

Puketāpapa Local Board Workshop Programme

Date of Workshop: Thursday, 14 March 2024

Time: 9.55am – 3.45pm

Venue: Puketāpapa Local Board, 560 Mt Albert Road, Three Kings and Online via Microsoft Teams.

Time	Workshop Item	Overview	Governance role	Presenter/s
		<p style="text-align: center;">Karakia</p> <p style="text-align: center;">Whakataka te hau ki te uru.</p> <p style="text-align: center;"><i>The wind blows from the west.</i></p> <p style="text-align: center;">Whakataka te hau ki te tonga.</p> <p style="text-align: center;"><i>The wind blows from the south.</i></p> <p style="text-align: center;">Kia mākinakina ki uta.</p> <p style="text-align: center;"><i>It pierces the land with its wintry nip.</i></p> <p style="text-align: center;">Kia mātaratara ki tai.</p> <p style="text-align: center;"><i>And slices the sea with its freezing chill.</i></p> <p style="text-align: center;">Kia hī ake ana te atakura</p> <p style="text-align: center;"><i>When the red dawn breaks</i></p> <p style="text-align: center;">he tio, he huka, he hauhū.</p> <p style="text-align: center;">there is ice, snow and frost.</p> <p style="text-align: center;">tihei mauri ora!</p> <p style="text-align: center;">indeed, there is life</p>		

Time	Workshop Item	Overview	Governance role	Presenter/s
<p>9.55am (5 mins)</p>	<p><u>Item 1</u> Declarations of interest</p>	<p>Board only discussion.</p>	<p>What is the local board's governance role with regards to the item being workshopped:</p> <ul style="list-style-type: none"> • Keeping informed 	<ul style="list-style-type: none"> • Ella Kumar Chair
<p>10.00am – 11.00am (60 mins)</p>	<p><u>Item 2</u> Kāinga Ora update (Q1)</p> <p><i>Confidentiality of workshop materials: Section 7(2) (c): obligations of confidence</i></p> <p><u>Information Materials:</u> Presentation</p>	<p>To provide an update from Kāinga Ora on developments in the local board area.</p>	<p>What is the local board's governance role with regards to the item being workshopped:</p> <ul style="list-style-type: none"> • Keeping informed 	<ul style="list-style-type: none"> • John Tubberty Regional Director, Kāinga Ora • Helen Grant Manager Community Engagement, and Partnerships Central and East Auckland, Kāinga Ora • Andrew Sandlant Senior Development Manager Wesley, Kāinga Rebecca Allington Development Manager Wesley, Mt Roskill) • Lucy Smith Senior Development Manager - Large-Scale Projects – Roskill, Kāinga Ora <p>Optional</p> <ul style="list-style-type: none"> • Rosie Eggers Stakeholder/Planning Development Programme Office • Jo McKay Principal Partnership Kāinga, Regional Services and Strategy • Jody Morley Manager Area Operations Parks and Community Facilities • Brad Condon Parks and Places Specialist

Time	Workshop Item	Overview	Governance role	Presenter/s
				Parks and Community Facilities
11.00am – 11.30am (30 mins)	<u>Item 3</u> Board member only time / debrief from previous session	<u>Purpose:</u> Board member discussion.	What is the local board's governance role with regards to the item being workshopped: <ul style="list-style-type: none">• Keeping informed	<ul style="list-style-type: none"> • Ella Kumar Chair
11.30am – 12.30pm (60 mins)	<u>Item 4</u> Parks and Community Facilities	<u>Purpose:</u> To provide a monthly update from Parks and Community Facilities	What is the local board's governance role with regards to the item being workshopped: <ul style="list-style-type: none">• Local Board Feedback / Direction• Oversight and monitoring• Keeping informed• Engagement	<ul style="list-style-type: none"> • Jody Morley Manager Area Operations, Parks and Community Facilities • Rodney Klaassen Work Programme Lead, Parks and Community Facilities
11.35am – 12.05pm (30 mins)	<u>Item 4.1</u> Arthur Faulkner Reserve <u>Information materials</u> <ul style="list-style-type: none">• Leasing memo – options for the building• Project delivery presentation			<ul style="list-style-type: none"> • Malinda Naido Community Leasing Specialist, Parks and Community Facilities • Spencer Myer Project Manager, Parks and Community Facilities
12.05am – 12.25pm (20 mins)	<u>Item 4.2</u> Wesley Community Centre Playground renewal update			<ul style="list-style-type: none"> • Jody Morley Manager Area Operations, Parks and Community Facilities • Alex Azevedo Senior Project Manager

Time	Workshop Item	Overview	Governance role	Presenter/s
	<u>Information materials</u> Presentation			
12.25pm – 12.30pm	<u>Questions or queries</u>			<ul style="list-style-type: none"> • Jody Morley Manager Area Operations, Parks and Community Facilities
12.30 – 1.00pm (30 mins)	Board Lunch Time			
1.00pm – 1.45pm (45 mins)	<u>Item 5</u> Infrastructure and Environmental Services (I&ES) <u>Information Materials:</u> Powerpoint presentation	<u>Purpose:</u> To provide an monthly update and from Infrastructure and Environmental Services	What is the local board's governance role with regards to the item being workshopped: <ul style="list-style-type: none"> • Local Board Feedback / Direction • Oversight and monitoring • Keeping informed 	<ul style="list-style-type: none"> • Nick FitzHerbert Team Leader, Relationship Advisor, Relationship Management Unit • Sage Vernall Coastal Adaptation Specialist, Resilient Land & Coasts • Lara Clarke Principal Coastal Adaptation Specialist, Resilient Land & Coasts
1.45pm – 2.45pm (60 mins)	<u>Item 6</u> Connected Communities <u>Information Materials:</u> Powerpoint presentation	<u>Purpose:</u> To provide a monthly update from Connected Communities	What is the local board's governance role with regards to the item being workshopped: <ul style="list-style-type: none"> • Local Board Feedback / Direction • Oversight and monitoring • Keeping informed • Engagement 	<ul style="list-style-type: none"> • Kat Teirney Community Broker, Connected Communities

Time	Workshop Item	Overview	Governance role	Presenter/s
	<p><i>Confidentiality of workshop materials: Section 7(2) (i): negotiations.</i></p>			
<p>2.45pm – 3.45pm</p>	<p><u>Item 7</u></p> <p>Board member time</p> <ul style="list-style-type: none"> - Feedback on reports to the 21 March business meeting 	<p><u>Purpose</u></p> <p>Board only discussion</p>	<p>What is the local board’s governance role with regards to the item being workshopped:</p> <ul style="list-style-type: none"> • Keeping informed 	<ul style="list-style-type: none"> • Ella Kumar Chair
<p>Closing - Karakia</p> <p>Unuhia, unuhia <i>Draw on, draw on</i></p> <p>Unuhia mai te urutapu nui <i>Draw on the supreme sacredness</i></p> <p>Kia wātea, kia māmā, <i>To clear and to set free</i></p> <p>te ngākau te tinana, te hinengaro <i>the heart, the body and the inner essence</i></p> <p>i te ara takatū <i>In preparation for our pathways</i></p> <p>Koia rā e Rongo <i>Let peace and humility</i> <i>be raised above all</i></p> <p>e whakairia ake ki runga</p>				

Time	Workshop Item	Overview	Governance role	Presenter/s
		<p>Kia tina! Haumi e! <i>Manifest this! Realise this!</i> <i>Bind together! Affirm!</i> Hui e! Tāiki e!</p>		

Next workshop: Thursday, 21 March at 1.35pm

Next business meeting Thursday, 21 March 2023 at 10am

Mt Roskill Tennis Club rooms Arthur Faulkner Park

14 March 2024

Jody Morley: Area Operations Manager, Parks and Community Facilities
Spencer Myer: Project Manager, Parks and Community Facilities





Purpose

To seek direction from local board members on the future of the old tennis club building.

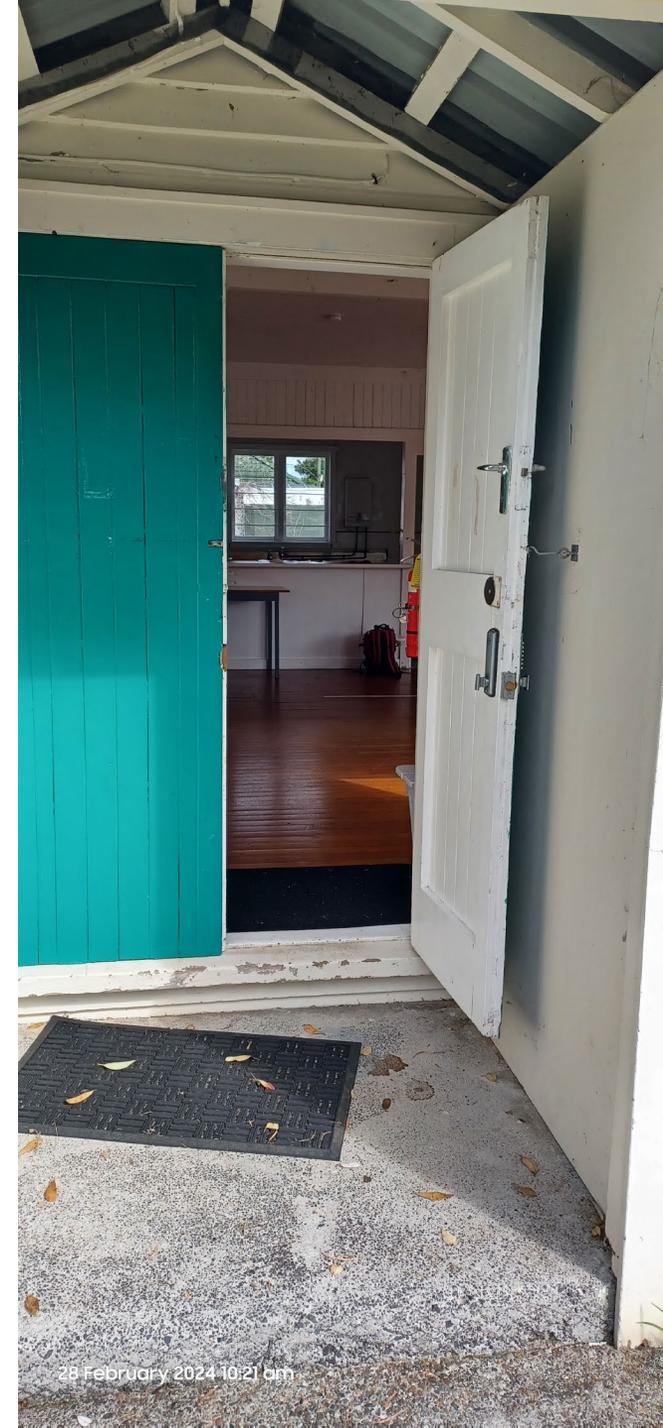
There are three possible options for the future of this building:

Option **A**. Expression of interest for a **new community lease**

Option **B**. As a **venue for hire** facility

Option **C**. **Demolish** the building

Which option will suit both the communities needs and what can be delivered within the current budget constraints?





Project background

- Feb 2023 presentation

Recap on previous workshop discussions and/or resolutions.

- as per the minutes of the AGM of the club dated 14 August 2022, the termination of lease became effective on 31 December 2022.
- a written notice to surrender the lease was delivered to the staff by Mt Roskill Tennis Club (“club”) on 27 October 2022.
- the club’s decision to surrender the lease was based on declining numbers of membership of the club.
- following termination of the lease by the club, the building has now been brought into councils' venue for hire portfolio.
- the building re-opened to the hirers on 1 February 2023 after all works related to the building assessment were completed.





Current status

The current hirers are ex-community groups that shared the facility with the club prior to its termination of lease.

- There are currently five regular hirers of the building promoting activities such as yoga, pilates and dance.
- Venue for Hire Services have agreed to honour all the current pricing agreements from \$10-\$15 an hour (to be monthly invoiced) and the groups have been set up as credit council customers.
- Venue for Hire Services will be managing bookings until 30 June 2024. The Puketāpapa Local Board to provide direction on a preferred operating model for the building.
- Mt Eden Tennis Club is the only group using the tennis courts on Saturdays from 8am- 12pm.





Current Venue for Hire/Community Lease locations in Puketapapa

Venue for Hire locations (4):

- Mt Roskill War Memorial Hall
- Roskill Youth Zone (both leased and venue for hire)
- Wesley Community Centre
- Mt Roskill Library/Fickling Centre (both leased and venue for hire)
ie. CAB, AKL City Brass Band, Kannada Koota
- Three Kings Tennis Community Hall

Community Lease sites (26):

Bhartiya Samaj Hall

Eden Roskill Softball

Winstone Park tennis Club

Mt Roskill Kindergarten

Fairholme Tennis Club

Waiata Tennis Club

Plunket Buckley Road

Hillsborough Playcentre

Morrie Laing Ave

Waikōwhai Scouts and Roskill South Kindergarten

Lynfield Playcentre and Western Bay Sea Scouts

Lynfield Tennis Club and Lynfield kindergarten

Eden Roskill Cricket, Auckland United, Tri Star, Cameron Pools and AKA Hillsborough Play

Ōwairaka Amateur Athletics and Active Transport.





Renewal works

If **Option A** (expression of interest for a new community lease) or **Option B** (continue as a venue for hire facility) is chosen as the preferred option, renewal of the building must be carried out to bring it up to today's standards for health and safety.

This will include the following works:

- renewal of the kitchen space
- redevelopment of the toilets to be accessible and unisex
- repairs to tongue and groove flooring and sealing it
- renewal of plumbing and all utilities
- replacement of rotten windows
- removal of asbestos
- installation of accessible entrance with covering and planter boxes
- possible installation of large sliding doors and a covered deck to create a link to the park.

Currently in the approved FY2024-2026 capex work programme we have a project line:

ID	Activity Name	FY2024 (spend to date)	FY2025
40345	Arthur Faulkner Reserve - renew - ex tennis club building	\$250,000	\$50,000





Arthur Faulkner Tennis Club

34 Foch Avenue Mount Roskill Auckland 1041



Concept Design
January 2024

MAKE

MAKE ARCHITECTS NZ LTD
111, Sandringham Rd
Mount Eden
Auckland 1024
New Zealand
09 875 8228
auckland@makearchitects.co.nz
www.makearchitects.co.nz





RevID	CHD	Revision	Issue	Date

Contractor to check and verify all dimensions, levels and angles on site prior to commencing any work.
 Dimensions not to be taken measured from drawings.
 All drawings to be read in conjunction with drawings by the specified consultant.
 For any and all discrepancies refer to architect prior to commencing any work.
 These drawings and design remain the property of GMAK Architects Ltd NZ.

Arthur Faulkner Tennis Club
 #Client Full Name
 34 Foch Avenue Mount Roskill Auckland 1041

Perspective 1

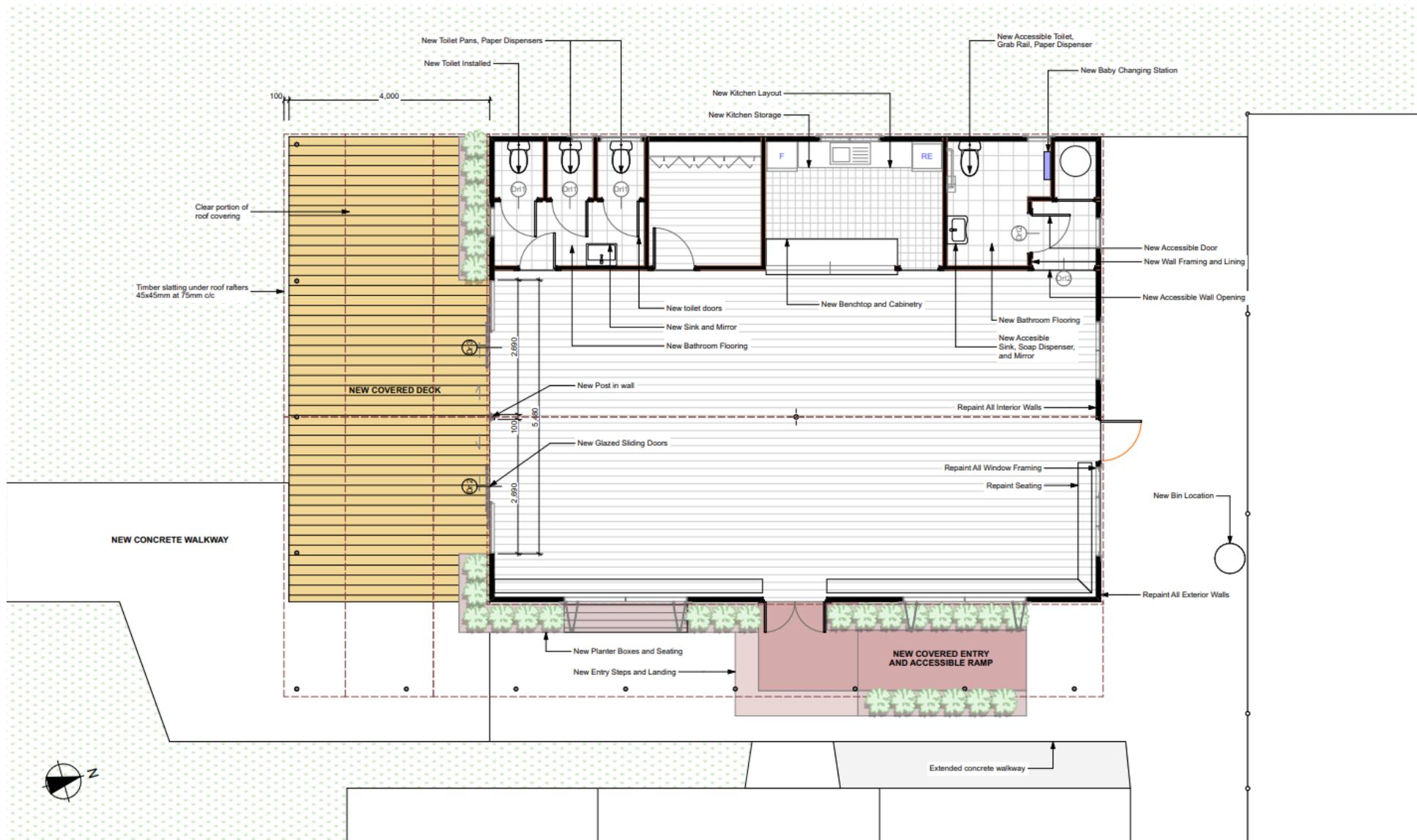
GMAK ARCHITECTS NZ LTD
 The Landing
 214 Teesdale Rd
 Mount Eden
 Auckland 1024
 New Zealand
 09 873 3338
 studio@gmakarchitects.co.nz
 www.gmakarchitects.co.nz

DATE: 20/11/24
 PROJECT No: 20_2023
 USER:
 Concept Design
 REVISION



601





1

Ground Floor Plan Proposed

1:50

RevID	CHD	Revision	Issue	Date

Contractor to check and verify all dimensions, levels and angles on site prior to commencing any work.
 Dimensions not to be scale measured from drawings.
 All drawings to be read in conjunction with drawings by the specified consultant.
 For any and all discrepancies refer to architect prior to commencing any work.
 These drawings and designs remain the property of MAKE Architects Ltd NZ.

Arthur Faulkner Tennis Club
 #Client Full Name
 34 Foch Avenue Mount Roskill Auckland 1041

Ground Floor Proposed Plan

SCALE: 1:50 @ A2

MAKE ARCHITECTS NZ LTD
 The Canyons, 7th Floor
 100 Victoria Road
 Auckland 1010
 New Zealand

DATE: 03/12/24
 PROJECT No: JC_2023

MAKE
 Concept Design



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Options Analysis

Options	Criteria		Finance		Advantages / disadvantages
	Risk	Implementation	CAPEX (TBC)	OPEX (TBC)	
A EOI for a new community lease	Medium	Renews facilities within the existing building to modern standards including accessibility, kitchen and toilet facilities, safety and plumbing.	\$TBC	\$0	The building requires substantial works to bring it up to a leasable standard.
B Continue as a Venue for Hire facility	Medium	Renews facilities within the existing building to modern standards including accessibility, kitchen and toilet facilities, safety and plumbing.	\$TBC	\$0	Upgrades the building to modern standards for fire evacuation, accessibility and better functionality of the existing assets. This could be the first stage through to full development of the building ie. Undertaking the deck at a later stage.
C Demolish	Low	ABS: OPEX demolition budget to remove and remediate site.	\$0	\$TBC	Once the building is gone this opportunity is lost. The cost estimate includes recycling as much of the building as possible and allows for asbestos removal. Area would become grass enabling more passive recreation.





Recommendations

Staff recommendation is:

Option B – continue as a **Venue for Hire facility**.

- The building will need to be upgraded to modern standards.
- This can be carried out over multiple financial years based on the priorities from the building assessments:
 - Immediate - asbestos removal, swipe card access, fire evacuation plans, access issues, kitchen replacement and heating.
 - Medium term - drainage, repainting, replace window joinery and plumbing/bathrooms.
 - Longer term – roofing and gutters, exterior painting and the potential for decks and ramp access.

An additional renewals funding will be required to carry out the required building works. This additional funding could be included in the coming work programme development discussions.





Next steps

Receive feedback from the local board on their preferred option.

If either **Option A** or **Option B** is chosen:

- Enter into discussions with Community Leasing and/or Venue for Hire on their requirements for the use of the building.
- Engage an architect to develop a detailed design of the interior/exterior works required.
- Prepare tender documentation for contractors to confirm pricing.

If **Option C** is chosen, obtain pricing from contractors for the demolition and removal of the building. Note, the aim would be to leave the area as a grassed space.



Thank you

Ngā mihi

Memorandum

02 March 2024

To: Puketāpapa Local Board

Subject: Options for the facility at Arthur Faulkner Reserve, 33 Foch Avenue, Mount Roskill

From: Malinda Naidoo, Community Lease Specialist, Parks & Community Facilities

Contact information: Malinda.naidoo@aucklandcouncil.govt.nz

Purpose

1. To obtain feedback from the Puketāpapa Local Board on options for the facility at Arthur Faulkner Reserve, 33 Foch Avenue, Mount Roskill.

Summary

2. The Mount Roskill Tennis Club Incorporated surrendered their lease for the tenant owned building at Arthur Faulkner Reserve, 33 Faulkner Avenue, Mt Roskill, which took effect on 31 December 2022.
3. At a workshop in November 2022, the local board were advised of the surrender and options for the building were discussed, the local board requested the building to be brought into the Venue for Hire portfolio in the interim.
4. Venue for Hire opened the facility to hirers on 1st February 2023.
5. The building assessment, asbestos survey and initial seismic assessment was completed. These reports revealed extensive works are required to bring the building up to current building code standard. These findings were workshopped with the local board on 23 February 2023.
6. At a local board workshop on 26 October 2023, the local board suggested that staff investigate further options for the site.
7. This memo provides three possible options for the future of the Arthur Faulkner building for the Puketāpapa Local Board to consider and provide feedback on.

Context

8. The Puketāpapa Local Board is the allocated authority relating to local recreation and community facilities, including community leases, licences, and landowner matters.
9. The building on the site previously occupied by the Mount Roskill Tennis Club Incorporated Club was vacated in 2022 when the club membership reduced significantly, and the club disbanded.
10. The building was then inherited by Auckland Council and this memo considers options for the future use.

Staff Assessment and recommendation

- 11. The former Mount Roskill Tennis Club Incorporated facilities at Arthur Faulkner Reserve requires a decision relating to the future of the buildings and site to limit further deterioration and potential cost to council.
- 12. Three options for the Arthur Faulkner building have been tabled for the local board to consider.

Option A	Option B	Option C
Expression of Interest (EOI) for a new community lease	Continue as a Venue for Hire facility	Demolition

Option A – EOI for a new community lease

- 13. When a community tenanted building or space either becomes available, vacant, or when the term of a lease is due to expire, the local board may decide to either receive Expressions of Interest (EOI) from groups interested in leasing the space.
- 14. Should the local board direct staff to undertake an expression of interest process advertising the availability of and seeking applications from eligible groups for a community lease for the council-owned building, staff will:
 - a) advertise the opportunity in local papers, on the council’s website and notify interested parties, including mana whenua;
 - b) send out application forms along with all relevant information.

Option B – Continue as a Venue for Hire facility

- 15. Since January 2023, Venue for Hire Services have been managing bookings while they wait to hear from the Puketāpapa Local Board on a preferred operational model.
- 16. Venue for Hire could contribute to valuable incremental revenue stream as a venue is hugely significant for a wide range of activities and services. These could include birthday parties, playgroups, recreation or exercise classes, meetings, and weddings.
- 17. Currently there are four other Venue for Hire facilities within the area. These include the Wesley Community Centre, Fickling Centre, Three Kings Tennis Pavilion and the Mount Roskill War Memorial Hall.
- 18. Continuance as a Venue for Hire facility will require building works to include modern standards for fire evacuation, accessibility, and better functionality of the existing assets. This could form the initial phase for further development of the building.
- 19. The Arthur Faulkner Tennis Club concept plan led by the Area Operations team makes provision for renewal of the kitchen space, redevelopment of the toilets to be accessible and unisex, flooring repairs, plumbing renewal works, window replacement, accessible entrances and installation of sliding doors.

20. The future concept design will include a deck which will contribute to an increased functional space in addition to raising the value of the property. However, provision of the deck will be addressed in accordance with future funding through the local board.
21. Overall, the concept plan aligns with the value space model of the park.
22. Adding an additional Venue for Hire facility in the area would be beneficial to the community at large.

Option C - Demolition

23. This would involve removal of the building (weatherboard building) as well as reinstatement of the whole area to grass. This would leave the reserve as open green space and provide a space for any potential future facilities such as a basketball court, or additional play etc.
24. The demolition cost of the buildings would be funded from the Parks and Community Facilities opex budget. The Opex cost estimate is \$150,000. The cost estimate includes recycling of as much of the building as possible and allows for asbestos removal.

Conclusions

25. Under option one whilst acknowledging the EOI process, building works will be required to bring the building up to building code standard. This option is dependent on Option B being completed first.
26. Option C is unsuitable because once the building is demolished an opportunity for Option A and Option B is unachievable.
27. Option B remains beneficial to the community at large whilst considering further development of the building for the future.

Next steps

28. The Puketāpapa Local Board provides feedback regarding the three options that have been identified in this memo for the future use of the Arthur Faulkner building.
29. Staff will work to implement the feedback.

Wesley Community Centre Playground Renewal Draft Concept - Local Board Workshop



March 2024





Revision Control

March 2024

Local Board Workshop

Prepared by Auckland Council's Parks and Community Facilities department for Puketāpapa Local Board

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Wesley Community Centre



Section 1: Introduction

1.1 Introduction and background

Introduction and project scope

Wesley Community Centre Playground is located at the west end of Mt Roskill War Memorial Park (also known as May Road War Memorial Park). The total area of the playground is 280 square metre and Sandringham Road Extension runs along the playground’s western boundary.

The playground is due for renewal and needs an upgrade to bring it up to today’s standard of destination play, in line with other parks across Auckland.

Planning and programme

The Parks and Community Facilities design team will be working in collaboration with Puketāpapa Local Board and affected sports clubs and community groups throughout the development of this master plan. Refer to the project timeline below for more details.

Key partners and stakeholders

Internal Councils stakeholders and key partners include staff from the following departments will be involved in the development of this master plan:

- Parks and Community Facilities
- Puketāpapa Local Board
- Healthy Waters
- Mana Whenua

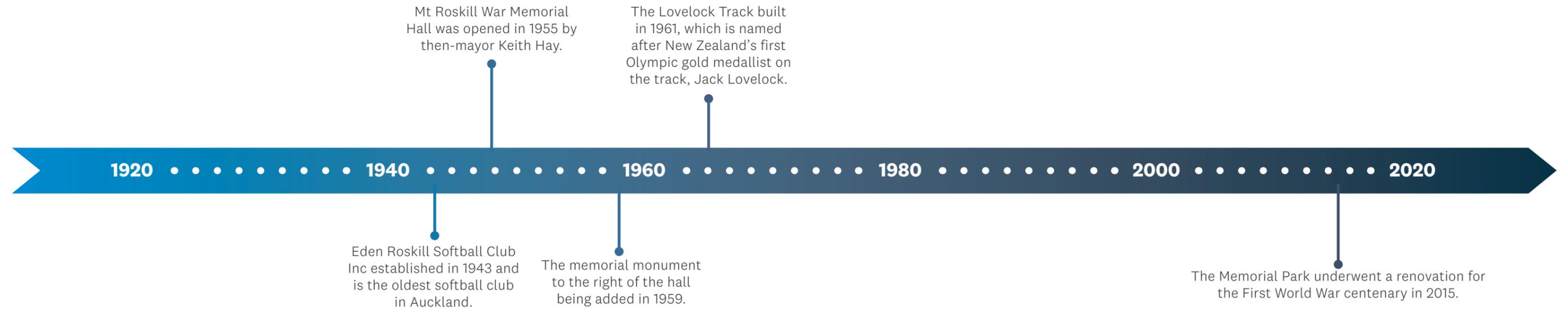
Other stakeholders include:

- Kainga Ora
- Wesley Community Centre
- Wesley Community Groups
- Bhartiya Samaj Charitable Trust
- Wesley Primary School
- Wesley Intermediate School
- Special school (future)
- **Sports clubs:**
 - Ōwairaka Athletics Club
 - Eden-Roskill Softball Club
 - Central City Baseball Club
 - Auckland Football Federation
 - Roskill Districts Rugby Club
 - Suburbs Rugby Club
 - Mt Roskill Saints Australian Football Leagues

Project timeline



1.2 History of the park



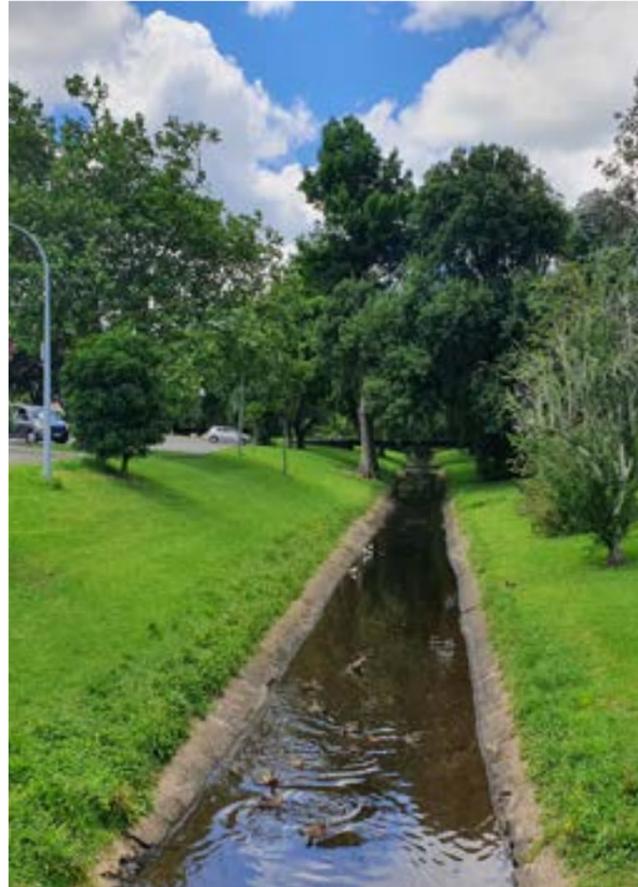
1.3 Existing site photos



Existing playground



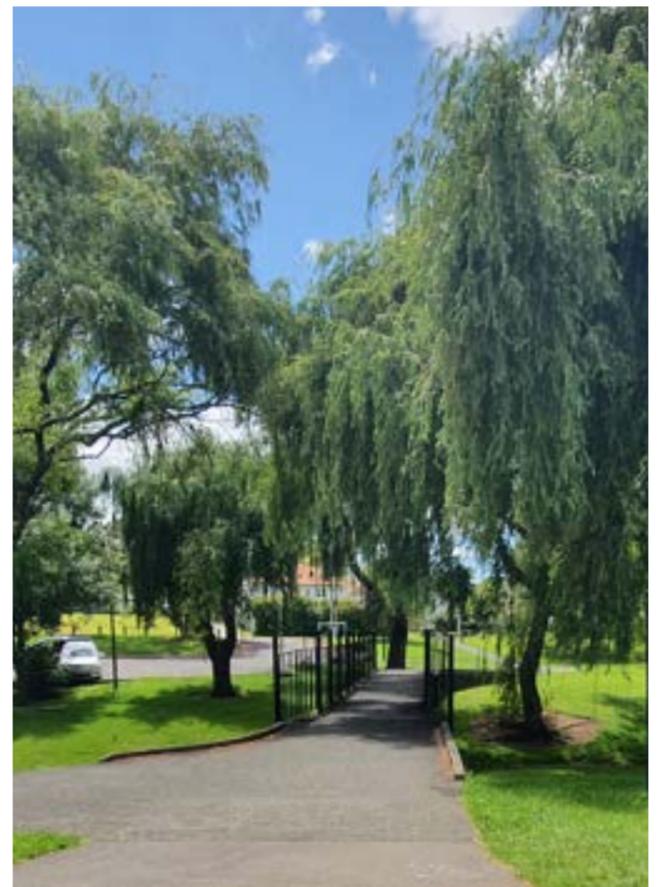
Basketball halfcourt



Te Auaunga



Roadside footpath by the playground



Te Auaunga bridge crossing



Roskill Youth Zone plaza



Seating locates beside the community centre

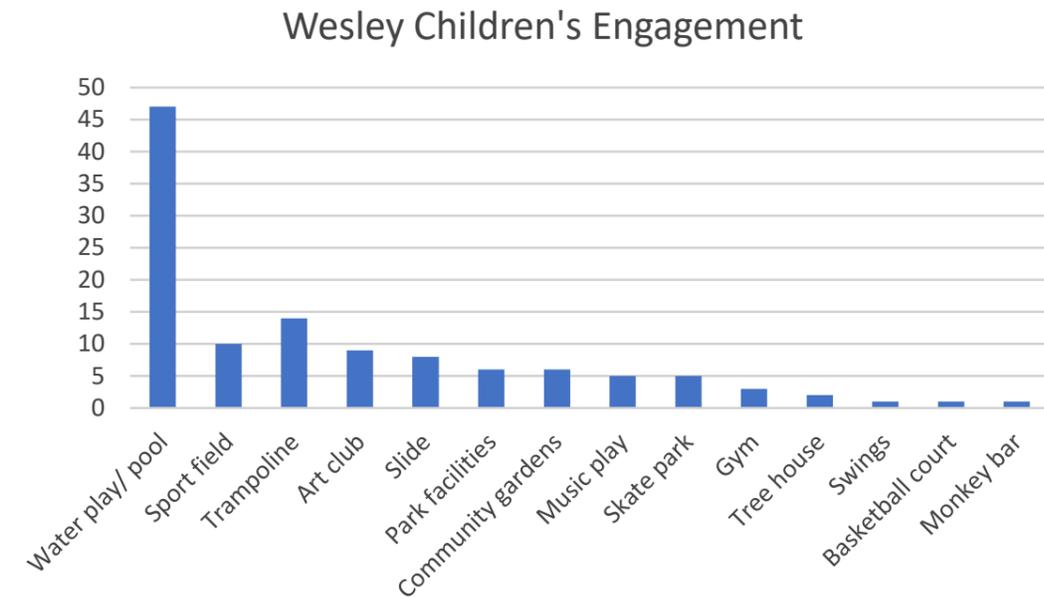


Gifford Ave carpark

1.4 Consultation feedback to date

Engagement with Wesley Primary School - March 2022

Engagement with Wesley Primary School was undertaken in March 2022 via post card. The results of the engagement suggest that pools and trampolines are the highest two desired play facilities. There are also feedback on park facilities including benches, rubbish bins, and BBQ areas.



Have Your Say - December 2019

Consultation of Mount Roskill War Memorial Park draft masterplan was undertaken in December 2019 via Have your Say online surveys. The consultation targeted a large radius of local residents. There are general responses, feedback specific to the draft masterplan, and feedback that is specific to play. Summary points from the survey are outlined in the above three sections as the following:

1. General Responses:

- Respondents mostly visited a few times a week
- Main activity at site is sports and games

2. Feedback specific to masterplan: More than half of the respondents do not support to replace the existing softball clubrooms to a multisport clubroom

- Respondents mostly supported the naturalisation of Te Auanga
- Respondents mostly supported the improvements to accessibility on the path network and prefer a shared path link
- Less than half of the respondents support the enhancement of passive recreation provision. Most comments do not like the implementation of artwork in the park

3. Feedback specific to play areas:

- Most of the respondents fully supported to add seating, especially in the playground
- Most of the respondents support the upgrade of the play, skate, basketball and exercise equipment

1.5 Strategic documents

The renewal of the Wesley Community Centre Playground will be based on the following analysis and assessment documents:

Play Network Gap Analysis, Puketāpapa Local Board (2021)

This document looks at all playspaces within the local board area and provides recommendations for their development. It identifies the current Wesley Community Centre Playground as a neighbourhood scale playground. The playground is mainly designed for children in early childhood, junior and senior age. There's no play provided for youth.

The report suggests the playground has high priority in upgrading to address population growth and requires specialised play experience improvement. All abilities items and water play are recommended to be proposed for improving and maximising the play network impact to the community.

The Gap Analysis report finds the following play experiences have been provided by Wesley Community Centre Playground:

- Climbing
- Swinging
- Rocking
- Sliding
- Spinning
- Balancing
- Creative / imaginative
- Balancing (poor)

The report also identified the playground does not provide the following play experiences:

- Jumping
- Sound
- Sand
- Water
- Nature play
- All abilities

Healthy Puketāpapa Action Plan(2019 - 2021)

This set of documents aim to create an environment that supports and encourages healthy behaviours. By addressing the drivers of social disadvantage, everyone will have a fair opportunity to reach their full health potential. The renewal of the Wesley Community Centre Playground will aim to help achieve the health and wellbeing vision.

Puketāpapa shade shelter report (2019)

This report summarises the outcomes of a network assessment of shade shelter provision across the local board area and provides guiding principles for future investment in shelter provision. The report suggests there's no additional shade needed at Mt. Roskill War Memorial Park West playspace.

Drinking Fountain Provision Assessment (2018)

This report looks at the drinking fountains within the local board area and suggests possible locations for additional drinking fountains. The report identifies there are two drinking fountains in Mt. Roskill War Memorial Park. There is no requirement for installing new drinking fountain in the park.

Public Toilet Provision Assessment (2018)

This report looks at the public toilets within the local board area and suggests possible locations for additional public toilets. The report suggests there is no requirement for installing additional public toilet in Mt. Roskill War Memorial Park.

Public Toilet Provision Assessment (2018)

This report looks at the public toilets within the local board area and suggests possible locations for additional public toilets. The report suggests there is no requirement for installing additional public toilet in Mt. Roskill War Memorial Park.

Name and Typology		Age Group Provision				Standard Play Experience Provision							Specialised Play Experience Provision						
Reserve Name	Site ID	Playspace Typology	Early Childhood (0-4 yrs)	Junior (5-8 yrs)	Senior (9-12 yrs)	Youth (13+)	Climbing / crawling	Swinging	Rocking	Sliding	Spinning	Balancing	Jumping	Creative / imaginative	Sound	Sand	Water	Nature play	All abilities play item(s)
Mount Roskill War Memorial Park West (Sandringham Road)	TBC	Neighbourhood	Y - good	Y - good	Y - poor	N	Y - good	Y - good	Y - good	Y - good	Y - good	Y - poor	N	Y - good	N	N	N	N	N
		Accessibility			Supporting Infrastructure / Amenities					Commentary									
Courts	Wheelchair Play	Other play	Edging	Level Access	Surfacing Type	Shade	Toilets	Parking	Drinking fountain	Lighting	Other	Nearby user groups	Priority	Considerations					
Y - 2x small basketball half courts	N	Y - hopscotch and four square (play mat-ta tiles)	Concrete	Y	Play mat-ta tiles	N	Y - within wider park	Y - within park	Y - within wider park	N	Rubbish bin	Wesley Community Centre, Roskill Youth Zone, Owaraka Athletics, Lovelock Track, Mount Roskill / Wesley Farmers Market	High	High priority rating from excellent network position associated with community hubs, location within Kāinga Ora's Wesley development area. An opportunity exists to consolidate the Sandringham Road playspace with the adjacent community centre playspace (currently decommissioned), to better integrate the Sandringham Road playspace with the plaza and community facilities. It is recommended that the retention of the 2x basketball hoops directly adjacent to the playspace is reviewed in lieu of investing in existing courts and potential multi purpose space adjacent the Youth Zone building. There is potential to integrate accessible / all abilities, creative / imaginative, balancing and specialist play experiences for the Early Childhood to Senior age groups, though level of investment will need to be considered against ensuring appropriate investment in the May Road playspace to elevate suburb level facilities given expected population growth in the area. Playspace upgrades should also provide seating (currently lacking).					

Data capture spreadsheet of Wesley Community Centre Playground in the Play Gap Analysis Report.

Wesley West neighbourhood masterplan 2022

The purpose of the Wesley West Neighbourhood Masterplan (developed by Jasmx) is to continue the work set out in the Mt Roskill Spatial Delivery Strategy and Wesley Spatial Framework.



Illustrative Development Scenario - Wesley West neighbourhood masterplan by Jasmx

Developed masterplan for Wesley War Memorial Park 2021

War Memorial Park Spatial Masterplan was developed by Bespoke as the result of public consultation on the draft masterplan via Have Your Say in 2019.



Wesley War Memorial Park Masterplan developed by Bespoke in 2021.



Section 2: Site Analysis

2.1 Location map



2.2 Nearby playgrounds



Owairaka Park - Neighbourhood Playspace

Mixed Play

- Flying fox
- Spinning and climbing play
- Single slide module
- Baby seat swing



Arthur Faulkner Reserve - Neighbourhood Playspace

All Abilities Play

- Module with slides and hanging
- Play house with play panel
- Inclusive carousel, rocking play
- Swing sets with basket and baby seats



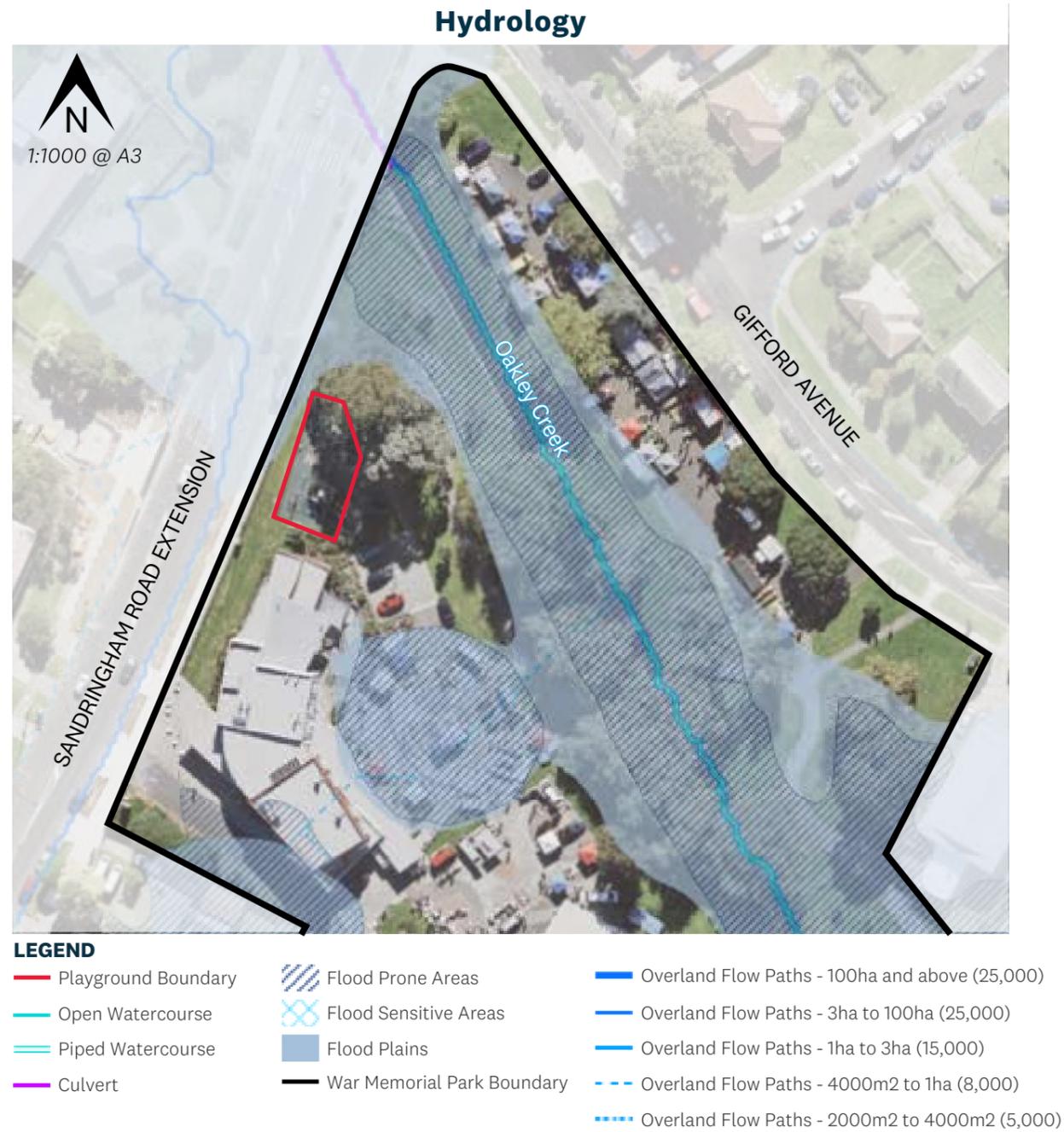
War Memorial Playground - Suburb Playspace

All Abilities Play

- Skate park
- Inclusive carousel
- Jumping, swinging, sliding, rocking, climbing, spinning play



2.3 Hydrology and vegetation

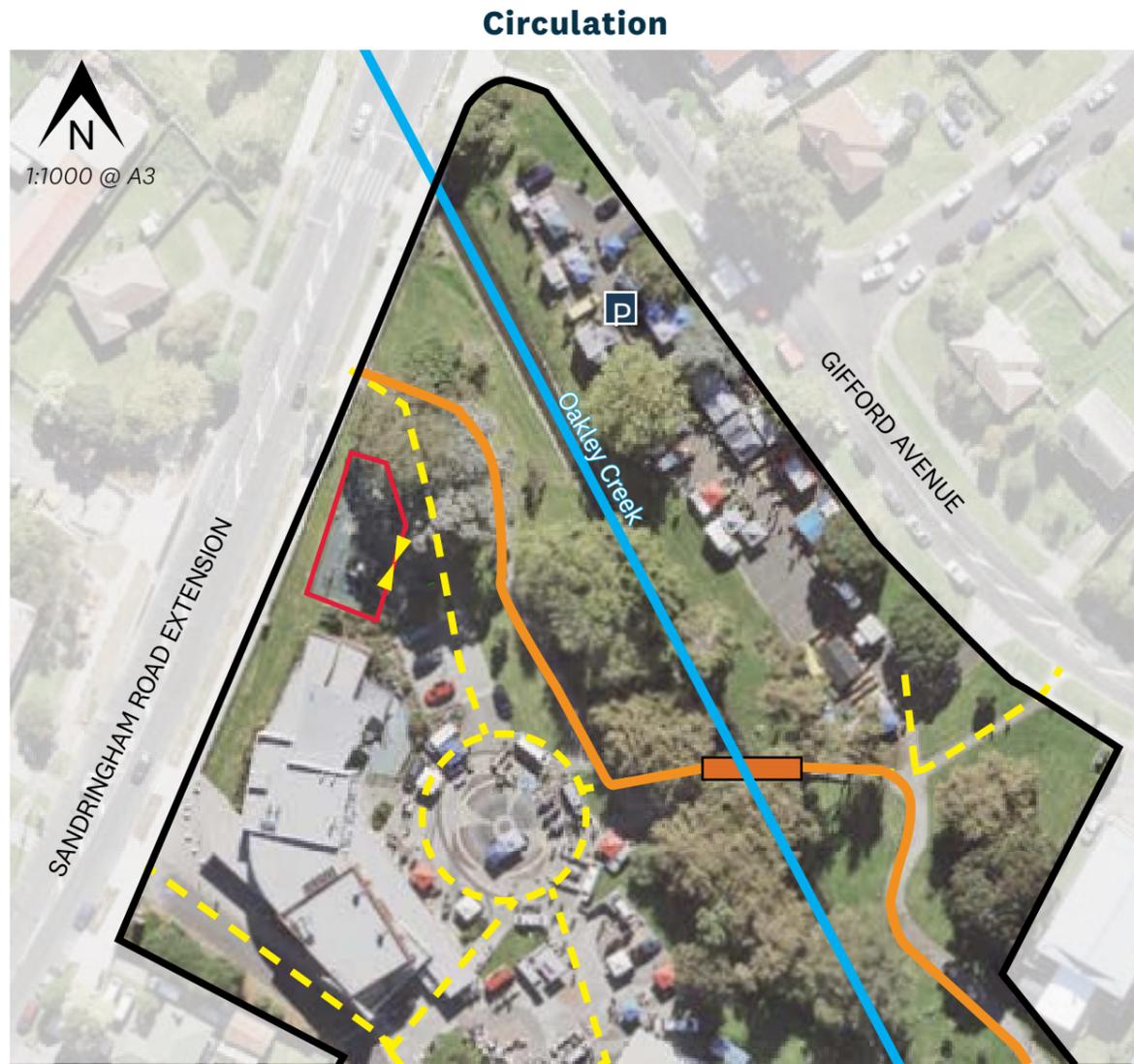


- There is no risk of flooding in the existing playground area
- The area located at the south-west of the playground has no risk in flooding. It could potentially be used as area for playground extension if needed



- The potential ecosystem of the site is Pūriri forest.
- There are 4 mature exotic trees located at eastern-north side of the playground and provides efficient shade
- There is a mix of rain garden vegetation located at the southern boundary of the playground

2.4 Circulation and existing facilities



LEGEND

- Playground Boundary
- War Memorial Park Boundary
- Existing Pathways
- Shared Cycle Path
- Te Auaunga
- P Existing Car Parks
- ▭ Te Auaunga Bridge Crossing
- ▶ Playground gate

- The playground is fully fenced to prevent children run off to the adjacent main road
- The access gate is located at the eastern-south of the playground, close to the existing pathway



LEGEND

- Playground Boundary
- War Memorial Park Boundary
- ▭ Existing Car Park
- Basketball Full Court
- ◐ Basketball Half Court
- Rubbish Bin
- 1 Informal 'Stepping Stone' Pathway
- 2 Wesley Community Centre Playground Outdoor Area
- 3 Wesley Community Centre
- 4 Bike Kitchen Storage

Wesley Community Centre and Roskill Youth Zone are located adjacent to playground. There is a carpark on the eastern side of the playground, on the opposite side of Te Auaunga.

2.5 Site constraints and opportunities



Opportunities

- A** Potential area for playground extension
- B** Adjacent building could be incorporated as part of fencing
- C** Space to provide seating and picnic areas
- D** Existing mature trees provide shades for playground

Constraints

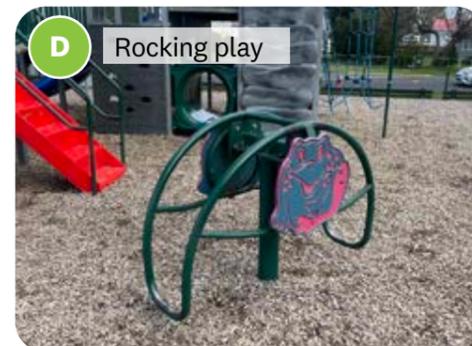
- 1** Noise, dust, fumes, and high volume traffic on Sandringham Road
- 2** Limited space on the existing playground footprint
- 3** Mature tree roots
- 4** Shared cycle pathway traffic
- 5** Te Auaunga Awa in close proximity to the playground creates a potential hazard



LEGEND

- Playground boundary
- ↔ Shared cycle path
- ~ Te Auaunga
- Bus stop
- P Existing car parks
- ⚡ Noise, dust, and fumes from traffic
- ⊗ Existing mature trees

2.6 Existing playground condition and play values



LEGEND
— Playground boundary

EXISTING PLAY VALUE	AGE GROUP
Swinging x4	0-4 years x2, 5-12 years x2
Sliding x3	1-12 years
Spinning x1	1-12 years
Climbing x4	1-12 years
Rocking x1	3-12 years
Balancing x1	3-12 years
Imaginative play x 2	0-4 years
Sensory play x1	0-4 years
Crawling x3	0-4 years
Overhead x1	5-12 years



Section 3: Concept Design

3.1 Draft concept plan



LEGEND

-  Bark safety surfacing
-  Wetpour safety surfacing
-  Colour concrete paving
-  Proposed fence
-  Low amenity planting
-  Proposed gate

3.2 Proposed play equipment and furniture

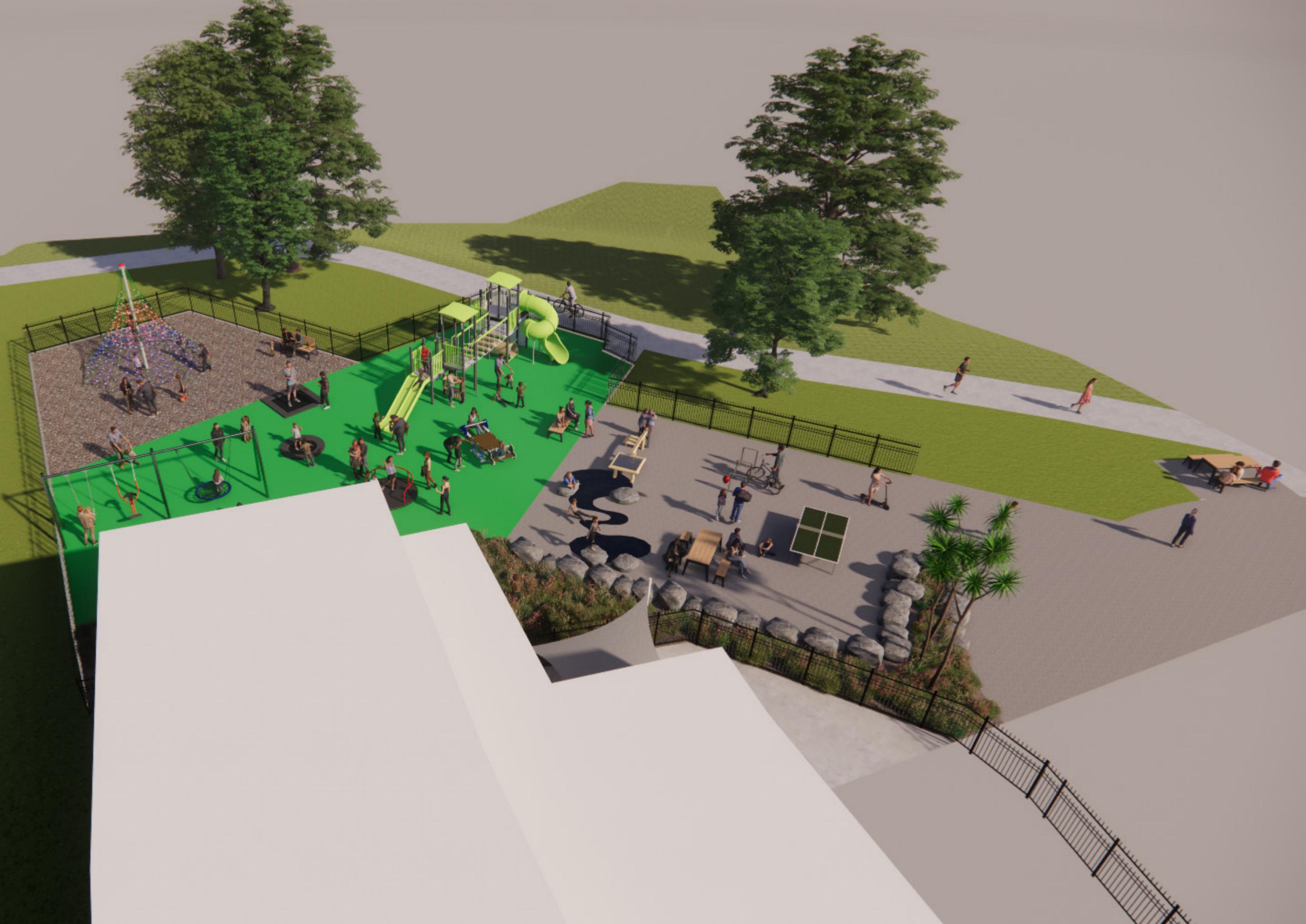


3.3 3D Visuals













Wesley Community Centre – Playground renewal

Thursday, 14 March 2024

Jody Morley: Area Operations Manager, Parks and Community Facilities

Alex Azevedo: Senior Project Manager, Parks and Community Facilities



Purpose

Provide a comprehensive overview of the ongoing Wesley Community Centre Playground project



Photo of the playground



3D Perspective image of the proposed playground





Introduction

#30119 Wesley Community Centre – renew - playground

Background

The existing playground is outdated and requires an upgrade to meet the growing demand for accessible play spaces in the region.

Objective

This project will ensure that the playground is inclusive and caters to future needs.

Planning and Execution

The Parks and Community Facilities design team will be working in collaboration with the Puketāpapa Local Board and affected sports clubs and community groups throughout the development of this master plan.

Stakeholders

- Parks and Community Facilities
 - Puketāpapa Local Board
 - Healthy Waters
 - Mana Whenua
- Other stakeholders include:*
- Kāinga Ora
 - Wesley Community Centre
 - Wesley Community Groups
 - Bhartiya Samaj Charitable Trust
 - Wesley Primary School
 - Wesley Intermediate School
 - Special school (future)
- Sports clubs:*
- Ōwairaka Athletics Club
 - Eden-Roskill Softball Club
 - Central City Baseball Club
 - Auckland Football Federation
 - Roskill Districts Rugby Club
 - Suburbs Rugby Club
 - Mt Roskill Saints Australian Football Leagues

Project timeline





Consultation feedback to date

Consultation Summary - Mount Roskill War Memorial Park Masterplan (December 2019):

1. General Responses:

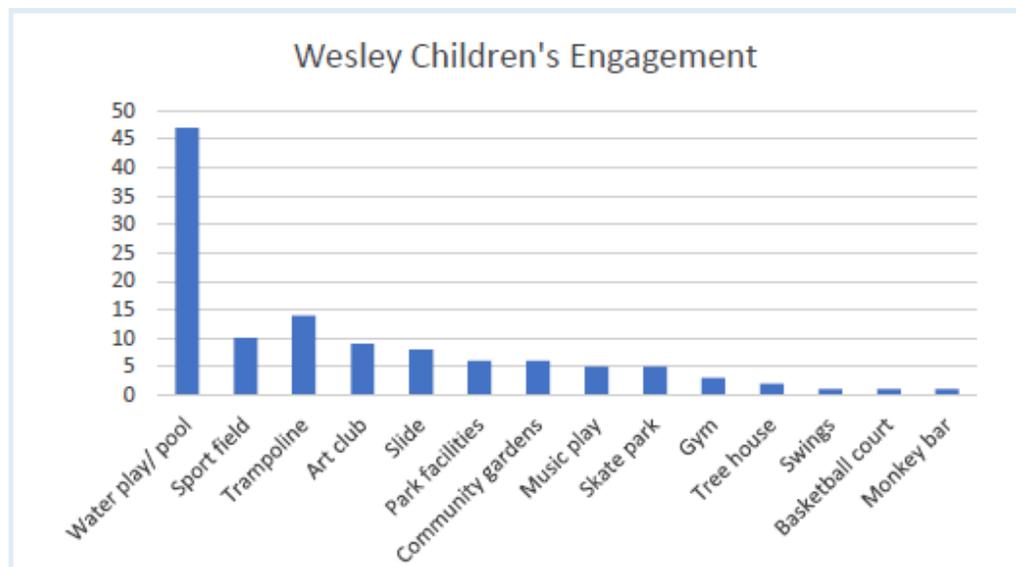
- Most respondents visit the park a few times a week.
- The primary activity is sports and games.

2. Feedback on Masterplan:

- Over half of the respondents do not support replacing the existing softball clubrooms with a multisport facility.
- Strong support for the naturalisation of Te Auaunga.
- Majority support improvements to path accessibility, with a preference for shared path links.
- Less than half support enhancing passive recreation provision, and most express disapproval of artwork implementation.

3. Feedback on Play Areas:

- Strong support for adding seating, especially in the playground.
- Majority support the upgrade of play, skate, basketball, and exercise equipment.



Engagement with Wesley Primary School (March 2022)

- **Method:** Engagement conducted through postcards.
- **Findings:** Pools and trampolines emerged as the top two desired play facilities.
- **Additional Feedback:** Input included preferences for park facilities like benches, rubbish bins, and BBQ areas.





Existing playground





Existing playground



LEGEND
 — Playground boundary

EXISTING PLAY VALUE	AGE GROUP
Swinging x4	0-4 years x2, 5-12 years x2
Sliding x3	1-12 years
Spinning x1	1-12 years
Climbing x4	1-12 years
Rocking x1	3-12 years
Balancing x1	3-12 years
Imaginative play x 2	0-4 years
Sensory play x1	0-4 years
Crawling x3	0-4 years
Overhead x1	5-12 years





Proposed playground - draft concept plan



LEGEND

- Bark safety surfacing
- Wetpour safety surfacing
- Colour concrete paving
- Proposed fence
- Low amenity planting
- Proposed gate



Proposed play equipment and furniture





3D Visuals





3D Visuals

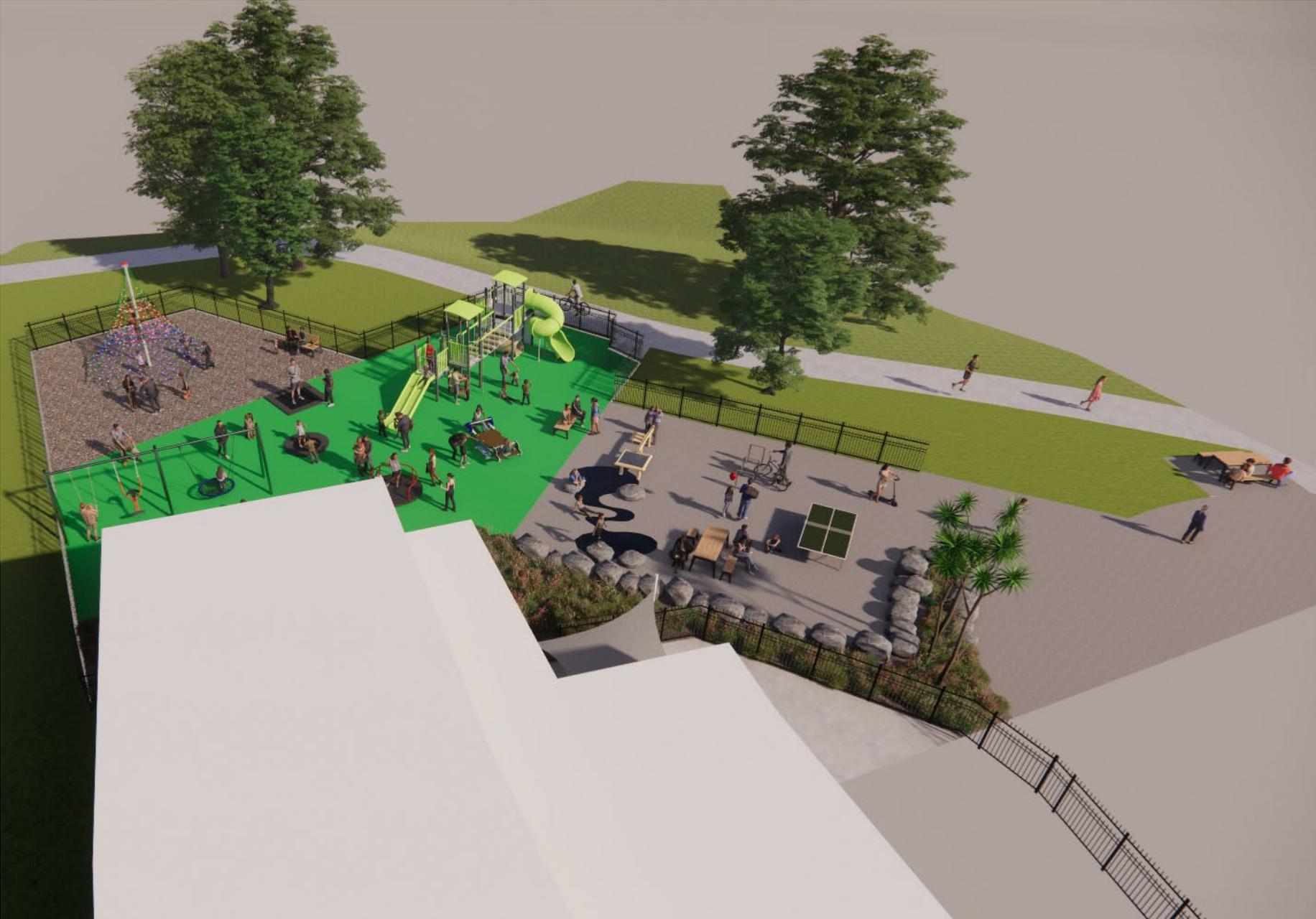




3D Visuals



3D Visuals





3D Visuals





Funding – ABS Capex renewal

ID	Activity Name	FY24/25	FY25/26	FY26/27	Total
#30119	Wesley Community Centre - renew - playground	\$100,000	\$150,000	\$350,000	\$650,000





Next steps

1. Public consultation.
2. Collate public feedback, refine plans, workshop with the local board and Mana Whenua.
3. Concept design refinement, including costings.
4. Concept design to be adopted by the local board.
5. Work on detailed design, consents (if required), before proceeding to tender and construction (FY2026/2027).



Thank you

Ngā mihi

Shoreline Adaptation Plans: Puketāpapa Local Board

Local Board Workshop: March 2024



Shoreline Adaptation Plans

Today's workshop

Purpose: update on the development of the Manukau North SAP, and discussion of next steps

1. **Quick recap on process**
2. **Update:** Manukau North: Unit 1 and 2 proposed strategies
3. **Next steps**

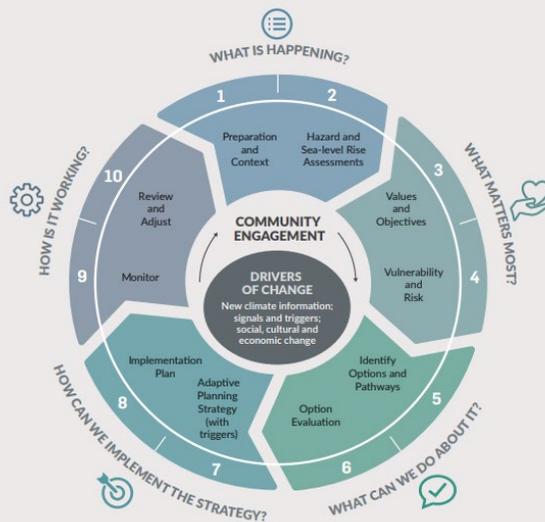
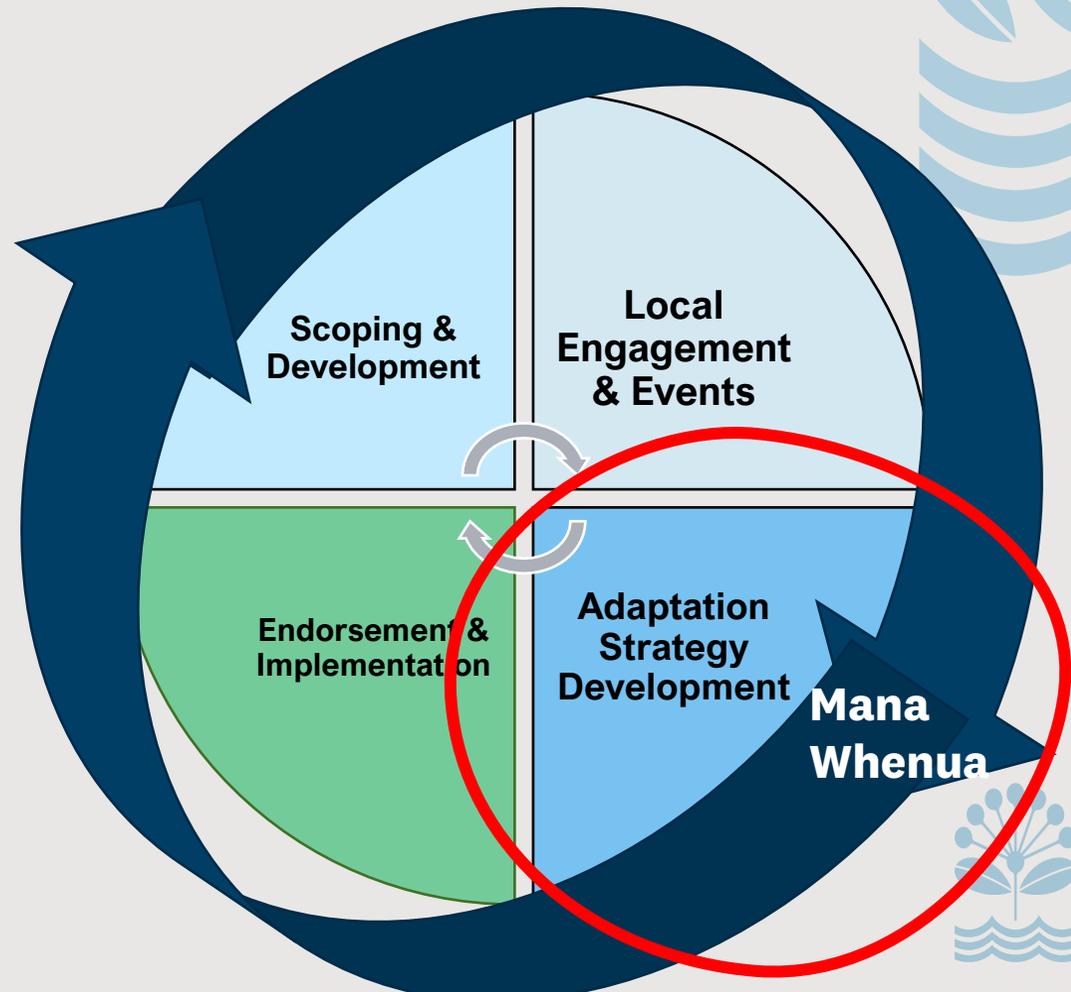


Shoreline Adaptation Plans: Process & Outputs

Outputs:

- SAP Area Plans: unique context, iwi values, community objectives
- Adaptation strategies for each coastal area (Unit/Stretch) over 3 timeframes:
 - Short (0- 20 years)
 - Medium (20-60 years)
 - Long Term (60+)

Process:



Auckland's Shoreline Adaptation Plans

**Our
pathways**



Allow natural processes to continue



Defend the current coastline



Support existing



Move assets and infrastructure back

Natural hazards and climate change (uncertainty)

Short
now-20
years

Medium
20-60 years

Long \
60-100+
years



Shoreline Adaptation Plans: Implementation

Local implementation, from now:

- directs **operational responses** (post storm, maintenance)
- preferred options within **Coastal Renewals Programme** (where existing budget available)
- supports regional **Coastal Asset Management Plan** and risk-based decision making.
- Inform implementation of and updates to statutory plans e.g., **Local & Regional Parks Plans**
- Ongoing collaboration with **mana whenua / Local iwi**

Regional implementation, from mid-2025:

- **Regional risk-profile**
- **Future funding** requirements
- **Prioritization schema** for future works.



SAP Plans for the Puketāpapa Local Board area

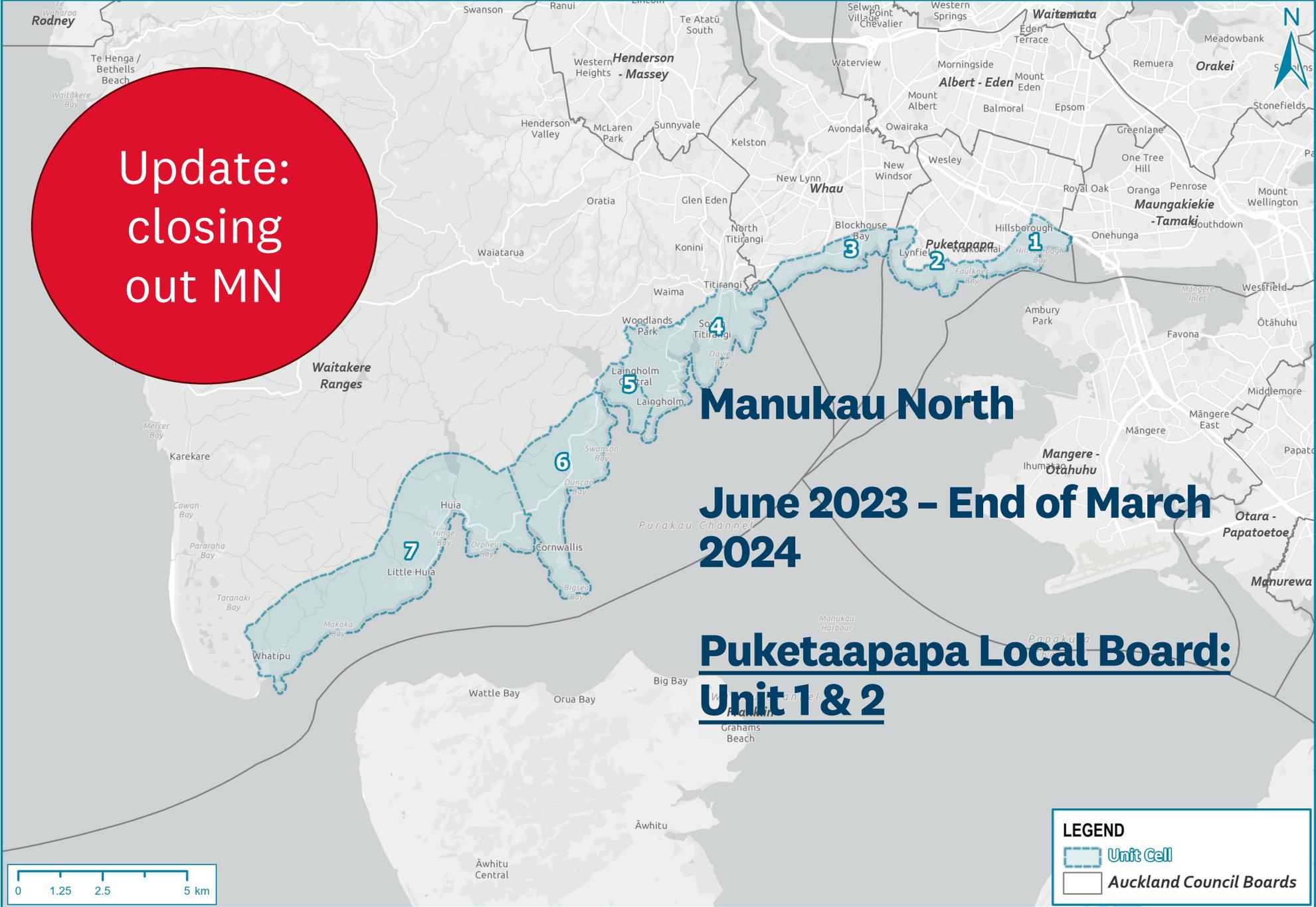


1. Lynfield Youth and Recreation Centre
2. Cameron Pool
3. Mt Roskill Library
4. Wesley Community Centre and Roskill Youth Zone
5. Fickling Convention Centre
6. Pah Homestead

7. Puketapapa / Pukewiwi / Mt Roskill
8. Te Tatuā Riukiuta / Big King
9. Mt Roskill War Memorial Hall
10. Former Borough Council Building
11. Waikōwhai Coastal Walkway



Update:
closing
out MN



Manukau North

June 2023 - End of March 2024

Puketaapapa Local Board: Unit 1 & 2

LEGEND

- Unit Cell
- Auckland Council Boards

Manukau North Shoreline Adaptation Plan: DRAFT strategies

1. **Early 2024:** Local Board, Mana Whenua and Asset Owner Engagement on Adaptation strategies
2. Finalise Plan



Hillsborough

Manukau Harbour North



- Unit boundary
 - Sand / Beach
 - Regional and co-managed park
 - Informal recreation park
 - Sport & active recreation area
 - - - Walking tracks
 - Playground
 - Toilets
 - Cemetery
 - Auckland Council owned land
 - CDD asset
 - Watercare asset
- 0 500m 1km

DRAFT : Unit 1

Stretch	Short Term	Mid Term	Long Term
(1) Waikowhai stage 1	LI**	LI	LI
(2) Taylors Bay	LI	MR	MR
(3) Kingswood esplanade	LI	LI	LI

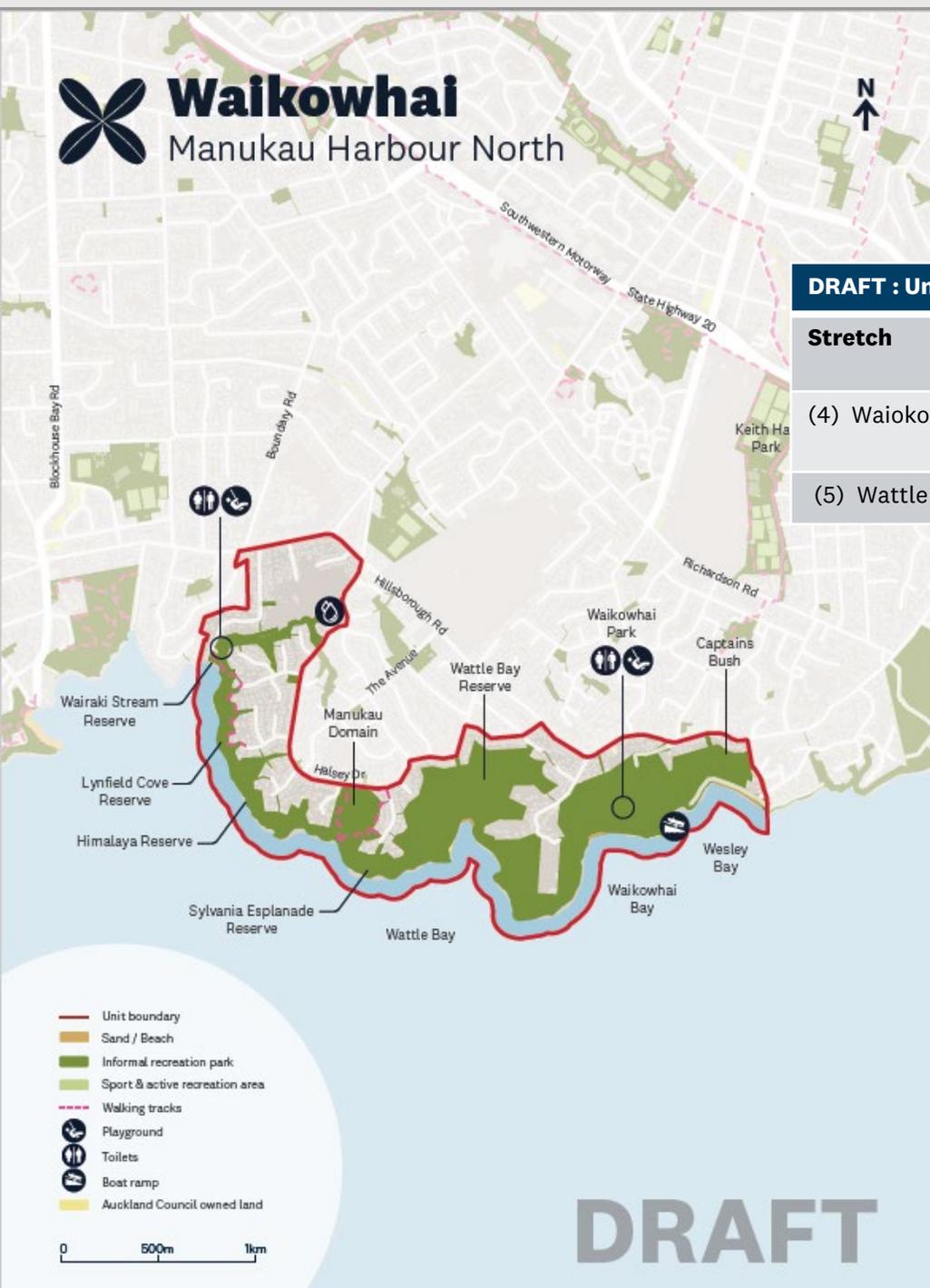


DRAFT



Waikowhai

Manukau Harbour North



DRAFT : Unit 2

Stretch	Short Term	Mid Term	Long Term
(4) Waiokowhai stage 2	HTL	HTL	MR
(5) Wattle bay	LI**	LI	LI



DRAFT



Recap & next steps

Manukau North

- Book Business Meeting for Endorsement following the workshop.

**Further workshops – on request



Pātai

Questions and discussion

