect as the park is held under the Local Government Act 2002.

6. Due to the council error in its interpretation, the resolution from May 2013 must be revoked. The local board has indicated that it wishes the park to be held under the Reserves Act 1977 and not the Local Government Act 2002. The recommendation of historic reserve will complement the Category B heritage status of the hall and allow the activities being undertaken in it to continue.

7. It is recommended a new lease be granted to the association as the previous resolution could not be actioned due to the land classification oversight.

8. It is noted the legal name of the group stipulates the spelling of the name Waitakere and this is what is used, while the legal name of the reserve, area and local board has the spelling as Waitākere with a macron. Each has been used in this report in its specific context.

9. To grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated for part of Waitākere War Memorial Park, 13 Bethells Road, Waitākere for a term of 10 years commencing 12 April 2018 with one 10-year right of renewal. The extended term of lease was granted by the local board in May 2013 to reflect the long standing relationship it has with the association.
Ngā tūtohunga / Recommendation/s

That the Waitākere Ranges Local Board:

a) revoke resolution number WTK/2013/90 dated 22 May 2013 (Attachment A);

b) declare Waitākere War Memorial Park described as Part Allotment 27 Parish of Waipareira as a historic reserve under section 14(1) of the Reserves Act 1977 (Attachment B);

c) grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated for part of Waitākere War Memorial Park, 13 Bethells Road, Waitākere (Attachment C) on the following terms and conditions:

i) Term: 10 years commencing 12 April 2018 with one 10-year right of renewal;

ii) Rent: $1.00 plus GST per annum if requested;

iii) Maintenance fee: $500.00 plus GST per annum;

iv) The Waitakere Residents and Ratepayers Association Incorporated Community Outcomes Plan as approved be attached to the lease document (Attachment D)

v) all other terms and conditions in accordance with the Auckland Council Community Occupancy Guidelines July 2012 and the Reserves Act 1977

Horopaki / Context

Waitākere War Memorial Park

10. Waitākere War Memorial Park is held in fee simple by Auckland Council and described as Part Allotment 27 Parish of Waipareira comprising 2.0133 hectares and contained in NA1087/126 (Attachment D). The Park was acquired by the Waitematā County Council as a recreation ground under the Public Works Act 1928.

11. In 2012 council’s view was that the park was held as an unclassified reserve. Under section 2 (1) of the Reserves Act 1977 (Interpretation) any land declared to be a recreation ground under the Public Works Act 1981 (this Act replaced the 1928 Act) was deemed to be a public reserve.

12. In 2014 Auckland Council accepted an independent legal opinion on its interpretation of section 2 (1) of the Reserves Act 1977. The opinion is that lands acquired by the council for recreation grounds under the Public Works Act 1981 are not automatically deemed to be held as unclassified reserves under the Reserves Act 1977. These lands are subject to the Local Government Act 2002.

13. Section 14 of the Reserves Act 1977 enables a local authority to declare land vested in it to be a reserve under that Act.

2013 Waitākere Ranges Local Board resolution

14. On 22 May 2013 the local board resolved to support the classification of the park as a local purpose (community buildings) reserve under section 16(2A) of the Reserves Act 1977 and grant a lease to The Waitakere Residents and Ratepayers Association Incorporated, resolution WTK/2013/90 (Attachment A).

15. With the council accepting the independent legal opinion that the land is held under the Local Government Act 2002 council must resolve to declare the land a reserve under section 14(1) of the Reserves Act 1977 and not classify the reserve under section 16(2A) of the Act.
16. The resolution from 2013 was not actioned and requires revocation.

**The Waitakere Residents and Ratepayers Association Incorporated**

17. For over 30 years the association has been occupying and managing the hireage of the council owned Category B heritage Waitakere Domain Hall located on the park for community use.

18. The association was registered as an incorporated society on 11 August 2003. Its objectives are to promote and manage activities in the hall. These activities include education, indoor recreation, wedding venue, dance hall and as a meeting place.

19. The park was used as a disposal site for baled refuse from 1981-1982. The association informs hall users/hirers of the alarm system located on the exterior of the building that detects waste gas emissions and to advise Auckland Council immediately if it activates.

20. The association owns and manages Township Road Hall, 37 Township Road Waitakere, located less than one kilometre away.

**Tātaritanga me ngā tohutohu / Analysis and advice**

21. With the council accepting the independent legal advice on the status of the park, the options are to retain the park under the Local Government Act 2002, or declare the park a reserve under the Reserves Act 1977. The local board has indicated that it wishes the park to be held under the Reserves Act 1977.

22. With the Waitakere Domain Hall having Category B heritage status it is recommended that the resolution passed on 23 May 2013 be revoked and to declare the park a reserve for historic purposes under section 14 (1) of the Reserves Act 1977. The classification as a historic reserve would not affect the activities taking place in the hall however the original recommendation of local purpose (community buildings) reserve would.

23. It is recommended to grant a new community lease to the association commencing from the date of this business meeting. Council staff has negotiated and agreed a community outcomes plan that aligns with the local board plan 2017 outcomes. Subject to local board approval of the community outcomes plan, council staff will append the plan as a schedule to the community lease.

24. The recommended term of lease for a council owned building is five years with one five-year right of renewal in accordance with the Auckland Council Community Occupancy Guidelines 2012. This term was extended to 10 years with one 10-year right of renewal by the local board in 2013 to reflect the long standing relationship it has with the association. This extended term of lease offered in 2013 has been carried through in the recommendations contained in this report.

25. Engagement with mana whenua on the proposed reserve declaration and community lease has been undertaken. Public notification of the intention to declare the land a historic reserve is exempt under Section 14 (2) of the Reserves Act as the land is zoned Open Space – Sport and Active Recreation in the district plan.

26. It is noted the legal name of the group stipulates the spelling of the name Waitakere and this is what is used, while the legal name of the reserve, area and local board has the spelling as Waitakere containing a macron. Each has been used in this report in its specific context.

**Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views**

27. Council staff sought input at a local board workshop on 2 November 2017 regarding the historic reserve status and proposed new community lease, no objections were raised.

28. The Waitakere Ranges Local Board is the allocated authority to declare the park a reserve and approve the granting of a new community lease.
29. A community outcomes plan aligned to the Waitākere Ranges Local Board Plan 2017 outcomes has been negotiated and agreed with the association.

**Tauākī whakaaweawe Māori / Māori impact statement**

30. Engagement was undertaken in December 2017 and January 2018 with the eight iwi groups identified as having an interest in land in the Waitākere Ranges Local Board area about the intention to declare the park a historic reserve and the granting of a new community lease.

31. Engagement involved:
   - a presentation at the North West Mana Whenua Forum held at Orewa on 6 December 2017
   - email contact containing detailed information on the park, the association and inviting iwi representatives to hui and/or for a kaitiaki site visit to comment on any spiritual, cultural or environmental impact with respect to the proposal

32. No objections were raised by the three iwi representatives who responded.

**Ngā ritenga ā-pūtea / Financial implications**

33. There are no financial implications associated with declaring the land a historic reserve or the grant of a new community lease.

**Ngā raru tūpono / Risks**

34. Declaring the park a historic reserve under the Reserves Act 1977 or retaining it under the Local Government Act 2002 will not affect the activities of the association.

35. The granting of a community lease to the association will formalise the long standing hall occupation and management arrangement.

**Ngā koringa ā-muri / Next steps**

36. Subject to the local board declaring the park a historic reserve and granting a new community lease, council staff will work with key representatives of The Waitakere Residents and Ratepayers Association Incorporated to finalise the deed of lease.

**Ngā tāpirihanga / Attachments**

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Waitakere Ranges Local Board Resolution 2013</td>
</tr>
<tr>
<td>B</td>
<td>Site Plan for declaring Waitakere War Memorial Park a reserve</td>
</tr>
<tr>
<td>C</td>
<td>Site Plan for Waitakere Residents and Ratepayers Association</td>
</tr>
<tr>
<td>D</td>
<td>COP - WRRA Inc</td>
</tr>
</tbody>
</table>

**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Donna Cooper - Community Lease Advisor, Community Facilities</th>
</tr>
</thead>
</table>
| Authorisers | Chantelle Subritzky - Manager, Stakeholder Advisory  
Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau |
New Lease to Waitakere Residents and Ratepayers Association Incorporated at 13 Bethells Road Waitakere
Resolution number WTK/2013/90
MOVED by Member MR Brickell, seconded Member GB Presland:

That the Waitakere Ranges Local Board:

a) Approves the classifying of the Waitakere War Memorial Park as a local purpose (community buildings) reserve under section 16 (2A) of the Reserves Act 1977;

b) Approves the granting of a new lease to The Waitakere Residents and Ratepayers Association Incorporated for Waitakere Domain Hall (Attachment A), being part of Part Allotment 27, on Waitakere War Memorial Park, 13 Bethells Road, Waitakere; subject to the following terms and conditions:
   i. Term – ten years commencing 1 May 2013 with one ten-year right of renewal
   ii. Rent - $1.00 plus GST per annum if requested
   iii. The Waitakere Residents and Ratepayers Association Incorporated Community Outcomes Plan as approved be attached to the lease document (Attachment B)
   iv. All other terms and conditions in accordance with the Auckland Council Community Occupancy guidelines July 2012.

c) Requests that Parks officers investigate options around leveling an area adjacent to the building for sports and provide a report back to the Board.

CARRIED
Revoke resolution WTK/2013/90 then grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated and declare Waitākere War Memorial Park at 13 Bethells Road, Waitākere an historic reserve.

Attachment B: Site Plan for declaring Waitākere War Memorial Park, 13 Bethells Road, Waitākere a Historic Reserve under the Reserves Act 1977

Area to be declared a Historic Reserve under the Reserves Act 1977 outlined in blue and described as Part Allotment 27 Parish of Waipareira comprising 2.0133 hectares and contained in NA1087/126
Attachment C: Site Plan for Waitakere Resident and Ratepayers Association Incorporated, Waitakere War Memorial Park, 13 Bethells Road, Waitakere

Location Map and Lease Area

- Park outlined in blue
- Lease area being 260m² (more or less) outlined in red and marked A.
Revoke resolution WTK/2013/90 then grant a new community lease to The Waitakere Residents and Ratepayers Association Incorporated and declare Waitakere War Memorial Park at 13 Bethells Road, Waitakere an historic reserve.

<table>
<thead>
<tr>
<th>Name and Location of Land/Facility</th>
<th>Waitakere War Memorial Park, 13 Bethells Road, Waitakere, Waitakere Domain Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of the Community it serves</td>
<td>Waitakere Township and the surrounding suburbs</td>
</tr>
<tr>
<td>Local Board Area</td>
<td>Waitakere Ranges</td>
</tr>
<tr>
<td>Name of Community Group</td>
<td>The Waitakere Residents and Ratepayers Association Incorporated</td>
</tr>
<tr>
<td>Postal Address</td>
<td>C/-117 Waitakere Road, RD2, Henderson</td>
</tr>
</tbody>
</table>

### Auckland Council and/or Local Board Outcomes

#### LB Outcome 1: People actively protect the Waitakere Ranges Heritage Area

- **AP4.1 Protect and conserve Auckland’s historic heritage for the benefit and enjoyment of present and future:** Understand, value and share our knowledge
- **Performance Measure:** Operate the hall safely and manage the risk due to site being a former balefill
- **Target:** Advise hall hirers of the alarm system located on the exterior of the building that detects waste gas emissions and to advise Auckland Council immediately if it activates
- **Achievements:**
  - Report any external graffiti to Auckland Council in a timely manner

#### LB Outcome 6: Our community spaces, parks, sports and recreation facilities meet local needs and are easy to get to

- **AP9.3 Keep rural Auckland productive, protected and environmentally sound:** Support rural settlements, living and communities
- **Performance Measure:** Onsite environmental care
- **Target:** Ensure that the leased area is clean and tidy and free of any litter or rubbish
- **Achievements:** Annual report

- **Performance Measure:** Operating hours
- **Target:** Generate 3 promotional initiatives per year
- **Achievements:**
  - List the initiatives generated
  - Show how initiatives were implemented
  - Make the facility available for a minimum of 70
Attachment D: The Waitakere Residents and Ratepayers Association Incorporated Community Outcomes Plan

<table>
<thead>
<tr>
<th>Bookings</th>
<th>hours per week</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target of 5 bookings per week</td>
</tr>
<tr>
<td></td>
<td>Facility available to be booked by the local and wider Auckland Community</td>
</tr>
</tbody>
</table>

Annual report
Delegation for formal local board views on notified resource consents, plan changes and notices of requirement

File No.: CP2018/04479

Te take mō te pūrongo / Purpose of the report
1. To seek that the Waitākere Ranges Local Board delegates the responsibility of providing formal views on resource consents, notified plan changes and notices of requirement to a local board member.

Whakarāpopototanga matua / Executive summary
2. Local board feedback can be provided on notified resource consents, plan changes and designations. Written feedback needs to be provided prior to the submission closing date (usually 20 working days after public notification). This feedback is included in the planner’s report verbatim and local boards are also able to speak to their written feedback at the public hearing. Views should be received by the processing planner or reporting consultant by submission closing date to ensure the content can be considered in planning reports.

3. This report explores options to enable local boards to provide their views in a timely way. Local boards normally provide their formal views at business meetings. Because local board reporting timeframes don’t usually align with statutory timeframes, in most instances formal reporting at a business meeting will not allow local feedback to be provided by submission closing date.

4. Providing formal local board views by way of a delegation to a local board member is considered the most efficient way of providing formal local board views. This is because the delegate can provide views within the regulatory timeframes and because no additional reporting is required when new applications of interest are notified.

Ngā tūtohunga / Recommendation/s
That the Waitākere Ranges Local Board:

a) delegate the authority to a Local Board Member, to prepare and submit local board views and speak those local board views at any hearings on:
   - Notified resource consents
   - Notified plan changes
   - Notices of requirement

Horopaki / Context

Notified Resource Consents
5. Local boards are able to provide input into the determination of applications that may be notified. Local boards, via their appointed Resource Consents Leads, input into a wide range of resource consents that are received by the council and that trigger the matters of particular interest to local boards.

6. Local views and preferences are also able to be provided, once a decision of notification is made, and local boards can then submit further feedback to any notified resource consent
application within their local board area. This feedback is then included in the planner’s report verbatim for the hearing and for the consideration of the commissioners who determine the outcome of the resource consent application.

7. Local boards are also able to speak to their written feedback at any notified resource consent hearing. Local boards are taking this opportunity up more often and it is considered important to ensure any feedback is authorised by the local board and a delegation is in place for the Resource Consent Lead to authorise them to speak on behalf of the local board at hearings.

**Notified Plan Changes and Notices of Requirement**

8. The Auckland Unitary Plan was made “Operative in Part” in November 2016. As plan changes and notices of requirement can now be received and processed by council, there are opportunities for local boards to provide their views and give feedback on notified applications.

9. For council-initiated plan changes and notices of requirement, staff will seek local board views prior to notification for proposals where there are issues of local significance. For private plan changes and notices of requirement submitted by non-council requiring authorities, local boards may not have any prior knowledge of the application until notification.

10. Local boards can provide written feedback on notified applications. Written feedback needs to be provided prior to the submission closing date (usually 20 working days after public notification). Local boards can subsequently present their feedback to support their views at any hearing.

11. It is important that options are explored to enable local boards to provide their views in a timely way and a delegation to ensure timely feedback is desirable. At present the local board views must be confirmed formally and statutory timeframes are short and do not always align with local board reporting timeframes.

12. Local boards may want to add the responsibility for plan changes and notices of requirement feedback to the resource consent lead role. This will broaden the responsibilities of the role to enable feedback on notified plan changes and notices of requirement to be provided. Alternatively, local boards may want to develop a separate planning lead role and each local board has the flexibility to make appointments that best suit their needs.

**Tātaritanga me ngā tohutohu / Analysis and advice**

**Options considered**

13. Options available for local boards to provide their views into the hearings process have been summarised in Table 1.

14. Local boards normally provide their formal views at business meetings (option 2). Because local board reporting timeframes do not usually align with statutory timeframes, in most instances formal reporting at a business meeting will not allow local feedback to be provided by submission closing date. Views must be received by the processing planner or reporting consultant by the submission closing date to ensure the content can be considered in planning reports.

15. Providing formal local board views by way of a delegation to one local board member (option 5) is considered the most efficient way of providing formal views. This is because no additional reporting is required when new applications of interest are notified.
Table 1: Options for local boards to provide their formal views on notified applications (resource consents, plan changes, notices of requirement)

<table>
<thead>
<tr>
<th>Options</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. No formal local board views are provided</td>
<td>- All local board members contribute to the local board view</td>
<td>- Local board views will not be considered by the hearings commissioners</td>
</tr>
<tr>
<td></td>
<td>- Provides transparent decision making</td>
<td></td>
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<tr>
<td>2. Formal local board views are provided at a business meeting</td>
<td></td>
<td>- Local board meeting schedules and agenda deadlines are unlikely to align with statutory deadlines imposed by the planning process</td>
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<tr>
<td>3. Formal local board views are provided as urgent decisions</td>
<td>- Local boards can provide their views in a timely way that meets statutory deadlines</td>
<td>- Decisions are not made by the full local board</td>
</tr>
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<td>- Urgent decisions may not be accompanied by full information and the discussion may be rushed</td>
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<tr>
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<td></td>
<td>- Not transparent decision-making because the decisions do not become public until after they have been made</td>
</tr>
<tr>
<td>4. Formal local board views are provided by separate and specific delegation for each application which the local board wishes to provide their views</td>
<td>- Delegations can be chosen to align with area of interest and/or local board member capacity</td>
<td>- Local board meeting schedules and agenda deadlines required to make each separate delegation are unlikely to align with statutory deadlines imposed by the planning process</td>
</tr>
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<td></td>
<td></td>
<td>- Decisions are not made by the full local board</td>
</tr>
<tr>
<td>5. Formal local board views are provided by way of delegation to one local board member (preferred option) for all applications</td>
<td>- Delegate will become subject matter expert for local board on topic they are delegated to</td>
<td>- Decisions are not made by the full local board</td>
</tr>
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<td>- Local boards can provide their views in a timely way that meets statutory deadlines</td>
<td></td>
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<td></td>
<td>- Any feedback can be regularly reported back to the local board</td>
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</tbody>
</table>

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

16. This report seeks a delegation to a local board member for resource consents, plan changes and notices of requirement, to allow local boards to provide feedback in accordance with agreed timeframes on notified resource consents, plan changes and notices of requirement.
17. Any local board members who is delegated responsibilities should ensure that they represent the wider local board views and preferences on each matter before them.

**Tauākī whakaaweawe Māori / Māori impact statement**

18. A decision of this procedural nature is not considered to have a positive or negative impact for Māori.

19. The Resource Management Act 1991 requires that council consult with Mana Whenua of the area who may be affected, through iwi authorities, on draft plan changes prior to their notification. Council must also consider iwi authority advice in evaluations of plan changes.

20. For private plan changes, council seeks that the applicant undertakes suitable engagement with relevant iwi authorities, and where necessary will undertake consultation before deciding whether to accept, reject or adopt a private plan change.

21. For notices of requirement, council serves notice on Mana Whenua of the area who may be affected, through iwi authorities. Requiring authorities must also consult with the relevant iwi as part of the designating process.

**Ngā ritenga ā-pūtea / Financial implications**

22. A decision of this procedural nature is not considered to have financial implications on Auckland Council.

**Ngā raru tūpono / Risks**

23. If local boards choose not to delegate to provide views on notified applications, there is a risk that they will not be able to provide formal views prior to the submission closing date and may miss the opportunity to have their feedback presented and heard at a hearing.

**Ngā koringa ā-muri / Next steps**

24. Delegated member of the Waitākere Ranges Local Board will operate under the delegations of the Waitākere Ranges Local Board once they have been adopted.

**Ngā tāpirihanga / Attachments**

There are no attachments for this report.

**Ngā kaihaina / Signatories**

<table>
<thead>
<tr>
<th>Author</th>
<th>Carol Stewart, Senior Policy Advisor, Local Board Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Anna Bray - Policy and Planning Manager - Local Board Services</td>
</tr>
<tr>
<td></td>
<td>Louise Mason - GM Local Board Services</td>
</tr>
<tr>
<td></td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
</tr>
</tbody>
</table>
For information: Henderson-Massey Local Board report - Corporate Accommodation Disposal Recommendation – 6 Henderson Valley Road, Henderson

File No.: CP2018/04939

Te take mō te pūrongo / Purpose of the report
1. The following report is for information of the Waitakere Ranges Local Board:

<table>
<thead>
<tr>
<th>Report Title</th>
<th>Local Board</th>
<th>Meeting Date</th>
<th>Item no.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Accommodation Disposal Recommendation – 6 Henderson Valley Road, Henderson</td>
<td>Henderson-Massey Local Board</td>
<td>20 March 2017</td>
<td>15</td>
</tr>
</tbody>
</table>

2. A copy of the report is attached and can be located at the following link:
   http://infocouncil.aucklandcouncil.govt.nz/Open/2018/03/HM_20180320_AGN_7273_AT_SUP_WEB.htm

3. The associated meeting minutes are attached to the report and can be located at the following link:
   http://infocouncil.aucklandcouncil.govt.nz/Open/2018/03/HM_20180320_MIN_7273_WEB.htm

Ngā tūtohunga / Recommendation/s
That the Waitākere Ranges Local Board:

a) note the report from the Henderson-Massey Local Board:

<table>
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Ngā tāpirihanga / Attachments

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<th>Title</th>
<th>Page</th>
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<tbody>
<tr>
<td>A0</td>
<td>Corporate Accommodation Disposal Recommendation – 6 Henderson Valley Road, Henderson - copy of report from the Henderson-Massey Local Board meeting of 20 March 2017</td>
<td>29</td>
</tr>
<tr>
<td>B0</td>
<td>Minutes for Corporate Accommodation Disposal Recommendation – 6 Henderson Valley Road, Henderson - item 15 from the Henderson-Massey Local Board meeting of 20 March 2017</td>
<td>33</td>
</tr>
</tbody>
</table>

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Authorisers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riya Seth - Democracy Advisor</td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
</tr>
</tbody>
</table>
Corporate Accommodation Disposal Recommendation - 6 Henderson Valley Road, Henderson

File No.: CP2018/03461

This report replaces the previous version on main agenda for Item 15 (Corporate Accommodation Disposal Recommendation).

Te take mō te pūrongo / Purpose of the report
1. This report seeks the Henderson-Massey Local Board’s endorsement for council to recommend to the Finance and Performance Committee the disposal of one council owned property, which is currently part of the Corporate Property Portfolio Strategy, in the Henderson-Massey Local Board area.

Whakarāpopototanga matua / Executive summary
2. Auckland Council’s Corporate Property team has developed a Corporate Property Portfolio Strategy, which seeks to contribute to a more efficient Corporate Property network. This is a self-funding programme of works, which utilises the capital receipts from the divestment of property that is no longer required by the Corporate Property network. The council-owned property at 6 Henderson Valley Road, Henderson has been identified as surplus to council’s requirements as part of the review of the Corporate Property Portfolio Strategy. Consultation with impacted council departments, Panuku Development Auckland (Panuku), iwi authorities and the Henderson-Massey Local Board has now taken place. Corporate Property recommends disposal of the site to enable the Corporate Property Portfolio Strategy to be implemented.
3. A resolution approving the disposal of this site is required from the Finance and Performance Committee before the proposed divestment can be progressed.

Ngā tūtohunga / Recommendation/s
That the Henderson-Massey Local Board:
a) endorse Corporate Property’s recommendation to the Finance and Performance Committee to dispose of 6 Henderson Valley Road, Henderson.

Horopaki / Context
4. On 6 August 2017 Regulatory Services announced that it would create efficiencies through an operating model that rationalises its teams to work from three major hubs in the North West (Albany/Westgate), City Centre (Bledisloe House) and the South (Manukau). Alongside this, Regulatory Services confirmed an approach of delivering more local services via a number of spokes (drop in spaces) across the region.
5. In response the organisation’s goal to move to three hubs and a requirement for local spokes, Corporate Property developed the Corporate Property Portfolio Strategy, which describes how this organisational change would manifest in the property network. This includes establishing which locations will be retained and which were identified as surplus to requirements, and using existing council buildings such as libraries, leisure centres and local board offices where space was available for spokes. This strategy identified 6 Henderson Valley Road, Henderson as surplus to our corporate accommodation requirements and as a potential site that could be sold to reinvest in the corporate network.
6. The sale of the sites in the Corporate Property Portfolio Strategy will contribute to a more efficient Corporate Property network aligned with the new organisational requirements and allow the proposed programme of works to be self-funding by utilising the proceeds of the sale.

7. There will be no change to customer service centres or local board accommodation functionality as a result of implementing this proposed strategy. Any local board office or customer service centre impacted by the proposed closure of a building, will be relocated to a suitable location within the area, in consultation with the appropriate local board.

8. Timing is critical in implementing this strategy, due to a number of major lease expiries over the next few years. Should we miss those lease expiries, then significant value locked up in any new leases will not be available to implement much needed portfolio change.

Tātaritanga me ngā tohutohu / Analysis and advice

9. 6 Henderson Valley Road, Henderson comprises a low rise multi storey building that provides 12,535m2 of office accommodation, Local Board offices and Customer Service Centre on a 16,164m2 site.

10. The property was the former Waitakere City Council offices and comprises parts of the Building referred to as ‘Civic’ and ‘Admin’.

11. Parts of the site including the Council Chamber, the public lobby, the external artworks and the Japanese Garden are scheduled as having heritage value in the Unitary Plan.

12. Waitakere City’s sister city Kakogawa, Japan gifted a Japanese garden to Waitakere in 1997. The Japanese garden is located on part of the Property and is not protected by a registered easement. Corporate Property are discussing with Panuku that this area be vested as it is not intended that these gardens are removed, relocated or sold.

13. We have been given preliminary advice that CRL and AT are likely to designate part of the site for CRL related works and a potential future platform extension. We are currently developing the details of this with AT and CRL to ensure that any sale is coordinated with the likely designation.

14. The Auckland Unitary Plan zoning is Metropolitan Centre Zone. It has a 2017 capital valuation of $57,700,000.

15. The council-owned site at 6 Henderson Valley Road, Henderson is not likely to be subject to offer back obligations to the former owner under section 40 of the Public Works Act 1981.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

16. Corporate Property attended two workshops with the Henderson-Massey Local Board regarding the Corporate Property Portfolio Strategy and sale of 6 Henderson Valley Road in September and December 2017. The Henderson-Massey Local Board provided informal feedback that it was concerned regarding the potential economic impacts to Henderson and any deterioration of customer service to the community resulting from the relocation of Auckland Council staff from the Henderson area. The Henderson-Massey Local Board further sought assurances that the heritage nature of the council chamber within the Civic building would be taken into account in any sale of the property.

17. The Henderson-Massey Local Board also provided informal advice that should this property be approved for sale, outcomes would be in alignment with the objectives of the Panuku Unlock Henderson projects.

18. This report provides the Board with an opportunity to formalise its views regarding the site.
19. 11 mana whenua iwi authorities were contacted regarding the potential sale of 6 Henderson Valley Road, Henderson on 4 December 2017. The following feedback was received; noting that some feedback received is commercially sensitive and cannot be included in this report.

a) Te Runanga o Ngāti Whatua
   No feedback received for this site.

b) Ngāti Whatua o Kaipara
   No feedback received for this site.

c) Ngāti Whatua Ōrākei
   Ngāti Whatua Ōrākei has expressed potential commercial interest in this property.

d) Te Kawerau a Maki
   Te Kawerau a Maki has expressed significant cultural and commercial interests in the site and provided feedback that it opposes the proposed disposal as:
   - It previously relinquished its Treaty claim interest in a portion of the site to allow the entire site to be developed by Waitakere City Council.
   - Te Kawerau a Maki wished to help the WCC realise its desire to develop the site into a civic centre and so withdrew their claim on the land to enable Council to proceed.
   - As part of the development of this site, Te Kawerau a Maki blessed the building, carved sacred pou and incorporated cultural designs into the structure and fabric of the building which is still there today, and even worked alongside WCC inside the buildings.
   - Waitakere City Council advised Te Kawerau a Maki it would not sell the land, and if it did Te Kawerau a Maki pou would be returned.
   - Te Kawerau a Maki see the development of this site as directly tied to the outcome of Te Henga marae and requested that the Council completes the land swap required to enable the development of the marae.

   Te Kawerau a Maki expressed a great deal of frustration with the lack of progress on the land swap which will enable Te Henga marae to be developed and want Council to honour the deal and the spirit of the relationship.

   Te Kawerau a Maki seek the return of its pou and designs should the site be sold and requested some of the proceeds of the sale be used to assist with the development of the Marae.

   Panuku has met with Te Kawerau a Maki representatives a part of the Unlock Henderson programme to discuss the process for progressing the marae land swap and these discussions are ongoing.

   Corporate Property and Panuku will work with Te Kawerau a Maki regarding the return of the pou and designs should this property be divested.

   The Corporate Property Portfolio Strategy is for all proceeds of sale realised from the Corporate Property portfolio to be reinvested back into the Corporate Property network.

e) Ngāi Tai ki Tāmaki
   No feedback received for this site.

f) Te Ākitai - Waiohua
No feedback received for this site.

Ngāti Te Ata - Waiohua
Ngāti Te Ata has expressed a potential commercial interest and a desire to develop the property noting its close proximity to the train station and city centre.

Ngāti Paoa
No feedback received for this site.

Ngāti Maru
No feedback received for this site.

Ngāti Tamatera
No feedback received for this site.

Waikato-Tainui
No feedback received for this site.

Ngā ritenga ā-pūtea / Financial implications
20. It is proposed that the capital receipts from the sale of surplus Corporate Property properties contribute to the Corporate Property Portfolio Strategy so that the proposed new network can be implemented and self-funded. This will provide efficiencies to the Corporate Property network.

Ngā raru tūpono / Risks
21. If the sites identified in the Corporate Property Portfolio Strategy that are surplus to the council’s corporate accommodation requirements are not approved for sale, there is a strong risk to the successful implementation of the Corporate Property Portfolio Strategy which would not be self-funded and need to be funded separately.

Ngā koringa ā-muri / Next steps
22. Following receipt of the Henderson-Massey Local Board’s resolutions, the Corporate Property Portfolio Strategy will be presented to the Finance and Performance Committee, along with an intended recommendation to divest of this site. If the committee approves the proposed disposal of the site, Corporate Property will work with Panuku who will seek to divest of the site in a manner that provides an optimal outcome and return to council. Funds realised will be ring-fenced to ensure the successful implementation of the Corporate Property Portfolio Strategy.

23. The terms and conditions of any disposal would be approved under appropriate financial delegation.

Ngā tāpirihanga / Attachments
There are no attachments for this report.

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Stephen Greenough – Project Director</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Kevin Ramsay - General Manager Corporate Finance and Property</td>
</tr>
<tr>
<td></td>
<td>Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau</td>
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</tbody>
</table>

Corporate Accommodation Disposal Recommendation - 6 Henderson Valley Road, Henderson
15 Corporate Accommodation Disposal Recommendation - 6 Henderson Valley Road, Henderson
Resolution number HM/2018/26
MOVED by Deputy Chairperson P Chan, seconded by Chairperson S Henderson:
That the Henderson-Massey Local Board:
   a) defer this item and call for an extraordinary meeting of the local board to
discuss this item on 3 April 2018 at 1.30pm at Council Chamber, Henderson
   Civic Centre, 6 Henderson Valley Road, Henderson.
   b) note that the reason for deferring the report being that the information provided
   is clearly inadequate.
   c) request further information at the earliest opportunity so this Board can resolve
   on feedback.
   d) note that this report was received by this Board very late, and subject to last
   minute amendments. This is unacceptable given the nature of this information
   and the public interest.
CARRIED