
Ōrākei Local Board

OPEN MINUTES

Minutes of a meeting of the Ōrākei Local Board held in the St Chads Church and Community Centre, 38 St Johns Road, Meadowbank on Thursday, 16 November 2023 at 3.00pm.

TE HUNGA KUA TAE MAI | PRESENT

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

TE HUNGA KĀORE I TAE MAI | ABSENT

TE HUNGA ĀPITI KUA TAE MAI | ALSO PRESENT

HE HUNGA ATU ANŌ I TAE MAI | IN ATTENDANCE

1 Nau mai | Welcome

Chairperson S Milne welcomed those present and opened the meeting with a karakia.

2 Ngā Tamōtanga | Apologies

There were no apologies.

3 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

4 Te Whakaū i ngā Āmiki | Confirmation of Minutes

Resolution number OR/2023/121

MOVED by Chairperson S Milne, seconded by Member A McPhee:

That the Ōrākei Local Board:

- a) confirm the ordinary minutes of its meeting, held on Thursday, 19 October 2023 and the extraordinary minutes of its meeting, held on Thursday, 2 November 2023, including the confidential section, as a true and correct record.

CARRIED

5 He Tamōtanga Motuhake | Leave of Absence

There were no leaves of absence.

6 Te Mihi | Acknowledgements

There were no acknowledgements.

7 Ngā Petihana | Petitions

There were no petitions.

8 Ngā Tono Whakaaturanga | Deputations

8.1 Deputation - New Zealand Multihull Yacht Club - The Landing

Adrian Percival and Mike Leyland were in attendance to speak to the Board on behalf of the New Zealand Multihull Yacht Club about a proposal for seasonal shared use of The Landing Hardstand space.

A presentation was tabled in support of this item. A copy of the tabled document has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Resolution number OR/2023/122

MOVED by Chairperson S Milne, seconded by Member P Tucker:

That the Ōrākei Local Board:

- a) **receive the presentation on a proposal for seasonal shared use of The Landing Hardstand space and thank Adrian Percival and Mike Leyland for their attendance on behalf of New Zealand Multihull Yacht Club.**

CARRIED

Attachments

- A 16 November 2023, Ōrākei Business Meeting: item 8.1 - Deputation - New Zealand Multihull Yacht Club - The Landing - PowerPoint Presentation

9 Te Matapaki Tūmatanui | Public Forum

9.1 Public Forum - Royal New Zealand Yacht Squadron - The Landing

Marguerite Delbet and Peter Nicolas were in attendance to speak to the Board on behalf of the Royal New Zealand Yacht Squadron about The Landing at Ōkahu Bay and the retention of the haul out facility.

Resolution number OR/2023/123

MOVED by Chairperson S Milne, seconded by Member T Churton:

That the Ōrākei Local Board:

- a) **receive the presentation on The Landing at Ōkahu Bay and the retention of the haul out facility and thank Marguerite Delbet and Peter Nicolas representing the Royal New Zealand Yacht Squadron for their attendance.**

CARRIED

9.2 Public Forum - Raynor Haagh, Yachting New Zealand - The Landing

Raynor Haagh was in attendance to speak to the Board on behalf of Yachting New Zealand about The Landing at Ōkahu Bay and the need for haul out facilities in Auckland.

Resolution number OR/2023/124

MOVED by Chairperson S Milne, seconded by Member D Wong:

That the Ōrākei Local Board:

- a) **receive the presentation on The Landing at Ōkahu Bay and the need for haul out facilities in Auckland and thank Raynor Haagh representing Yachting New Zealand for her attendance.**

CARRIED

9.3 Public Forum - Tom Schnackenberg - The Landing

Tom Schnackenberg was in attendance to speak to the Board about The Landing at Ōkahu Bay and the future use and management of the area known as "The Hardstand".

A document was tabled in support of this item. A copy of the tabled document has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Resolution number OR/2023/125

MOVED by Chairperson S Milne, seconded by Member P Tucker:

That the Ōrākei Local Board:

- a) **receive the presentation on The Landing at Ōkahu Bay and the future use and management of the area known as "The Hardstand" and thank Tom Schnackenberg for his attendance.**

CARRIED

Attachments

- A 16 November 2023, Ōrākei Business Meeting: item 9.3 - Public Forum - Tom Schnackenberg - The Landing - Respondents to Questions 1 and 8 separated by location - PDF

9.4 Public Forum - Toby Batchelor, University of Auckland Waka Ama Club - The Landing

Toby Batchelor was in attendance to speak to the Board on behalf of Sport and Recreation at the University of Auckland about University of Auckland student and community use of The Landing at Ōkahu Bay.

Resolution number OR/2023/126

MOVED by Chairperson S Milne, seconded by Deputy Chairperson S Powrie:

That the Ōrākei Local Board:

- a) **receive the presentation on University of Auckland student and community use of The Landing at Ōkahu Bay from Toby Batchelor representing Sport and Recreation at the University of Auckland and thank him for his attendance.**

CARRIED

9.5 Public Forum - Blair Park, Auckland Yacht and Boating Association - The Landing

Blair Park was in attendance to speak to the Board on behalf of the Auckland Yacht and Boating Association about The Landing Concept Plan Refresh report.

Resolution number OR/2023/127

MOVED by Chairperson S Milne, seconded by Member D Wong:

That the Ōrākei Local Board:

- a) **receive the presentation on The Landing Concept Plan Refresh report from Blair Park representing the Auckland Yacht and Boating Association and thank him for his attendance.**

CARRIED

10 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

11 Ngā Pānui mō ngā Mōtini | Notices of Motion

Under Standing Order 7.1 a Notice of Motion has been received from Member Voyce for consideration under item 12.

12 Notice of Motion - Member Voyce - Artwork in the Ōrākei Local Board Area

This item was withdrawn by Member Voyce for consideration at a future meeting of the Ōrākei Local Board.

13 The Landing Concept Plan Refresh

David Barker, Parks and Places Team Leader, was in attendance to speak to the item.

MOVED by Chairperson S Milne, seconded by Deputy Chairperson S Powrie:

That the Ōrākei Local Board:

- a) note the following timeline of stakeholder and public consultation and board consideration with regard to the refresh of The Pathways to the Sea Concept Plan (2013):
 - i) at their February 2020 business meeting the local board requested that the guiding document for The Landing (Pathways to the Sea Concept Plan 2013) be refreshed, which was driven by significant growth demands from all incumbent stakeholders and a desire to realise the following outcomes: improved public access for both active and passive users of the site; stronger visual and physical connectivity through the site; development of a shared multi-purpose space for gathering, events, boat set up etc.; and additional storage capacity for incumbent clubs and other users of the site
 - ii) a one-year extension to the service agreement for hardstand operations at The Landing was granted followed by a further six-month extension, with the service being ended in February 2023
 - iii) consultation on the plan refresh was broken down into stakeholder consultation and public consultation, including with Ngāti Whātua Ōrākei on both these project phases

- iv) stakeholder consultation, which included one-on-one meetings and a co-design workshop, was carried out in May 2021
- v) the feedback provided by stakeholders, combined with the board's refresh plan objectives, was used to inform three draft concept plan options. These delivered degrees of change (status quo, rationalisation and transformation) when measured against the 2013 Pathways to the Sea concept plan and were consulted on in February 2022
- vi) there was an extremely high level of interest and engagement, with 856 responses being received, of which the transformation option was supported by 469 people (55 per cent)
- vii) consultation findings were presented to the local board at their June 2022 business meeting where the board supported the majority opinion and included the following elements in the refreshed concept plan: a central park-like space for recreational activities including major events; multi-purpose building(s) that accommodate the various clubs, plus potential new users; dedicated additional storage space for marine purposes; and the creation of a 'safe harbour' that provides a protected, all abilities launching environment
- viii) refinement of concept three was discussed with the board at workshops in September and November 2022 and revisions were made to concept three and presented in a business report in March 2023
- ix) the board resolved on a revised concept three draft plan for the purpose of carrying out stage two of public consultation, which was carried out in August and September 2023 and which garnered strong interest with 1,656 submissions received
- b) receive the feedback generated by the second phase of public consultation on The Landing concept plan refresh as provided in Attachment B, noting that the majority of Ōrākei residents (58 per cent) and organisations (57 per cent) supported the draft concept plan, and the creation of a shared space that improves recreation outcomes, and specifically notes that 50 per cent of Ōrākei-based organisations, including Ngāti Whātua Ōrākei, did not support the retention of a short-stay haul-out or hardstand facility
- c) highlight that the decisions taken by the board on The Landing concept plan refresh are informed by a multitude of considerations and often competing interests, including public input, stakeholder views, staff advice, legislation, policy and financial considerations and overall public benefit objectives
- d) approve The Landing concept plan refresh as presented in Attachment A subject to two amendments to the plan that would reduce the planned passive green space area as described in d)i. and d)ii. below and outlined in Attachment E:
 - i) subject to commercial viability, retain approximately 50 per cent of the 2022 managed hardstand area (about 2,750 square metres, including the washdown pad and associated existing filtration system) to establish a smaller, flexible-use site for a short-stay haul-out facility (based on the presentation in Attachment E from the Young 88 Owners' Association) to be used from May to December each year and the site being cleared and available for activations and major events from January to April, contingent on the approved operator providing the necessary infrastructure and a commensurate commercial return to the Ōrākei Local Board and operating to the highest industry standards in respect of water and air quality management
 - ii) if feasible, retain and utilise the existing filtration infrastructure and associated washdown pad to enable a cost-recovery wash-down facility for small recreational boat/water-craft users as they exit the boat ramp and sea-access ramp areas

- iii) further to d)i request staff to undertake an expression of interest and other enabling processes to facilitate the establishment of a smaller flexible-use site for a short-stay haul-out facility as soon as possible with a view to commercial arrangements being in place from 1 July 2024, and to keep the local board informed of progress
- e) request staff to report back before 30 June 2024 outlining an updated amended final plan incorporating d)ii., and, if commercially feasible, with a return to the Ōrākei Local Board incorporating d)i. to enable the local board's decision making on the final plan configuration
- f) note the local board's ongoing concerns about the environmental state of the Hauraki Gulf, and request the Governing Body develop a regional marine strategy to improve near-shore water quality and incorporating the work done to date by Healthy Waters and Watercare on the Eastern Isthmus Water Quality Improvement Programme
- g) thank all members of the community for their input and engagement throughout the process of developing the refreshed concept plan
- h) thank staff for their work and diligence during the process of developing the refreshed concept plan

MOVED by Member T Churton, seconded by Member D Wong, an amendment to the original motion as follows:

- a) request staff to make changes to the draft plan to incorporate a seasonal boat cleaning hardstand amenity and request staff report back in 2024

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Member T Churton	Member A McPhee	
Member D Wong	Chairperson S Milne	
	Deputy Chairperson S Powrie	
	Member P Tucker	
	Member M Voyce	

The motion was declared LOST by 2 votes to 5.

The substantive motion was put in parts.
Resolution number OR/2023/128

MOVED by Chairperson S Milne, seconded by Deputy Chairperson S Powrie:

That the Ōrākei Local Board:

- a) **note the following timeline of stakeholder and public consultation and board consideration with regard to the refresh of The Pathways to the Sea Concept Plan (2013):**
 - i) **at their February 2020 business meeting the local board requested that the guiding document for The Landing (Pathways to the Sea Concept Plan 2013) be refreshed, which was driven by significant growth demands from all incumbent stakeholders and a desire to realise the following outcomes: improved public access for both active and passive users of the site; stronger visual and physical connectivity through the site; development of a shared multi-purpose space for gathering, events, boat set up etc.; and additional storage capacity for incumbent clubs and other users of the site**
 - ii) **a one-year extension to the service agreement for hardstand operations at The Landing was granted followed by a further six-month extension, with the service being ended in February 2023**

- iii) consultation on the plan refresh was broken down into stakeholder consultation and public consultation, including with Ngāti Whātua Ōrākei on both these project phases
- iv) stakeholder consultation, which included one-on-one meetings and a co-design workshop, was carried out in May 2021
- v) the feedback provided by stakeholders, combined with the board's refresh plan objectives, was used to inform three draft concept plan options. These delivered degrees of change (status quo, rationalisation and transformation) when measured against the 2013 Pathways to the Sea concept plan and were consulted on in February 2022
- vi) there was an extremely high level of interest and engagement, with 856 responses being received, of which the transformation option was supported by 469 people (55 per cent)
- vii) consultation findings were presented to the local board at their June 2022 business meeting where the board supported the majority opinion and included the following elements in the refreshed concept plan: a central park-like space for recreational activities including major events; multi-purpose building(s) that accommodate the various clubs, plus potential new users; dedicated additional storage space for marine purposes; and the creation of a 'safe harbour' that provides a protected, all abilities launching environment
- viii) refinement of concept three was discussed with the board at workshops in September and November 2022 and revisions were made to concept three and presented in a business report in March 2023
- ix) the board resolved on a revised concept three draft plan for the purpose of carrying out stage two of public consultation, which was carried out in August and September 2023 and which garnered strong interest with 1,656 submissions received
- b) receive the feedback generated by the second phase of public consultation on The Landing concept plan refresh as provided in Attachment B, noting that the majority of Ōrākei residents (58 per cent) and organisations (57 per cent) supported the draft concept plan, and the creation of a shared space that improves recreation outcomes, and specifically notes that 50 per cent of Ōrākei-based organisations, including Ngāti Whātua Ōrākei, did not support the retention of a short-stay haul-out or hardstand facility
- c) highlight that the decisions taken by the board on The Landing concept plan refresh are informed by a multitude of considerations and often competing interests, including public input, stakeholder views, staff advice, legislation, policy and financial considerations and overall public benefit objectives
- d) approve The Landing concept plan refresh as presented in Attachment A subject to two amendments to the plan that would reduce the planned passive green space area as described in d)i. and d)ii. below and outlined in Attachment E:
 - ii) if feasible, retain and utilise the existing filtration infrastructure and associated washdown pad to enable a cost-recovery wash-down facility for small recreational boat/water-craft users as they exit the boat ramp and sea-access ramp areas
 - iii) further to d)i request staff to undertake an expression of interest and other enabling processes to facilitate the establishment of a smaller flexible-use site for a short-stay haul-out facility as soon as possible with a view to

commercial arrangements being in place from 1 July 2024, and to keep the local board informed of progress

- e) request staff to report back before 30 June 2024 outlining an updated amended final plan incorporating d)ii., and, if commercially feasible, with a return to the Ōrākei Local Board incorporating d)i. to enable the local board's decision making on the final plan configuration
- f) note the local board's ongoing concerns about the environmental state of the Hauraki Gulf, and request the Governing Body develop a regional marine strategy to improve near-shore water quality and incorporating the work done to date by Healthy Waters and Watercare on the Eastern Isthmus Water Quality Improvement Programme
- g) thank all members of the community for their input and engagement throughout the process of developing the refreshed concept plan
- h) thank staff for their work and diligence during the process of developing the refreshed concept plan

CARRIED

MOVED by Chairperson S Milne, seconded by Deputy Chairperson S Powrie:

- d) approve The Landing concept plan refresh as presented in Attachment A subject to two amendments to the plan that would reduce the planned passive green space area as described in d)i. and d)ii. below and outlined in Attachment E:
 - i) subject to commercial viability, retain approximately 50 per cent of the 2022 managed hardstand area (about 2,750 square metres, including the washdown pad and associated existing filtration system) to establish a smaller, flexible-use site for a short-stay haul-out facility (based on the presentation in Attachment E from the Young 88 Owners' Association) to be used from May to December each year and the site being cleared and available for activations and major events from January to April, contingent on the approved operator providing the necessary infrastructure and a commensurate commercial return to the Ōrākei Local Board and operating to the highest industry standards in respect of water and air quality management

A division was called for, voting on which was as follows:

For

Member A McPhee
Chairperson S Milne
Deputy Chairperson S
Powrie
Member P Tucker
Member M Voyce
Member D Wong

Against

Member T Churton

Abstained

The motion was declared **CARRIED** by 6 votes to 1.

CARRIED

The meeting adjourned at 4:50pm and reconvened at 4:54pm.

14 Classification of 140c Bassett Road, Remuera esplanade reserve

Resolution number OR/2023/129

MOVED by Member A McPhee, seconded by Member P Tucker:

That the Ōrākei Local Board:

- a) resolves to classify, pursuant to Section 16 (1) of the Reserves Act 1977, Lot 4 Deposited Plan 501093 comprised in Record of Title 750193 as local purpose (esplanade) reserve.

CARRIED

15 Lease for additional land to Ellerslie Sports Club Incorporated at Michaels Avenue Reserve, 46 Michaels Avenue, Ellerslie

Resolution number OR/2023/130

MOVED by Deputy Chairperson S Powrie, seconded by Member D Wong:

That the Ōrākei Local Board:

- a) grant a lease for additional premises to Ellerslie Sports Club Incorporated for an area comprising 163m² (more or less) located at Michaels Avenue Reserve on part of Lot 1 DP 42511, contained in NA1390/35 and held in fee simple by Auckland Council under the Local Government Act 2002 shown outlined in red on Attachment A and subject to the following conditions:
 - i) term – to run concurrently with the term granted under the community lease dated 18 June 2020, being 10 years with one 10 year right of renewal
 - ii) maintenance – the tenant will maintain all its improvements within the additional area including pathways, accessible ramps, detention tanks and related assets.
- b) approve all other terms and conditions in accordance with the community lease granted on 18 June 2020 (resolution number OR/2020/68 – Attachment B) and the Auckland Council Community Occupancy Guidelines 2012.

CARRIED

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

Sugenthy Thomson, Lead Financial Advisor, was in attendance to speak to the item.

Resolution number OR/2023/131

MOVED by Deputy Chairperson S Powrie, seconded by Member M Voyce:

That the Ōrākei Local Board:

- a) receive the performance report for quarter one ending 30 September 2023.
- b) reallocate \$10,000 in funding from The Landing Concept Plan (2013) refresh (ID: 2774) to the Sail GP Event (ID: 4020).

CARRIED

17 Update on Joint Council-controlled Organisation Engagement Plans, work programme items (Jul-Sep 2023) and expected milestones

Resolution number OR/2023/132

MOVED by Chairperson S Milne, seconded by Member D Wong:

That the Ōrākei Local Board:

- a) receive the council-controlled organisation update on engagement plans, the work programme (Jul-Sep 2023) and anticipated milestones and engagement approaches for Quarter Two.

CARRIED

18 Governance Forward Work Calendar and Resolutions Pending Action Report

Resolution number OR/2023/133

MOVED by Member P Tucker, seconded by Chairperson S Milne:

That the Ōrākei Local Board:

- a) note the draft governance forward work calendar as at 16 November 2023.
- b) note the Ōrākei Local Board Resolutions Pending Action report as at 16 November 2023.

CARRIED

19 Ōrākei Local Board Workshop Records

Resolution number OR/2023/134

MOVED by Chairperson S Milne, seconded by Member M Voyce:

That the Ōrākei Local Board:

- a) note the records for the workshops held on 5, 12 and 26 October 2023.

CARRIED

20 Chairperson and Board Members' Report

Resolution number OR/2023/135

MOVED by Chairperson S Milne, seconded by Member D Wong:

That the Ōrākei Local Board:

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

CARRIED

21 Te Whakaaro ki ngā Take Pūtea e Autaia ana | Consideration of Extraordinary Items

There was no consideration of extraordinary items.

4.59 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 ŌRĀKEI LOCAL BOARD
HELD ON

DATE:.....

CHAIRPERSON:.....