

**Aotea Boardriders Club request for lease**

File No.: CP2015/04812

**Purpose**

- 1) To seek direction from the Great Barrier Local Board on the request from the Aotea Boardriders Club for a lease over reserve land in the Medland's Beach area.

**Executive Summary**

- 2) The Great Barrier Local Board have been approached by a local surf club - the Aotea Boardriders Club (ABC) – who would like to lease an area of reserve in the Medland's Beach area for a club house. They have identified two possible locations - Sandhills Reserve and Medlands Playground Reserve – both on Sandhills Road.
- 3) Staff have worked with the club to confirm their requirements and assess the suitability of each location. Close neighbours of each reserve have been consulted.
- 4) Both reserves are potentially suitable sites for a club house. Neighbours of both reserves were strongly against the granting of a lease for a club house near their property, although many did support the establishment of a club house in the Medlands' area.
- 5) Direction is now required from the Great Barrier Local Board on the request.
- 6) Options include:
  - i) Progress the development of a lease over part of Sandhills Reserve
  - ii) Progress the development of a lease over part of Medlands Playground Reserve
  - iii) Turn down the request
  - iv) Request staff to work with the club to identify and evaluate other options on public and private land in the Medlands and Kaitoke area and report back to the board.

**Recommendation/s**

That the Great Barrier Local Board:

- a. Request staff to work with the club to identify and evaluate other options on public and private land in the Medlands area and report back to the board.

**Comments**

- 7) **Background:**
- 8) The Aotea Boardriders Club (ABC) was formed around 2004. The club was initially formed to hold surf competitions and create an identity for surfers on the island. The ABC logo was developed and applied to the popular ABC hoodies which are sold to club members and visitors and are the main source of funds for the club.
- 9) Several surf comps are held each year and the club has an annual competition with Mangawhai Boardriders Club, alternating between Barrier and Mangawhai each year.
- 10) Over the years club members have come to realise the importance of surfing to under 15 year olds and have provided a surf club each January and integrated them into competition days as well as holding a separate competition days for kids.
- 11) As the original club members have had families of their own, their commitment to guiding and providing for the young surfers on the island has strengthened.

- 12) Since 2007 the club has operated from an old bus on Blackwell's land at Kaitoke. The bus has now gone and the club has decided that they are ready to take on a permanent clubhouse, which will be used as a base for organized activities and for social gatherings.
- 13) The club has been working with the Central Facility Partnership Fund and has been encouraged to put together an application for funding to build a clubhouse. To do this, they need to have a lease over an appropriate site.
- 14) The club has approached Auckland Council and the Great Barrier Local Board for permission to lease an area of approximately 100m<sup>2</sup> for a clubhouse and decks in either Sandhills Reserve or Medlands Playground Reserve.
- 15) **Process**
- 16) A process for considering potential sites was agreed at the start of the project:

Stage	Working with	Status
1) Confirm requirements for lease area	ABC	Complete
2) Identify options	Local board	Complete
3) Due diligence	HGI planning team	Complete
District Plan restrictions	LSP advisor	Complete
Reserve classification restrictions		
4) Informal consultation with immediate neighbours	Local board – by letter	Complete
5) Discuss pros and cons of potential site(s)	Local Board	Complete
6) Report to board	Local board	April 2015

17) **Requirements for lease area.**

Criteria	Requirement	Notes
Lease footprint	100m <sup>2</sup> Plus around 400m <sup>2</sup> for septic field if building is to have plumbed water.	60m <sup>2</sup> building 40m <sup>2</sup> deck.
Building type	Hall, open plan style	Also require lockable storage space
Ownership of building	Owned by club	
Toilet	Within 50m	May require own toilet within building due to building regulations
Power	Basic solar for lights	No need for generator
Gas	Gas bottle for cooking, water heating and bbq	
Water	Basic tank	Club to confirm size required

Range of uses	Social, storage, club meetings	Possibly some commercial activity. Hire of boards, sale of clothing
Building available to other community groups	Yes	To be managed by club
Vehicle access to building	Ideally, yes. But short walk is acceptable.	
Car parking	For 5-10 vehicles	To be shared with other reserve users on first come basis
Hours of use	Various hours between 8am and 10pm	
Overnight use	No	
Number of users	10-20 expected for meetings and surf school	Events can be bigger but event permit process will need to be followed.
Alcohol sold	No	
Alcohol permitted	Yes, subject to bylaw as applied to the reserve	
Smoking permitted	Not within lease area.	In addition some Auckland Council reserves are smokefree

18) Options - both reserve locations requested by ABC were considered:

19) Medlands Playground Reserve

Medlands Playground Reserve	75 Sandhills Road
Legal Description	Lot 29 DP 65251
Size	2633m2



Possible site M1 in Medlands Playground Reserve. Approx 100m2 footprint shown

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20) Sandhills Reserve

<b>Sandhills Reserve</b>	143 Sandhills Road
<b>Legal Description</b>	Lot 1 DP 63224, Lot 18 DP 69899, Lot 8 DP 74884
<b>Size</b>	1574m <sup>2</sup> + 1010m <sup>2</sup> + 1722m <sup>2</sup> = 4306m <sup>2</sup>





Location of possible sites S1 – S3 in Sandhills Reserve. Approx 100m<sup>2</sup> footprint shown.



- 21) **Due diligence**
- 22) A community building is permitted in these reserves without the need for a resource consent, as long as the footprint is less than 250m<sup>2</sup>.
- 23) In addition a septic field of around 400m<sup>2</sup> would be required if the building had running water, regardless of whether it had a flush toilet.
- 24) **Informal consultation with immediate neighbours**
- 25) The immediate neighbours (those with a common boundary and those one section away from the reserve) of each reserve were consulted by letter in December 2014.
- 26) **Medlands Playground Reserve**
- 27) Six letters were sent to close neighbours of Medlands Playground Reserve
- 28) Seven responses were received from neighbours of Medlands Playground Reserve.
- 29) Six of the respondents actively supported the establishment of the club house at Medlands but none supported the playground reserve as the location.
- 30) Objections included:
  - Parking
  - Septic field
  - Safety
  - Increased traffic along road

- Alcohol-related Issues
  - Use of drugs
  - Noise at night
- 31) Two respondents suggested the DOC reserve behind the church on Oruawharo Lane and two respondents suggested the Car park – 'Memory Park' at the junction of Sandhills and Oruawharo Lane as suitable locations for the club.
- 32) **Sandhills Reserve**
- 33) Ten letters were sent to close neighbours of Sandhills Reserve.
- 34) Six responses were received from neighbours of Sandhills Reserve. Three of these were from the owners of one property. None supported Sandhills Reserve as the location of a club house.
- 35) Two of the respondents suggested the Car park – 'Memory Park' at the junction of Sandhills and Oruawharo Lane as suitable locations for the club
- 36) Objections included:
- Parking
  - Loss of flat area for ball games
  - Privatization of public space
  - Septic field
  - Safety
  - Increased traffic along road
  - Alcohol-related issues
  - Use of drugs
  - Noise at night

37) **Pros and cons of each site:**

38) **Medlands Playground Reserve:**

Pros:	Cons:
Open site – activity visible and likely to integrate with other reserve users Close to accessway to beach Public toilets on site Playground on site for families BBQ on site Potential for additional use of building by family groups	Strong neighbour opposition Space marginal – question whether there is room for a 400m2 septic field Car parking is 50m from potential lease area

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Open site – activity visible and likely to integrate with other reserve users Close to accessway to beach Public toilets on site Playground on site for families BBQ on site Potential for additional use of building by family groups	Strong neighbour opposition Space marginal – question whether there is room for a 400m2 septic field Car parking is 50m from potential lease area

40) In summary, both sites are viable options. Both locations have their pros and cons. Both sites had strong opposition from close neighbours of the reserve. Whilst there was significant support for an ABC clubhouse at Medland's Beach, there was strong opposition from neighbours against leasing an area to ABC in either reserve.

## Consideration

### Local Board views and implications

41) The Great Barrier Local Board considered the club's request at a workshop in February. The board requested an update report which would inform their response.

### Māori impact statement

42) No consultation with Maori has been conducted to date. Mana whenua will be consulted if/when any lease is contemplated.

## Implementation

43) Should a preferred site be found, it would be appropriate to hold more consultation with neighbours on their concerns and mitigation of the effects on their property.

## Attachments

There are no attachments for this report.

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### Signatories

Author	Gary Wilton - Parks Adviser Hauraki Gulf Islands
Authorisers	Ian Maxwell - General Manager Parks, Sports and Recreation John Nash – Relationship Manager/ Senior Local Board Advisor