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# Devonport-Takapuna Local Board

## OPEN MINUTES

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Minutes of an extraordinary meeting of the Devonport-Takapuna Local Board held in the Devonport-Takapuna Local Board Office, 1 The Strand, Takapuna on Thursday, 27 February 2025 at 1:00 Pm.

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### TE HUNGA KUA TAE MAI | PRESENT

<b>Deputy Chairperson</b>	Terence Harpur (acting)
<b>Members</b>	Gavin Busch
	Melissa Powell
	George Wood, CNZM

### TE HUNGA KĀORE I TAE MAI | ABSENT

<b>Members</b>	Peter Allen
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### TE HUNGA ĀPITI KUA TAE MAI | ALSO PRESENT

### HE HUNGA ATU ANŌ I TAE MAI | IN ATTENDANCE

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## 1 Nau mai | Welcome

The meeting was opened with a karakia.

Whakataka te hau ki te uru	Cease o winds from the west
Whakataka te hau ki te tonga	Cease o winds from the south
Kia mākinakina ki uta	Bring calm breezes over the land
Kia mātaratara ki tai	Bring calm breezes over the sea
E hī ake ana te atakura	And let the red-tipped dawn come
He tio	With a touch of frost
He huka	A sharpened air
He hau hū	And promise of a glorious day.
Tīhei mauri ora	

## 2 Ngā Tamōtanga | Apologies

Resolution number DT/2025/21

MOVED by Member G Wood, seconded by Deputy Chairperson T Harpur:

That the Devonport-Takapuna Local Board:

a) whakaae / accept the apology from member P Allen for absence.

**CARRIED**

## 3 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

## 4 He Tamōtanga Motuhake | Leave of Absence

There were no leaves of absence.

## 5 Te Mihi | Acknowledgements

There were no acknowledgements.

## 6 Ngā Petihana | Petitions

There were no petitions.

## 7 Ngā Tono Whakaaturanga | Deputations

There were no deputations.

## 8 Te Matapaki Tūmatanui | Public Forum

There was no public forum.

## 9 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

## 10 Draft Storm Affected Land Use Policy

Resolution number DT/2025/22

MOVED by Member G Wood, seconded by Deputy Chairperson T Harpur:

**That the Devonport-Takapuna Local Board:**

- a) **provide feedback on the Draft Storm Affected Land Use Policy.**
  - i) **the draft Storm Affected Land Use Policy has not been developed as per Auckland Council's own policy framework which gives effect to the local board's right to provide input into the development of policies that impacts its areas, as required under the Section 48(J) of the Local Government Act 2002, Section 15 of the Local Government (Auckland Council) Act 2009.**
  - ii) **the process outlines community benefit as one of the matters to be considered however without local boards being part of the process for policy development and decision, local views and preferences could be limited and not reflect wider community needs.**
  - iii) **the Transport, Resilience and Infrastructure Committee endorsed in principle (Resolution number TICCC/2025/12) the draft policy on the 13 February 2025 without giving consideration to local board views as required by legislation.**
  - iv) **tono / request this document is resolved on in August 2025 or later. The Devonport-Takapuna Local Board will be given a list of all the Category 3 properties in July 2025. This will enable the local board to map the locations of storm affected land and discuss opportunities and potential challenges of acquiring significant number of properties in the local board area.**
  - v) **express frustration that the local board has not received the locations of the category 3 properties that are being purchased in Devonport-Takapuna prior to providing this feedback.**

**General matters relating to the policy**

- vi) **tono / request that the definition of Category (b) includes an explicit reference to Local Board Plans so that other locally determined priorities that go beyond core service needs may be considered**
- vii) **enable local boards to acquire Category (a) properties for any local activities or community priorities provided the Governing body provide a viable funding plan.**
- viii) **ensure that the local board is able to input into the preparation of a plan to ascertain whether the Category 3 properties can be grouped together to make them more attractive for redevelopment.**
- ix) **tono / request that the local board has the right to decline the transfer of storm affected land identified as non-service property to service.**

### **Policy Principles**

- x) **strengthen the policy principles by amending Principle 2 (Make best use of storm-affected land) to include an explicit reference to Local Board Plans or community priorities and considering community cohesion and sense of place, thereby broadening and maximising the community value derived from the programme.**

### **Decision-Making Roles and Responsibilities**

- xi) **whakahei / welcomes further discussion on the management of residual land and land retained for hazard management purposes, acknowledging that all council land within local board areas are vital components of local open space networks and ecological corridors**
- xii) **whakatu / establish a clear escalation process when local board views on land use differ from staff recommendations, ensuring such matters are referred for a political decision rather than being resolved through staff delegation. The Governing Body should liaise with the local board to ensure that properties have appropriate covenants to ensure best community outcomes.**
- xiii) **tono / request clarification on the prioritisation process when there are different views on the land use by interested parties.**
- xiv) **alternatively, the policy could enable local boards to present their case to the Storm Recovery Political Advisory Group, in the event that a request is not supported by the staff assessment, before a final decision is made.**
- xv) **tono / request clarity regarding the maintenance of shared fences, trees on boundaries and berms with the neighbouring properties, until land use options has been determined.**
- xvi) **tono / request confirmation about how neighbours engage with the Council on shared assets such as fences, boundary trees, berm maintenance and property maintenance.**
- xvii) **tono / request that a liaison person be put in place for complex cases, to provide a point of contact for local residents impacted by storm affected properties.**

### **Local Board Funding Requirements**

- xviii) **remove the requirement for local boards to commit operational funding (opex) as a precondition for the internal transfer of properties already assessed as meeting a service need by the Auckland Council Group. This requirement creates an unnecessary barrier to addressing service gaps**
- xix) **tono / request that if a property meets a service need and local boards support retaining or repurposing it, the necessary maintenance costs will be incorporated into the local boards existing maintenance contracts with any budget top-up requirements in addition to the existing local board budget, noting that budgets are already constrained due to cost pressures.**
- xx) **tono / request that consideration be given to a proportion of any proceeds from divestment of the storm effected land to be made available to the local board to reinvest in residual land with no identified service need to enable the improved amenity of such sites.**
- xxi) **tono / request that if land is retained to meet a service need and it requires remediation, that the Governing Body, which holds statutory responsibility for the network of facilities and service capacity, should fund or contribute to the remediation rather than leaving these costs to local boards.**

- xxii) **tono / request confirmation that should GB classify any land as transitional use before the 2026/2027 budget the local board is allocated additional maintenance budget.**

**Implementation Approach: Service needs assessment**

- xxiii) **ensure that service needs assessments consider not only Local Board Plans but any other relevant service needs assessments as well as local area plans that have been undertaken by local boards.**
- xxiv) **tono / request quarterly community updates on implementation of the policy**

**CARRIED**

## **11 Te Whakaaro ki ngā Take Pūtea e Autaia ana | Consideration of Extraordinary Items**

There was no consideration of extraordinary items.

2.00 pm

The chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD  
AT A MEETING OF THE DEVONPORT-TAKAPUNA  
LOCAL BOARD HELD ON

**DATE:**.....

**CHAIRPERSON:**.....