

TAKAPUNA CAMPGROUND – TIMELINE OF PROCESS

Date	Process undertaken
November 2016	The local board resolved to confirm its support for “an upgraded beach holiday park and campground activity, in the same location on the same leased area, within the Northern Activity Zone of the Takapuna Beach Reserve” (resolution number DT/2016/200 & 201).
February 2017	<p>The local board requested (resolution number DT2017/17) that council staff progress with “public notification of the intent to grant a lease on the northern end of Takapuna Beach Reserve for a campground / holiday park activity in accordance with the requirements of the Reserves Act 1977 under the following terms:</p> <ol style="list-style-type: none"> 1. proposed lease term of an initial 20 years, with a further one 10-year right of renewal; 2. the proposed campground / holiday park activity lease area on offer be the same as the current Takapuna Beach Holiday Park leased area at the northern end of Takapuna Beach Reserve; and 3. assuming successful navigation of the public notification of the lease under the Reserves Act 1977, the local board requests Panuku Development Auckland conduct an expression of interest / tender process for the lease in accordance with the intent of resolution c) above.”
April to May 2017	<p>Council gave public notice of the intention to grant a lease for the campground activity on the northern part of Takapuna Beach Reserve. Submitters were asked whether they support or oppose the Devonport-Takapuna Local Board proposal to lease part of Takapuna Beach Reserve (the area of the current Takapuna Beach Holiday Park) to a private operator on a commercial basis for the purpose of a campground / holiday park.</p> <p>The local board also resolved to appoint one independent hearings commissioner (Gerald Rowan) to hear submissions on the proposed lease, and to subsequently make a recommendation to the board regarding the proposed lease for the campground / holiday park activity in accordance with Section 54(1)(a) of the Reserves Act 1977.</p> <p>1,244 submissions on the lease proposal were received between 24 April 2017 and 26 May 2017. 978 (approximately 78.6%) submissions were in support of the lease as proposed, while 265 (21.3%) registered opposition. One respondent neither supported nor opposed the proposed lease.</p>
July 2017	<p>The public hearing of submissions to the leasing proposal was held on Thursday 27 July 2017. 16 submitters were heard in support of their submission.</p> <p>Having considered all the necessary and required factors, the commissioner recommended that council (i.e. the Devonport-Takapuna Local Board) confirm its intention to lease the current campground site, less a narrow strip along the coastal boundary, for the term proposed in the public notice (being an initial 20 years, with a further one 10 year right of renewal).</p>
September 2017	The local board considered and adopted the commissioner’s recommendations for the future-use of the reserve. The local board also confirmed its intention to lease the footprint of the current campground site on the northern end of Takapuna Beach Reserve (22 The Promenade) for a term of an initial 20 years, with a further 10 year right of renewal for an upgraded campground / holiday park.
January – April 2018	Panuku undertook an Expression of Interest (EoI), followed by a request for proposals (RFP) process to identify an operator with the right vision, capital and operational skills to redevelop and operate a holiday park which is aligned to the local board and community’s expectations. Three applications were received.
April 2018- March 2019	Following the completion of the EoI and RFP processes, Panuku has been working with two preferred bidders to reach agreement over commercial terms and for funding arrangements to be put in place by the bidder(s).

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March 2019	Panuku introduced the operator and the concept renders for the redevelopment to the local board.
April 2019 –	Panuku concluded the lease negotiations and the parties entered into an agreement for lease (ATL) which is conditional upon receiving approvals from the land owner approval and Minister of Conservation as per the requirements of the Reserves Act 1977.
May 2019 – onwards	Approval from the land owner and Minister for Conservation to be sought. On receiving such approvals, the parties may proceed to enter into a deed of lease as per the commercial terms set out in the ATL. Notice will then be given to the current operator and arrangements will be made for the handover of the site to the new operator.