**Date:** Thursday 21 June 2018  
**Time:** 02:00pm  
**Meeting Room:** Council Chamber  
**Venue:** Orewa Service Centre  
50 Centreway Road  
Orewa

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**Rodney Local Board**  
**OPEN MINUTE ITEM ATTACHMENTS**

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Greg Doherty
1252 Sandspit Rd
021 825 391
Gregd@hqh.com

**Item 8.1 Deputation to Rodney Local Board Meeting June 21 2018**

I refer to the Officers Report item 13

We purchased this property in May 2014 and found that despite an approved Building permit with a Garage door facing toward the Reserve there was no legal vehicular access to the Garage on site.

On the permit attached here. "Description of Building or Structure and Main Purpose for which it will be used: Stated as GARAGE"

Topographically and due to the placement of the main house below it would be impossible to access the garage door in any other manner.

In 2014, I sought out advise from Stan Bolton, formerly with Parks and Reserves ACC, and we had an onsite meeting to discuss options.

Mr Bolton agreed that this was a legacy situation from the former Rodney Council. He said, “it seems remarkable to consider that an approval may have been given for a garage that depended on access over reserve land without any formalisation of such access.” This would be an opportunity to tidy things up.

At that time Mr. Bolton had said he would support formalising access to the board as the effect was minor. He suggested we may like to contribute a bench on the reserve above our Gravel access, for residents to enjoy the view. I was amenable to this.

We subsequently engaged Buxton Surveyors in 17/06/2016 to do the necessary work to make an application.

I would like to point out that there is an encroachment on the lower end of our property with a portion of the Road on our property. Our boundary peg is in the sealed road outside of the formed Curb refer to my attachment. Encroachments on 1262 Sandspit Rd. This is also a portion of the Reserve which has been encroached by the sealed road surface inside the reserve boundary, I couldn’t find any files on record to see if this transfer to roading had occurred. The site plan shows the road over the reserve.

I’d like to see common sense applied here and ask the Rodney Local board to approve this application for the following reasons:

- The former Council when issuing the permit did not require how access was to be gained, nevertheless is it common sense that vehicular access would be required to a garage.
- Any adverse effect on the unclassified recreation reserve is minimal.
- We would be prepared to place a suitable park Bench on the upper part of the reserve for the enjoyment of the community. We could surface the area with a suitable solution that could return the area to grass but with the ability to be driven on i.e. Surepave or similar.
- We would also forgive any encroachment of Kanuka Road on 1262 Sandspit Rd at the Northern end of the property.
Attachment A

Item 8.1

Historic Arial Photo from 1996
Rodney Local Board
21 June 2018

Attachment A

Item 8.1

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

LOCATION AND OWNERSHIP
Authority: Rodney District Council Date: 31.5.79
ber on Valuation Roll: 9004-5-665, Receipt No.: 009
D.P.: 3849, Block:

Building: S.D.: Sandspit Rd.

village or Rural District: Sandspit

Owner:

Building Permit Fee, etc. $11. 00
Building Research Levy $11. 00

Owner-Name: R. J. & E. A. Bedell
Full Address: R.D. 3, Warawartha

Builder-Name: Ian Carpenter
Full Address: 12 Ivan Road, Paetea, Orewa.

TASTE OF PERMIT (Tick box)

building including repairs, alterations or extensions to existing building.

value of building work $1,865. 00
value of plumbing and if not included$ - - -

If valued at more than $20,000 state:

Est. commencement date Mth. 10
Est. completion date Mth. 19

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

Garage

PEJDOINANT ACTIVITY OF OWNER (See Cover Instructions):

Conditions: (In addition to those listed on the reverse)

INSPECTIONS ARE REQUIRED AS FOLLOWS:

Site inspection or footing holes. 18-5-79

SCH final 30-8-79

(1) When steel is fixed in footings ready to pour concrete or only ready for setting in foundation piles.

(2) When beam and steel placed ready for concrete or if woodframe

base, when floor floors have been laid.

(3) When framework is complete and ready for

NOTIFICATION OF WORK BEING READY FOR INSPECTION is to be made to the Council not less than 24 hours prior to inspection.

issuing Officer: 21.5.79

issuing Officer: 21.5.79

Rodney Local Board
21 June 2018

Minute Attachments
Attachment A

Item 8.1

Statement of passing over information. This information has been supplied by the vendor or the vendor's agents. Accordingly, Ray White/Bogue Real Estate Limited is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law, Ray White/Bogue Real Estate Limited do not accept any responsibility to any person for the accuracy of the information herein.
Emails with Stan Bolton, Parks and Open Space Specialist Auckland City Council

Greg Doherty <gregd@hqh.com>
to Stanley

Hi Stan,
That's correct the upper triangle.
As it is the neighbours regularly mow the grass there.

It would be a great spot for a bench. A lot of the residents walk up and down the hill and it could be something that we put up there we would be open to contributing that.

I will await your advice and look at the best way to resolve.
I'm guessing that the pointy end of the triangle which the Private Road serving 2 and 4 Kanuka doesn't have a right of way either.

From: Stanley Bolton [mailto:Stanley.Bolton@aucklandcouncil.govt.nz]
Sent: Tuesday, 12 January 2016 2:17 p.m.
To: Greg Doherty
Subject: RE: 1262 Sandspit Rd/Kanuka

Hi Greg,
The photo has nothing marked on it. I take it that you are envisaging the top area of the reserve becoming road.
The reserve is unusual and restricted in area already.
The cleared and grassed upper apex is land with an outlook and is capable of supporting a park bench. That suggests there is some reason to keep it as a reserve.
I could have a discussion with AT staff to determine staff attitudes towards resolving the vehicular access issue by taking the land as road.
The right of way option may still remain the better one.

Regards,
Stan

Greg Doherty <gregd@hqh.com>
to Stanley

Hi Stan,
Attached are the Building Consent and Completed Document for the Garage at 1262 Sandspit Rd

Also, a historic Arial Photo, which shows the driveway before the kōkōkī grew over it.

See you on Wednesday at 3:30
My Mobile is 021 828 391

(Refers to an onsite Meeting June 25 2014)

From: Stanley Bolton <Stanley.Bolton@aucklandcouncil.govt.nz>
Date: 18 June 2014 9:53:35 am AEST
To: Greg <gregd@hqh.com>
Cc: Matthew Ward <Matthew.Ward@aucklandcouncil.govt.nz>
Subject: RE: your application at 1262 & 1264 Sandspit Road

A phone call would be good, Greg. I would not wish to have you go to trouble and expense if a favourable council response may not be achievable.

I will need to research the building consent and determine exactly what building shape and design was approved.

It seems remarkable to consider that an approval may have been given for a garage that depended on access over reserve land without any formalisation of such access. Clearly, we need to carefully investigate the background.

I do need to be sure that the building consent was for a garage with vehicular access as opposed to a shed without vehicular access and a check my need to be made to exclude any previous access approval having been given.

It would be good too to be sure that the building has not been added to or otherwise altered since the consent was given.
As well as that, an assessment of the nature, character and function of the reserve is necessary. Depending on the outcome of further investigations, I suppose there remains an option for you not to use the building as a garage and simply have it as a shed. It would obviously be good to discuss the options on site perhaps, because the issue is reasonably complex.

Regards,
Stan

ddi 486 0594
021 816155

On 18/06/2014, at 8:56 am, Stanley Bolton <Stanley_Bolton@aucklandcouncil.govt.nz> wrote:

Hello Greg,

I confirm that I have received the application from Matt Ward, my Team Leader, and that it is in our system for processing. We are under a heavy workload at present and therefore it is difficult to provide a reliable estimate as to how long it may take for an application to be processed. Every effort will, however, be made to handle this matter as expeditiously as possible.

The most practicable and likely approach available to resolve the matter is to arrange an easement of right of way in favour of your property over part of the reserve and it would seem appropriate to rationalise your neighbours’ entry at the same time, if that could be co-ordinated. That is unless both entries can be realigned clear of the reserve or part of the reservation is revoked, and the land is declared Road. A ROW easement is likely to be the simplest option.

At this point it is apparent that we need a schematic plan, prepared by a surveyor, detailing the position of the garage and the driveway entry over the reserve land. Please supply a suitable plan at your convenience on which the application can be based. The plan should define and dimension a proposed right of way and should include contours and other relevant topographical information much as for a scheme plan of subdivision.

Minor easements over reserve land require to be firstly reported to the local board and thereafter approved under delegated powers at a senior management level. Naturally this would take time and 2-3 months may be a reasonable expectation. If the easement is considered to be more than minor, a decision of the council (the governing body) would be required and more time still may be required.

I will endeavour to visit the site as soon as possible to assess the situation more closely. At this stage I have only viewed our GIS aerial photos.

I trust the above information is helpful and I look forward to your response together with a plan in due course.

Kind regards,
Stan
Stan Bolton | Parks and Open Space Specialist - North & West
Recreation, Planning and Programming
DDI (09) 486 8594 | 09 301 0191 ext (43) 8594
Cell (021) 816155
Auckland Council, Level 3, 1 The Strand, Takapuna
Correspondence with Richard Bromley Bucton Surveyors

From Richard Bromley 09/17/16

Hi Greg,

Following my discussion with Stan Bolton last week, and a search of documents relating to the Reserve, and Section 48 of the Reserve Act 1977 (copy attached), I believe we have a process to obtain approval for a Right of Way over the Reserve.

Stan made the following comments:

- A topographical survey may be required, to show that the gradients of the proposed ROW and vehicle crossing are OK.
- A search of the Title or creating document is required – I have done this and attach the document K113962 which confirms the reserve on Lot 1 DP 40473 is vested in Council as Recreation Reserve.
- Prior to making the application it would likely be helpful to have consulted with local iwi and obtained comments – we can initiate this.
- Any application will require Local Board Approval.
- The possibility of “compensation” was raised but not elaborated on.
- Construction of the vehicle crossing and driveway is likely to be required to a minimum 100 mm thick reinforced concrete standard.

Following any approval by Council we will need to prepare a Land Transfer Plan of the ROW and lodge this along with information New Zealand for approval as to survey, before an instrument granting the Right of Way can be registered.

I'm not sure I can accurately estimate the costs for such an application as there are several uncertainties in the process involved, and I don’t know what Council may charge for processing it.

However you should allow about $1,500 + GST for our charges to prepare an application to Council.

A topographical survey and plan of the vehicle crossing and ROW is likely to cost roughly $1,000 - $1,500 + GST.

A Land Transfer Plan showing the Right of Way is likely to cost in the order of $3,000 - $4,000 + GST.

If you are happy to proceed on this basis I will prepare a Client Engagement Contract for you to sign and return.

Regards,

Richard Bromley

M.N.Z.I.S., B.Surv., B.Sc.
Licensed Cadastral Surveyor
Office: 09 425 8950
Fax: 09 425 8956
16 Mill Lane, P.O.Box 107, Warkworth 0941

BUCKTON
CONSULTING SURVEYORS
Encroachments on 1262 Sandspit Rd and site photo

Figure 1: The applicant’s existing gravel accessway over Kanuka Reserve is indicated with a red arrow.

Encroachment of Sealed Road and Curb over 1262 Sandspit RD (Refer to the Blue Square in Fig 1) Grey Coloured Disc is our Boundary Peg
ABOUT US?

OUR COLLECTIVE

OUR MEMBERS

OUR GOVERNANCE

OUR FOCUS. Warkworth Showgrounds HUB
PROPOSED STAGES

STAGE 1. Will be a Multi-Use Sports Facility Including:
- Multi-use markings and nets;
- A permanently-set gymsports area;
- Indoor and exterior access toilet/shower/-changing facilities;
- Reception and administration office;
- Mezzanine viewing floor; and
- Externally accessible storage for clubs based at Showgrounds.

STAGE 2. Will be an extension to Phase 1 building providing further Multiple Team Changing facilities, a Clubroom with Commercial Style Kitchen and Bar Facilities with covered stand for viewing of sports on Field 1.
WHAT WE NEED FROM YOU?

LOCAL supporting LOCAL

Contributions and funding in excess of $160K received from:

- Mahurangi Gymnastics Club
- In Kind Donations

PLAN: INITIATE: BUILD

YOUR $150,000 FUNDING WILL ENABLE:

- DESIGN PLANNING
- ARCHITECTURAL DRAFTING
- GEOLOGICAL ENGINEERING
- STRUCTURAL ENGINEERING
- FIRE ENGINEERED DESIGN
- CONSENT CONSTRUCTION
- CONSENT RESOURCE
- PRELIMINARY SITE WORKS
WHAT’S NEXT

DElIVER BEST VALUE: We will competitively source Design, Planning and Enabling Works contractors

CONSULTATION: Plans will go out for public consultation from August – October using open days, social media, presentations at local user groups, MCSRC database

COMMUNITY FUNDED CONSTRUCTION: Phase 1 = $3,000,000*

AIM TO COMPLETE BUILD LATE 2019
Mahurangi Community Sport and Recreation Collective Notes

Mahurangi Community Sport & Recreation Collective (Mahu Sport) represents a variety of sporting and recreational codes across the wider Mahurangi area:

Founding – Mahurangi Rugby Club, Warkworth Football Club AFC, Mahurangi Gymsports Club, Warkworth Netball and Warkworth Hockey

• Associate members – Warkworth A&P Society, Warkworth Branch Pony Club, Mahu Bike and Skate, Warkworth & Districts Dog Training Club, Warkworth Athletic & Harrier Club, Warkworth Cricket Club, Warkworth Rodeo

• Mahu Sport has now set up a 9 member board to allow a more agile structure to deliver outcomes on the Showgrounds site.

• The board has a number of issues it continues to be involved with but we have now identified Stage one of development includes two major projects.
  • The first stage of the Multi-sport facility; and
  • completion of the Bike and Skate projects

• In the meantime the upgrade of Rugby Club building has been completed through club funding and council support. The Club facility is accessible to other users via a MoU between the Club and Mahu Sport.

Given this will be a large project and we currently have a club facility available, the project will be split into two stages to minimise disruption:

• Initial engagement shows that the multisport facility would be used, at the minimum, by:
  • Gymsports (primary user)
  • Other indoor activities - indoor netball, indoor basketball, martial arts, yoga, pilates, crossfit, dance groups, tai chi
  • Social activities – pre-schoolers, social gatherings, team-bonding, corporate challenges
Mahurangi East Tennis Club

Community Lease Application
Prepared by: Don Wishart (President)
Steve Orr (Secretary)
Presented by: Steve Orr
INTRODUCTION

Concerns exist in substantiating to our members planned maintenance, renewals and capital works expenditure given the club’s existing community lease term of 10 years (remaining) beginning this month.

This presentation respectfully requests that the Rodney Local Board grants the club a new community lease with an initial term of 10 years plus two rights of renewal of 10 years each. This would provide the club with the comfort to go forward and commit to its renewals and capital works programmed over the ensuing years.
CLUB’S OPERATIONAL MODEL

- Lowest fees to ensure widest possible community participation.
- Ensuring club amenities are of the highest standard and are upgraded regularly to maintain these standards.
- Sharing amenities where practical.
- Encouraging all ages (5-83) and abilities to participate.
- Seek sponsors where appropriate and grants support where possible.
HISTORY

- Established May 1990 at meeting of interested parties.
- Betty Paxton outlined council’s purchase of Goodall Reserve. She then called a meeting to form a tennis club that could locate on the new recreation reserve.
- 1990 – council grant of $20,000 to enable further works.
- October 1991 – draft Lease.
- December 1991 - courts nearing completion.
- August 93 – Rodney District Council will make available $80,000 to construct basement area of clubrooms providing toilet/changing facilities.
- April 1995 – plans for club rooms passed by Goodall Reserve Committee.
- 1996 - club rooms on top of basement commence (volunteer labour by members).
- September 2000- club rooms and resurfaced (astro/turf) courts opened.
- October 2005 – new lights are turned on for first time.
- 2009 Bottom three courts commissioned
- 2014 Top four courts resurfaced
MEMBERSHIP AND CURRENT ACTIVITIES

MEMBERSHIP
• Seniors  70
• Juniors   54
• Family    8

ACTIVITIES
• **CLUB DAYS**: Wednesday 9.00 – 11.30am/Friday 4.30 – 8.00pm/Saturday 1.30-3.30pm
• Operates for 12 months of the year.
• **JUNIOR COACHING**: Monday 3.30 – 6.30pm/Saturday 9.00 – 11.00am
• Operates for 18 weeks, nine weeks prior to Xmas and nine weeks post Xmas.
• The club pays $4,000 for junior coaching.
• **ANNUAL CHAMPIONSHIPS**: November to May singles/doubles/combined
• **FUN TOURNAMENTS**: one per month.
• **DRAWN DOUBLES**: twice per year.
• **QUIZ NIGHTS**: two per year.
• **XMAS POT LUCK DINNER** annually.
FUNDING STRATEGY

- During the past decades club members became aware that to achieve the club’s goals an additional major funding source was required.
- This became more acute as grants reduced.
- Any new funding source, should, if possible also provide an additional amenity to benefit the local community.
- The annual Arts Exhibition was the outcome (achieving both goals).
- The revenue generated through this form of social enterprise assists in keeping the club's fees reasonable and funding maintenance, renewals and future capital works.
ARTS EXHIBITION (Running for 23 years)

- Began in 1995 – 32 artists, 135 paintings, 643 public, $1,524.00 net profit.
- Run in Mahurangi East Community Hall over four days post Xmas.
- Club advertises widely in local papers, community display boards, road-side signage and its website.
- Club has built up an artist’s database over the years and adds to it annually.
- Revenue generated from; hanging fee, commission on sales, preview evening sales, onsite café and gold coin donation at door.
# FUNDING

Funds to hand as at 21.05.2018

| Term Deposit 1 | $66,640.66 |
| Term Deposit 2 | $20,135.62 |
| Total 00 Account | $23,216.84 |
| Total 02 Account | $400.00 |
| Total All Accounts | $110,393.12 |

## Year of Works | Works | Cost (approximate) |
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<tbody>
<tr>
<td>2023 - 2025 (See Note 1)</td>
<td>Full upgrade of court lighting (new LED lighting which is more sustainable than existing).</td>
<td>$100,000 - $120,000 (Life of 15 - 20 years) i.e. 2045</td>
</tr>
<tr>
<td>2026-2027 (See Note 2)</td>
<td>Replace astro-turf on bottom three courts (club spent $85,000 on top courts 2013/2014).</td>
<td>$64,000 (Life of 10-15 years) i.e. 2042</td>
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<tr>
<td>2026-2028 (See Note 3)</td>
<td>Replace roof on clubhouse.</td>
<td>$45,000 (Life to be advised)</td>
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<tr>
<td>2023-2024</td>
<td>Replace carpet in clubhouse.</td>
<td>$10,000</td>
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<tr>
<td>2030-2032 (See Note 2)</td>
<td>Replace astro-turf on top courts.</td>
<td>$85,000 (Life of 10-15 years) i.e. 2047</td>
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<tr>
<td><strong>Total Cost 2023-2032</strong></td>
<td><strong>Above</strong></td>
<td><strong>$324,000</strong></td>
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<td>2005-2018</td>
<td>Capital Expenditure completed</td>
<td>$546,414</td>
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<tr>
<td>2005-2018</td>
<td>Grants Received</td>
<td>$390,000</td>
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</table>
Notes to Asset Renewal

1. Should last 20 years (until 2025) but have had to spend $15,000 over past two years on maintenance. Hard to get parts—now obsolete – LED now the accepted norm.

2. Life depends on health and safety requirements as astro-turf deteriorates to an unsafe level.

3. Sea air limits life of corrugated iron roofing. May be prudent to look at other options which while costing more would last longer.
CONCLUSION

The grant of a new Community Lease for a total of 30 years would allow the club to go forward with confidence to implement the proposed capital expenditure. The Club is confident that costs can continue to be funded internally through ongoing social enterprise enabled by a strong and committed committee.

The asset that results should ensure that both club members and the community in general, continue to enjoy a modern quality amenity.
Cr Greg Sayers: Accountability Report
May/June 2018

This is a voluntary report initiated monthly by the Councillor to keep the Rodney Local Board, its staff and the residents and ratepayers of Rodney updated on activities and duties he has participated in. It is a summary of highlights only.

Cr Sayers would like to acknowledge the passing of colleague Cr Dick Quax. Dick’s funeral was held on 2 June which I attended on the behalf of the Rodney Ward.

1. Committee Meetings

Governing Body meeting
(Thursday 24 May) decision making
Online voting trial - this could affect Rodney if Rodney is identified as a trial area. Decision-making delegation to Waiheke Local Board over public land at Matakia, Ngati Paoa Treaty settlement redress.

Finance and Performance Committee workshop
(Thursday 24 May) non-decision making
Local Board OLI’s were presented to the Governing Body members.

Planning Committee workshop – Auckland Plan
(Monday 28 May) non-decision making
Discussion and any final recommendations for the Auckland Plan.

Finance and Performance Committee workshop – LTP
(Tuesday 29 May) non-decision making
Long term plan and 10 year budgets discussed and any final recommendations made. Ensuring Rodney's position was well understood and was being catered for.

Governing Body/Finance and Performance committee meeting - LTP
(Thursday 31 May) decision making
Adoption of the LTP/ 10 Year Budget. This included the regional Fuel Tax being carried as well as the Rodney Local Board Transport Targeted Rate.

Planning Committee meeting
(Tuesday 5 June) decision making
Adoption of Auckland Plan, approved a two-stage approach to bring the Hauraki Gulf Islands into the Unitary Plan

Finance and Performance Committee quarterly meeting
(Wednesday 6 June) decision making
Resolving on the quarterly financial reports from Auckland Council, the CCO’s and the Auckland Council Group.

Environment and Community Committee meeting
(Tuesday 12 June) decision making
Adoption of the revised Auckland Waste Management and Minimisation Plan, approved the draft council submission on the Litter Amendment Bill, approved the draft Facility Partnerships Policy for consultation, approved start of up to five pilots for Investing in Auckland, approved the scope of the Auckland’s waters strategy.

Community Development and Safety Committee meeting
(Wednesday 13 June) decision making
Approved Maori cultural initiatives fund grants Rodney: Te Kia Ora Marae $150,000 (Max amount allowable under the grants scheme).

Community Development and Safety Committee workshop
(Wednesday 13 June) non-decision making
ACE regional grants programmes criteria discussed.

**Governing Body workshop**
(Wednesday 13 June) non-decision making
Representation review. Rodney’s ‘Wellsford’ Warkworth subdivision boundary changes discussed to balance population ratio to local board member representation.

**Finance and Performance Committee meeting**
(Tuesday 19 June) decision making
Howick by-election funding approved, Bethells Beach land transferred to Te Kawerau a Maki

**Environment and Community Committee and Local Board Chairs workshop**
(Wednesday 20 June) non-decision making
Review of Community Occupancy Guidelines 2012. Local Board Chairs and Governing Body members.

2. **Other meetings/events of interest:**

**Warkworth Constituent Clinic**
(Friday 8 June)
Open day session (morning) with Councillor Sayers for constituents to discuss concerns, issues or suggestions.

**Kumeu Constituent Clinic**
(Friday 8 June)
Open day session (afternoon) with Councillor Sayers for constituents to discuss concerns, issues or suggestions.

3. **Ratepayer meetings attended:**

**Sandspit Residents and Ratepayers AGM**
(Tuesday 29 May)
Attended AGM along with Beth Houibrooke.

**Cotesville Residents and Ratepayers Community Groups meeting**
(Wednesday 20 June)
Attended along with Rodney Local Board member Louise Johnston.

4. **Constituent Queries:**

Linton Road, Whitmore Road, Matakanui Link Road, council consents process, Mahurangi Dredging project, uneven footpaths, development contributions, Frost Road, public transport fares, Leigh Road flooding, Valerie Close, Takapuna carpark, wallabies on Kawau Island, Harrison Street carpark, Kumeu Bypass, Regional Fuel Tax, Great North Road Warkworth.

---

**Greg Sayers**
Auckland Councillor
Rodney ward