

Waitākere Ranges Local Board Workshop Record

Workshop record of the Waitākere Ranges Local Board held at the Waitākere Ranges Local Board office, 39 Glenmall Place, Glen Eden, Auckland on Thursday, 3 August 2023, commencing at 10.15am.

PRESENT

Chairperson: Greg Presland

Members: Michelle Clayton
Mark Allen (*from 11.18am*)
Linda Potauaine
Liz Manley

Apologies: Sandra Coney

Also present: Brett Lane, Natasha Yapp, Nataly Anchicoque, Sharlene Riley and Keri MacKinnon

Workshop Item	Summary of Discussions
Northwest Rapid Transit Confidential Item Shane Doran, Technical Director, Waka Kotahi David Mitchell, Principal Transport Planner, Waka Kotahi Daniel McCabe, Principal Communications and Engagement Advisor, Waka Kotahi Owena Schuster, Elected Member Relationship Partner, Auckland Transport 10.15am – 11.00am	Board members were provided with an overview of the Northwest Rapid Transit Detailed Business Case.
Kāinga Ora update Confidential Item Catherine Gilhooly, Stakeholder Relationship Manager, Kāinga Ora Taina Jones, Regional Director, Kāinga Ora	Board members were updated on Kāinga Ora plans carried out in the Waitākere Ranges local board area.

Workshop Item	Summary of Discussions
Karen Foster, Manager Stakeholder and Planning 11.18am – 12.10pm	
Telecommunications licence approval Rosalyn Cowe, Property Manager, Eke Panuku Lisa Partis, Property Manager, Eke Panuku 12.55pm – 1.52pm	Staff led the discussion on a new telecommunications license approval request between Auckland Council and Aotearoa Towers Group GP Limited (previously Vodafone) at Ceramco Park.

The workshop concluded at 1.52pm.

Memorandum

26 July 2023

To: Waitakere Ranges Local Board

Subject: New Telecommunications License – Ōkaurirahi (Ceramco Park)

From: Rosalyn Cowe – Property Manager – Eke Panuku Development Auckland

Contact Information: rosalyn.cowe@ekepanuku.co.nz

Purpose

1. To discuss a new commercial license for the continued use of telecommunications equipment at Ōkaurirahi (Ceramco Park), 112-122 Glendale Road, Glen Eden.

Summary

2. Ōkaurirahi (Ceramco Park) is held by Auckland Council and is classified as a recreation reserve therefore is subject to the Reserves Act 1977.
3. The current licence between Auckland Council (Licensor) and Vodafone New Zealand Limited (Licensee) commenced on 1 April 2010, and finally expired on 31 March 2020. The license is currently holding over on a month-to-month basis under the same terms and conditions.
4. Aotearoa Towers Group GP Limited (ATG) have made a formal application to Eke Panuku for a new commercial license to enable the continuation to operate telecommunications equipment which is currently installed, the permitted use of the license will not change and no additional equipment is being installed.

Context

5. The portion of Ceramco Park where the telecommunications equipment is attached to the building is described as Lot 1 DP 35583 comprising 1.6203 hectares and contained in Part NA58B/145.
6. Lot 1 is currently held by Auckland Council as a classified recreation reserve and subject to the provisions of the Reserves Act 1977.

Background

7. Telecommunications equipment has been onsite since 4 April 2010.
8. The licensed area is 18 square metres more or less.
9. There exists equipment cabinets and a security fence on the licenced area, this is connected to the South side of the Ceramco Park Function Centre.
10. The new license will be between Auckland Council (Licensor) and Aotearoa Towers Group GP Limited (Licensee).
11. In November 2022 Vodafone New Zealand Limited announced the sale of their passive mobile tower infrastructure business to ATG. ATG are now New Zealand's largest towers business, comprising approximately 1,500 wholly owned mobile towers across the country.
12. Eke Panuku are satisfied that ATG can meet the obligations of the licence.
13. The rent has been reviewed as part of implementing a new licence.
14. The permitted use of the site will not change.
15. No additional equipment is being installed.

16. In accordance with section 54(2) of the Reserves Act 1977 public notice of the intention to grant a new licence is required to be completed. Council must give full consideration to all objections and submissions from the public in relation to the proposed licence. Public notice includes publishing in one local newspaper and on the Auckland Council Have Your Say website.
17. There is a legacy Waitakere City Council Reserve Management Plan for Ceramco Park and Kaurilands Domain adopted July 2000.
18. A licence for telecommunications equipment within the recreation reserve is not contemplated by the approved management plan.
19. Eke Panuku are aware that Jessica Morris (Service and Asset Planning Specialist, at Auckland Council) is currently leading the development of a new Omnibus Reserve Management Plan for Waitakere Ranges Local Board (called the Waitakere Ranges Local Parks Management Plan).

Details

20. Eke Panuku on behalf of Auckland Council is requesting the local board approve a new commercial license as outlined below:

Licensee	Aotearoa Towers Group GP Limited
Licensor	Auckland Council
Premises/Area	112-122 Glendale Road, Glen Eden (18 square metres more or less)
Commencement	1 September 2023
Term	Twenty (20) Years
Final Expiry Date	30 August 2043
Permitted Use	Operating and maintaining the Equipment for Telecommunication purposes

Next steps

21. Once we receive confirmation in principal from the local board that the term and use of a new licence are approved, we will commence public notice of the intention to grant a new licence in accordance with section 54(2) of the Reserves Act 1977.
22. Eke Panuku will report on any submissions to the local board.
23. Eke Panuku will seek a formal resolution at a business meeting.
24. Eke Panuku will finalise the license with ATG.

Attachments