

Date: Thursday 17 April 2025
Time: 3.00pm
Meeting Room: St Chads Church and Community Centre
Venue: 38 St Johns Road
 Meadowbank

Ōrākei Local Board

OPEN ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.

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- **East City Community Trust overview**
- ECCT owns and operates the Barfoot & Thompson Stadium in Kohimarama under a Licence to Occupy agreement with the Ministry Of Education (MoE).



Licence to Occupy with Ministry Of Education

- The licence requires the MoE to contribute just 10% of the costs of operating the stadium for the approx 43% of hours of use that the school (Selwyn College) enjoys.



Attachment A

Item 8.1

School use subsidised by all other users

- From the stadium's inception in 1986 until now the Trust has been able to subsidise the school's use of the facility via contributions from the two other community groups (sports clubs and the wider community) that use the "stadium floor" and the other businesses that operate from the building, namely the pre-school, gym / physio and commercial kitchen.



Item 8.1

Attachment A

Financial difficulties

The Trust is now experiencing financial difficulties and facing the risk of insolvency, to which the MoE's non-negotiable offer is to take over the facility at no cost and to give continued access to non-school users whilst simultaneously refusing to give any written guarantees around day or time of access, hire rate, storage of equipment or any of the other benefits that those groups - who have subsidised the school's use for the last 38 years - have hitherto enjoyed.



School not offering any written guarantees in the event that they take over the stadium

The school are now refusing to enter into any discussions around unpaid arrears of the 10% - identified by the school's own Chartered Accountant - and instead threatening to retaliate with a charge for another item which is not mentioned in the Licence, and which we believe is completely without justification.

Ōrākei Sauna – Local Board proposal

- Presented by:
Ben, Tom, Georgia & Max Dobbe
- Enhancing wellness, culture, and community
through saunas

Who We Are

- Lifelong friends: Ben, Tom, Georgia & Max Dobbe
- Passionate about wellness, nature, and our local environment
- Global experiences have highlighted the uniqueness of Aotearoa's natural beauty
- Inspired to bring world-class sauna culture home and enhance the community

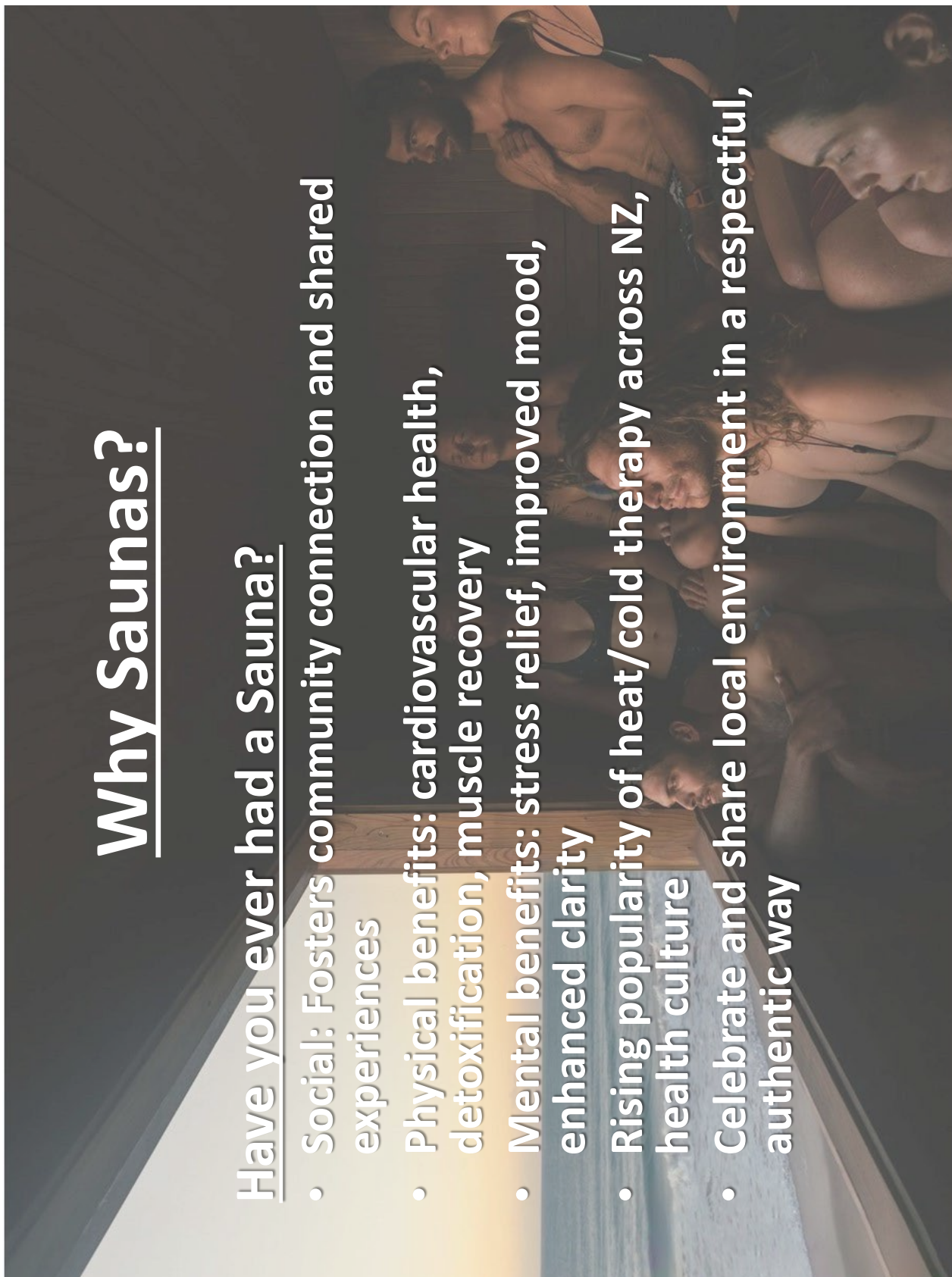
Our Mission & Vision

- **Mission:**
To improve community well-being through high-quality sauna and ice bath experiences, blending health benefits with cultural enrichment.
- **Vision:**
To help position our community—and New Zealand—as a leader in wellness tourism by integrating modern health practices with indigenous culture.

Why Saunas?

Have you ever had a Sauna?

- Social: Fosters community connection and shared experiences
- Physical benefits: cardiovascular health, detoxification, muscle recovery
- Mental benefits: stress relief, improved mood, enhanced clarity
- Rising popularity of heat/cold therapy across NZ, health culture
- Celebrate and share local environment in a respectful, authentic way



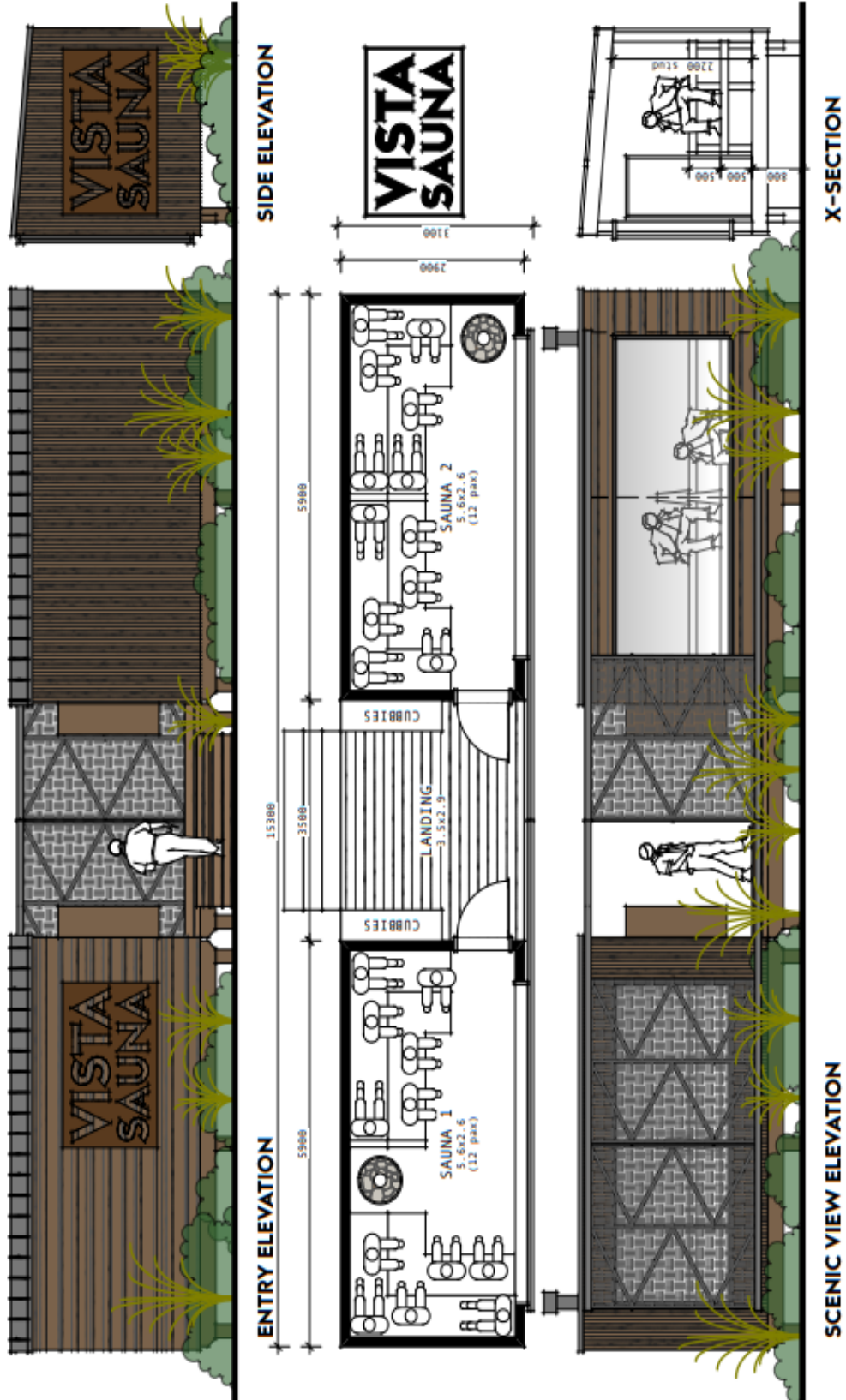
How It Works – Our Sauna Experience

- Semi-private bookings: groups of up to 12 per hour
- Structured session with rotating Aufguss rituals.
- Integrated cold dips in the lake between heat cycles.
- A curated, immersive wellness journey – not just a hot box.

Construction & Design

- **Semi-permanent, off-site build for minimal impact**
- **Architecturally iconic and eco-conscious**
- **Designed to blend with the natural setting**
- **Expertise via Urbo Homes (construction company)**

Ōrākei Sauna – Concept Evaluations



Local Economy

- **Supports nearby businesses**
- **New destination for both domestic & international visitors**
- **Visual, cultural, and experiential drawcard**
- **Easy after work activity**
- **WINTER NEEDS HELP!**

Proposed Locations

- SUGGESTIONS??
- What we need; beach access for swimming, parking, and close to populated areas
 - Adjacent to the yacht club – The Landing
 - Mission Bay
- Remembering it's small and only 25-30 sq. meters

Next Steps & Closing

- **No time to waste!**
- **Engage with council and local iwi for feedback and permissions**
- **Begin design, marketing, and construction planning**
- **We're excited to bring this vision to life with your support**

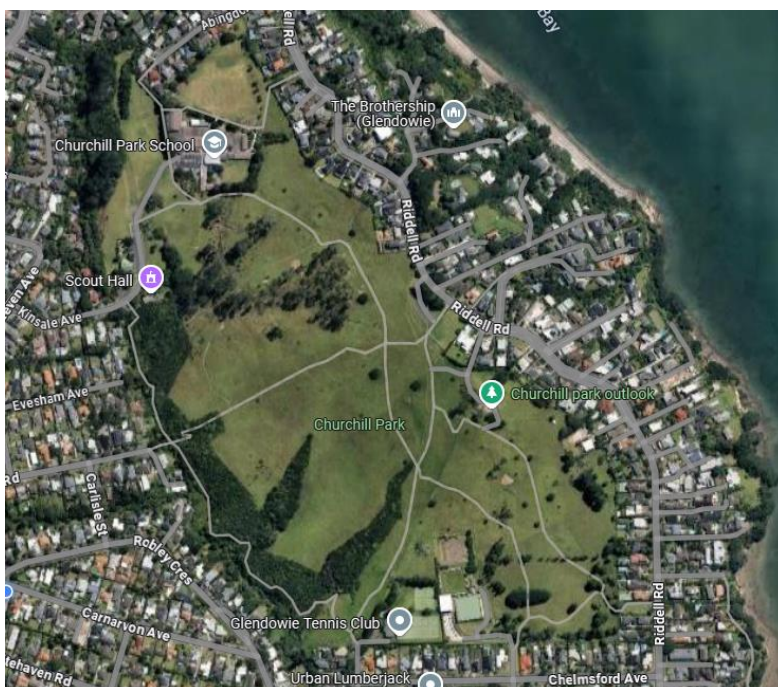
Ngā mihi nui – Tom, Ben, Georgia & Max Dobbe

10 April 2025

Destruction of restored native forest within fenced-off gully in Churchill Park by unconsented construction of an extensive BMX track.

Information supplied by The Friends of Churchill Park Society Inc. (www.churchillpark.nz)

The Friends of Churchill Park Society Inc. (FCP) actively champions the park and the restoration of its natural habitats by: advocating for the park and the health of its natural features; liaising with the Auckland Council and Local Board to implement the Landscape Concept Plan and to ensure that park infrastructure protects natural habitats and facilitates access; carrying out both large and small tree planting projects; and holding regular community working bees to care for young plantings and remove invasive weeds.



Churchill Park, Glendowie: Churchill Park School at northern end; Glendowie Tennis Club at southern end. Two fenced forested gullies leading to Glendowie Stream which runs along with western edge.



Fenced and Revegetated Forfar Gully, with red triangle indicating approx. position of formed BMX track network.

Revegetation of Churchill Park: This began about 40 years ago, focused on riparian planting of native trees along and to the east of Glendowie Stream and in gully catchments leading to the stream. Native plants were provided by Council, and planted by the Community. The gullies were fenced to exclude grazing stock and to provide protection from the public for native forest restoration. This notification addresses damage to Forfar Gully, adjacent to Forfar Rd, showing as the southern-most planted gully in the map above.

Destruction of forest by unconsented construction and use of BMX track: Last weekend the forested area within the fenced Forfar Gully was investigated in detail to reveal an extensive BMX bike network of jumps, banked corners, and straight but steep sections of track – with loss of dozens of trees deliberately cut down and cleared over the entire network, and regeneration of vegetation prevented. Substantial light gaps have been created by removal of canopy trees, opening the land up to invasive weeds.

Recent notification of the impact of this destruction was provided to the Local Board (by email of 9 March 2025), and the matter was assessed by a Council Compliance Officer (Council Ref. 8260278699). The request for service was denied and the case closed due to insufficient evidence to take enforcement action, since we

could not identify the perpetrators of this unlawful activity. We do not seek prosecution; we seek Local Board engagement to deter any continuation of these activities. We also request supply of native plants for FCP and the Community to replant the extensive areas where developing forest has been destroyed.

Worsening runoff and erosion: Also of concern are issues with runoff and erosion, as a direct result of the removal of trees and the creation of earthworks to contour the tracks. There has also been the deliberate blockage of the natural waterway to create a bridge for the passage of bikes.

Damage to fencing: Near the sealed path, the top 3 fence wires have been cut (see photo) to enable people to simply step into the forested area without need to climb the fence. Elsewhere along the fence line of Forfar Gully, fencing has been extensively damaged by cattle and by people scaling the fence to enter the gully with implements and materials for BMX track construction along with their bikes.

Materials & litter removed from forested area: Removal of materials in the past has included litter and a large dining room couch (collected on request by Council). Removal last weekend included wooden materials used for track construction, a car tyre, and a blue bin full of litter (see photo at top of Forfar Rd).

We request that the Ōrākei Local Board consider the following actions:

1. Take appropriate action to have unauthorised persons cease and desist any future wilful damage of Churchill Park, ie, to stop destruction of vegetation, damage to fences, and construction of earthworks associated with a BMX track within planted areas; and
2. Erect Council signage on the fence line stating that it is an offence under the Reserves Act 1977 to wilfully damage vegetation and fences or undertake unauthorised earthworks, and that offenders may be prosecuted; and
3. Urgently repair the damaged fences where the transgressors have gained access to construct and use the bike track, and to prevent stock getting into re-vegetated native bush; and
4. Make suitable native plants available to the FCP Society to undertake restoration planting of the destroyed areas during the 2025 planting season.



Extensive areas of trees destroyed by earthworks for construction of BMX track network. No regeneration. All photos below are from the Forfar Gully.



BMX track materials, car tyre, blue bin, and litter removed Sunday 6 April.

Placeholder for Attachment B

Deliberation on the proposed changes to local dog
access rules

Statement of Proposal

Can be viewed at the following link:

https://hdp-au-prod-app-ak-haveyoursay-files.s3.ap-southeast-2.amazonaws.com/3817/3688/7615/Statement_of_Proposal.pdf

Placeholder for Attachment D

Deliberation on the proposed changes to local dog
access rules

Summary of feedback report

Can be viewed at the following link:

<https://akhaveyoursay.aucklandcouncil.govt.nz/dog-policy-by-law-and-access-rules>

Placeholder for Attachment E

Deliberation on the proposed changes to local dog
access rules

Extract of feedback by proposal

Can be viewed at the following link:

<https://akhaveyoursay.aucklandcouncil.govt.nz/dog-policy-bylaw-and-access-rules>

Placeholder for Attachment F

Deliberation on the proposed changes to local dog
access rules

Copy of individual feedback

Can be viewed at the following link:

<https://akhaveyoursay.aucklandcouncil.govt.nz/dog-policy-bylaw-and-access-rules>

