I hereby give notice that an ordinary meeting of the Kaipātiki Local Board Community Forum will be held on:

**Date:** Wednesday, 26 September 2018  
**Time:** 6.00pm  
**Meeting Room:** Kaipātiki Local Board Office  
**Venue:** 90 Bentley Avenue  
Glenfield

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**Kaipātiki Local Board Community Forum**  
**OPEN AGENDA**

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**MEMBERSHIP**

Chairperson: John Gillon  
Deputy Chairperson: Danielle Grant  
Members: Paula Gillon, Ann Hartley, JP, Kay McIntyre, QSM, Anne-Elise Smithson, Adrian Tyler, Lindsay Waugh

(Quorum 4 members)

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**Jacinda Short**  
Kaipatiki Local Board Democracy Advisor

20 September 2018

Contact Telephone: (09) 484 6236  
Email: Jacinda.Short@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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Welcome

Apologies

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

Declaration of Interest

Members are 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.

The Auckland Council Code of Conduct for Elected Members (the Code) requires elected members to fully acquaint themselves with, and strictly adhere to, the provisions of Auckland Council’s Conflicts of Interest Policy. The policy covers two classes of conflict of interest:

i. A financial conflict of interest, which is one where a decision or act of the local board could reasonably give rise to an expectation of financial gain or loss to an elected member; and

ii. A non-financial conflict of interest, which does not have a direct personal financial component. It may arise, for example, from a personal relationship, or involvement with a non-profit organisation, or from conduct that indicates prejudice or predetermination.

The Office of the Auditor General has produced guidelines to help elected members understand the requirements of the Local Authority (Member’s Interest) Act 1968. The guidelines discuss both types of conflicts in more detail, and provide elected members with practical examples and advice around when they may (or may not) have a conflict of interest.

Copies of both the Auckland Council Code of Conduct for Elected Members and the Office of the Auditor General guidelines are available for inspection by members upon request.

Any questions relating to the Code or the guidelines may be directed to the Relationship Manager in the first instance.

Confirmation of Minutes

That the Kaipātiki Local Board Community Forum:

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

Leave of Absence

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

Acknowledgements

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

At the close of the agenda no requests to present petitions had been received.

8 Deputations

Standing Order 7.7 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 Kaipātiki Local Board Community Forum. 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.

8.1 Pest Free Kaipātiki

Te take mō te pūrongo / Purpose of the report
1. The purpose of this deputation is to address the Kaipātiki Local Board regarding Pest Free Kaipātiki and their plans until the end of the year.

Whakarāpopototanga matua / Executive summary
2. Keith Salmon, Secretary of Pest Free Kaipātiki and Fiona Smal, Restoration Advisor, will be in attendance to address the Kaipātiki Local Board.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:
   a) receive the deputation from Pest Free Kaipātiki.
   b) thank Keith Salmon and Fiona Smal for their attendance and presentation.

Attachments
A  26 September 2018 - Kaipātiki Local Board Community Forum - Pest Free Kaipātiki presentation ................................................................. 15

8.2 Uruamo Maranga Ake Marae Trust

Te take mō te pūrongo / Purpose of the report
1. The purpose of this deputation is to address the Kaipātiki Local Board regarding Uruamo Maranga Ake Marae Trust.

Whakarāpopototanga matua / Executive summary
2. Chair of Uruamo Maranga Ake Marae Trust, Frances Waaka, Design Tribe Architect, Rau Hoskins, and Project Manager, Mark Bramley, will be in attendance to address the board in support of this item.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:
   a) receive the deputation from Uruamo Maranga Ake Marae Trust.
   b) thank Frances Waaka, Rau Hoskins and Mark Bramley for their attendance and presentation.
8.3 Rawene Centre Willow Christian Trust

Te take mō te pūrongo / Purpose of the report
1. The purpose of this deputation is to address the Kaipātiki Local Board regarding the Rawene Centre Willow Christian Trust.

Whakarāpopototanga matua / Executive summary
2. Rawene Centre Manager, Arlene Tyler, and founding member of Willow Christian Trust and Rawene Centre, David Goold, will be in attendance to address the board in support of this item.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:
   a) receive the deputation from Rawene Centre Willow Christian Trust.
   b) thank Arlene Tyler and David Goold for their attendance and presentation.

Attachments
A 26 September 2018 - Kaipātiki Local Board Community Forum - Rawene Centre Willow Christian Trust - Presentation .................................................. 33
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8.4 Birkenhead Rifle Club

Te take mō te pūrongo / Purpose of the report
1. The purpose of this deputation is to address the Kaipātiki Local Board regarding the Birkenhead Rifle Club.

Whakarāpopototanga matua / Executive summary
2. Club President, Lindsay Subritzky and Committee Member, Jeff Brewer, will be in attendance to address the board.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:
   a) receive the deputation from Birkenhead Rifle Club.
   b) thank Lindsay Subritzky and Jeff Brewer for their attendance and presentation.

Attachments
A 26 September 2018 - Kaipātiki Local Board Community Forum -
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."
Te take mō te pūrongo / Purpose of the report
1. The purpose of this report is to address the Kaipātiki Local Board to provide an update on the activities of the Kaipātiki Local Youth Board.

Whakarāpopototanga matua / Executive summary
2. An opportunity is provided for the Kaipātiki Local Youth Board to update the Kaipātiki Local Board on their activities.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:

a) receive the Kaipātiki Local Youth Board update.

b) thank the Kaipātiki Local Youth Board for their attendance and presentation.

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

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Authors</th>
<th>Jacinda Short - Democracy Advisor - Kaipatiki</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisers</td>
<td>Eric Perry - Relationship Manager</td>
</tr>
</tbody>
</table>
Kaipātiki Local Board Chairperson's Report

File No.: CP2018/17899

Te take mō te pūrongo / Purpose of the report
1. An opportunity is provided for the Kaipātiki Local Board Chairperson to update members on recent activities, projects and issues since the last meeting.

Ngā tūtohunga / Recommendation/s
That the Kaipātiki Local Board Community Forum:
 a) note the chairperson's report.

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

Ngā kaihaina / Signatories

<table>
<thead>
<tr>
<th>Authors</th>
<th>Jacinda Short - Democracy Advisor - Kaipatiki</th>
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<td>Eric Perry - Relationship Manager</td>
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<td>Item</td>
<td>Attachment</td>
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EMPOWERING OUR COMMUNITY VIA ONGOING
COLLABORATIVE ACTIONS to RESTORE NATIVE BIODIVERSITY

- Biodiversity monitoring
- Restoration planning
- Responding to public enquiries
- ‘Dirty Duo’ pest weed campaign
- Restoration and wellbeing (VIP)
- Action against kauri dieback disease
- Kaipātiki Restoration Network support
- Citizen Science- Chew Card campaign
- Pest Free Schools

Reserve Signs
Halos
Predator Blitz
Engaging with our Community

Citizen Science - Annual Chew Card campaign

131 volunteers (many new to volunteering)
Results show lower predator numbers where reserve groups are trapping

Improving Native Biodiversity

Predator Blitz
- 8 reserves (volunteers and control lines)
- 2 trial ‘Halos’ initiated, now 5 in action
- 145+ total volunteers
- 567 total volunteer hours
- 209 Ambush bait stations deployed
- 118 Ambush stations and traps deployed
- Estimated 6395 rats eradicated
**PEST FREE KAIPATIKI**

**KAIPATIKI NEEDS YOU**

PLANS FOR 2018/2019

More of the same - but better! Actions against:

**Predators** - Expansion and enrichment of the ‘Predator Blitz’ - more traps, in more reserves, and a review of the ‘Halo’ programme.

**Weeds** - NEW EXTENDED CAMPAIGN with improved techniques and timeframe launches **29 Oct 2018**

Innovative weed app **Ecotrack** - custom built for PFK to aid control efforts

**Continue to support:**

Kaipātiki Restoration Network, Pest Free Schools & EcoNet
**Attachment A**

**Item 8.1**

**TAking action against Kauri Dieback**

**Coming up/pending action:**
- Appointment of kauri dieback educator (20 hours per week) to:
  - Raise public understanding and awareness
  - Coordinate training and support for Reserve Volunteers including training on correct hygiene protocols in KDB areas
- Increased predator control in the ‘Halo’ surrounding kauri reserves to reduce spread of the disease by rats, possums and stoats. Current applications for free trap supply.
- Improved public awareness e.g. at Retirement complexes
- Reserve network involvement in closure assessment for KDB very successful

---

**PEST FREE KAI帕TIKI RESTORATION SOCIETY**

(Iinc.)

*Supported by*

- Auckland Council
- Department of Conservation
- Kauri Project
- Kauri Project Restoration Network
- Wildlink

*Powered by*

- Auckland Council
- Kauri Project
- Kauri Project Restoration Network
- Wildlink
Mahi we have done over the past six months:

- Employed Architect – Design Tribe – Rau Hosking’s
- Employed a Project Manager – RPM Projects – Mark Bramley
- Employed a Surveyor – Apec Surveying ltd – Jared Rehm
- Employed a Planner – Vista Planning – Andres Lily
- Employed Traffic Consultant – Traffic Planning Consultants – Todd Langwell
- Employed Civil Engineer – A & R Consultants – Andre Nell
- Discussions with a Landscape Architect – Bloomfield and Bank
- Applied to the Auckland Council Cultural Initiatives Fund. We were successful in receiving $142K
- Macar Responseeness Hui x 3
- Invited and attended Kotahi a Tamaki Marae Collective – meets once a month at various Marae throughout Auckland
- Held and attended a Pre-App meeting – Meeting was held on 26th July 2018
- Attended Matariki Cultural Festival – Birkenhead/Beach Haven 29th June 2018
- Attended various community meetings
- Held a Local Kaumatu/Kaia Hui
Original Design of Complex:

Proposed Plan 1:
Proposed Plan 2:
### Record of a pre-application meeting 26 July 2018

<table>
<thead>
<tr>
<th>Office use only</th>
<th>File number: PRR00028386</th>
<th>Distribution list:</th>
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<tr>
<td>Duration of meeting:</td>
<td>1 hour</td>
<td>Amount to be invoiced: To be invoiced</td>
</tr>
</tbody>
</table>

### 1. MEETING DETAILS

**Date** 26 July 2018  
**Time** 12pm at 1 The Strand, Takapuna

### 2. MEETING PARTICIPANTS - CUSTOMERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Area of expertise / profession / title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andres Lilly</td>
<td>Planning Consultant</td>
</tr>
<tr>
<td>Michelle Whiu</td>
<td>Uruamo Maranga Ake Trust</td>
</tr>
<tr>
<td>Frances Waaka</td>
<td>Uruamo Maranga Ake Trust</td>
</tr>
<tr>
<td>Rau Hoskins</td>
<td>Design Tribe Architects</td>
</tr>
<tr>
<td>Peter Kelly</td>
<td>Traffic Planning Consultants</td>
</tr>
<tr>
<td>Mark Bramley</td>
<td>MPM Projects</td>
</tr>
</tbody>
</table>

### 3. MEETING PARTICIPANTS - COUNCIL

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Role at meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kylie Brayshaw</td>
<td>Consultant Planner</td>
<td>Planning Advice</td>
</tr>
<tr>
<td>Nim Shihab</td>
<td>Development Engineer</td>
<td>Engineering Advice</td>
</tr>
<tr>
<td>John Stenbery</td>
<td>Urban Designer</td>
<td>Urban Design Advice</td>
</tr>
<tr>
<td>Shane Ingley</td>
<td>Traffic Engineer</td>
<td>Traffic Engineering Advice</td>
</tr>
<tr>
<td>Rhys Caldwell</td>
<td>Arborist</td>
<td>Arboricultural Advice</td>
</tr>
<tr>
<td>James Hendra</td>
<td>Parks Planner</td>
<td>Parks Advice</td>
</tr>
</tbody>
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### 4. SITE & PROPOSAL

- **Street number and name:** 31-35 Cresta Avenue
- **Suburb, town or locality:** Beach Haven
Brief Description of Proposal:

Proposal is as per information provided on, or attached to, meeting request form.

In summary, the proposal is to construct a Marae upon the reserve.

5. MATTERS / ITEMS DISCUSSED AT MEETING

The proposal to locate a much needed Marae upon the reserve is generally supported. Thank you for tabling the design concept and explaining the history of the project.

Matter / Item – Parks

General Feedback

Final support from Parks Planning will depend upon satisfactory resolution of matters raised. Care needs to be taken that all parts of the proposal integrate well with the immediate environment. Transitions between the development and surrounds should be at grade if possible, hard landscape and edge treatments should be sympathetic and landscape planting proposed where required to ground the building or provide visual mitigation of hard landscape elements.

Large retaining walls should be avoided if possible. A retaining wall drawing will be required. The tabled information appears incomplete regarding retaining which would appear to also be required west of the northern car park, east of the southern car park, west of the lawn and east of the access road. Drawings need to show existing ground levels as confirmed by survey and proposed finished levels. Drainage of retaining needs to be considered and resolved.

If viable, battered slopes provide less abrupt level changes and are more visually sympathetic to the existing topography and landscape form. Steeper slopes (more than 1:5) are required to be planted as these are not viable to mow. The proposed retaining at the eastern side of the building would create a long and dark area that has no passive surveillance and may encourage anti-social behaviour. It also beds the building down into the land. Whilst this could be considered a benefit, as the building would have less prominence when viewed from the eastern aspect, it reinforces that the building “puts its back” to the main area of the reserve. It also reduces the possibility of passive surveillance and activating the building edge.

Consideration should be given to maintenance requirements of landscape proposed/required and commitment to maintain the leased area.

The car parking area is supported to be available for public use. There may be times when onsite parking needs to be reserved for events at the Marae. If so, the scope of this and management should be outlined in the LOA/RC applications. Reserve edge footpaths need to be included on access roads and car parks along with any drainage design/requirements. A pedestrian connection from the southern car park area to the fields needs to be provided.

Notwithstanding the above comments, there is a concern about the proposal to have two separate car park areas joined by a long access road. The proposed northern car park requires an access road which would be about 100m long. This is the proposed interface with an active part of the reserve, and could be seen to be a sub-optimal outcome from functional and visual/landscape character perspectives. Consolidating the car park at
the southern end may be a better outcome. It would avoid the access road and the effect of it creating a long and hard landscape feature which severs the Marae from the active green space.

There is also a concern about the landscape character and visual impact of the northern car park area. Notwithstanding expert assessment, it appears that the continuity of green open space and bush around the site is a formative landscape feature. Existing development, access and car parking is consolidated at the southern and eastern parts of the site leaving the northern part free of buildings and large hard landscaped features. The car park may be assessed to unacceptably impact this landscape character.

Functionally, the northern car park area would appear to not be visible to persons entering from Cresta Avenue, and as such, may result in persons driving to the northern part and needing to return and therefore creating unnecessary traffic movements. The northern car park would need a turning area. The distance of the car park from the sports field needs to be considered in terms of current functional requirements (minimum distances are required between play areas and any hard structures) and any future known development/uses of those fields.

Whilst consolidating car parking at the southern end may require more tree removals, this might be acceptable if a better overall car parking and vehicle access design is achieved and suitable mitigation is provided. Angled parking alongside the Wharekai building may provide a better solution upon land that needs to be cleared anyway. Overall, the site layout needs to be informed by an arboricultural assessment, and an arboricultural/landscape design package which would allow for a more complete assessment of visual and landscape character effects. It is expected also that the proposal will be informed by a specialist landscape architect to ensure that the key landscape character features of the site are identified and responded to appropriately. Some mitigation might be required/proposed outside of the leased area. This would need to be discussed.

**LOA Application**

To initiate the Land Owner Approval process for the proposed development upon council land, please make a formal application. Please reference the involvement of James Hendra as he will be able to work with the allocated Parks officer to provide a joined up parks response. Community leasing will also need to be involved, which we can help coordinate.

The project is partly designed however does not yet include sufficient detail and supporting information for a RC application or for a LOA. For example, all dependent works need to be identified, such as any required upgrades to roads and services within the reserve. If low impact stormwater design is proposed, then details of this and land to be occupied is also required. All proposed and required mitigation planting needs to be shown. Earthworks and construction should be understood to the level which allows staging the footprints of required areas in the reserve to be defined.

It is understood that resolving the matters noted will require significant investment and that the design may be subject to ongoing changes. The LOA officer may be willing to undertake a two-stage process at your risk. For example, stage one might be an approval in principle which would be followed by a second fully resolved application once a resource consent is obtained (and therefore the proposal and all details are finalised). This is only a suggestion and needs to be canvassed with the LOA officer to determine if acceptable.
Reserve Management Plan (RMP)

A 1989 RMP is in place under the Reserves Act 1977. Please consider if the proposal is in accordance with the intent of the RMP which will be a matter to address in any RC application under ‘other matters’. If you wish to check with Parks Policy to see if the RMP is subject to an update process please let me know, and I can provide a contact.

Matter / Item – Urban Design

From an urban design perspective, this is a project that would be best presented to the urban design panel, although that would need to be confirmed by the Panel Manager (Nicole Miller). Please note Councils Urban Designer will discuss this with Ms Miller. Once this has been considered contact details and application forms can be provided.

A neighbourhood and landscape analysis and visual impact assessment would be necessary to accompany any resource consent application.

Urban Design comments on the proposed design

The site is located at the transition point between coastal amenity reserve function and sports field, in this respect the location generally feels appropriate.

Urban design supports the relatively open and permeable approach to the Marae, however security and supporting CPTED (crime prevention through environmental design) principles should be considered early.

Building Form

The positioning of the Marae buildings use the changes in ground levels to provide reduce the amount of building seen when viewed from the open sports fields to the east. Existing trees and trees and planting along the Marae’s area. While this design strategy has some merit, a series of low lying roof elements and building back do not necessarily offer a welcoming relationship with the highly utilised sports fields. In this instance the provision of better overlook to the grounds would be encouraged.

The trench area between the car parking access and the building needs further consideration, particularly managing this space and access to it. Railings will need to be provided atop the retaining wall.

Management of level changes needs to be considered.
Battered approach to the retaining wall on the western boundary would be preferred, providing a more seamless landscaped edge to the Marae. This would also be encouraged in other locations to avoid abrupt level changes and further restrictions on permeability and of the reserve.

Where battered approach is not possible, then retaining walls over 1.5m in height need to be steeped and well planted to reduce the physical impact of the structure in the park.

Pedestrian Access

The vehicle access way to the rear car park provides a better grade to pedestrians from the Cresta Ave turning head to the playing fields and planted coastal amenity reserve and tracks to the north. Using the vehicle access way would be a practicable choice for pedestrians accessing the northern portion of the reserve. It would be useful to provide a pedestrian path along the access way as indicated in the early renders, not necessarily that wide – shown in yellow.

There is an existing path on the reserve which skirts the playing fields and provides access to the northern amenity areas of the reserve; this has a very public feel to it and with good amenity. The proposal shows a dogleg to switch the path to the western side of the car parking area, this effectively reduces the amenity of this route, but also it becomes captured by the Marae facility. A suggested response that better delivers the amenity and public outcomes for this path – in red.

Matters / Item – Traffic

The RC application will require support in the form of an Integrated Transport Assessment.

The proposal is likely to meet requirements of the AUP in terms of parking numbers; the layout/design still looks fairly preliminary but some matters to consider going forward will be mobility spaces and cycle parking, as well as manoeuvring on site (blind aisle arrangement due to narrow site).

The assessment should focus not on the rule requirements, but on the parking needs of the marae and how parking in the area can be used synergistically to make efficient use of resource (on and off street) in the vicinity rather than just predicting and providing; this appeared to be the preferred approach by the applicant as well.

A plan on how parking will be managed (Parking / Event Management Plan) should include how/when communications will be held with operators of other sites such that they may enter into agreements for sharing and how events can be scheduled, etc. From an initial perspective, this will be manageable but will need some quantitative assessment of the parking demands and overlap.
Matters / Item – Arboricultural

The application will need to be supported by a full arboricultural assessment. This should clearly identify trees to be removed/retained, any alternative considered to minimise loss of vegetation, how the remaining trees will be protected during construction and how the removed trees will be mitigated.

Any removal / alteration of vegetation would require Tree Asset Owner Approval.

Matters / Item – Engineering

The application will need to be supported by an Infrastructure Report, which details all drainage works. Please ensure that the LOA process includes all associated drainage connections.

An existing stormwater connection is available for the property. An assessment of the capacity of the stormwater line should be undertaken to determine whether the line has sufficient capacity to adequately dispose of stormwater from the additional impervious areas.

There is a trunk sewer in the vicinity of the development and the applicant will need to consult with Watercare and provide their approval with the application.

A site specific Geotechnical Investigation report will be required. Please ensure that this report includes an assessment of groundwater and dewatering effects.

As the site has a contamination tag, at the minimum a Preliminary Site Investigation will be required.

An assessment of the overland flow path which traverses the property should be undertaken which addresses whether the overland flow path will affect the building and if so, outlines the measures to be undertaken to deal with the overland flow path.

A detailed suite of earthworks plans including cut/fill, retaining walls along with all erosion and sediment control measures will be required.

A construction management plan will be required for the development.

In terms of stormwater runoff, please ensure that the total area of impervious coverage across the site is assessed. Please consider the total impervious area of the carpark to determine if any stormwater quality consents are required, in addition to whether any regional discharge consents will be required. Noting that the legacy NSCC has a city wide network discharge consent such may not be required, but this will require clarification as part of the infrastructure report.

Matters / Item – Planning

Zoning

The parcel in question is part of a wider open space network being Shepherds Park. To confirm the ‘site’ a search of the Certificate of Title should be completed to determine if the parcels are all held together. This will be important when assessing overall site building coverage, impervious coverage and yard setbacks.
The survey area for the Marae is zoned Open Space — Informal Recreation and under 
H7.4.1(A30) a Marae Complex is a Discretionary Activity.

Consent will also be required under the open space zone for the building form which is 
permitted to accommodate buildings of no more than 150m² gross floor area. When assessing 
the impact of the buildings on the open space it will be important to demonstrate the Parks 
character is retained, as well as the maintenance of a reasonable standard of amenity for 
adjacent sites.

Resource Consent Information

The RC application will need to be comprehensively prepared and responsive to the 
relevant AUP-OP objectives, policies and criteria. The proposal should respond positively to 
the immediate context and environment and be visually and functionally integrated into 
the open space character and adjacent uses.

In support of the consent, the following assessment should be provided (not that this list is 
not exhaustive and further elements may be required as the design is progressed):

- Assessment of Environmental Effects
- Full set of architectural plans including a detailed set of performance standards
- Visual renderings from main public viewpoints
- A neighbourhood and landscape analysis and visual impact assessment (urban design)
- Detailed landscape plan including commentary on lighting, fencing, pavement details
- Arboricultural Report
- Infrastructure Report including full Earthworks Design
- Overland Flow path Report
- Traffic Report
- Geotechnical Report
- Contaminated Report
- Iwi Consultation

The jetty was discussed, and it was confirmed that this would not form part of the consent 
application. It was suggested that it is removed from the plans.

Iwi Consultation

In the consenting context, mana whenua means the indigenous people (Māori) who have 
historic and territorial rights over the land. It refers to iwi and hapu (Māori tribal groups) who 
have these rights in Tāmaki Makaurau, Auckland.

As part of this consent it is expected that you would consult with the relevant iwi authorities 
noting the development may affect mana whenua values.

As discussed, as part of the consent application process, new developments may need to 
provide a Cultural Values Assessments (CVA), which is prepared by mana whenua or their 
nominee. Not all resource consent applications will require a CVA, and this can only be decided 
by the relevant iwi authority.

Below is a list of the email contacts for the relevant organizations you will need to consult with:
6. ANY OTHER MATTERS / ITEMS ARISING / CORRECTIONS / CLARIFICATIONS

The proposal require more clarification and parts of the design may change. It is recommended meeting again pre-lodgement and/or pre LOA application, to consider the next stage of design and any additional supporting information.

7. IMPORTANT INFORMATION

The purpose of a pre-application meeting is to facilitate communication between applicants and the Council so that the applicant can make informed decisions about applying for consents, permits or licenses.

The views expressed by Council staff in or following a pre-application meeting are those officers’ preliminary views, made in good faith, on the applicant’s proposal. The Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by Council staff, nor to comply with any suggestions made by Council staff. Further, it remains the applicant’s responsibility to get their own professional planning and legal advice when making any application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act.)
Approved as accurate record of meeting by meeting lead

Name: Kylie Brayshaw

Signature: [Signature]

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Item 8.3

Commercial Kitchen

Hinemoa Room  Kauri Point Room

Kendall Bay Room
Presentation to Kaipātiki Community Board, 26 Sept 2018

The Rawene Community Centre is about 17 or so years old but the idea for it began several years earlier.

When I came to the church in 1996, it had just changed its name to Birkenhead Community Church and we asked Jill Nerhney to tell us what community services were needed. Jill told us to ask the community; we did; the survey said, 1) Mothers and toddlers, 2) ESOL and 3) youth.

Trouble was, our premises in Willow Ave were too small and not perfect for these uses. It was decided to sell the place and get a bigger building, with better access to provide a 7-day a week community facility for what is now, Kaipātiki. We used Birkenhead College’s auditorium for more than 2 years and ended up purchasing 4/5ths of the Rawene Rd. property used by Dick Smiths. (By the way, we met many of your predecessors on the Council and local board to see this project become a reality.) We raised a mortgage, found interested private trusts, ran garage sales and other fundraising events to try and reach our vision of serving our community socially, culturally, economically and spiritually.

We had hardly opened the doors when we were asked to look after the first of the Burmese refugees to hit the Shore. We ran all sorts of classes from literacy, to work experience; Anne Hartley and Lindsay Waugh will remember the events they celebrated each year as they settled into their new country. I have celebrated the marriages of the refugees children and follow many of them even though they have moved right around the city. We put in purpose built classrooms which fulfilled the needs of out-of-school youth. The ESOL classes have grown to a 5-mornings-a-week service at a very low cost because we are not commercial and have volunteer qualified teachers.

Huge alterations were necessary to the buildings to meet Resource Consents and unending costs for maintenance; for all these years, it has been a facility that all users are proud of. You yourselves have held hearings in the Centre, the Council has run seminars there, and, you will have seen our activities advertised wherever there is a free notice board, ESOL classes ... Mainly music ... Seniors’ Friendship Group ... Community Meal etc. Of the scores of community organisations that, over the years, have called the Rawene Centre ‘home’, 30 plus still do so, today.

Why? Because, for most of them paying a ‘commercial’ rent is impossible ... understandably so, as they themselves are charitable organisations staffed by volunteers.

Yes, we go to the local and national trusts for development and maintenance finance; it’s the only way we can continue to serve the community. Birkenhead Licensing Trust have helped us enormously, and in addition, year in, year out, many individuals support the centre as they are able, principally Birkenhead Community Church people whose vision created the centre and maintain it now; (by the way, Birkenhead Community Church is not part of any national church with deep pockets); We have a few paid staff, obviously, but scores of people give financially and offer countless hours as teachers, helpers, cooks etc.

But, there is a catch! Council designated us as a “Church, gymnasium, other activities” (see in your attachments) but rated us as a community centre. This wasn’t a problem because the rates were rebated each year so we’ve never raised it with you ... until just now, that is, when we were informed that the transitional rates grant would only be for another 3 years !!! We’re looking at $12K annually in rates and the possibility of much more in the future.

So what? Well we’re not a commercial enterprise; the facilities except one area are made available for less than commercial rates and often, gratis. If we are to pay $12K in rates, we have to pass this on. To whom? To our existing user groups, the volunteer, charitable community groups, some that come to you for funding and who, as I’ve said, can’t find cheaper facilities elsewhere....

Rawene Centre is a perfect fit for our community and meets many of our community’s needs. We would be grateful to know how we can continue to serve our Kaipātiki community as economically as possible.
- Auckland Council Community Consultations
- Baby Sensory Classes
- Band Rehearsals
- Catholic Church Group
- Community Ensemble Rehearsals
- Drug and Alcohol support group
- Eden Korean Church Group
- Korean Community Choir
- Labour Party Meetings
- Latin Dance Classes
- Merge Sign Language
- National Party Meetings
- Nepalese Cultural Centre
- Onewa Parents Centre Ante Natal Classes
- Onewa Parents Centre Baby & You
- Performance.net drama classes
- Plunket Play Group
- Professional Catering Groups
- Resource Teacher Learning Behaviour RTLB
- Russian Community Bard Group
- Russian Edu-Cultural Centre
- Russian Voice Studio Children’s Choir
- Spring South Drama Group
- UKCG Church
- Many Family Celebrations
Birkenhead Rifle Club
Presentation to Auckland Council

Mr Lindsay Subritzky
Club President
Mr Jeff Brewer
Committee Member
September 2018

BRC by Numbers

- Formed in 1933
- Occupied current site since at least 1960's
- Most recent membership: 62
- Used 1-3 times per week between Feb and Dec each year (not including other users)
- Usage restricted due to shared club rooms
- Only indoor shooting club on the North Shore
- Implemented the security system used in the shared clubrooms
- BRC has lost it’s indoor Shooting Range due to the coming demolition of the Birkenhead Memorial Park Grandstand
BRC and the Community

The BRC range has previously been used by the following groups:
- North Shore Girl Guides
- North Shore Scouts
- No. 6 SQN Air Training Corps
- Auckland Service Rifle Association
- Mountain Safety Council Training
- Rosmini College
- Warkworth Pistol Club
- Veteran Arms Society
- School Groups

BRC Responsibilities

BRC supports the safe and responsible use of firearms through:
- Creating a mature and responsible environment
- Providing training for inexperienced personnel
- Enforcing an alcohol free environment during shooting events
- Continuous mentoring for all personnel
- BRC would like to be part of a new Multi Sport facility, that is intended to replace the Old Grandstand.
BRC Achievements

BRC and its members have achieved the following:
- Winners of the Auckland Sporting Rifle Interclub competition
- Individual members have:
  - Won multiple national titles
  - Competed in multiple national competitions
  - Medalled consistently at International competitions
  - Represented NZ in multiple International competitions
  - Are a current world record holder

Shooting In Auckland

- Two indoor clubs in Auckland – Howick and Waitakere
- Howick range was rebuilt in 2005
- Howick range is used seven days a week
- Endorsement for a new North Shore facility received from six other Auckland clubs
Attachment A

Item 8.4

Requirement for a New Facility

A new range facility would:
- Allow the club to continue functioning
- Provide a facility for the approx. 16,000 licenced firearms owners on the North Shore
- Provide a safe and secure facility for training and mentoring of new or inexperienced personnel

Possible Capability

- 60m range possible in current proposal
- 10 lanes (2x blocks of 5)
- Throughput: Over 80+ people per day
- Supports an increased membership base
- Potential to host national/international Smallbore competitions
- Potential to be used up to seven days per week, every week
Project Assistance

BRC and members can assist with the following:

- Range layout and design
- Supplying unused fans and filters (recovered from current building)
- Liaise with range certifiers and relevant authorities