### Albert-Eden Local Board

#### OPEN MINUTE ITEM ATTACHMENTS

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Auckland Transport Regional Public Transport Plan
Albert-Eden Local Board feedback – December 2018

The Albert-Eden Local Board in general is strongly supportive of steps to increase public transport and would like to see a clear statement of intent to improve mode-share of public transport.

Focus Area 1:
Expanding and enhancing rapid and frequent networks

The Albert-Eden Local Board supports the delivery of a high-frequency, high-capacity public transport service for the main arterial network throughout Auckland, supported by local feeder services.

Specific feedback:

- More bus priority lanes will be beneficial on our major corridors, e.g. Sandringham Road. We also support filling in the gaps in existing lanes, where practical.

- It is important to provide bus priority over car movement as this makes taking the bus a more attractive opportunity – e.g. bus advance signals at intersections.

- It is important to keep cars out of the bus lanes through whatever means are most effective (e.g. communications, increased enforcement).

- The Albert-Eden Local Board supports the initiative to source only zero emission buses and to plan for the gradual phasing out of emission-producing vehicles but would like to see it started earlier than 2025.

- All-day frequency and region-wide connectivity that meets diverse travel needs will be vital to the success of new developments.

- Innovative funding mechanisms should be considered to pay for the required public transport networks, e.g. targeted rates such as a levy on land used for car parking.

- Look to successful processes such as the Unitec ITA to see how public transport services can be provided to ensure successful developments.

- The Albert-Eden Local Board sees the Carrington Road improvements as a priority project but would like to see this project started earlier than 2021.

Focus area 2:
Improving customer access to public transport

The Albert-Eden Local Board supports the focus on convenient, safe access to and from public transport.

Specific feedback:

- The Albert-Eden Local Board does not support adding “park and ride” facilities in inner suburbs, but instead supports “ride and park” facilities to allow people to ride scooters and bicycles to train stations and other major hubs.
The Albert-Eden Local Board supports further investment aimed at reducing the amount of people driving and parking in streets near train stations and other major hubs.

The Albert-Eden Local Board supports the installation of advanced directional signage and route numbering signage on the local road and path networks to assist in customer wayfinding.

Focus area 3:
Improving Māori responsiveness

- The Albert-Eden Local Board supports dual language on signage and implementation of the Te Aranga design principles.

Focus Area 4:
Harnessing emerging technologies

The Albert-Eden Local Board supports making better use of emerging technologies but has concerns about the ability of autonomous vehicles to safely share the road with pedestrians and cyclists.

Specific feedback:

- The Albert-Eden Local Board believes integrated fares and fare charges need more work. The costs of public transport are prohibitive for a lot of people, e.g. families travelling to events, who we should be encouraging to use PT.

Further feedback:

- Public transport must meet the needs of our diverse communities, including frequent services outside peak hours to support shift workers and local nightlife. Presently it is difficult to use services after 10pm – and there should be special services (such as the “Night Rider”) that run beyond midnight on Fridays and Saturdays.

- The Albert-Eden Local Board would like to see journey planning simplified through technology, e.g. looking to international examples such as City Mapper.

- The Albert-Eden Local Board suggests that changes to the NZTA process, such as the funding assistance ratio, could help to ensure new public transport services can be largely NZTA funded for first few years, reducing pressure on AT.

- Much of AT’s good work on public transport is undercut through initiatives such as paid parking promotions and discounts. The costs of public transport should be structured in such a way that public transport is at least as attractive as driving and parking, particularly for groups of people such as families.
Approval for calling expressions of interest to lease the Gribblehurst building and bowling greens area located at Gribblehurst Park 225 Sandringham Road

Te take mō te pūrongo
Purpose of the report
1. To approve calling for expressions of interest (EOI) from community groups interested in leasing the council owned Gribblehurst building and adjacent greens area.

Whakarāpopototanga matua
Executive summary
2. The Gribblehurst building and former bowling greens are located on Gribblehurst Park at 225 Sandringham Road. The building has a footprint of approximately 430m² and comprises of upstairs and downstairs areas. The greens area is approximately 2700m².

3. There are three leases available. The Gribblehurst Community Hub has been leasing the upstairs of the Gribblehurst building and former bowling greens area. The Auckland Community Shed have been leasing the downstairs of the Gribblehurst building. The leases of the building to both groups fully expired on 31 August 2018. The Hub’s lease on the greens area is valid and expires on 30 April 2019.

4. This report recommends calling for expressions of interest from community groups interested in leasing the separate upstairs and downstairs areas of Auckland Council owned Gribblehurst building and adjacent greens area.

Ngā tūtorunga
Recommendation/s
That the Albert-Eden Local Board:

a) approve calling for expressions of interest to lease the following on Gribblehurst Park at 225 Sandringham Road:
   i) The Gribblehurst building upstairs area
   ii) The Gribblehurst building downstairs area
   iii) The former Gribblehurst bowling greens area.

b) request that staff report back to the Board with recommendations for a suitable occupant(s) for the buildings and bowling green area on Gribblehurst Park at 225 Sandringham Road following the expression of interest process.

Horopaki
Context
5. This report is presented to seek board direction on whether to undertake an expression of interest process to lease the community building and adjacent green area at Gribblehurst Park.
Land and Building

6. The building and the former bowling greens (the greens) area are situated on Gribblehirst Park. The park occupies several parcels of land with the building located on Lot 8 DP 22988 which is held in fee simple by Auckland Council as a classified recreation reserve.

7. The building has footprint and ground floor area of approximately 430m² and comprises upstairs and downstairs areas. The upstairs area is approximately 230m². The greens area is approximately 2700m². (see attachment A).

8. The Gribblehirst Community Hub has been leasing the upstairs of the building and the greens area. The Auckland Community Shed have been leasing the ground floor of the building. Both building leases fully expired on 31 August 2018. The lease of the greens area is still valid and expires on 30 April 2019.

Tātaritanga me ngā tohutohu
Analysis and advice

9. As the building is council owned and the leases for the building have reached full expiry, staff recommend that an EOI is carried out seeking applications from suitable, qualifying community groups. This process is recommended in the Auckland Council Community Occupancy Guidelines 2012. Groups applying need to meet the criteria in the Auckland Council Community Occupancy Guidelines 2012 to lease the premises.

10. The report also recommends calling for an EOI for the greens area in anticipation of the lease fully expiring on 30 April 2019. This will allow for a comprehensive review of activities at the location. It also provides for new leases on similar terms and allows ease of administration.

11. Alternatively, the local board could resolve to forego the EOI process and grant new leases to the current tenants. This option is not recommended for the following reasons:
   • it is contrary to the suggested procedure described in the Community Occupancy Guidelines 2012
   • it presumes that the current tenants are delivering the optimum community outcomes without the Board receiving staff advice and analysis on whether this is the case
   • it foregoes the opportunity to assess if there are other groups that may provide better outcomes to the community.

12. By way of background the current occupant groups were both established in 2016.

13. The Gribblehirst Community Hub occupies the upper floor of the building and the greens area. The Hub provides for a wide range of activities and groups. These include eight groups such as Kai Auckland, Catalyse Network, Auckland Rugby Referees Association and a home-school group of parents and children. At August 2018 membership stood at 95 with eight of those being groups with wider membership.

14. The Auckland Community Shed leases the ground floor of the building and has established a skills shed as part of the wider network of MENZShed New Zealand. Their purpose is to provide a location where practical workshop skills can be used, shared and learnt. There are over 85 members including 14 women. The resources of the shed cater to woodworking, engineering/metalwork and electronics. The shed is open during weekdays, Wednesday evenings during the summer and at weekends.

15. An EOI can begin in December 2018, with an extended application period through until the middle of February to allow for the holiday period. An advertisement will be published in the Auckland City Harbour News, the Central Leader and on the Auckland Council website advising of the EOI. There will be opportunities for prospective applicants to view the building as part of the application process.
16. The existing tenants, the Gribblehirst Community Hub and the Auckland Community Shed have already submitted their applications for a new lease. Those listed on the council interest register will also be advised of the EOI.

17. Applications received will be considered against criteria from the Albert-Eden Local Board Plan 2017, Auckland Plan 2050, the council’s Community Occupancy Guidelines 2012 and the Albert-Eden Local Board Community Occupancy Policy 2017. The application details will be summarised by staff and workshoped with the board ahead of formally reporting with a recommendation for a suitable tenant(s).

18. The expression of interest call will request detailed information about proposals envisaged by prospective applicants. This should provide better information to assess the feasibility of proposals and how these fit with council’s criteria.

Ngā whakaawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

19. These are not relevant to the current process, once prospective applicants and activities are known, Council group impacts and views will be discussed in the subsequent business meeting report.

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

20. During the workshop on 21 November 2018, staff presented various options for the local board to consider in terms of the process relating to the leases of the Gribblehirst building and greens area. Options were either to deal with all leases on the site; or secondly resolve only the expired leases; or thirdly resolve only the Gribblehirst Community Hub lease of the upstairs of the building.

Tauākī whakaawe Māori
Māori impact statement

21. A presentation on this matter was made to the Mana Whenua forum on the 28 November 2018. Detailed information on the reserve and the building will also be presented to iwi groups identified as having an interest in the Gribblehirst Park area during the public notification period relating to this process.

Ngā ritenga ā-pūtea
Financial implications

22. The costs of advertising the site for expressions of interest to lease will be borne by Auckland Council’s Community Facilities.

Ngā rāru tūpono me ngā whakamaurutanga
Risks and mitigations

23. The EOI process will take some time (see attachment B) and will delay the issue of a potential new lease to the Hub. This delays the Hub making an application to the Department of Internal Affairs for funding to progress their on-site developments.

24. The process includes calling for EOI for the greens area that has a current lease over it. Staff will work with the current tenant to allow the EOI process to occur ahead of the lease expiry of 30 April 2019. It is anticipated that reporting on new leases for all areas at Gribblehirst will occur near or after the greens lease expiry date. Staff will work with the tenant to manage this process.
Ngā koringa ā-muri

Next steps

25. If the local board resolves to call for an EOI, an advertisement will be published on the Auckland Council Website, the Auckland City Harbour News and Central Leader. Community groups who are already registered with council seeking group accommodation will also be advised.

26. If the local board chooses not to approve the call for expressions of interest to lease, staff will progress dealing with the expired leases and a greens area lease in anticipation of its expiry. This includes a subsequent business meeting report to grant new leases for all areas at Gribblehirst.

Ngā tāpirihanga

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Ngā kaihaina

Signatories

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<tr>
<th>Author</th>
<th>Tsz Ning Chung - Community Lease Advisor</th>
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<tr>
<td>Authorisers</td>
<td>Rod Sheridan - General Manager Community Facilities</td>
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<tr>
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<td>Adam Milina - Relationship Manager - Albert-Eden &amp; Orakei Local Boards</td>
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Approval for calling expressions of interest to lease the Gribblehirst building and bowling greens area located at Gribblehirst Park 225 Sandringham Road.
### Timeframe for EOI process:
- **Expression of interest** – One month duration from advertising date to close of applications
- **Review and analysis of application** (includes seeking additional information) – one month
- **Workshop EOI applications and analysis with the board** – one month
- **Report to business meeting with recommendations** – one month
- **Public notification and iwi consultation** – six weeks
- **Deed drafting and approval execution** – one month

*Elapsed time – seven months*