

I hereby give notice that an ordinary meeting of the Māngere-Ōtāhuhu Local Board will be held on:

Date: Wednesday, 18 July 2018
Time: 5.00pm
Meeting Room: Māngere-Ōtāhuhu Local Board Office
Venue: Shop 17B
93 Bader Drive
Māngere

Māngere-Ōtāhuhu Local Board

OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Lemauga Lydia Sosene
Deputy Chairperson	Togiatolu Walter Togiamua
Members	Tauanu'u Nick Bakulich Carrol Elliott, JP Makalita Kolo Tafafuna'i Tasi Lauese, JP Christine O'Brien

(Quorum 4 members)

Janette McKain
Local Board Democracy Advisor

12 July 2018

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Grant of landowner approval and lease for additional premises to Mangere East Rugby League Football and Sports Club Incorporated at Walter Massey Park, 10R Hain Avenue, Māngere East

File No.: CP2018/12951

Item 24

Te take mō te pūrongo / Purpose of the report

1. To grant landowner approval and a lease for additional premises to Māngere East Rugby League Football and Sports Club Incorporated to enable the proposed extension of the existing clubrooms at Walter Massey Park, 10R Hain Avenue, Māngere East.

Whakarāpopototanga matua / Executive summary

2. Māngere East Rugby League Football and Sports Club Incorporated (the club) currently holds a ground lease of the site on which it has developed the existing clubroom buildings located on Walter Massey Park in Māngere East. All the improvements on the site are owned and managed by the club.
3. The club has building consent to a staged redevelopment and additions to the existing clubrooms at Walter Massey Park.
4. The additions include a proposed new ground level garden area and first floor balcony and deck over parts of the park currently not included in the club's existing lease.
5. A landowner approval and lease for additional premises is required for the works on the park.
6. The proposal aligns with the existing reserve management plan and the Māngere-Ōtāhuhu Local Board plan.
7. The proposal is considered to improve the utility of the facility and enhance the sport without impacting on the park or others users.
8. This report recommends that the Māngere-Ōtāhuhu Local Board (the local board) grant landowner approval and lease for additional premises to Mangere East Rugby League Football and Sports Club Incorporated to enable the development of the proposed improvements. The lease for the additional premises will coincide with the existing community lease held by the club.

Ngā tūtohunga / Recommendation/s

That the Māngere-Ōtāhuhu Local Board:

That the Māngere-Ōtāhuhu Local Board:

- a) grants landowner approval to Māngere East Rugby League Football and Sports Club Incorporated for the additions and alterations to the proposed building located on Walter Massey Park, 10R Hain Avenue Māngere East;
- b) delegates to the Manager Land Advisory Services the establishment of conditions of approval;
- c) grants a lease for additional premises to the Māngere East Rugby League Football and Sports Club Incorporated (Attachment A) located at Walter Massey Park, 10R Hain Avenue Māngere East subject to the following terms and conditions:
 - i) Term – four years and eight months commencing 18 July 2018 to 31 March 2023;

- d) all other lease terms and conditions will be in accordance with the terms and conditions contained in the operative community lease to the Māngere East Rugby League Football and Sports Club Incorporated.

Item 24

Horopaki / Context

9. Māngere East Rugby League Football and Sports Club Incorporated holds an existing ground lease over part of Walter Massey Park at 10R Hain Avenue, Māngere East.
10. The club has buildings located on Walter Massey Park but the alignment and aspect of them does not allow patrons to connect well with the rear playing fields.
11. Proposed changes to the building shift the focus of the building to the rear fields with larger windows, a viewing deck, bi-fold doors and better access to the fields.
12. The club has applied for landowner approval for the works on the park. It includes an extension of the lease to extend the building into the park at the first floor level with a balcony deck, and establish a ground floor additional garden area. The extension of the building is at its maximum, 3.5 metres from the current external wall.
13. Delegation for approval sits with the Manager Land Advisory Services (tier 5) with the local board endorsement, or with the local board by way of a formal resolution.
14. The club has indicated it wishes to remove the three oak trees on the park in front of the building. Specialist arborists and council staff have consistently advised that the trees can remain and coexist with the extensions. The trees will not be impacted by the deck supports, can be reduced, thinned, crown lifted and pruned to reduce leaf litter and improve views from the deck.
15. The issue of tree removal is one that must be addressed through a separate resource consent.
16. Council Park and Places Specialists, Lease Advisors and Land Use Advisors all support the request for landowner approval and lease for additional premises.

Tātaritanga me ngā tohutohu / Analysis and advice

17. The proposal by the club is part of an already consented set of works but requires landowner approval as it is seeking additional space on the park not already leased to the club.
18. By extending into the park by a small margin, the area facing the playing fields on the park will be activated and help reduce issues associated with anti-social behaviour at that location.
19. A deck will provide better spectator experience in winter and the ground floor garden area allows access into the building and provides passive surveillance over the fields.
20. The club is a well-run club with good governance and the additions will allow it to enhance the sport, better utilise the open space and promote its activities without affecting other users of the park, or impacting on the park amenities.
21. The existing concrete pathway will be re-aligned and re-instated by the club.

Options

22. As the building consents have already been approved and the object of the exercise it to better connect with the fields, the options open to the local board are to grant or to refuse.
23. There are no alternatives due to the existing location of the club buildings and the small amount of land to be exclusively occupied by the club is inconsequential to the ongoing use and management of the park.

Lease for additional premises

24. Māngere East Rugby League Football and Sports Club Incorporated occupies part of Walter Massey Park under the terms of a community lease. The lease commenced on 1 April 2013, for a period of ten years with one ten year right of renewal effecting final expiry on 31 March 2033.
25. The club owns the building it currently occupies and provides a sports club for rugby league, netball and associated activities.
26. Staff recommend that a lease for additional premises be granted for a period of four years and eight months to coincide with the existing community lease of the clubrooms.
27. Staff consider the proposal to be an enhancement of the area and that it will positively improve the open space use at the park.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

28. Local impacts will be entirely positive. The current pedestrian circulation around the building includes a blind spot that has long been a concern of council and the club. The new ground level garden, bi-fold doors, windows, balcony and deck put 'eyes' over the area and activate the area positively.
29. The local board has supported the club in its building programme and has indicated its support for the extensions. The local board was asked for feedback on the landowner approval in January 2018 and it was endorsed.
30. The recommendations within this report support the Māngere-Ōtāhuhu Local Board Plan 2017 outcome three – Protecting our natural environment and heritage: balancing development and preservation also outcome five – Facilities to meet diverse needs.

Tauākī whakaaweawe Māori / Māori impact statement

31. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. Support for Māori initiatives and outcomes are detailed in Whiria Te Muka Tangata, Auckland Council's Māori Responsiveness Framework.
32. There are no specific impacts to Māori except that the growth of the club and its building programme offers greater opportunity for people to get involved in sport and active recreation, leading to better health and wellbeing outcomes.
33. An aim of Council is to increase targeted support for Māori community development projects. This proposal seeks to improve access to facilities for all Aucklanders including Māori living in the Māngere-Ōtāhuhu Local Board area.

Ngā ritenga ā-pūtea / Financial implications

34. There are no financial implications to council of the proposal.


Ngā raru tūpono / Risks

35. There are no significant risks of the proposal to council or the local board. The proposal addresses some environmental and behavioural risk.

Ngā koringa ā-muri / Next steps

36. If the Māngere-Ōtāhuhu Local Board approves the landowner and lease for additional premises, the club can continue its work as per the existing building consent.
37. Council's land advisory and community leases staff will work with the club to finalise landowner approval documentation and lease for additional premises.

Ngā tāpirihanga / Attachments

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A 	Proposed Plans Māngere East Rugby League Clubrooms.	9

Ngā kaihaina / Signatories

Authors	Allan Christensen - Manager Land Advisory Services
Authorisers	Rod Sheridan - General Manager Community Facilities Carol McKenzie-Rex - Relationship Manager

