

Devonport-Takapuna Local Board Workshop Programme

Date of Workshop: Thursday 29 February 2024
 Time: 11am – 12.30pm
 Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1 The Strand, Takapuna and MS Teams
 Apologies:

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
11.00 – 12.30	<p>1. Property & Commercial - 9 Kitchener Road</p> <p>This workshop discussion and material is confidential under LGOIMA Section 7 (2): <i>If, and only if, the withholding of the information or material is necessary to –</i> <i>(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</i></p> <p>Attachments: 1.1 9 Kitchener workshop 2024 02 29 1.2 CONFIDENTIAL</p>	<p>Anthony Lewis Specialist Technical Statutory Advisor</p>	<p>Keeping informed / preparing for specific decisions</p>	<p>Receive update on progress / provide direction on preferred approach</p>

Next workshop: 5 March 2024

Role of Workshop:

- (a) Workshops do not have decision-making authority.
- (b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
- (c) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (d) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

Devonport-Takapuna Local Board Workshop Record

Date of Workshop: Thursday 29 February 2024
Time: 11am – 12.48pm
Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1 The Strand, Takapuna and MS Teams

Attendees

Chairperson: Toni van Tonder

Deputy Chairperson: Terence Harpur

Members: Peter Allen
Gavin Busch
Melissa Powell
George Wood, CNZM

Staff: Trina Thompson – Local Area Manager
Maureen Buchanan – Senior Local Board Advisor
Rhiannon Guinness – Local Board Advisor
Henare King – Democracy Advisor

Apologies

None

Workshop item	Presenters	Governance role	Summary of discussion and Action points
<p>1. Property & Commercial</p> <ul style="list-style-type: none"> - 9 Kitchener Road 	<p>Anthony Lewis Specialist Technical Statutory Advisor</p> <p>Hannah Alleyne Service & Asset Planner Team Leader</p> <p>Roscoe Webb Service & Asset Planner</p> <p>Jeff Lyford Principal Advisor</p> <p>Andrew Elcoat Strategic Property Specialist</p> <p>Liezel McKeith Portfolio Research Analyst</p> <p>Sophie Bell Service & Asset Planning Specialist</p>	<p>Preparing for specific decisions</p>	<p>This workshop discussion is confidential under LGOIMA Section 7 (2): If, and only if, the withholding of the information or material is necessary to – (i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>

The workshop concluded at 12.48pm

9 Kitchener Road, Takapuna

Te Poari ā-Rohe o Devonport-Takapuna

29 February 2024



Purpose

To progress solutions for the Milford to Takapuna Walkway and the access options through the property at 9 Kitchener Road.



Planning, Environment and Parks Committee resolutions (PEPCC/2023/164)

e) ohia / confirm that the Planning, Environment and Parks Committee will not initiate a plan change to remove the Auckland Unitary Plan Category A historic heritage place protection for 9 Kitchener Road, Takapuna, as the council cannot guarantee the outcome of a quasi-judicial process.

f) tuhi ā-taipitopito / note that the owners of 9 Kitchener Road, Takapuna, are able to initiate a private plan change at their own cost.



Planning, Environment and Parks Committee resolutions (PEPCC/2023/164)

g) whakakore / revoke resolution RDO/2012/4 from the 24 July 2012 Regional Development and Operations Committee meeting and confirm that Auckland Council cease official negotiations with private landowners to secure public access along the informal Takapuna to Milford coastal walkway route, including ceasing negotiations to acquire 9 Kitchener Road, Takapuna, in accordance with conditions of sale in the 2018 Heads of Agreement, given that current conditions are quite different from 2018.

h) whakaae / agree to direct staff to notify the owners of 9 Kitchener Road, Takapuna, that the council will not proceed to acquire the property on the terms set out in the 2018 Heads of Agreement, given that current conditions are quite different from 2018.



Planning, Environment and Parks Committee resolutions (PEPCC/2023/164)

- i) **tono / request that staff support the Devonport-Takapuna Local Board to meet with the owners or beneficiaries' agreed representative of 9 Kitchener Road, Takapuna, to discuss options to allow permanent public access across the site and to report back to the relevant Committee prior to 30 June 2024.**
- j) **tono / request that the owners of 9 Kitchener Road, Takapuna remove the fence and reinstate public access across the site as soon as possible in good faith of the discussion to take place, noting the clear public support for the use of the walkway.**



Planning, Environment and Parks Committee resolutions (PEPCC/2023/164)

k) tuhi ā-taipitopito / note that any permanent solution requiring unbudgeted spend will need to be a decision of the Governing Body, as the Planning, Environment and Parks Committee does not have delegation to approve unbudgeted spend.



Planning, Environment and Parks Committee resolutions (PEPCC/2023/164)

l) tuhi ā-taipitopito / note that should public access through 9 Kitchener Road, Takapuna remain closed:

- i) an alternative signposted route on formed legal road is available to the public via footpaths on Audrey Lane, Kitchener Road, Hurstmere Road and Minnehaha Avenue in Takapuna, in order to by-pass 9 Kitchener Road, Takapuna, and return to the informal Takapuna to Milford coastal walkway; and
- ii) the informal Takapuna to Milford coastal walkway route be enhanced with additional Auckland Council signage detailing the safety and access risks along the route, and to acknowledge the generosity of private landowners in enabling access.



Valuation

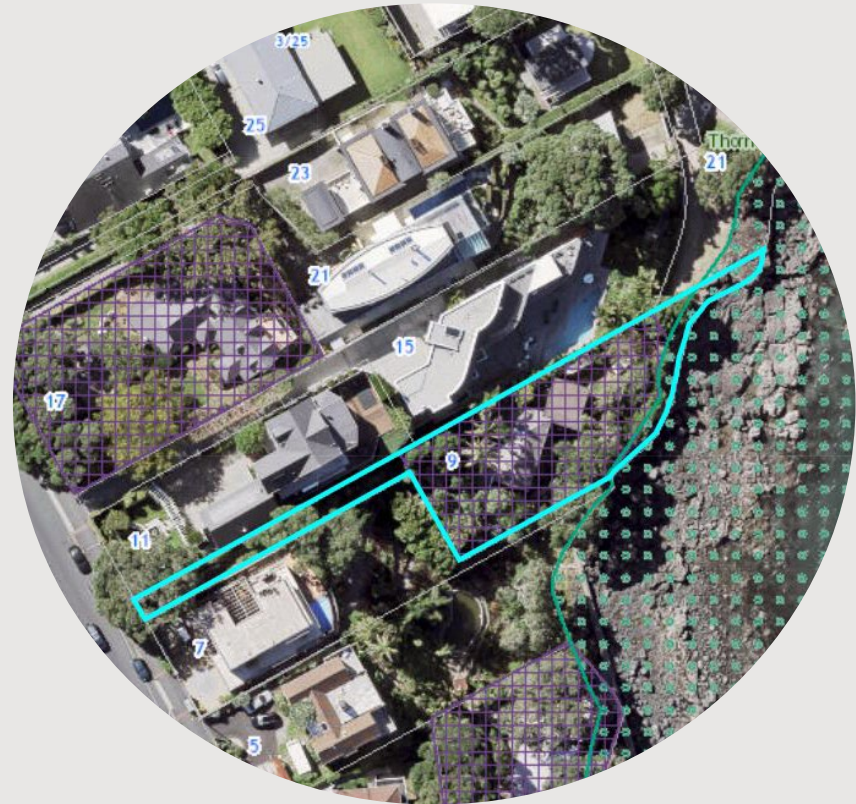
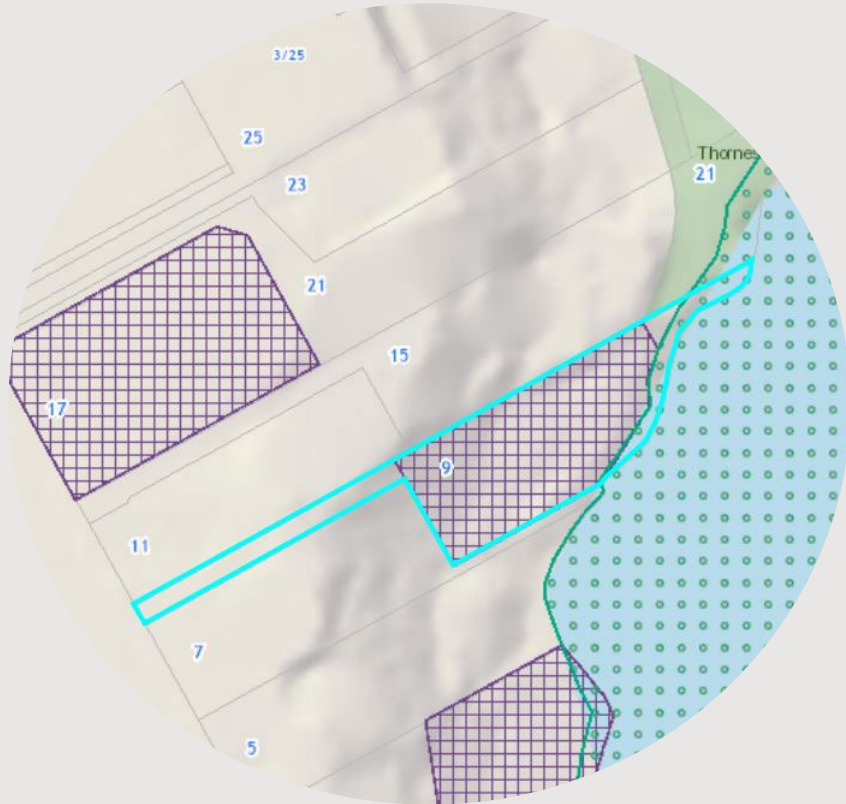


2 The Strand

- Net sale proceeds of 2 The Strand are circa \$3.1M
- As an endowment property proceeds of sale are required to be utilised for 'municipal purposes'
- Purchase for a coastal walkway is consistent with the purpose of the endowment
- The balance of 9 Kitchener Road would also need to be utilised for municipal purposes, it cannot be held without a defined purpose
- Council would have a reasonable period of time to settle on the purpose



Other considerations



Shows extent of AUP 'outstanding natural features' and 'historic heritage' overlays



Heritage

- 9 Kitchener Road, 'Clifton Firth residence' (ID 2683) is identified in the Auckland Unitary Plan (AUP) as a Category A historic heritage building
- Relocation of the building off site is a prohibited activity in the AUP
- A consent for this activity cannot be applied for
- Planning requirements will influence future commercial options and decision making

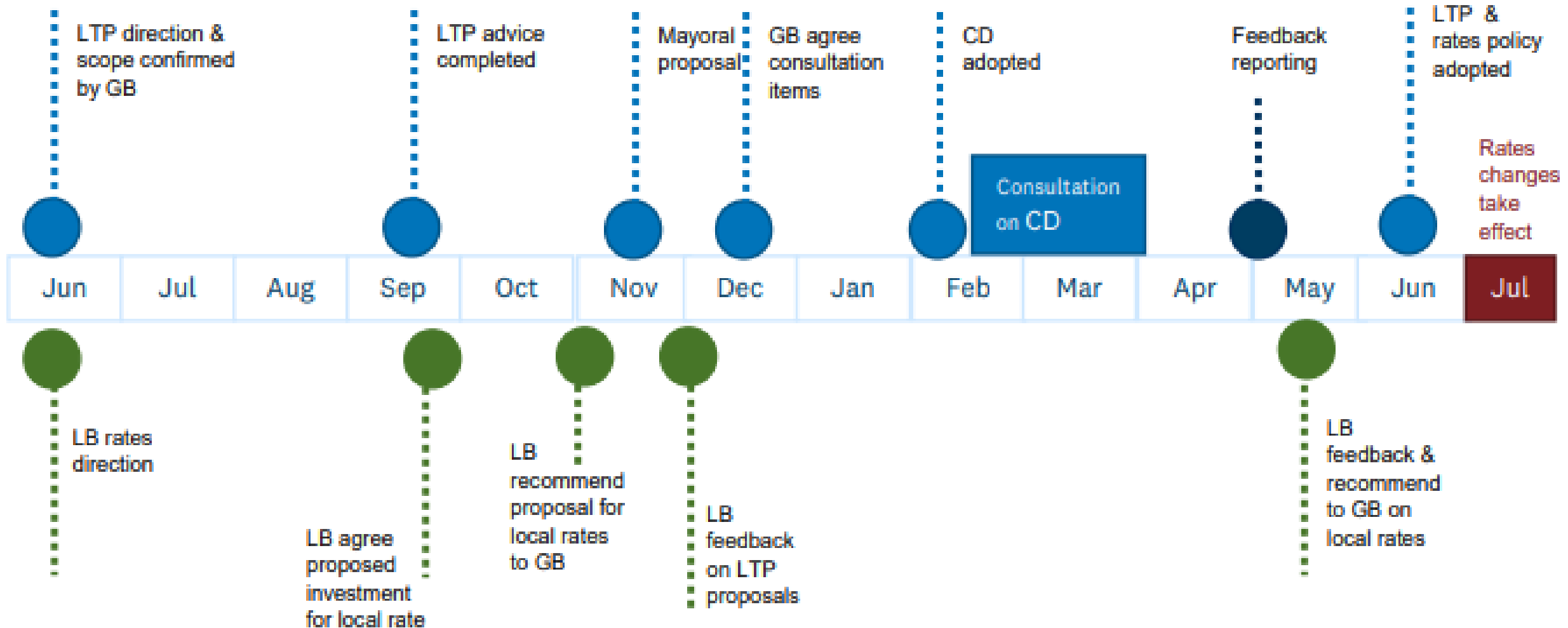


Targeted rate

- Legislative process
- Must be included in Annual or 10-Year budget
- Requires the proposed targeted rate activity to be assessed against multi-criteria
- Process if commenced July 2024 would not be introduced until July 2025 at the earliest



Targeted rate implementation timeline



**LTP
budget
scenarios**



Service property optimisation

- 383 properties reviewed
- 61 potential high-level opportunities identified
 - All opportunities will require further investigation into any statutory constraints impacting the ability to sell and timeframe
- Further mahi and engagement with stakeholders and the local board is required to confirm suitability
- Due to the process timeframes service property optimisation cannot fund the purchase of 9 Kitchener this financial year



Opportunity costs

- Utilising proceeds from the sale of 2 The Strand, for acquisition of 9 Kitchener Road, will reduce available funding for Takapuna Library and Community Services project
- Work on the Takapuna Library and Community Services project Indicative Business Case would pause until alternate funding is identified
- Cost to restore the Clifton Firth residence is circa \$800,000
- Depending on which services are delivered from the site:
 - opex ~\$40,000-\$60,000 p/a
 - + renewals



Risks and considerations



Provision

- Kennedy Park has an empty heritage facility that has not been restored or used since its purchase
- Parks and Community Facilities are currently investigating how to restore the facility
- The purchase of 9 Kitchener Road would add a heritage facility to the Devonport-Takapuna Local Board portfolio
- Building restoration and ongoing maintenance and operation costs are unbudgeted
- An investigation into service provision needs has not been undertaken
- The building may remain unoccupied



Moana level



Shows estimated extent of coastal inundation over 50-years with 2m sea level rise



Limiting use

- Purchasing 9 Kitchener Road, with the sale proceeds of 2 The Strand, would restrict how the property can be used including:
 - what services can be offered from the site
 - sub-division opportunities
 - opportunities to divest in the future
 - opportunities to generate income
- Purchasing 9 Kitchener Road, with vendors' conditions, would also restrict how the property can be used



Setting precedence

- To date all other property owners, of the informal Takapuna-Milford coastal walkway, have generously allowed public access across their properties
- Purchasing 9 Kitchener Road, after owners have blocked public access, could set precedence across the region



Using funding from 2 The Strand

- Sale proceeds from 2 The Strand are less than the current asking price for 9 Kitchener Road
- Additional budget is required to manage purchase shortfall
- Reduces funding for Takapuna Library and Community Services project
- Takapuna Library and Community Services project may be placed on hold until additional funding sources are confirmed



Next steps



Sifting solutions



Long list

- Status quo
- Initiate plan change
- Investigate alternate access options
- Acquire interests in 72 properties to secure public access
- Acquire in accordance with 2018 agreement

PEP recommendation

- Status quo

Options for next steps

- Continue offering detour through Audrey Lane and Minnehaha Avenue
- Negotiate price when property goes to market
- Negotiate access or easement with new owners
- Seek additional funding from Governing Body



Pātai?

