

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

Date: Thursday, 15 February 2024
Time: 3.00pm
Meeting Room: St Chads Church and Community Centre
Venue: 38 St Johns Road
Meadowbank

Ōrākei Local Board OPEN AGENDA

MEMBERSHIP

Chairperson	Scott Milne, JP
Deputy Chairperson	Sarah Powrie
Members	Troy Churton Penny Tucker Margaret Voyce David Wong, JP

(Quorum 4 members)

Monique Rousseau
Democracy Advisor

12 February 2024

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Member Angus McPhee

ITEM	TABLE OF CONTENTS	PAGE
1	Nau mai Welcome	5
2	Ngā Tamōtanga Apologies	5
3	Te Whakapuaki i te Whai Pānga Declaration of Interest	5
4	Te Whakaū i ngā Āmiki Confirmation of Minutes	5
5	He Tamōtanga Motuhake Leave of Absence	5
6	Te Mihi Acknowledgements	5
7	Ngā Petihana Petitions	5
8	Ngā Tono Whakaaturanga Deputations	5
	8.1 Deputation - Cameron Mackinnon - Sauna Revolution Auckland	6
	8.2 Deputation - Bryan Haggitt, Parnell Cricket Club - Request to Rename the Shore Road Sports Fields as Hobson Park / Waitaramoa	6
9	Te Matapaki Tūmatanui Public Forum	7
	9.1 Public Forum - James Sutherland, Auckland Hockey	7
10	Ngā Pakihi Autaia Extraordinary Business	7
11	New commercial ground lease at Hakumau Reserve, 3-5 Tamaki Drive, Auckland Central	9
12	Agreement to Lease to Auckland Hockey Facilities Trust	17
13	Auckland Council's Performance Report: Ōrākei Local Board for quarter two 2023/2024	59
14	Amendments to the 2023-2025 Ōrākei Local Board meeting schedule	93
15	Governance Forward Work Calendar	97
16	Ōrākei Local Board Workshop Records	101
17	Chairperson and Board Members' Report	113
18	Te Whakaaro ki ngā Take Pūtea e Autaia ana Consideration of Extraordinary Items	
PUBLIC EXCLUDED		
19	Te Mōtini ā-Tukanga hei Kaupare i te Marea Procedural Motion to Exclude the Public	125
13	Auckland Council's Performance Report: Ōrākei Local Board for quarter two 2023/2024	
	A. Ōrākei Local Board Financial Summary 23/24 Q2	125

1 Nau mai | Welcome

Chairperson S Milne will welcome those present with a karakia.

2 Ngā Tamōtanga | Apologies

An apology from Member A McPhee has been received.

3 Te Whakapuaki i te Whai Pānga | 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.

4 Te Whakaū i ngā Āmiki | Confirmation of Minutes

That the Ōrākei Local Board:

- a) whakaū / confirm the ordinary minutes of its meeting, held on Thursday, 16 November 2023, and the extraordinary minutes of its meeting, held on Thursday, 30 November 2023, including the confidential section, as a true and correct record.

5 He Tamōtanga Motuhake | Leave of Absence

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

6 Te Mihi | Acknowledgements

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

7 Ngā Petihana | Petitions

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

8 Ngā Tono Whakaaturanga | 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 Ōrākei Local Board. 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 Deputation - Cameron Mackinnon - Sauna Revolution Auckland

Te take mō te pūrongo

Purpose of the report

1. To provide an opportunity for individuals and groups to deliver a presentation to the board during the deputation segment of the business meeting.

Whakarāpopototanga matua

Executive summary

2. Cameron Mackinnon will be in attendance on behalf of Sauna Revolution Auckland, presenting on providing sauna facilities for the community at beaches in the Ōrākei Local Board area.

Ngā tūtohunga

Recommendation/s

That the Ōrākei Local Board:

- a) receive the presentation on providing sauna facilities for the community at beaches in the Ōrākei Local Board area and thank Cameron Mackinnon for his attendance on behalf of Sauna Revolution Auckland.

Attachments

- A 15 February 2024, Ōrākei Local Board, Item 8.1, Deputation - Cameron Mackinnon, Sauna Revolution Auckland - PDF 129

8.2 Deputation - Bryan Haggitt, Parnell Cricket Club - Request to Rename the Shore Road Sports Fields as Hobson Park / Waitaramoa

Te take mō te pūrongo

Purpose of the report

1. To provide an opportunity for individuals and groups to deliver a presentation to the board during the deputation segment of the business meeting.

Whakarāpopototanga matua

Executive summary

2. Bryan Haggitt will be in attendance on behalf of Parnell Cricket Club, presenting a request to rename the Shore Road sports fields the overall name of Hobson Park / Waitaramoa.

Ngā tūtohunga

Recommendation/s

That the Ōrākei Local Board:

- a) receive the presentation on a request to rename the Shore Road sports fields the overall name of Hobson Park / Waitaramoa and thank Bryan Haggitt for his attendance on behalf of Parnell Cricket Club.

Attachments

- A 15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Request to Rename the Shore Road Sports Fields as Hobson Park / Waitaramoa - PDF 143
- B 15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Submission to Ōrākei Local Board on Hobson Park / Waitaramoa - PDF 155

- C 15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Remuera Heritage Letter of Support on Renaming of Hobson Park / Waitaramoa - PDF 157

9 Te Matapaki Tūmatanui | 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 three minutes per speaker is allowed, following which there may be questions from members.

9.1 Public Forum - James Sutherland, Auckland Hockey

Te take mō te pūrongo

Purpose of the report

1. To deliver a presentation to the local board during the Deputation segment of the business meeting.

Whakarāpopototanga matua

Executive summary

2. James Sutherland and Dave Wigmore will be in attendance on behalf of Auckland Hockey, presenting on the progress of the development of new hockey turfs at Colin Maiden Park.

Ngā tūhonga

Recommendation/s

That the Ōrākei Local Board:

- a) receive the presentation on the progress of the development of new hockey turfs at Colin Maiden Park and thank James Sutherland, General Manager of Auckland Hockey, and Dave Wigmore, Facilities Trust Chair, for their attendance.

Attachments

- A 15 February 2024, Ōrākei Local Board, Item 9.1, Public Forum - James Sutherland, Auckland Hockey - Colin Maiden Park - PDF 159

10 Ngā Pakihi Autaia | 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.”

New commercial ground lease at Hakumau Reserve, 3-5 Tamaki Drive, Auckland Central

File No.: CP2023/20008

Item 11

Te take mō te pūrongo Purpose of the report

1. To approve a new commercial ground lease between Fraser Brothers Limited and Auckland Council at Hakumau Reserve, 3-5 Tamaki Drive, Auckland Central.

Whakarāpopototanga matua Executive summary

2. Hakumau Reserve is currently held in fee simple by Auckland Council as a classified recreation reserve and subject to the provisions of the Reserves Act 1977.
3. A lease has been in place between Auckland Council and Fraser Brothers over approximately 3,243sqm of the northern part of the reserve since 1 January 2008, the current lease finally expired on 31 July 2022 and is currently holding over on a month-to-month basis under the same terms and conditions.
4. Fraser Brothers Limited have made a formal application to Eke Panuku for a new commercial ground lease to enable the continuation to operate a mini golf business.

Ngā tūtohunga Recommendation/s

That the Ōrākei Local Board:

- a) approve a new commercial ground lease between Fraser Brothers Limited and Auckland Council at Hakumau Reserve, 3-5 Tamaki Drive, Auckland Central subject to Eke Panuku completing the required statutory processes, and the following terms:
 - i) Commencement date - 1 April 2024
 - ii) Term – ten years, with one right of renewal of five years
 - iii) Final expiry date – 31 March 2039 (if all rights of renewal exercised)
 - iv) Permitted Use - to operate a mini golf business.
- b) agree for the lease to allow Fraser Brothers Limited the opportunity to apply for a Class 3 on-license in accordance with the Sale and Supply of Alcohol Act 2012 and serve alcohol on the premises.

Horopaki Context

5. The land is described as part of the land below the mean high-water mark in the Auckland Harbour, comprising 1.0337 hectares, and contained in Record of Title NA633/119.
6. The land is currently held in fee simple by Auckland Council as a classified recreation reserve and subject to the provisions of the Reserves Act 1977.
7. Fraser Brothers Limited have operated the mini golf site known as Lilliputt since 1 January 2008.
8. The ground lease is over approximately 3,243sqm of the northern part of the reserve.

9. The footprint of the lease area will remain the same.
10. The permitted use of the lease will not change.

Tātaritanga me ngā tohutohu **Analysis and advice**

11. There is no approved management plan in place for the recreation reserve – Hakumau Reserve, therefore the new lease does not require the reserve management plan to be contemplated.
12. Iwi engagement and public notification of the intent to grant a new lease under section 54(2) of the Reserves Act 1977 applies to the proposed new lease.
13. A public notice has been published on 10 January 2024 in the East and Bays Courier and on the Auckland Council Have Your Say website.
14. The public notice included the information that the new lease will include the provision for the tenant to apply for a Class 3 on-license in accordance with the Sale and Supply of Alcohol Act 2012 and serve alcohol on the premises.
15. Eke Panuku have contacted mana whenua to canvass any views or opinions on the new lease.
16. The public notice and iwi engagement process concluded on 9 February 2024 and the findings are outlined in Attachment B.

Tauākī whakaaweawe āhuarangi **Climate impact statement**

17. There is no impact on greenhouse gas emissions as the proposal does not introduce any new sources of emissions.

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

18. Eke Panuku engaged with Parks and Community Facilities staff who are supportive of a new lease with Fraser Brothers Limited which would ensure continued activation of this area of the reserve.

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

19. Eke Panuku attended a workshop with the local board on 2 June 2022, 22 June 2023 and 14 December 2023 to discuss the new lease in depth. The local board showed support and positive feedback for a new lease with the current tenant.
20. Eke Panuku understand that Lilliputt Minigolf is a well-loved location on Tamaki Drive with the local community in Ōrākei.
21. Applications for alcohol licence under the Sale and Supply of Alcohol Act 2012 require the applicant to give public notice of the application. Any community concerns will be addressed as part of this process.

Tauākī whakaaweawe Māori **Māori impact statement**

22. Mana whenua views have been canvassed through the engagement process completed by Eke Panuku and are presented to the board in Attachment B.

Ngā ritenga ā-pūtea Financial implications

23. As part of the new lease negotiations a market valuation was obtained from a registered valuer and the annual rental amount has been reviewed.
24. There will be an increase in revenue for Auckland Council.



Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

25. If a new commercial ground lease is not granted there is a risk that Fraser Brothers may vacate the site.
26. A vacant site would mean costs incurred by Auckland Council for time the site remains vacant for rates, maintenance, security, and the costs associated to lease the land.

Ngā koringa ā-muri Next steps

27. Following local board decision, Eke Panuku will finalise the lease between Auckland Council and Fraser Brothers Limited.

Ngā tāpirihanga Attachments

No.	Title	Page
A 	Lease Area	13
B 	Update on the notification process - New commercial ground lease at Hakumau Reserve	15

Ngā kaihaina Signatories

Authors	Carlos Rahman - Principal Governance and Engagement Advisor Roselyn Cowe - Alternative Assets Property Manager Sue Collis - Property Manager
Authorisers	Alaina Beattie - Property Portfolio Manager Glenn Boyd - Local Area Manager

Agreement to Lease to Auckland Hockey Facilities Trust

File No.: CP2024/00415

Te take mō te pūrongo Purpose of the report

1. To seek approval to grant a new agreement to lease to the Auckland Hockey Facilities Trust Incorporated at Colin Maiden Park at 71-73 Merton Road, St Johns.

Whakarāpopototanga matua Executive summary

2. In 2019 the Ōrākei Local Board approved an agreement to lease (ATL) for Auckland Hockey Facilities Trust Incorporated (the Trust) to build a new artificial hockey turf facility at Colin Maiden Park, 71-73 Merton Road, St Johns (Resolution OR/2019/234)
3. Since 2019, the trust has secured significant funding for the project including being awarded a grant of \$4.5 million from Auckland Council's Sport and Recreation Facilities Investment Fund in September 2022. A condition of the drawdown of this grant is the trust holding a valid ATL and landowner approval (LoA) for the new facility. The Trust received resource consent 6 November 2019 (LUC60337427) which is valid for five years.
4. Due to Covid-19 and a significant and rapid increase in project costs, the project did not proceed within the intended time limit. The 2019 ATL and LoA have now expired.
5. The current project displays small positive changes from the original ATL to support reducing costs, including the removal of the warmup turf areas to lower the amount of earthworks, retaining walls, fencing and associated cost, and removal of the turf irrigation and using of non-watered turfs, removing the need for water tanks for storage and majority of irrigation pipework.
6. The Trust is committed to progressing the project and is addressing final issues in order to commence phase one. Due to the expiry of the agreements, the Trust has submitted a new ATL and LoA application.
7. Staff presented a memo to the Ōrākei Local Board on the 14 December 2023 advising that the current ATL and LoA had expired and a new ATL and an extension to the LoA would be required to progress this project.
8. Staff presented a memo to the Ōrākei Local Board on the 1 February 2024 advising of the new ATL application and an extension to the LoA.
9. Staff undertook iwi consultation and public notification through the original ATL process in 2019 and no objections were received. No further formal consultation is required, and the Trust continues to consult with local iwi regarding the project.
10. The activity proposed by the Trust aligns with the Ōrākei local board plan Our Community: "We find creative ways to provide the facilities and services that our community needs and look after what we have.
11. This report recommends that a new ATL be granted to the group for a term of three years commencing from 15 February 2024 and following completion of the project a community lease for a term of 10 years plus 10-year right of renewal in accordance with the Community Occupancy Guidelines 2012 (Updated July 2023).

Ngā tūtohunga Recommendation/s

That the Ōrākei Local Board:

- a) whakaae / grant under the Local Government Act 2002 an agreement to lease to the Auckland Hockey Facilities Trust Incorporated for an area of approximately 15000 sqm for the construction of a new artificial hockey turf facility at Colin Maiden Park, 71-73 Merton Road, St John's on the land legally described as Part Lot 2 DP 153308 and subject to the following conditions:
 - (i) Location: to commence the development within the area identified in Attachment B (Site plan)
 - (ii) Prior to the commencement of any works:
 - a. obtaining approval of the final design plans from Auckland Council
 - b. Auckland Hockey Facilities Trust Incorporated to secure full funding for the project
 - c. Auckland Hockey Facilities Trust Incorporated to obtain at its own cost all necessary resource and building consents (including under the Building Act 2004, RMA 1991, and any subsequent legislation)
 - d. Auckland Hockey Facilities Trust Incorporated to complete the development of the facility within five years of the date of the resolution
 - e. an extension to the landowner approval to the Auckland Hockey Facilities Trust Incorporated for the new artificial hockey turf facility at Colin Maiden Park with an expiry of 14 February 2027
 - f. Auckland Hockey Facilities Trust Incorporated to apply and receive closed landfill asset owner approval with respect to the existing soil contamination identified in the land.
 - g. ensure that the location of the site of the final facility will allow room for future pathways around the lease area
- b) subject to the fulfilment of all conditions of the agreement to lease, grant under section 138 of the Local Government Act 2002 a community lease to the Auckland Hockey Facilities Trust Incorporated for area of 15000sqm (more or less) at Colin Maiden Park, 71-73 Merton Road, St John's on the land legally described as Part Lot 2 DP 153308 subject to;
 - (i) an initial term of 10 years with one right of renewal of 10 years
 - (ii) commencement date –the date of issue of the code compliance certificate or other approval of the proposed development works
 - (iii) rent - \$1,300.00 plus GST per annum
 - (iv) a community outcomes plan to be attached to the community lease
 - (v) promote and support pathway access for all park users into Colin Maiden Park around the leased area
 - (vi) All other terms and conditions will be in accordance with the Local Government Act 2002, the Auckland Council Community Occupancy Guidelines 2012 (Updated July 2023), and the Auckland Council standard form community lease agreement.

Horopaki Context

12. Local boards have the allocated authority relating to local recreation, sport, and community facilities, including community leasing matters.

13. Colin Maiden Park has been part of the Auckland Regional Hockey Facilities Plan since 2011 which set a regional priority for the provision of a high-performance and community facility at the park as a key priority and action item. A hockey facility at this location meets a demonstrated need in this area and in the wider Auckland region for hockey.
14. In 2019 the Ōrākei Local Board approved an Agreement to Lease (ATL) and landowner approval (LoA) for Auckland Hockey Facilities Trust Incorporated (the trust) to build a new artificial hockey turf facility at Colin Maiden Park, 71-73 Merton Road, St Johns (Resolution OR/2019/234).
15. This ATL and LoA has expired. The trust has submitted a new ATL and LoA application. Staff have assessed the applications, and a new ATL is recommended and an extension of the LoA can be issued.
16. The Trust wishes to establish an artificial hockey turf facility to offer year-round opportunities for hockey training and games. In order to secure full funding for the facility, the Trust will need to provide evidence to third-party funders that it has security of tenure.
17. This report recommends granting an ATL to the Trust for the development of a new artificial hockey turf facility at Colin Maiden Park and a subsequent community lease once the development is completed.

Tātaritanga me ngā tohutohu Analysis and advice

The land and site

18. The land at Colin Maiden Park is owned by Auckland Council in several titles. The land contains several buildings providing a range of activities and services.
19. The land relating to this Agreement to Lease is legally described as Lot 2 DP 153308, comprising 9.8505 hectares, and contained in NA91C/70. Lot 2 is held in fee simple by the Auckland Council under the Local Government Act 2002.
20. Colin Maiden Park is a strategically significant park located adjacent to Ngahue Reserve and Merton Road Tennis Centre. It provides the base for a variety of sports clubs and organisations. It plays an important part in meeting direction five of the Auckland Plan of activating children and young people, recognising the diverse communities and the growing population, as well as the importance of quality opportunities and maximising of joint resources.
21. The Colin Maiden Park Precinct Master Plan has been developed by Auckland Council with the Ōrākei Local Board, to plan the future of the park. The master plan identifies the new hockey facilities.

Auckland Hockey Facilities Trust and the project

22. The Trust was established in 2018 for the purpose of developing, owning, managing, and maintaining community hockey facilities in the Auckland area, and with the objective of promoting the sport of hockey to players of all ages and abilities.
23. The Trust was established as a separate entity from Auckland Hockey Association (the Association) for the ownership of hockey facilities in Auckland, in line with other similar governance/ownership structures like North Harbour Hockey, Wellington Hockey and Canterbury Hockey and their respective facility trusts.
24. The Trust will oversee the facility's governance, alongside Lloyd Elsmore Park Stadium, with the daily operations managed by the Association via a management agreement.
25. The Trust will be the owner of the facility and holder of the lease. The Association will be the primary user of the facility. It is also intended that other sporting codes and cross-park users can access the facility for active recreation opportunities through a booking system administered by the Association.

26. The Auckland Hockey Association Incorporated (the association) is the oldest Hockey Association in New Zealand and was established in 1903 to run competitions for its member clubs. Today the association is the largest hockey organisation in New Zealand with 12-member clubs operating in different locations. 400 teams across adult, youth and junior competitions are involved, with 6500 participants throughout the winter season and 3500 during the summer season.
27. The Trust has been discussing the proposed hockey facility with the Ōrākei Local Board for some time. In addition, the Association began these discussions with the wider Colin Maiden Park user groups in 2010.
28. The hockey site at Colin Maiden Park has been part of the Auckland Regional Hockey Facilities Plan since 2011. The plan set a regional priority for high-performance and community facilities at the park as a key future priority and action item.
29. The project not only provides provision of two new artificial turf surfaces required to meet the increasing demands of hockey across the Auckland region, but it is also a key activity in the concept of the Colin Maiden Park Community Precinct for sport and recreation.
30. Hockey participation overall is growing and over the past 5 years, topping 7,000 winter players in the catchment area of Henderson to Papatoetoe for the first time in 2023. Junior and Youth participation have now reached their highest levels of participation following some downturn from the pandemic impacts on sport and schools in 2020 – 2022. Senior participation continues to grow steadily over these periods and continues to do so.
31. Then new turf fields will help future proof the sport in Auckland and provide a much-needed Central Auckland hub and 'home' venue for the clubs and schools including Auckland University Hockey Club and Somerville Hockey Club.
32. The turf will also become part of the wider Colin Maiden Park community sports precinct joining other major sports such as rugby, netball, cricket, football, swimming.
33. The master plan of the park identified the need for the sport of hockey, and this is the highest and best use for the site.
34. The Trust intends to build a facility (Attachment B) which will include:
 - Two artificial turf surfaces (non-watered)
 - Central muster area with player/official shelters
 - Sports field lighting (LED lights & towers)
 - Fencing will surround the proposed turf areas. The highest fences will be 7 meters at either end of the goals
 - Car park.
35. There are small changes from the original ATL as the Trust plans to reduce costs by removing warm up turf areas to reduce the amount of earthworks, retaining walls, fencing and associated costs.
36. The Trust also removed the turf irrigation from the original facility plan and will instead be using non-watered turfs, removing the need for water tanks for storage and majority of irrigation pipework. There will still be provision of drinking water.
37. The Trust has secured 85% of the project costs, which includes the grant from Auckland Council's Sport and Recreation Facilities Investment Fund.
38. The Trust received resource consent 6 November 2019 (LUC60337427) which is for five years.

The Application

39. Specialists from Land Advisory, Parks and Places, Operations Maintenance and Management, Sports Parks, Arboriculture and Eco, Closed Landfills, and Archaeology were consulted for their input and assessment of the Trust's original application.
40. All were supportive of the application and made the following recommendations:
 - that measures be put in place to cause as little disruption to other areas of the park during the works. This included the reserve being left in a tidy manner, with vehicle access restrictions in certain areas, and health and safety requirements be adhered to.
 - protective fencing be erected at the edge of the dripline of trees that are near access points.
 - heritage conditions be implemented including compliance with the accidental discovery protocol. This ensures that artefacts such as bones, middens, bottles, anything that may be deemed of archaeological value, are passed onto the heritage team upon its discovery.
41. The Trust has been informed and is aware of the contamination issues at the site. The closed landfill at Ngahue Reserve is south of the proposed hockey area. There may be a slight encroachment into the hockey turf area, in which case, the Trust would require closed landfill asset owner approval. The Trust has submitted the LAOA application.

Landowner Approval (LoA)

42. LoA was granted by the local board in March 2019 and the required extension to the LoA is conditional on the trust being granted a new ATL. The LoA conditions will be included in the ATL documentation.
43. In the original LoA it stipulated that all work would need to be completed in accordance with the requirements of the Health and Safety Works Act 2015; that safety fencing be erected around the works site and no access to the works area would be permitted to the public.
44. The approval was granted for the following reasons:
 - it would allow for the delivery of the new hockey facilities which is a part of the Colin Maiden Park Master Plan.
 - The development aligns with key outcomes in the Orakei Local Board Plan
 - relevant specialists had provided input and were supportive of the proposal; and conditions would be put in place to mitigate any potential adverse effects of the proposal.
45. At the local board workshop 1 February 2024, members requested that the installation of the lightening must directed away from residential properties, this condition will be include in the LoA.

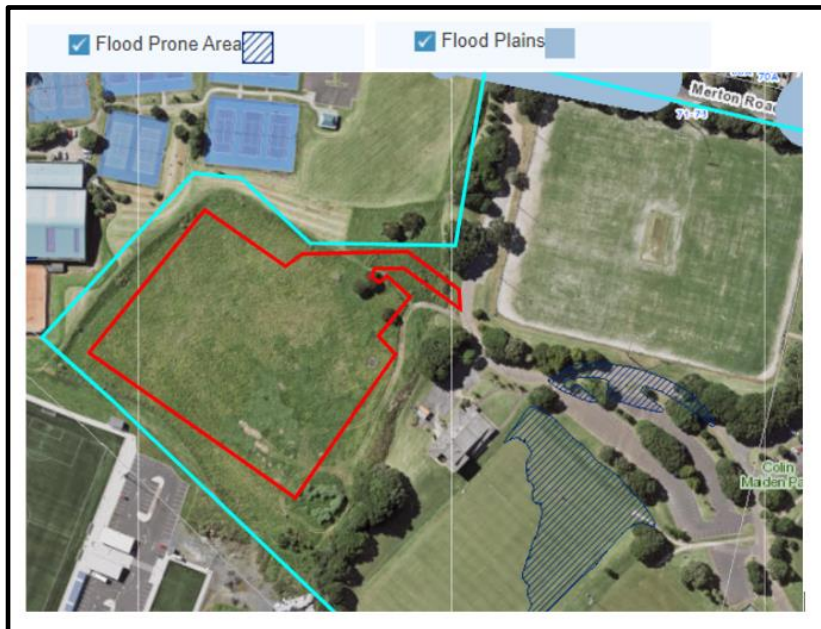
Community Occupancy Guidelines

46. The term of a lease for a group occupying a tenant owned facility is described in the community occupancy guidelines as being ten years with a right of renewal of ten years for a total term of 20 years.
47. Boards have discretion to vary the term and the Community Occupancy Guidelines (updated 2023). However, the recommendation is that the term align with the term prescribed for a tenant-owned building under the Community Occupancy Guidelines - that is a term of 10 years with one 10-year right of renewal. Under the original Resolution OR/2019/234 the community lease was granted for a term of 10 years plus one 10 year right of renewal.

Tauākī whakaaweawe āhuarangi

Climate impact statement

48. To improve environmental outcomes and mitigate climate change impacts, the council advocates that the lease holder:
- seek opportunities to reduce greenhouse gas emissions through the facility design and lease-related activities
 - use sustainable waste, energy, and water efficiency systems
 - use eco labelled products and services.
49. All measures taken are aimed at meeting council's climate goals, as set out in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, which are:
- to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
 - to prepare the region for the adverse impacts of climate change.
50. Climate change has no impact on the lease, as part of the leased area is not in a flood plain. As a group-owned asset, the group is expected to mitigate against or prepare for any climate change impacts for protecting their assets at this location.



51. Onsite remediation of high-water table on the southeast corner is pumped across to Waiatarua wetlands to be harvested and directed to highest point for reticulation across the site.
52. Typically, hockey turfs at this type of community facility are wet-dressed which requires 6,000 litres of water per water cycle, which can see an excess of 50,000 – 100,000 litres of water used each day.
53. The Trust will install world-leading turf at Colin Maiden Park that will not use irrigation, which will save a significant amount of water each year and reduce power consumption. Working with Polytan the trust will be installing their Paris 2024 Olympic turf which is the world's first Carbon Zero hockey turf.
54. The turf development itself impacts on land where there is a suspicion of archaeological significance. Design elements of this small area of the site have been completed to ensure any archaeological elements are not adversely impacted by the development. This has included appropriate Iwi consultation.
55. Extra car parking is created within the facility, hockey as a team sport sees ride sharing encouraged and widely used including the use of team vans. Encouraging use of public

transport, bikes and walking through messaging. Public land will be better connected with Hockey Turfs creating connections between rugby, tennis, swimming, and football areas.

56. The trust will have waste minimisation initiatives throughout the facility, including encouraging use of refillable drink bottles, recycling bins and LED floodlights.

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

57. Council staff from Area Operations, Active Communities, Connected Communities, Park Specialists, Urban Forest Specialist, Legal Services, Healthy Waters, Service & Asset Planning and Land Advisory were consulted regarding the original proposed agreement to lease. There have been no concerns raised regarding the proposed project. The new ATL does not significantly deviate from the original design, nor does it increase the required land area.
58. The proposed new agreement to lease has no identified impact on other parts of the council group. The views of council-controlled organisations were not required for the preparation of this report's advice.

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

59. The adopted Colin Maiden Park master plan provides clear direction that a hockey facility is the best use of this site.
60. The activity proposed by the trust aligns with the local board plan 2023 criteria Our Community: *"We find creative ways to provide the facilities and services that our community needs and look after what we have."*
- The network of open spaces and community facilities meets the needs of the growing population
 - Connect communities through arts, sports, events, and community activities.
61. Public Notification was undertaken as part of the original ATL between September 2020 and October 2020, no submissions were received. Auckland Council public law team advised that further consultation is not necessarily required by section 138 of the Local Government Act prior to entering into a new ATL for the project, in circumstances where Council are satisfied that the previous consultation was sufficient as a result no further formal consultation is required.

Tauākī whakaaweawe Māori Māori impact statement

62. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. The Council recognises these responsibilities are distinct from the Crown's Treaty obligations and fall within the local government Tamaki Makaurau context.
63. Community leases encourage participation and create local benefits for all communities. The trust's activities benefit the whole community particularly eastern Auckland community including Māori.
64. Local hapu and iwi have been strongly involved in the consultation of the Colin Maiden Park Precinct Master Plan and continue to be involved in the turf project.
65. The following Mana Whenua have a longstanding and enduring association to the area: Te Ākitai o Waiohua, Ngati te Ata o Waiohua, Ngati Paoa, Ngati Maru, Te Kawerau a Maki, Ngai Tai ki Tamaki and Ngati Whātua o Orakei.

66. The project is community driven and the Colin Maiden Park Precinct Master Plan ensures that status of iwi and hapū as mana whenua are recognised and respected.
67. The Trust will continue to engage with mana whenua to ensure this knowledge is integrated into ongoing use of the park, initiatives already including the design.
68. The Trust will via the community outcomes plan, deliver Māori Outcomes that reflect their local community. The subsequent community ground lease will benefit Māori and the wider community through health and wellbeing services offered by the trust.

Ngā ritenga ā-pūtea **Financial implications**

69. The Trust's objectives are consistent with council's empowered community objectives, namely encouraging and empowering community organisations to operate more sustainably through activities that help reduce the funding burden on ratepayers.
70. The new facility will be developed by the Trust, with partial funding of \$4.5 million from Auckland Council's Sport and Recreation Facilities Investment Fund. The ongoing maintenance and capital renewal costs will be self-funded by the Trust.
71. With the specialist nature of the turf surfaces and the proposed use by the Trust and associated groups it is not anticipated that there will be a significant additional income from other users.
72. The Community Occupancy Guidelines 2012 (updated 2023) recommends the rent charges for a community ground lease is \$1300.00 plus GST per annum. This is included in the recommendations for the community lease.




Ngā raru tūpono me ngā whakamaurutanga **Risks and mitigations**

73. There are no significant risks to council associated with the proposal as it strategically aligns with the council's plans and management intentions for the park.
74. There is the potential risk of the Trust not being able to secure sufficient funding for the development. Council have mitigated this risk by stipulating that the Trust must secure full funding at each stage of the development before commencing any works.
75. Furthermore, if the local board resolve to not grant the ATL and subsequent lease to the Trust, this will impact the Trust's ability to achieve its objectives to provide sporting and community outcomes to the local and wider community.
76. If the ATL is not approved the project would not be able to go ahead, and the funding already secured will be relinquished, impacting several years of investment and time.
77. If landfill or archaeological issues are uncovered during the works, this may add to the cost or complexity of developing the site. This risk is mitigated through the condition requiring closed landfill asset owner approval.

Ngā koringa ā-muri **Next steps**

78. If the local board resolves to grant the proposed new agreement to lease, staff will work with the group to finalise the agreement in accordance with the local board decision.

Ngā tāpirihanga Attachments

No.	Title	Page
A 	2019 Local Board Resolution	27
B 	2023 Site Plan	29
C 	Project Plans	31

Ngā kaihaina Signatories

Authors	Jo Heaven - Senior Community Lease Advisor Darren Cunningham - Land Use Manager
Authorisers	Kim O'Neill - Head of Property & Commercial Business Glenn Boyd - Local Area Manager

Auckland Council's Performance Report: Ōrākei Local Board for quarter two 2023/2024

File No.: CP2024/00336

Te take mō te pūrongo Purpose of the report

1. To provide the Ōrākei Local Board with an integrated performance report for quarter two, 1 October – 31 December 2023.

Whakarāpopototanga matua Executive summary

2. This report includes financial performance, progress against work programmes, key challenges the board should be aware of and any risks to delivery against the 2023/2024 work programme.
3. The key activity updates from this period are:
 - **ID 307: Māori Responsiveness Ōrākei** - a tour for local board members of key sites, organised by Ngāti Whātua Orakei, occurred in November 2023
 - **ID 310: Activation of community-led venue partners Ōrākei** - Glendowie Community Centre hosted its first Halloween event in three years
 - **ID 317: Business Activations** – The 2023 Ōrākei Business Awards took place in November 2023
 - **ID 316: Community Grants Ōrākei** - \$55,000 was allocated to community groups
 - **ID 40296: Open space buildings toilets – renew – 2023/2024 Ōrākei** - resource consent attained for renewal of heritage changing rooms in St Heliers and Kohimarama
 - **ID 2774: The Landing Concept Plan (2013) refresh** – the board resolved on The Landing Concept Plan Refresh with some amendments at the November business meeting
 - **ID 708: Newmarket/Middleton stream restoration – Ōrākei** – onsite meeting held to discuss the work plan for the next 6 months
 - **ID 2987: Community arts broker programme – Orakei** - procurement process for new vendor was completed this quarter
4. All operating departments with agreed work programmes have provided an update against their work programme delivery. Activities are reported with a status of green (on track), amber (some risk or issues, which are being managed) or grey (cancelled, deferred, or merged).
5. Auckland Council (Council) currently has a number of bonds quoted on the New Zealand, Singapore and Swiss Debt Markets (Quoted Bonds). As a result, the Council is subject to continuous disclosure obligations, which it must comply with under the listing rules of the NZX (Listing Rules), the listing rules of other exchanges and the Financial Markets Conduct Act 2013 (FMCA). This policy has been implemented by Council to ensure it complies with its continuous disclosure obligations. These obligations restrict the release of annual financial reports and results until the Auckland Council Group results are released to the NZX – on or about 28 February 2024.

Due to these obligations the financial performance attached to the quarterly report is excluded from the public.

6. The Customer and Community Services capex budget has been revised to incorporate delayed delivery or earlier commencement of individual projects or other changes that are of material value.

Ngā tūtohunga Recommendation/s

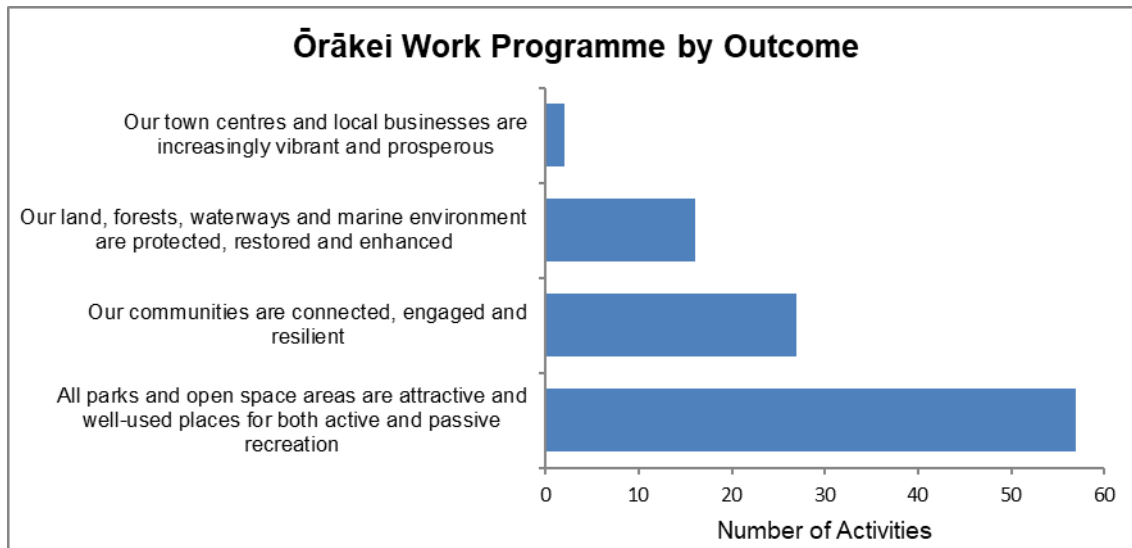
That the Ōrākei Local Board:

- a) receive the performance report for quarter two ending 31 December 2023.
- b) note the financial performance report in Attachment B of the agenda report will remain confidential until after the Auckland Council Group half-year results for 2023/2024 are released to the New Zealand Exchange (NZX), which are expected to be made public on 28 February 2024.

Horopaki Context

7. The Ōrākei Local Board has an approved 2023/2024 work programme for the following operating departments:
 - Customer and Community Services
 - Infrastructure and Environmental Services
 - Auckland Emergency Management
8. The graph below shows how the work programme activities meet Local Board Plan outcomes. Activities that are not part of the approved work programme but contribute towards the local board outcomes, such as advocacy by the local board, are not captured in this graph. [standard paragraph]

Graph 1: Work programme activities by outcome



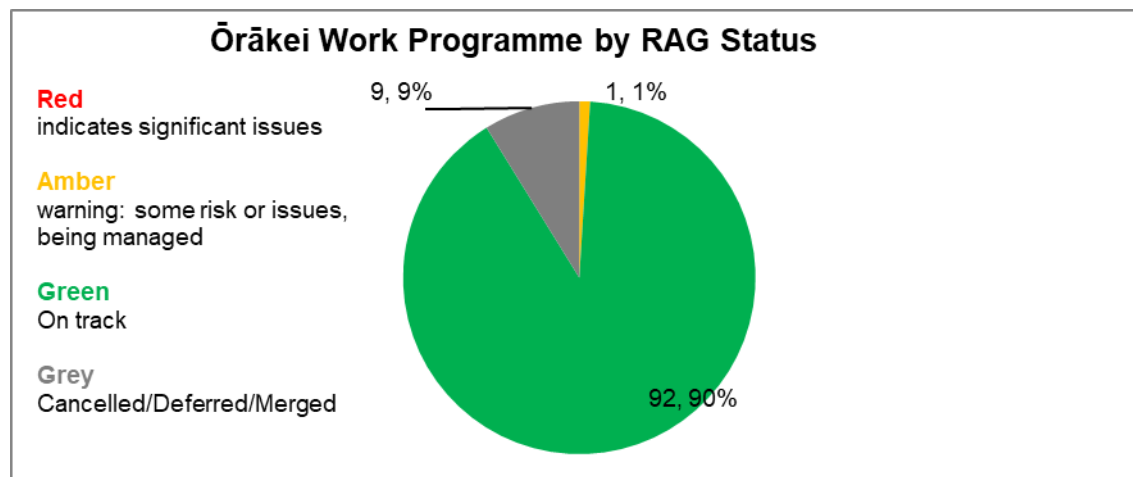
Tātaritanga me ngā tohutohu Analysis and advice

Local Board Work Programme Snapshot

9. The graph below identifies work programme activity by RAG status (red, amber, green and grey) which measures the performance of the activity. It shows the percentage of work

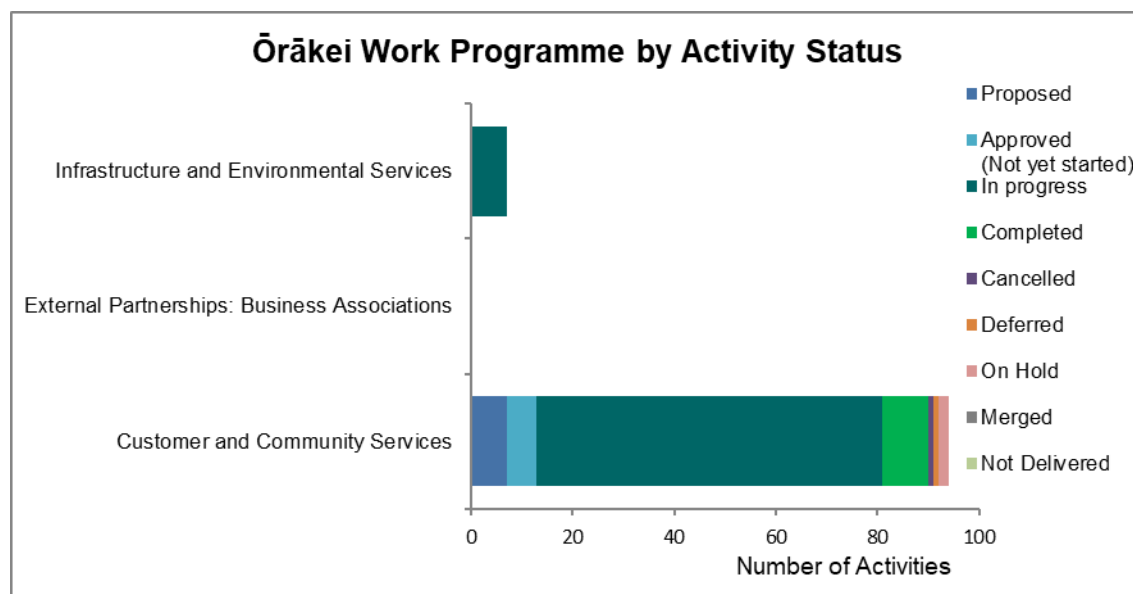
programme activities that are on track (green), in progress but with issues that are being managed (amber), and activities that have significant issues (red) and activities that have been cancelled/deferred/merged (grey).

Graph 2: Work programme by RAG status



10. The graph below shows the activity status of activities which shows the stage of the activity in each departments the work programmes. The number of activity lines differ by department as approved in the local board work programmes.

Graph 3: Work programme by activity status and department



Key activity updates

- **ID 307: Māori Responsiveness Ōrākei** - a tour for local board members of key sites, place based history and shared kai at the Whai Maia offices, organised by Ngāti Whātua Ōrākei, occurred in November 2023
- **ID 310: Activation of community-led venue partners Ōrākei** - Glendowie Community Centre hosted it's first Halloween event in three years. Over 1000 attendees reflecting community desire for a larger event next time
- **ID 317: Business Activations** – The hugely successful 2023 Ōrākei Business Awards took place in November 2023 at Five Knots with attendees building networks and relationships outside of the awards

- **ID 316: Community Grants Ōrākei** - \$55,000 was allocated to community groups from the Quick Response grant round one
- **ID 40296: Open space buildings toilets – renew – 2023/2024 Ōrākei** - resource consent attained for renewal of heritage changing rooms in St Heliers and Kohimarama
- **ID 2774: The Landing Concept Plan (2013) refresh** – the board resolved on The Landing Concept Plan Refresh with some amendments. Acknowledging the strong support in consultation feedback for a short-stay haul-out and hardstand facility for boat cleaning, the board asked, by means of resolutions, for amendments to be made to the draft plan.
- **ID 708: Newmarket/Middleton stream restoration – Ōrākei** – onsite meeting held to discuss the work plan for the next 6 months. Upcoming work includes a combination of pest plant control and pest animal controls, with trap replacement where required. The community group also undertook eDNA testing in the stream at the end of the quarter and await results
- **ID 2987: Community arts broker programme – Ōrākei** - procurement process for new vendor was completed in November, with service agreement being issued to the new community arts broker, Stephen Bain

Activities on hold

11. The following work programme activities have been identified by operating departments as on hold:
 - **ID 24279: Meadowbank Community Centre – Re-develop community centre** – the development partner advised that construction cost escalation has made the project commercially unviable at this time. The project has been deferred by 12 months while the partner looks into alternative methodologies but believes pressures will ease and the project can be resumed
 - **ID 15435: Kupe Reserve – renew parking and structures** – the project is proposed to continue in 2024/2025 as the nearby Kāinga Ora development progresses

Changes to the local board work programme

Activities merged with other activities for delivery

12. These activities have been merged with other activities for efficient delivery:
 - **ID 2774: The Landing Concept Plan (2013) – refresh**
13. At the July 2023 business meeting, Ōrākei Local Board approved a budget of \$160,000 for a project line called ‘The Landing activation, site management and maintenance coordination’ (resolution number OR/2023/67).
14. Different council teams deliver on activation, site management and maintenance. Staff are working together to confirm budgets required for the activity each team delivers.
15. This will enable allocation of the funding to each stream of work with the aim of not having to create a new project activity or reallocate money in order to continue progressing the activation and site works needed in time for summer and early autumn.
16. Staff are also working together to establish what will be delivered and how the \$160,000 is allocated

Tauākī whakaaweawe āhuarangi Climate impact statement

17. Receiving performance monitoring reports will not result in any identifiable changes to greenhouse gas emissions.
18. Work programmes were approved in June 2023 and delivery is underway. Should significant changes to any projects be required, climate change impacts will be assessed as part of the

relevant reporting requirements. Any changes to the timing of approved projects are unlikely to result in changes to emissions.

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

19. When developing the work programmes council group impacts and views are presented to the boards. As this is an information only report there are no further impacts identified.

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

20. This report informs the Ōrākei Local Board of the performance for ending 31 December 2023.

Tauākī whakaaweawe Māori Māori impact statement

21. **ID 307: Māori Responsiveness Ōrākei** - a tour for local board members of key sites, place based history and shared kai at the Whai Maia offices, organised by Ngāti Whātua Ōrākei, occurred in November 2023. Planning is underway for the board to have a business meeting at the marae next quarter
22. **ID 306: Placemaking: Neighbourhood development Ōrākei** - Mural at the Little Rangitoto Reserve was officially opened with a blessing by Ngāti Whātua Ōrākei

Ngā ritenga ā-pūtea Financial implications

23. This report is provided to enable Ōrākei Local Board to monitor the organisation's progress and performance in delivering the 2023/2024 work programmes. There are no financial implications associated with this report.


Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

24. While the risk of non-delivery of the entire work programme is rare, the likelihood for risk relating to individual activities does vary. Capital projects for instance, are susceptible to more risk as on-time and on-budget delivery is dependent on weather conditions, approvals (e.g., building consents) and is susceptible to market conditions.
25. Information about any significant risks and how they are being managed and/or mitigated is addressed in the 'Activities with significant issues' section

Ngā koringa ā-muri Next steps

26. The local board will receive the next performance update following the end of quarter three, 31 March 2024.

Ngā tāpirihanga Attachments

No.	Title	Page
A	Ōrākei Local Board Financial Summary 23/24 Q2 - CONFIDENTIAL	
B 	Ōrākei Local Board Work Programme Update 23/24 Q2	65

Ngā kaihaina Signatories

Item 13

Authors	Ali Keiller - Local Board Advisor
Authorisers	Louise Mason - General Manager Local Board Services Glenn Boyd - Local Area Manager

Amendments to the 2023-2025 Ōrākei Local Board meeting schedule

File No.: CP2024/00734

Item 14

Te take mō te pūrongo

Purpose of the report

1. To seek approval for one business meeting date to be added to the 2023-2024 Ōrākei Local Board meeting schedule to accommodate an Extraordinary Meeting to progress consideration of a property optimisation.

Whakarāpopototanga matua

Executive summary

2. The Ōrākei Local Board adopted its 2023-2025 meeting schedule on Thursday, 24 November 2022 (OR/2022/121).
3. The local board is being asked to approve one business meeting date as an addition to the Ōrākei Local Board meeting schedule so that an Extraordinary Meeting can be held to progress consideration of a property optimisation in a timely manner.

Ngā tūtohunga

Recommendation/s

That the Ōrākei Local Board:

- a) approve the addition of one Extraordinary business meeting date to the 2023-2025 Ōrākei Local Board meeting schedule to progress consideration of a property optimisation in a timely manner
 - i) Extraordinary business meeting: 7 March 2024, 11.30am

Horopaki

Context

4. The Local Government Act 2002 (LGA) and the Local Government Official Information and Meetings Act 1987 (LGOIMA) have requirements regarding local board meeting schedules.
5. In summary, adopting a meeting schedule helps meet the requirements of:
 - clause 19, Schedule 7 of the LGA on general provisions for meetings, which requires the chief executive to give notice in writing to each local board member of the time and place of meetings. Such notification may be provided by the adoption of a schedule of business meetings.
 - sections 46, 46(A) and 47 in Part 7 of the LGOIMA, which requires that meetings are publicly notified, agendas and reports are available at least two working days before a meeting and that local board meetings are open to the public.
6. The Ōrākei Local Board adopted its 2023-2025 business meeting schedule during its Thursday, 24 November 2022 business meeting (OR/2022/121).

Tātaritanga me ngā tohutohu Analysis and advice

7. The local board is being asked to approve one business meeting date as an addition to the Ōrākei Local Board meeting schedule so that an Extraordinary Meeting can be held to progress consideration of a property optimisation in a timely manner.
8. The local board has had workshops and given indicative direction and needs to formally resolve this to enable staff action. Initially the item was scheduled for the February business meeting however endorsement of the Eke Panuku Board means that the report would not make required timelines.
9. Given the local board's desire to enable matters to progress commercially a simple one item extraordinary business meeting aligned with an existing workshop day is the most expedient way to progress this matter, noting that the public will be excluded from attendance given its commercial in confidence content.

Tauākī whakaaweawe āhuarangi Climate impact statement

10. These decisions are procedural in nature and any climate impacts will be negligible. The decisions are unlikely to result in any identifiable changes to greenhouse gas emissions. The effects of climate change will not impact these decisions' implementation.

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

11. There is no specific impact for the council group from this report.

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

12. This report requests the local board's decision to schedule additional meetings and consider whether to approve them as extraordinary meetings or additions to the meeting schedule.

Ngā ritenga ā-pūtea Financial implications

13. There are no financial implications in relation to this report apart from the standard costs associated with servicing business meetings.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

14. If the local board decides not to add this business meeting to their schedule this would result in the input of this local board not being able to be presented to the Governing Body for their consideration and inclusion in the 10-year Budget 2024-2034 and the Annual Budget 2024-2025.

Ngā koringa ā-muri Next steps

15. Implement the processes associated with preparing for business meetings.

Ngā tāpirihanga Attachments

There are no attachments for this report.

Ngā kaihaina Signatories

Authors	Justin Kary - Principal Advisor
Authorisers	Glenn Boyd - Local Area Manager

Governance Forward Work Calendar

File No.: CP2024/00139

Te take mō te pūrongo Purpose of the report

1. To present the Ōrākei Local Board with its governance forward work calendar as at 15 February 2024.

Whakarāpopototanga matua Executive summary


2. This report contains the governance forward work calendar, a schedule of items that will come before the Ōrākei Local Board at business meetings over the coming months. The governance forward work calendar for the local board is included in Attachment A to the agenda report.
3. The calendar aims to support local boards' governance role by:
 - a) ensuring advice on agendas is driven by local board priorities
 - b) clarifying what advice is required and when
 - c) clarifying the rationale for reports.
4. The calendar will be updated every month. Each update will be reported back to business meetings and distributed to relevant council staff. It is recognised that at times items will arise that are not programmed. Local board members are welcome to discuss changes to the calendar.

Ngā tūtohunga Recommendation/s

That the Ōrākei Local Board:

- a) note the draft governance forward work calendar as at 15 February 2024.

Ngā tāpirihanga Attachments

No.	Title	Page
A 	Governance Forward Work Calendar - February/March 2024	99

Ngā kaihaina Signatories

Authors	Monique Rousseau - Democracy Advisor
Authorisers	Glenn Boyd - Local Area Manager

Ōrākei Local Board Workshop Records

File No.: CP2024/00138

Item 16

Te take mō te pūrongo Purpose of the report

- To note the records for the Ōrākei Local Board workshops held following the previous business meeting.
 - 2 November 2023
 - 9 November 2023
 - 16 November 2023
 - 23 November 2023
 - 30 November 2023

Whakarāpopototanga matua Executive summary

- Local Board workshops are an informal forum held primarily for information or discussion purposes, as the case may be and at which no resolutions or decisions are made.
- Attached are copies of the records for the Ōrākei Local Board workshops held on 2, 9, 16, 23 and 30 November 2023.

Ngā tūtohunga Recommendation/s

That the Ōrākei Local Board:

- note the records for the workshops held on 2, 9, 16, 23 and 30 November 2023.

Ngā tāpirihanga Attachments

No.	Title	Page
A 	Workshop Record - 2 November 2023	103
B 	Workshop Record - 9 November 2023	105
C 	Workshop Record - 16 November 2023	107
D 	Workshop Record - 23 November 2023	109
E 	Workshop Record - 30 November 2023	111

Ngā kaihaina Signatories

Authors	Monique Rousseau - Democracy Advisor
Authorisers	Glenn Boyd - Local Area Manager

Chairperson and Board Members' Report

File No.: CP2024/00793

Item 17

Te take mō te pūrongo

Purpose of the report

1. To provide the Ōrākei Local Board chairperson and board members with the opportunity to provide an update on projects, activities, and issues in the local board area.

Ngā tūtohunga

Recommendation/s

That the Ōrākei Local Board:

- a) receive the Ōrākei Local Board Chairperson and Board Members' Report for December 2023 and January 2024.

Ngā tāpirihanga

Attachments

No.	Title	Page
A 	Chairperson and Board Members' Report	115

Ngā kaihaina

Signatories

Authors	Monique Rousseau - Democracy Advisor
Authorisers	Glenn Boyd - Local Area Manager

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

That the **Ōrākei Local Board**

- a) whakaae / agree to exclude the public from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

13 **Auckland Council's Performance Report: Ōrākei Local Board for quarter two 2023/2024 - Attachment A - Ōrākei Local Board Financial Summary 23/24 Q2**

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. In particular, the report contains.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

ATTACHMENTS

Item 8.1	Attachment A	15 February 2024, Ōrākei Local Board, Item 8.1, Deputation - Cameron Mackinnon, Sauna Revolution Auckland - PDF	Page 129
Item 8.2	Attachment A	15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Request to Rename the Shore Road Sports Fields as Hobson Park / Waitaramoa - PDF	Page 143
Item 8.2	Attachment B	15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Submission to Ōrākei Local Board on Hobson Park / Waitaramoa - PDF	Page 155
Item 8.2	Attachment C	15 February 2024, Ōrākei Local Board, Item 8.2, Deputation - Bryan Haggitt, Parnell Cricket Club - Remuera Heritage Letter of Support on Renaming of Hobson Park / Waitaramoa - PDF	Page 157
Item 9.1	Attachment A	15 February 2024, Ōrākei Local Board, Item 9.1, Public Forum - James Sutherland, Auckland Hockey - Colin Maiden Park - PDF	Page 159

