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

Date: Thursday, 15 August 2019  
Time: 3.00pm  
Meeting Room: St Chads Church and Community Centre  
Venue: 38 St Johns Road  
Meadowbank

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**Ōrākei Local Board**  
**OPEN ADDENDUM AGENDA**

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**MEMBERSHIP**

<table>
<thead>
<tr>
<th>Chairperson</th>
<th>Kit Parkinson</th>
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<tr>
<td>Deputy Chairperson</td>
<td>Carmel Claridge</td>
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<tr>
<td>Members</td>
<td>Troy Churton</td>
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<td></td>
<td>Colin Davis, JP</td>
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<td>Toni Millar, QSM, JP</td>
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<td>Ros Rundle</td>
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<td>David Wong, JP</td>
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(Quorum 4 members)

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**Kim Lawgun**  
Democracy Advisor  
9 August 2019

Contact Telephone: 021 302 163  
Email kim.lawgun@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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Community initiative for a community space within Stonefields

File No.: CP2019/14726

Te take mō te pūrongo
Purpose of the report
1. To recommend that the Ōrākei Local Board does not progress with the community initiative for a community space within Stonefields.

Whakarāpopototanga matua
Executive summary
2. At its 15 November 2018 meeting the Ōrākei Local Board resolved to support the community initiative for a community space within Stonefields. The local board also requested information regarding the classification of all reserves in the Stonefields area in order to facilitate land for use as a community building site and requested the Community Lease Advisor to prepare an appropriate community lease agreement if a site can be agreed for a community space within Stonefields.

3. Staff have investigated the proposal and consider that there is no reserve or park within Stonefields that can accommodate a community facility without impacting significantly on combined park and wider community outcomes.

4. In addition, the proposal is not consistent with the Community Facilities Network Action Plan, which outlines that the Meadowbank Community Centre, the St Heliers Library and the Tamaki Ex-Services Association Hall are the three facilities which have been identified as priorities for upgrading and enhancing existing community facilities.

Ngā tūtohunga
Recommendation
That the Ōrākei Local Board:

a) does not approve the progression of the community initiative of locating a community building on reserves within Stonefields.

Horopaki
Context
5. At its 15 November 2018 meeting the local board received a deputation from David Ealson and Barry Goody who presented a proposal for a location of a community space within Stonefields.

6. The local board resolved inter alia as follows:

b) support the community initiative for a community space within Stonefields suburb.

e) request the Manager Land Advisory Services to update the Board on the classification of all reserves in the Stonefields area, including the reserve area located at 130R Barbarich Drive, Stonefields contained in Lot 903 DP440854, in order to facilitate this land for use as a community building site.

f) request the Community Lease Advisor to prepare an appropriate community lease agreement if the site is agreed for a community space within Stonefields suburb.
g) request that this work to examine the Stonefields Community Group’s proposal for a community space within Stonefields be completed by the end of this financial year.

7. Following the local board meeting, staff from across the organisation have worked with the local board and the residents of Stonefields to investigate the proposal further and look at options for the community space, including 30 Tephra Boulevard, Stonefields, which has been identified by the Stonefields Community Centre Incorporated (the group) as its preferred location to situate a community building.

8. It is noted that the correct address for the site the group identified at 130R Barbarich Drive, is in fact 30 Tephra Boulevard (Lot 903 DP440854).

Reserve status of 30 Tephra Boulevard

9. The property sited at 30 Tephra Boulevard, Stonefields, is legally described as Lot 903 DP 440854 and comprises of a total area of 2.0791 hectares. Lot 903 is currently held in fee simple by Auckland Council as an unclassified recreation reserve, subject to the provisions of the Reserves Act 1977.

10. Lot 903 was originally vested on the deposit of plan DP 440854 as a recreation reserve, pursuant to Section 239 (1) (a) of the Resource Management Act 1991. To enable a community building to be sited on Lot 903 and to also meet the requirements of the Reserves Act, the portion of Lot 903 to be occupied by the building must be classified as a local purpose (community buildings) reserve.

11. Local boards have been delegated the powers of Section 16 (2A) of the Reserves Act. The Ōrākei Local Board can resolve, pursuant to Section 16 (2A), to classify the required portion of Lot 903 as a local purpose (community buildings) reserve.

Tātaritanga me ngā tohutohu
Analysis and advice

12. This section outlines staff advice with respect to the proposal for a community initiative for a community space within Stonefields.

Service Strategy and Integration input

13. Service Strategy and Integration staff assessed the Stonefields Community Centre proposal and advised it was not consistent with the council’s Community Facilities Network Action Plan. This assessment was made on a priority basis where the Meadowbank Community Centre, the St Heliers Library and the Tamaki Ex-Services Association Hall are the three facilities which have been identified as priorities for upgrading and enhancing. These three sites have been prioritised, and all fit-for-purpose works should be carried out prior to engaging in any additional sites for a similar facility.

Arts, Community and Events input

14. An empowered community is one where individuals, whanau and communities have the power and ability to influence decisions, take action and make change happen in their lives and communities.

15. The mandate of the Community Empowerment Unit is to empower Aucklanders to design and lead initiatives that make their communities great and to build tools and resources to enable the great ideas that come from within communities to have the best chance of succeeding. From this perspective, CEU staff have worked with the Stonefields Community Centre group to enable the group to achieve its purpose. Potential risks were discussed with the group, and the group was supported to make amendments to its proposal in order to mitigate these risks.

16. From a community empowerment perspective, the Stonefields Community Centre proposal is a positive example of a community-led placemaking initiative. The population of
Stonefields is expected to be 6,400 within the next few years, and this growing community will benefit from opportunities to create social cohesion and build community connections.

17. The benefits of taking a community-led placemaking approach for community projects include:
   - strengthening and connecting communities through a collaborative process of co-design, creativity and construction of unique gathering places
   - providing an equitable and accessible process for communities to identify and determine local priorities
   - increasing community engagement and wellbeing
   - building community identity and neighbourhood resourcefulness
   - creating community ownership of public spaces with the communities assuming full responsibility for these spaces.

**Parks Services input**

18. Parks and Places staff have investigated the viability of placing the community building at 30 Tephra Boulevard, on a portion of Lot 903 near the existing pump station, in the location indicated by the red rectangle in the image below.

19. The location indicated in red above is the most favourable location within the immediate vicinity of Stonefields. Parks and Places staff advise that locating the facility at the western end of the reserve, being the site preferred by the group, still poses many issues for the operation of a community building, such as:
   - **Parking** – there is little space to develop additional parking capacity for a community building at this location, when also considering the current residential and commercial development at the end of Barbarich Drive. In order for the community building to be financially viable, a wider catchment of visitors outside of Stonefields must also be attracted to use the facility, and who in all likelihood would need to drive to the site.
   - **Access to pump station** – access to the pump station will need to be maintained at all times, restricting the amount of on street parking.
   - **Services** – there is likely to be a significant number of stormwater services in the vicinity of the pump station, which could prohibit the installation of power plus mains and waste water supplies to a new building.
• **Place making** – a community building on a reserve should ideally contribute to ‘place making’. The look and feel of the building in question should contain external building features which are sympathetic to the surrounding natural landscape.

20. Parks and Places staff consider that there is no reserve or park within the Stonefields development that can accommodate a community facility without impacting significantly on combined park and wider community outcomes.

21. Parks and Places staff further advise that any community building must meet the outcomes of the Auckland Community Facilities Network Action Plan (CFNP), which include that a community building is:

- **Accessible** – universally accessible.
- **Best Placed** – easy to find and get to, and well-placed to serve the community and catchment.
- **Flexible** – able to respond and adapt to the changing needs of the community and support continued growth in participation.
- **Functional** – designed to accommodate the intended range of functions and activities, and utilise the outdoor environment to support participation.
- **High Quality** – well-maintained, safe and provides an enjoyable customer experience.
- **Sustainable** – capitalise on opportunities to deliver value for money for the ratepayer and user, minimise environmental impact and balance the needs of present and future generations.

22. The CFNP criteria listed above provide direction for investment in community facilities. It signals the preferred approach for future investment in integrated, fit-for-purpose facilities, rather than stand-alone facilities. To deliver on the CFNP criteria, staff are currently progressing work on the Meadowbank Community Centre in partnership with Panuku, to provide for the growth needs of Stonefields and other surrounding communities.

**Healthy Waters input**

23. Infrastructure and Environmental Services staff have provided advice on management of the community building’s proximity to the stormwater pump station. Healthy Waters staff advise that if the building location is well clear of the rising main that passes between the existing pump station and the proposed community centre building, there is no anticipated negative impact on the operation and maintenance of the stormwater pumping station.

**Community Facilities input**

24. Should the community building be located on 30 Tephra Boulevard and be granted a community lease, all costs incurred to install stormwater, wastewater, power, internet and any other utilities necessary to serve the community building, must be borne by the Stonefields Community Centre Incorporated.

25. Council will not be liable for the installation of any utility and similar services connecting into the community building, as this building is not deemed a priority in the Community Facilities Network Plan Action Plan. Therefore there has been no funding identified in the Long-term Plan 2018-2028 (LTP) for this activity.

26. Damage to any part of 30 Tephra Boulevard, caused through the installation of the community building and service connections, must also be repaired and reinstated by the group if that damage is directly caused by the group or their associated contractor’s actions.

**Summary of staff advice**

27. Staff have investigated the proposal and consider that there is no reserve or park within Stonefields that can accommodate a community facility without impacting significantly on combined park and wider community outcomes.

28. In addition the proposal is not consistent with the Community Facilities Network Action Plan, which outlines that the Meadowbank Community Centre, the St Heliers Library and the
Tamaki Ex-Services Association Hall are the three facilities which have been identified as priority for upgrading and enhancing existing community facilities.

29. Should the local board wish to progress with the group’s initiative for a community facility within Stonefields, it will be necessary to classify the relevant part 30 Tephra Boulevard, Stonefields, as a local purpose (community buildings) reserve. This has the following implications:

- the local board will need to identify a project from the 2019/2020 Community Facilities Work Programme to be deferred to 2020/2021 to enable staff to deliver on the decision of the local board
- the local board will need to allocate $10,000 from its 2019/2020 Locally Driven Initiative (LDI) budget to support the classification of 30 Tephra Boulevard, Stonefields, as a local purpose (community buildings) reserve. This would also require the deferral of a project to 2020/2021 or the reallocation of budget from another project (such as community grants)
- a maintenance programme, where the building’s plans and maintenance must be managed by the group with a 10-year renewals programme for the building
- a building condition assessment report must be undertaken prior to relocating the building onto the reserve, or refurbishment to ascertain whether the building has any asbestos
- Community Facilities will not be responsible for the community building’s ongoing maintenance or capital works, as there is no available funding for this management
- If the classification of 30 Tephra Boulevard, Stonefields, as a local purpose (community buildings) reserve is successful and the Board decides to progress a new lease for the community building, the Board would need to identify a lease to be deferred from the 2019/2020 Community Leases Work Programme to enable staff to deliver on this new lease.

30. The following sections outline the classification process and the leasing process should the Board decide to progress with the community initiative for a community space within Stonefields.

Classification process

31. The Ōrākei Local Board must approve the commencement of the classification process.

32. The classification process will require the council to engage with local iwi on the proposed classification. This consultation and engagement is required under Section 4 of the Conservation Act 1987 and council protocols under the Local Government Act 2002.

33. Council staff will fulfil their statutory duties by attending a mana whenua forum to explain the proposal, and write to the relevant iwi authorities outlining the proposed classification.

34. Staff must provide iwi authorities with 20 working days to submit a response on the classification proposal. Providing that the feedback from iwi engagement is supportive of the proposed classification purpose, staff will submit a report to the local board recommending that part of Lot 903 be classified as a local purpose (community buildings) reserve, subject to Section 16 (2A) of the Reserves Act.

35. In addition to its obligations to engage iwi on the proposal, the council must also undertake a land survey of the portion of Lot 903 to be classified as a local purpose (community buildings) reserve. The land survey is necessary to register the exact area of Lot 903 to be classified for the proposed purpose, and to reference this Survey Office Plan in any resolution made pursuant to Section 16 (2A) of the Reserves Act.

Future community leases considered for part of Lot 903 DP 440854

36. If the Stonefields Community Centre Incorporated (the group) applies for a lease, a community lease can only be resolved upon and granted after the classification progress is completed. Any community lease to be granted to a group for community purposes or a
similar activity over a classified local purpose (community buildings) reserve, must be issued subject to Section 61 (2A) of the Reserves Act.

37. Section 61 of the Reserves Act permits the granting of leases for community or similar purposes, and may accommodate commercial activities if necessary to facilitate that community purpose. Commercial activities would only be permitted on a classified local purpose (community buildings) reserve, if the subject lease explicitly contemplated and allowed the lessee to undertake such commercial activities.

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

38. The analysis and advice section above sets out the views from across the Council family and provides integrated advice for the consideration of the local board.

Ngā whakaawae awe a-rohe me ngā tirohanga a te poari a-rohe
Local impacts and local board views

39. The local board resolved in April 2018, that the council should investigate the classification of part of Lot 903 DP 440854 and also explore options for the location of a community facility in Stonefields (OR/2018/65).

40. In November 2018, the local board resolved to support the community initiative for a community space within Stonefields suburb, and requested that a community lease agreement be prepared once a site has been agreed (OR/2018/224).

41. The group has already been gifted a building and recently received landowner approval from Community Facilities, by delegation from the Ōrākei Local Board, to temporarily locate this building at Ngāhue Reserve until the Board can formally consider staff advice on the proposal.

42. The approval of the classification of a portion of 30 Tephra Boulevard, to enable the relocation of a building for a community centre, will provide positive outcomes for the local community and support local board plan outcome two: “Our residents are proud of their community facilities and public spaces”.

Tauākī whakaawae awe Māori
Māori impact statement

43. Staff will engage with local iwi as part of the classification process for 30 Tephra Boulevard, Stonefields should the Board decide to progress with the proposal. This will include attending a mana whenua forum and writing to local iwi authorities to consult on the proposed classification.

44. This is required by Section 4 of the Conservation Act 1987, and council protocols under the Local Government Act 2002. If all feedback obtained from iwi engagement is in support of the proposed classification, then the classification process will progress to a recommendation that the local board resolve to classify part of Lot 903 subject to Section 16 (2A) of the Reserves Act.

45. If iwi authorities are not supportive of the proposed classification, then the council must negotiate with iwi to agree on a suitable classification. The local board will then be advised and approached for formal approval.

Ngā ritenga a-pūtea
Financial implications

46. The classification process can cost up to $10,000. This sum includes:
   - the payment for a land survey plan to define the part of the reserve to be portioned and separately classified
   - consultation with iwi, such as attending a mana whenua forum
• publishing notice of the classification resolution in the New Zealand Gazette.

47. The land at 30 Tephra Boulevard was acquired with the intention of providing recreational open space for the community. This classification proposal has arisen from a community group-led initiative rather than a council project, and as such, the council would not ordinarily be classifying part of 30 Tephra Boulevard, Stonefields, as a local purpose (community buildings) reserve.

48. The Community Facilities Department will not be liable for any classification costs incurred through this proposal, apart from staff time, as the proposal is not a priority in the Community Facilities Network Action Plan. The proposed classification category of a local purpose (community buildings) reserve is inconsistent with the purpose for which the reserve was vested in council, being a recreation purpose.

49. The Ōrākei Local Board will be required to pay for any land survey, iwi engagement and Gazette publication costs incurred by the proposal to classify part of 30 Tephra Boulevard as a local purpose (community buildings) reserve.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

50. A community facility in Stonefields was not identified as a priority within the Community Facilities Network Action Plan. The risk of prioritising this proposal within the Ōrākei Local Board area is that the Stonefields proposal will not be adequately resourced by staff or funding. In addition, the current priority actions will suffer from constrained resourcing across more projects than have been planned and budgeted for, meaning that delivery of all community building projects may suffer as a result.

51. The quality, compliance and appearance of the proposed community building to be located on 30 Tephra Boulevard must also be assessed. A condition report by Community Facilities prior to the building’s relocation, or the granting of a community lease to the group, will be required.

52. The condition report will assess structure, cladding, materials, life expectancy and whether there are any asbestos containing materials in the building. This report will project maintenance and renewal costs, and can be utilised by the group in the production of a ten-year renewals programme for the maintenance of its building.

Ngā koringa ā-muri

Next steps

53. Should the Board agree not to progress with the community initiative for a community space within Stonefields there will be no further action by staff.

54. Should the Board decide to progress the proposal staff will initiate engagement with iwi and contract a licenced land surveyor to undertake the resurvey of the site to administer the classification process. As there is no budget identified for this activity, all costs incurred by these statutory requirements will need to be funded by the Ōrākei Local Board.

55. Providing the feedback from iwi engagement is supportive of the proposed classification, the local board will receive a report recommending that part of Lot 903 is classified as a local purpose (community buildings) reserve, in accordance with the classification provisions of the Reserves Act.

Ngā tāpirihanga

Attachments

There are no attachments for this report.
Ngā kaihaina
Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Bianka Lee - Land Use Advisor</th>
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</table>
| Authorisers  | Kim O’Neill - Head of Stakeholder and Land Advisory
|              | Adam Milina - Relationship Manager - Albert-Eden & Orakei Local Boards |