

Date: Tuesday, 1 April 2025
Time: 10.00 am
Venue: Ground Floor
Hawiti Building
6 - 8 Munroe Lane
Albany

Hibiscus and Bays Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson	Alexis Poppelbaum, JP
Deputy Chairperson	Gary Brown
Members	Jake Law
	Sam Mills, JP
	Julia Parfitt, JP
	Victoria Short
	Gregg Walden
	Leanne Willis

Will Wilkinson
Democracy Advisor

1 April 2025

Contact Telephone: 027 776 0786
Email: louise.healy@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

This workshop will be held in-person and via Microsoft Teams. Email hibiscusandbayslocalboard@aucklandcouncil.govt.nz for a link to join the workshop online.

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Agenda Items

1 Ngā Tamōtanga | Apologies

At the close of the agenda no apologies had been received.

2 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.

Local board workshop

File No.: CP2025/05218

Note 1: This workshop has been called by the chairperson in consultation with the staff.

Note 2: No working party/workshop may reach any decision or adopt any resolution unless specifically delegated to do so.

Te take mō te pūrongo Purpose of the report

1. To present the Hibiscus and Bays Local Board workshop agenda for Tuesday 1 April 2025.

Whakarāpopototanga matua Executive summary

2. Most workshops are open to the public to attend as observers in person or online.
3. Some sessions may not be open to the public. The chairperson and deputy chairperson decide which sessions are open to the public, depending on the sensitivity of the information being discussed. If a session is not open, a reason will be provided below.
4. The public can observe the workshop via MS Teams.
Email hibiscusandbayslocalboard@aucklandcouncil.govt.nz for a link to join the workshop online.
5. Local board workshops provide an opportunity for local boards to carry out their governance role in the following areas:
 - a) Accountability to the public
 - b) Engagement
 - c) Input to regional decision-making
 - d) Keeping informed
 - e) Local initiative / preparing for specific decisions
 - f) Oversight and monitoring
 - g) Setting direction / priorities / budget.
6. Workshops do not have decision-making authority.
7. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
8. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.

The following will be covered in the workshop:

Session 1 – 10.00am	
Aktive	
Presenter:	Simon Tattersfield – Active Environments Manager
Governance role:	Keeping informed
Proposed Outcome:	Receive an update on Aktive operations in Hibiscus and Bays
Attachment:	Attachment A – Presentation: Get Aktive: Tāmaki Makaurau
Session 2 – 11.00 am	
Ecological Restoration Contract - highlighting the work that is and could be done	
Presenter:	Jillana Robertson – Senior Ecological Specialist,
Governance role:	Keeping informed
Proposed Outcome:	Receive an update on Ecological Restoration Contracts in Hibiscus and Bays
Attachments:	Attachment B – Presentation: Ecological Restoration Contract Overview Attachment C – Supporting Information: Ecosystem data
Session 3 – 11.30 am	
ECE spaces at Stanmore Bay and East Coast Bays centres	
Presenter:	Rebecca McKeown – Head of Programmes, Performance and Transformation
Governance role:	Keeping informed
Proposed Outcome:	Receive an update on possible use of vacant spaces previously used for Early Childhood Education services (ECE)
Attachment:	Attachment D – Memo: Updated options for vacant ECE spaces at Stanmore Bay and East Coast Bays centres

Ngā tāpirihanga Attachments

No.	Title	Page
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B	Presentation: Ecological Restoration Contract Overview	13
C	Supporting Information: Ecosystem data	21
D	Memo: Updated options for vacant ECE spaces at Stanmore Bay and East Coast Bays centres	26



GET

AKTIVE

TĀMAKI MAKAURAU

**PRESENTATION TO
HIBISCUS & BAYS LOCAL
BOARD**

1 April 2025

STRATEGIC REFRESH 2024-2028

OUR VISION: Tāmaki Makaurau – the world's most active city

Four Strategic Focus Areas

**STRATEGIC FOCUS AREA #1
PARTICIPATION**

**STRATEGIC FOCUS AREA #2
STRENGTHENING SECTOR ORGANISATIONS**

**STRATEGIC FOCUS AREA #3
FUNDING AND ADVOCACY**

**STRATEGIC FOCUS AREA #4
ACTIVE ENVIRONMENTS**



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Item 3

Attachment A

Aktive update

- i. LTP outcomes - SRFIF additional funding
- ii. Tāmaki Makaurau Sport and Recreation Facility Priority Plan
- iii. Funders' Forum
- iv. Access to Schools resource



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Item 3

Attachment A

PRIORITY PROJECTS

- i. Metro Park Sports Hub
- ii. Orewa Surf Club
- iii. Albany Sports Park (Upper Harbour)

Other projects

- i. Whangaparaoa Tennis Club courts

Harbour Sport update



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Item 3

Attachment A

WATER SKILLS FOR LIFE

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Item 3

Attachment A

Partnering Opportunity

Water Safety competency (not swimming)

Higher EQI schools

Primary School years 0-8 and Special Needs – all years

8 lessons per year

- Orewa Beach Primary - 398 tamariki participated
- Stanmore Bay School - 362 tamariki participated
- Whangaparaoa School - 243 tamariki participated



GAME PLAN AKL

www.gameplanakl.org.nz

Addressing cost barriers to participation

Focus on schools with highest equity index

Funding can be used for:

- Membership, registration fees, subs, tournament fees
- Sport or physical activity uniform and kit
- Equipment and playing gear
- Transportation costs

Funding of \$1,000 every year for five years

Schools agree to participate and identify recipients

Ambassadors: Dame Valerie Adams, Laura McGoldrick, Keven Mealamu,
Deputy Mayor Desley Simpson and Ruben Wiki



GAME PLAN
AKL.

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Item 3

Attachment A

LOCAL BOARD DISCUSSION POINTS

- i. Annual Plan
- ii. Fairer Funding outcomes
- iii. Sport and active recreation in the Local Board area
- iv. Partnering Opportunities
- v. Community conversations
- vi. School conversations
- vii. New community-led projects



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Item 3

Attachment A

QUESTIONS?



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Item 3

Attachment A



Ecological Restoration Contract Overview

Hibiscus - Bays Local Board



Ecological Restoration Contract (ERC)



General Value Sites (Gen) – 33 Sites

- Belle-Mer Place = 3,829m²
- Bushglen Reserve = 26,117m² or 2.6ha
- Centennial Park = 307,502m² or 30.8ha
- Clifftop Walkway = 2,824m²
- Crocodile Island = 10,983² or 1.1ha
- Deborah Reserve = 14,048m² or 1.4ha
- Deep Creek Reserve = 21,336m² or 2.1ha
- Emlyn Place = 10,533m² or 1.1ha
- Fitzwilliam Drive Reserve = 14,900m² or 1.5ha
- Freyberg Park = 11,048m² or 1.1ha
- Glenvar Close Reserve = 1,086m² or 1.1ha
- Gully Reserve = 20,807m² or 2.1ha
- Harrowglen Reserve = 4,975m²
- Karaka Cove = 49,419m² or 4.9ha
- Meharg Reserve = 10,222m² or 1ha
- Millwater Park Bush Reserve = 39,097m² or 3.9ha
- Mollyhawk Reserve = 2,362m²
- Northcross Reserve = 18,086m² or 1.8ha
- Okoromai-Clansman Reserve = 19,088m² or 1.9ha
- Pacific Parade Coastal Reserve = 35,915m² or 3.6ha
- Park View To Island 3= m²
- Penguin Drive Reserve = 56,658m² or 5.7ha
- Pinecrest Drive = 13,859m² or 1.3ha
- Puriri Bush Reserve = 8,160m²
- Rakauananga Point Esplanade 72,316m² or 7.2ha
- Shakespear Esplanade Reserve = 5,491m²
- Shakespear Road Reserve = 2,182m²
- Speedy Bush Reserve = 33,120m² or 3.3ha
- Stanmore Bay Park = 19,583m² or 2ha
- Stredwick Reserve = 38,378m² or 3.8ha
- Taiatea Reserve = 11,165m² or 1.1ha
- Wade Hades Esplanade = 33,148m² or 3.3ha
- Woodridge Reserve = 19,973m² or 2ha



Ecological Restoration Contract (ERC)

High Value Sites (HVS)– 5 Sites

- Alice Eaves Scenic Reserve = 159,233m² or 15.9ha
- Awaruku Reserve = 34,220m² or 3.4ha
- Dacre Historic & Esplanade Reserve = 127,222m² or 12.7ha
- Matakatia Scenic Reserve = 15,075m² or 1.5ha
- Torbay Heights= 81,683m² or 8.2ha

Total area within the contract = 1,326,606m² or 133ha



Attachment B

Item 3

Reserves Prioritised Levels 1-4 Using Current Budget



Level 1 – HVS weed specification
 Level 2 – General weed specification with potential for greater level of control if budget available
 Level 3 – General weed specification
 Level 4 – No control if budget unavailable

Level 3

Bushglen Reserve
 Centennial Park
 Emlyn Reserve
 Fitzwilliam Drive Reserve
 Gully Reserve
 Karaka Cove
 Meharg Reserve
 Northcross Reserve
 Okoromai-Clansman Reserve
 Pacific Parade Coastal Reserve

Penguin Drive Reserve
 Shakespear Esplanade Reserve
 Shakespear Road Reserve
 Speedy Bush Reserve
 Stanmore Bay Park
 Stredwick Reserve

Level 1

Alice Eaves Scenic Reserve
 Awaruku Reserve
 Matakatia Scenic Reserve*
 Torbay Heights

Level 2

Dacre Historic & Esplanade Reserve*
 Puriri Bush Reserve

Level 4

Belle-Mer Place
 Clifftop Walkway
 Crocodile Island
 Deborah Reserve
 Deep Creek Reserve
 Freyberg Park
 Glenvar Close Reserve
 Harrowglen Reserve
 Millwater Park Bush Reserve
 Mollyhawk Reserve
 Park to Island View 3
 Pinecrest Drive

Rakauananga Pt Reserve
 Taiatoea Reserve
 Wade Hades Esplanade*
 Woodridge Reserve





Ecological Restoration Contract (ERC)

Current contract value (incl. RFS work) = \$173,797.00

New Cost within existing contract specs (allows for all reserves to be controlled once, and includes RFS & unsh. spend) = **\$224,000.00**

Optimal Cost (Will allow for Out of Spec weed trees (>5m tall) to start being controlled, some cliff weed control, includes RFS & Unscheduled spend) = **\$280,000.00**

RFS work = **\$26,525.00**

Rabbits = **\$0**

Total additional funds needed to maintain existing specs = \$50,000.00

Cost/m2 = \$0.15/m2

Special Projects

Upgrading Centennial Park= \$25,000

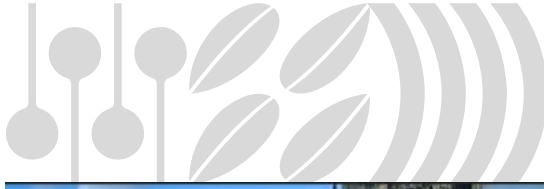
Upgrading Speedy Bush/Penguin/Leach Reserve= \$15,000





Ecological Restoration Contract (ERC)

Local Board	% Canopy Cover	Local Board	# of Reserves	Local Board	Total Area in m ²
Franklin	Not available	Kaipatiki	55	Kaipatiki	3,569,181.86
Kaipatiki	30%	Upper Harbour	39	Upper Harbour	3,198,262.62
Upper Harbour	28%	Hibiscus-Bays	36	Franklin	2,232,909.62
Hibiscus-Bays	24%	Franklin	34	Hibiscus-Bays	1,364,006.89
Orakei	19%	Howick	29	Howick	1,329,514.99
Waitemata	19%	Orakei	23	Mangere-Otahuhu	1,124,544.22
Devonport-Takapuna	16%	Waitemata	21	Orakei	968,015.48
Howick	16%	Manurewa	20	Otara-Papatoetoe	822,444.82
Papakura	14%	Maungakiekie-Tamaki	13	Manurewa	765,289.65
Manurewa	13%	Otara-Papatoetoe	11	Waitemata	633,533.68
Maungakiekie-Tamaki	12%	Papakura	10	Papakura	396,350.24
Otara-Papatoetoe	10%	Devonport-Takapuna	9	Maungakiekie-Tamaki	225,098.01
Mangere-Otahuhu	8%	Mangere-Otahuhu	4	Devonport-Takapuna	149,758.11
			304	Total	16,778,910.18



Item 3

Attachment B



Common Names	Latin Names	Ecosystem 1 Terrestrial forest and shrubland	Ecosystem 2 Wetlands	Ecosystem 3 Coast and Dunes	Ecosystem 4 Gumlands (e.g. Waikumete Cemetery)	REPORT ONLY Total Control Pest Plants (report all sites)
African feather grass	<i>Pennisetum macrourum</i>					Yes
African olive	<i>Olea europaea</i> subsp. <i>africana</i>					
African pigs ear	<i>Cotyledon orbiculata</i>			Yes		
Agapanthus	<i>Agapanthus praecox</i>			Yes		
Alligator weed	<i>Alternanthera philoxeroides</i>		Yes			
Apple of Sodom	<i>Solanum linnaeanum</i>			Yes		
Aristea	<i>Aristea ecklonii</i>					
Artillery plant	<i>Galeobdolon luteum</i>					
Arum lily	<i>Zantedeschia aethiopica</i>	Yes	Yes			
Asiatic knotweed	<i>Fallopia japonica</i> & <i>Fallopia sachalinensis</i>	Yes				Yes
Asparagus fern	<i>Asparagus setaceus</i>	Yes				
Asparagus spp.	<i>A. drepanophyllus</i> , <i>A. umbellatus</i>					Yes
Australian sedge	<i>Carex longebrachiata</i>	Yes	Yes	Yes	Yes	Yes
Balloon vine	<i>Cardiospermum grandiflorum</i> and <i>C. halicacabum</i>					
Balsam	<i>Impatiens sodenii</i>	Yes				
Banana passionfruit	<i>Passiflora mollissima</i>	Yes				
Bangalow palm	<i>Archontophoenix cunninghamiana</i>	Yes				
Bartlettina	<i>Bartlettina sordida</i>	Yes				
Bear's Breeches	<i>Acanthus mollis</i>	Yes		Yes		
Berry Heath	<i>Erica baccans</i>				Yes	
Bindweed (convolvulus)	<i>Calystegia sylvatica</i>					
Blackberry	<i>Rubus fruticosus</i> agg.		Yes	Yes		
Black-eyed Susan	<i>Thunbergia alata</i>	Yes	Yes	Yes		
Blue morning glory	<i>Ipomoea indica</i>	Yes	Yes	Yes		
Blue passion flower	<i>Passiflora caerulea</i>	Yes				



Blue spur flower	Plectranthus ecklonii	Yes							
Bolivian fuchsia	Fuchsia boliviana	Yes							
Boneseed	Chrysanthemoides monilifera				Yes				
Boxthorn	Lycium ferocissimum				Yes				
Brazilian pepper tree	Schinus terebinthifolius								Yes
Broomsedge	Andropogon virginicus								
Brush cherry (Lilly Pilly)	Syzygium australe			Yes	Yes			Yes	
Buckthorn (rhamnus)	Rhamnus alaternus	Yes		Yes	Yes				
Buffalo grass	Stenotaphrum secundatum								
Bushy asparagus	Asparagus densiflorus	Yes							
Cape honey flower	Melianthus major				Yes				
Cape ivy	Senecio angulatus								
Castor oil plant	Ricinus communis								
Cathedral Bells	Cobaea scandens								Yes
Century plant	Agave americana				Yes				
Cherry, Taiwan	Prunus campanulata	Yes							
Chilean needle grass	Nassella neesiana								Yes
Chilean rhubarb	Gunnera tinctoria			Yes					
Chinese fan palm	Trachycarpus fortunei	Yes							
Climbing asparagus	Asparagus scandens	Yes						Yes	
Climbing dock	Rumex sagittatus	Yes					Yes		
Climbing spindleberry	Celastrus orbiculatus								Yes
Coast banksia	Banksia integrifolia								
Cotoneaster	Cotoneaster glaucophyllus				Yes				
Devil's fig	Solanum torvum				Yes				Yes
Devil's tail	Persicaria perfoliata								Yes
Elaeagnus	Elaeagnus x reflexa			Yes				Yes	
English ivy	Hedera helix spp. Helix	Yes							
Formosa lily	Lilium formosanum								Yes
German ivy	Delairea odorata (Syn. Senecio mikanioides)						Yes	Yes	
Giant reed (arundo grass)	Arundo donax	Yes		Yes					
Ginger, Kahii	Hedychium gardnerianum	Yes		Yes			Yes	Yes	Yes
Ginger, yellow	Hedychium flavescens	Yes		Yes			Yes	Yes	Yes



Green cestrum	Cestrum parqui						Yes
Hakea, downy	Hakea gibbosa					Yes	
Hakea, prickly	Hakea sericea					Yes	
Hakea, willow-leaved	Hakea salicifolia					Yes	
Hawthorn	Crataegus monogyna			Yes			
Heath, Spanish	Erica lusitanica				Yes		
Hemlock	Conium maculatum						
Honeysuckle, Himalayan	Leycesteria formosa						
Honeysuckle, Japanese	Lonicera japonica		Yes				
Houttuynia	Houttuynia cordata						Yes
Hydrangea	Hydrangea macrophylla						
Inkweed	Phytolacca octandra						
Japanese spindle tree	Euonymus japonicus				M		
Jasmine	Jasminum polyanthum		Yes			Yes	
Kangaroo acacia	Acacia paradoxa		Yes		Yes		
Kikuyu grass	Pennisetum clandestinum		Yes		Yes		
Kiwifruit (wild plants)	Actinidia deliciosa		Yes				
Kudzu vine	Pueraria montana						Yes
Ladder fern (tuber sword fern)	Nephrolepis cordifolia		Yes				
Lantana	Lantana camara		Yes		Yes		
Loquat	Eriobotrya japonica		Yes				
Madeira vine (mignonette vine)	Anredera cordifolia		Yes				
Manchurian wild rice	Zizania latifolia						Yes
Marshwort	Nymphoides mexicana						Yes
Mexican daisy	Erigeron karvinskianus		Yes		Yes		
Mexican devil	Ageratina adenophora			Yes			
Mexican feather grass	Nassella tenuissima						Yes
Mexican water lily	Nymphaea mexicana			Yes			
Mile-a-minute	Dipogon lignosus		Yes				
Monkey apple (lilypilily)	Acmena smithii		Yes			Yes	
Montbretia (crocosmia)	Crocosmia x crocosmiiflora						
Montpellier broom	Teline monspessulana				Yes		
Moreton Bay fig	Ficus macrophylla				Yes		
Moth plant	Araujia sericifera			Yes		Yes	
Nassella tussock	Nassella trichotoma		Yes				Yes
Needle grass	Austrostipa rudis						Yes



Old man's beard	Clematis vitalba						Yes
Oxylobium	Oxylobium lanceolatum					Yes	
Palm grass	Setaria palmifolia	Yes					
Pampas species	Cortaderia selloana; & C. jubata		Yes				Yes
Periwinkle	Vinca major	Yes					Yes
Phoenix palm	Phoenix canariensis	Yes	Yes				
Pine, lodgepole	Pinus contorta					Yes	
Pine, maritime	Pinus pinaster					Yes	
Pine, Monterey	Pinus radiata					Yes	
Pitted crassula	Crassula multicaeva					Yes	
Plectranthus	Plectranthus ciliatus	Yes					
Plectranthus	Plectranthus grandis	Yes					
Plectranthus – (blue spur flower)	Plectranthus ecklonii	Yes					
Poplar, Queensland	Homalanthus populifolius						
Poplar, white	Populus alba		Yes				
Prickly Moses	Acacia verticillata					Yes	
Primrose willow	Ludwigia peploides		Yes				
Privet, Chinese	Ligustrum sinense	Yes					
Privet, tree (nuzhen)	Ligustrum lucidum	Yes					
Purple loosestrife	Lythrum salicaria						Yes
Taiwan cherry	Prunus campanulata	Yes					
Queen of the night	Cestrum nocturnum	Yes					
Rhamnus (Italian buckthorn)	Rhamnus alaternus	Yes	Yes				Yes
Rhus tree	Toxicodendron succedaneum	Yes	Yes				Yes
Royal fern	Osmunda regalis		Yes				
Rush, soft	Juncus effusus		Yes				
Sagittaria	Sagittaria spp.						Yes
Saltwater paspalum	Paspalum vaginatum		Yes				
Scrambling lily	Geitonoplesium cymosum					Yes	Yes
Senegal tea	Gymnocoronis spilanthoides						Yes
Sexton's bride	Rhaphiolepis umbellata					Yes	
Sharp rush	Juncus acutus		Yes				
Smilax	Asparagus asparagoides		Yes				Yes
Stinking iris	Iris foetidissima					Yes	
Sweet briar	Rosa rubiginosa						
Sweet pea shrub	Polygala myrtifolia					Yes	
Tasmanian blackwood	Acacia melanoxylon					Yes	Yes



Tecoma	Tecomania capense							
Tree lupin	Lupinus arboreus					Yes		
Tuber sword fern (ladder fern)	Nephrolepis cordifolia	Yes				Yes		
Tutsan	Hypericum androsaemum							
Velvet groundsel	syn. Senecio petasitis	Yes						
Wandering willy	Tradescantia fluminensis	Yes						Yes
Water poppy	Hydrocleys nymphoides							
Watsonia	Watsonia bulbifera							
Wattle, black	Acacia mearnsii					Yes		
Wattle, brush	Paraserianthes lophantha			Yes		Yes		
Wattle, cedar	Acacia elata			Yes		Yes		
Wattle, kangaroo acacia	Acacia paradoxa					Yes		
Wattle, silver	Acacia dealbata					Yes		
Wattle, Sydney golden	Acacia longifolia					Yes		
White-edged nightshade	Solanum marginatum							Yes
Wild gladiolus	Gladiolus undulatus					Yes		
Willow, crack	Salix fragilis					Yes		
Willow, grey	Salix cinerea					Yes		
Wisteria	Wisteria sinensis	Yes						
Woolly nightshade (tobacco tree)	Solanum mauritanium	Yes				Yes	Yes	
Yellow flag iris	Iris pseudacorus					Yes		
Yellow water lily	Nuphar lutea					Yes		
		54	40	59	20			27



Memorandum

13 February 2025

To: Hibiscus and Bays Local Board members

Cc: Local Area Manager, Local Board Advisors

Subject: Updated options for vacant ECE spaces at Stanmore Bay and East Coast Bays centres

From: Arvid Ditchburn - General Manager, Pools and Leisure
Rebecca McKeown - Head of Programmes, Performance and Transformation, Pools and Leisure

Contact information: Rebecca.Mckeown@aucklandcouncil.govt.nz

Purpose

1. To outline options and considerations for the use of vacant spaces previously used for Early Childhood Education services (ECE) at Stanmore Bay (SB) and East Coast Bays (ECB). The options will incorporate feedback from local board discussions and provide a pragmatic approach to short and long-term utilisation.

Summary

2. As part of development of the Annual Budget 2023/2024, the Governing Body at its meeting on 8 June, proposed the withdrawal of the direct provision of regional Early Childhood Education (ECE) services (resolution number GB/2023/100). The resolution required local boards to determine whether to continue to provide the service locally or discontinue the service entirely.
3. The ECE centres in the Hibiscus and Bays Local Board area were co-located with the pool Stanmore Bay Pool and Leisure Centre and East Coast Bays Leisure Centre in Browns Bay.
4. The Stanmore Bay and East Coast Bays ECE centres closed on 22 December 2023. The spaces once occupied by the ECE services have been vacant since this date pending the outcome of the Pools and Leisure Value for Money (VFM) Review.
5. On 1 August 2024, the Governing Body resolved to retain a partially outsourced pools and leisure management model (resolution number GB/2024/107). This resulted in the Stanmore Bay and East Coast Bays centres continuing to be operated by Auckland Council's Pools and Leisure Department. Since 1 August 2024, staff have been considering the options for the vacant spaces and have completed an options analysis for both centres.
6. In November 2024, staff attended a workshop with the local board to present an update and options. This memo now provides further updates for the local board to consider for each space.

Context

7. Council operated ECE centres as part of the Stanmore Bay and East Coast Bays Leisure Centres (Centres). These were discontinued on 22 December 2023. These spaces, though vacant, are usable and functional spaces within the Centres. The spaces offer the potential



to be repurposed for use as part of the Centres service offering, or for either community or commercial leasing.

8. Following further local board direction in November 2024 and further staff assessment, the shortlisted potential uses for the Centres are:
 - Converting the space into bookable spaces for use by the community (to be run by the Centre team).
 - Leasing to a third party ECE operator.
 - Community Lease.
9. Whilst doing nothing is an option, this is not advised. Customers at both Centres are enquiring about the vacant space, and leaving the spaces empty poses a reputational and revenue risk for Auckland Council.
10. The option for each Centre will require detailed planning and pricing. The funding source for each option would need to be agreed.

Discussion

Stanmore Bay Pool and Leisure Centre

11. The vacant ECE space within the Stanmore Bay Pool and Leisure Centre is approximately 100 square metres of interior space and 100 square metres of exterior space.
12. The space includes both a small kitchenette and bathroom facilities. The bathroom facilities include both adult and child size toilets.
13. The space is set up with two small rooms that previously served as an office space and a sleeping room.
14. The space is what could be described as “tired” and needs remedial work to make it fit for purpose for it’s next use.
15. The table below provides an update on the options available for the vacant space.

Table one: Shortlisted options for Stanmore Bay vacant space

Option	Use	Revenue opportunity	Estimated cost - one off	Ongoing costs	Proposed timing
One	Bookable space / Birthday party space	\$20,000 in year one \$44,000 per annum year 2 onwards*	\$25,000	Staff costs \$31,200 per annum	Work carried out this financial year
Two	Early Childhood Centre - commercial	Market rental assessment required	TBC based on leasee requirements	Nil	Include in next years work programme
Three	Early Childhood Centre - community	~\$1,300 per annum	TBC based on leasee requirements	Nil	Include in next years work programme
Four	Do nothing	Nil	Nil	Nil	



**Based on revenue from Albany Stadium Pool birthday party offering. 176 parties held in 2023/2024 equating to approximately 2,640 visitors. Parties at Albany Stadium Pool are priced at \$170.*

16. Options to convert the vacant space to an extension of the fitness offering is not being presented in this latest update.
17. Prior engagements with the local board considered use as a spin studio. It is unlikely that converting the space into a spin studio would result in additional revenue. It would likely have an adverse customer experience due to the sound from the spin room. Conversion to a spin studio would also cost upwards of \$100,000 due to the size of the space and the sound proofing requirements. There is no business need to expand the fitness centre space in the centre.

Option one: Bookable space / Birthday party space - Recommended

18. This is the option that staff recommend.
19. The bookable space would enable the Centre to offer “pool parties” that have not been on offer since pre-covid.
20. During the week, or at times not reserved for parties, the space could be hired by community groups for meetings/ gatherings.
21. Estimates are that this could generate at least \$44,000 per annum in revenue. This is based on the Albany Stadium Pool experience of 176 parties per year, but priced at \$250 per party.
22. Pool parties would supplement the already successful stadium (dry) birthday parties which are a valued fixture most weekends at the Centre.
23. Staff propose opening up the interior space that is currently cramped due to the office and sleeping room configuration. This change will make a generous central space inside, complemented by a large outdoor space that could be used as both play space or for barbeques.
24. The recommended pricing for Pool Parties would be \$250 for up to 20 children, for a two hour package. This would include:
 - Access to a kitchen in the dedicated party space
 - A dedicated party space that can be decorated, with access 30 minutes prior to the booking (and 30 minutes post for tidy up)
 - A safe enclosed outdoor space
25. To support the transformation of the space and to enable party bookings, the following is recommended/required:
 - Required: An additional 10 hours per weekend day of lifeguarding resource (due to additional supervision requirements). Staff hours will also be required for set up and pack down of bookings.
 - Required: renovation of the space including:
 - Removal of the office space and sleep room (this structure impedes the available space currently and makes it barely fit for purpose)
 - Painting and tidy up of space
 - Required: Purchase of tables/chairs/microwave
 - Estimated cost \$25,000 in financial year 2024/2025
 - The cost of the renovation work could be covered by the Pools and Leisure department through the use of the Commercial Development Fund. This is a capex fund held by the business to support revenue generating activity. The Pools and Leisure department



would need to undertake a business case and demonstrate an acceptable payback period in order to get approval to use this fund.

26. Revenue received from hireage of the space alongside roster changes being made in other areas of the centre are anticipated to offset the cost of any additional staff hours required, therefore no additional budget is requested for financial year 2025/2026. Staff recommend this position be reviewed six-monthly and would report back to the local board should there be any change.
27. Recommended timing: Renovation work to take place as soon as resources are available in order to have the space available for bookings from financial year 2025/2026. Should work be completed earlier, then the space would be made available earlier.
28. During weekdays or at times when parties are not booked, the space could be booked by the community for meetings and gatherings.

Option two: Early Childhood Centre - commercial

29. Given that an early childhood education centre was previously operated in the space, it is a viable, but not recommended option, that this could be the primary use of the space in the future.
30. The Y (YMCA North Incorporated) have expressed a general interest in exploring other opportunities to extend their ECE business with either a community or commercial lease arrangement.
31. Prior to committing to an early childhood option, staff recommend that the community need be explored. Particularly focussing on whether there is a provision gap on the Hibiscus Coast.
32. A desktop review of the provision on the Hibiscus Coast indicates there are at least 20 existing ECE or Kindergarten providers operating in the area.
33. Should the local board wish to explore the option of again offering ECE services, the process may take up to 12 months to complete. This process may include such things as a market assessment, valuations on the space, advertising the space for lease and selecting preferred operators and engagement with the Ministry of Education regarding licencing.
34. In this scenario, any lease may be conditional upon a licence being granted by MoE. Using the Takapuna ECE space as a recent example, it was estimated that this process would take up to 12 months.
35. Relevant to both options two and three is a situation that has occurred with regards to the Glenfield ECE space (previously operating as Kauri Kids Glenfield). This centre has had its provisional licence number reduced from 30 children to eight children after a detailed Ministry of Education (MoE) review and is in the process of being closed. Whilst this is an unlikely scenario for Stanmore Bay, given the amount of external space available for play, there is a risk that the MoE may impose different terms for a future operator than were applied to Auckland Council.

Option three: Early Childhood Centre - community

36. Similar to option two, a community lease is another option for an ECE service. This would yield a much lower return for the local board.
37. As per option two, there is discretion for MoE to apply new standards to any application for a licence. New licences may take up to 12 months to be provided.
38. If a community lease were an option that the local board wishes to explore, like option two, it is suggested that minor renovations be undertaken to allow option one to operate in the space as an interim measure. This is to make immediate use of the space as a bookable space, whilst assessing the community demand for another ECE operator. Minor works would include fixing any issues with flooring/carpet; painting the walls and any minor repairs



as required due to the space having been vacant for some time. This will allow time to undertake a procurement process to seek responses from operators who may wish to operate from the space.

Option four: Do nothing – Not recommended

- 39. Whilst presented in the options table, staff do not recommend considering doing nothing as an option for local board members to consider.
- 40. This option comes at the expense of potential revenue and under utilisation of the Centre. It also comes with reputational risk as a result of closing a service to leave the space vacant.

East Coast Bays

- 41. The vacant ECE space in the East Coast Bays Leisure Centre is a much smaller in space of 50 square metres, with a small outdoor area of 20 square metres.
- 42. The small interior space includes a central open area with one room off to the side that would have been used for children to sleep. There is also a small space that contains a child sized toilet, a bath and a sink.
- 43. The kitchen/toilet space is separated from the central space by a large single pane of glass and a door. It requires full renovation to ensure it is fit for purpose for it's future use.
- 44. Due to the small size of the space it is not considered viable as an ECE centre.
- 45. There has been increasing interest from users of the Centre to make use of the space for meetings.
- 46. Should the vacant space be used for any purpose other than an ECE space or core Pool and Leisure Centre business, then a change of use consent will likely be triggered. The process and timing for this is unknown at the time of preparing this memo. Should a Community Lease be the local board's preferred option additional work would need to be undertaken.
- 47. The table below outlines the viable options for the vacant space.

Option	Use	Revenue opportunity	Estimated one off cost	Ongoing cost	Proposed timing
One	Bookable space	\$15,000	\$15,000	Nil	Current financial year
Two	Community lease	\$1,300 per annum	\$15,000	Nil	Next financial year
Three	Do nothing	Nil	Nil	Lost revenue; ongoing repairs and maintenance	

- 48. Converting the vacant space into a space to extend the Fitness offering has been excluded from the above mentioned options. The rationale for exclusion is both, the cost to convert and the low proportion of the community that the space would benefit.
- 49. A separate workstream is underway, to make better use of the existing large footprint studio space that sits vacant for a large proportion of each day in between classes.



Option one: Bookable space – Recommended

50. This is the option recommended by staff, and would see the space converted into a bookable space for community members to hire. Due to the size of the space, the most likely use will be for meetings rather than any form of physical activity.
51. There is a potential that the space could be accessed after hours given the external access to the garden area. The cost for this has not been explored and is suggested to be considered in the future if there is any community demand. Users would however need access to the main Centre's bathroom facilities, so security considerations would need to be made prior to enabling this.
52. Based on the space, and comparison with similarly sized spaces in the network of centres, the vacant space falls into a small to medium category. As such pricing could be as follows:
 - Base hourly rate between \$30 - \$40
 - Off peak use, between 9am to 3pm Monday to Friday would attract a 20 per cent discount.
 - Regular hirers who book the space 10 or more times per year would attract a 20 per cent discount.
 - Community groups would be entitled to a 30 per cent discount.
 - If the base price is set at \$30, the maximum possible (stacked) discount is 55 per cent meaning a group eligible for all discounts would pay \$16.50 per hour.
53. These discounted prices make the space an affordable option for community groups. Staff recommend installing suitable audio visual equipment in the space. This will assist in attracting midweek groups who could use the equipment for presentations and meetings.

Option two: Community lease

54. Whilst the option of a community lease is viable, based on the latest advice from the Parks and Community Facilities Leasing Team, a lease will likely require consent for a "change of use". The timing and process for this is not clearly understood at this time and would require further investigation should option two be the local board's preferred option.
55. Should a community lease be the preferred option, a selection process would need to be undertaken to ensure the space was made available to the wider community through a transparent process.
56. The space would require a refit should a community lease be the preferred option for the local board. This would require funding from the local board, with detailed estimates to be prepared based on the needs of the community leasee.
57. A community group would need to share the Centre's bathroom facilities. Therefore security considerations would need to be taken into account with this option, as the community group volunteers or visitors would have full access to the East Coast Bays Leisure Centre.

Option three: Do nothing – not recommended

58. Whilst presented as an option, staff do not recommend doing nothing as an option for the local board members to consider.
59. This option comes at the expense of potential revenue and utilisation of the Centre. It also comes with the reputational risk of closing a service to leave the space vacant.

Social Benefit and Value

60. No recent work has been undertaken within the Pools and Leisure department that will enable us to quantify the social benefits (as opposed to the financial benefits) of the various options presented.



61. Staff will keep note of any future work that comes from the Chief Economists office that may quantify social benefits.
62. It is the assessment of the business, however, that converting the space at both centres to a “bookable space” would provide more social benefit than a cycle or fitness studio space. This is why these options have been excluded from the options put forward.
63. Staff from the Pools and Leisure department are not well placed to assess the social benefit of a community lease compared with a bookable space, other than to suggest the bookable space option will likely drive more in centre activity. It is also likely to lead to visitation from a broader section of the community, over a community lease to a single organisation. This however, is subjective and would depend entirely on the community group who is awarded the lease.

Next steps

64. Following further direction from the local board, a report will be issued for a final resolution.
65. If the preferred option is to convert both spaces to a bookable space for use by the community, then renovation work would be scoped with urgency with a goal of having the spaces available for booking early for financial year 2025/2026. If the spaces were available earlier, they would be made available to the public straight away.
66. Should the preferred option include a leasing option, either to a community group or early childhood education provider, a fair and transparent procurement process will be required. This process will require detailed planning and may require a change of use consent to be explored. This activity would be best planned as part of next financial years work programme (2025/2026), with regular updates to the local board on progress.

Attachments

Nil