

Date: Wednesday 27 March 2019
Time: 4.00pm
Meeting Room: Albert Eden Local Board Office
Venue: 135 Dominion Road
Mt Eden

Albert-Eden Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Monday, 25 March 2019

Rob Cairns

Design and Investigation Manager, Community Services
Auckland Council

Dear Rob

Development Options Chamberlain Park

Thank you for taking the time to meet with SCP to discuss the opportunities for SCP to be engaged with the work that will be undertaken by Council staff pursuant to Albert Eden Local Board decisions regarding item 16 of the 27 February 2019 meeting and the corresponding report in the meeting agenda.

As discussed:

- Part of the work to be undertaken in the next few months will be the 'indicative business case and budget for the Albert Eden One Local Initiative' which will require Governing Body and Finance and Performance Committee approval
- A "detailed business case" will be prepared as required for the "major development elements."
- Preparation of the indicative and detailed business cases will involve comparing costs and benefits of various development options consistent with the Master Plan.

Also as discussed we consider that it is necessary for Council to determine the costs and benefits of the both options that are consistent with the existing Master Plan and a "baseline investment option" that retains the 18-hole golf course, creates 0.9 ha of new open space, establishes a "Suburb Park" at the western end of the golf course and establishes Chamberlain Park as a "Destination Park" by Council's Open Space Provision Policy 2016 (attached) with its: large events space, 4 km of shared paths, destination playground, 18-hole golf course, distinct natural landforms, multiple places for gatherings and socialising including barbeque and picnic facilities and well a appointed clubhouse.

Features of the Baseline Investment Option

As in Stages 2, 3 and 4, pages 12, 13 and 14 of the Master Plan with some changes:

- The new public open space, picnic areas and shared paths at the western end of Chamberlain Park would be as shown on the following pages
- The driving range, sportsfields and aquatic centre would not be built and no golf holes would be reconfigured
- The existing green-keeper's shed would be moved to the location shown on the following diagram or elsewhere on the course which would necessarily remove the health and safety hazard of green – keeping machinery operating in the new public open space
- The greenkeepers house would be removed and the land (1,500 m²) devoted to new open space.
- Waititiko / Meroa Creek restoration as in Stage 3, page 13 of the Master Plan other than the differences illustrated in the attached diagrams to follow.
- Shared paths around and through the course as in Stage 4, page 14 of the Master Plan other than the differences illustrated in the diagrams to follow.
- Clubhouse improved to provide enhanced services to golfers and the local community allowing the clubhouse to become a community hub.

The "baseline investment option" is estimated to cost the same \$6.0m as Stages 2, 3 and 4 of the Master Plan, however the benefits to the community would be substantially greater as the 18 hole course would be retained and the \$0.9m slated for course re-contouring would instead be used to move the green-keepers shed and to make improvements to the clubhouse.

We have done considerable research into the possibility of enhancing Chamberlain Park with elements of the Wairakei Golf + Sanctuary and Zealandia, at minimal cost. Chamberlain Park's boundary is a 3 kilometre long 2 metre plus tall chainlink fence which could be improved to create a 32 ha predator free urban park allowing many of the benefits of Wairakei and Zealandia (see following pages) to be enjoyed by the residents of Albert Eden and the rest of Auckland. The ecology of the park could be further enhanced with one or more "green bridges" across the motorway to the long, narrow strip of Chamberlain Park left isolated by the construction of the NW Motorway in the 1960s.

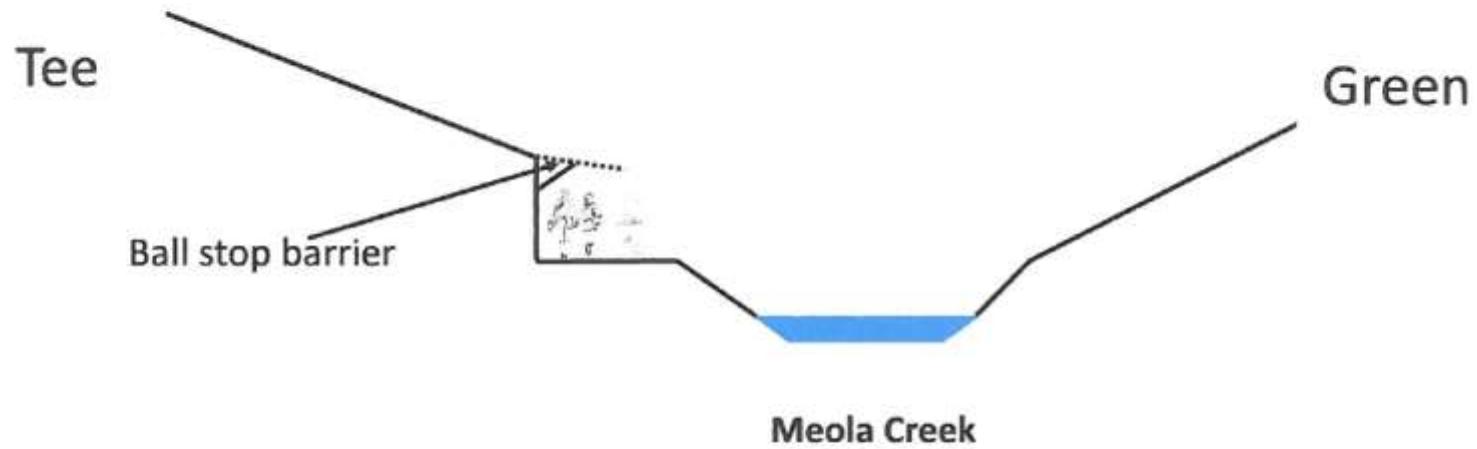
Yours sincerely

Richard Quince, Secretary
Save Chamberlain Park Inc.

cc Albert Eden Local Board members
cc CP Golf Club, CP Ladies Golf Club



**Baseline Investment Option
Destination Park**



Shared Path Alignment
13th, 14th and 15th Holes
Chamberlain Park Public Golf

WAIRAKEI GOLF + SANCTUARY

Imagine the experience of playing golf on a world class championship course, immersed in the natural beauty of a wildlife sanctuary. The ambitious project is the brainchild of owner Gary Lane and has seen a dedicated five kilometre 'Xcluder' fence installed around the entire course perimeter. The fence stands more than 2 metres tall and has been specially designed to keep out predators like rats, mice, stoats, weasels, hedgehogs, feral cats and possums.

Around 25,000 native trees and five thousand exotics have been planted to encourage bird life and further improve the park like surroundings. Mixed colour pheasants, guinea fowl, pekin ducks and fallow deer have also been released on to the property.

In 2012, an agreement was established between Wairakei Golf + Sanctuary and the Department of Conservation to work cooperatively together to make the most of conservation and restoration opportunities within the sanctuary. That includes using the predator free environment as a crèche for kiwi chicks, a safe place for them to "find their feet" and grow. Wairakei has been home to many kiwi chicks since.

March 2015, Wairakei welcomed retired breeding **takahē**, Grant and Flotsom, followed by Matariki and Hauhanga in August. For the takahē, the Wairakei retirement opportunity is an escape from competition while clearing vital breeding space for younger takahē pairs on their pest-free home bases. Late 2015, Matariki and Hauhanga (unexpectedly) came out of retirement to produce Wairakei's first takahē chick, Sammy. Sammy is a very special chick; especially considering there are only 280 takahē left in New Zealand.

Along with the new takahē chick, there was also the arrival of two kārearea (New Zealand falcon) chicks. The kārearea parents started coming to the area several years ago. Previously they had laid their eggs just outside of the predator-proof fence, then chose to nest off the ninth tee making the most of the predator free environment for raising their young.

THE SANCTUARY

ZEALANDIA is the world's first fully-fenced urban ecosanctuary, with an extraordinary 500-year vision to restore a Wellington valley's forest and freshwater ecosystems as closely as possible to their pre-human state. The 225 hectare (500+ acre) ecosanctuary is a groundbreaking conservation project that has reintroduced 18 species of native wildlife back into the area, some of which were previously absent from mainland New Zealand for over 100 years.

Set around a picturesque reservoir, ZEALANDIA is home to some of New Zealand's most rare and extraordinary wildlife - all thriving wild in a world-first protected sanctuary.

WHY?

Prior to the arrival of humans, Aotearoa (New Zealand) was isolated and unique. Without any mammalian predators an ecosystem of remarkable flora and fauna had evolved – the likes of which could be found nowhere else in the world. Sadly, over the last 700 years, that paradise was almost destroyed by humans and the mammals they introduced with them.

Introduced predators decimated New Zealand's native and endemic species, who had evolved without needing defence from mammals for millions of years. Since human arrival, at least 51 bird species, three frog species, three lizard species, one freshwater fish species, one bat species, four plant species, and a number of invertebrate species have become extinct.

WILD – AS NATURE INTENDED.

ZEALANDIA has a vision to restore this valley to the way it was before the arrival of humans. With its 8.8km fence keeping out introduced mammalian predators, birds such as the tūī, kākā and kererū, once extremely rare in the region, are all now common sights around central Wellington. Other vulnerable native species such as tīeke, hīhi, little spotted kiwi, and tuatara remain thriving safely in the sanctuary.

Recreational and social open space

The table below identifies open space typologies and associated provision metrics that primarily achieve recreational or social outcomes.

Typology	Description	Indicative amenities	Provision target
Pocket Park	Provides 'door step' access to small amenity and socialising spaces in high density residential areas. Provides visual relief in intensively developed areas. New pocket parks are typically between 0.1 to 0.15 hectares.	<ul style="list-style-type: none"> landscaping and gardens small lawn areas furniture specimen trees hard surface treatments areas for socialising and respite 	<p>Voluntarily provided at no capital cost and only on agreement by council. Alternatively pocket parks can be retained in private ownership.</p> <p>Located in urban centres or high density residential areas. Must be located on a public street and not an internalised space within a development block.</p> <p>Not to be located within 100m of other open space.</p> <p>In addition to requirements for neighbourhood parks.</p>
Neighbourhood Park	Provides basic informal recreation and social opportunities within a short walk of surrounding residential areas. New neighbourhood parks are typically between 0.3 to 0.5 hectares.	<ul style="list-style-type: none"> play space flat, unobstructed, kick-around space for informal games (30m by 30m) areas for socialising and respite landscaping specimen trees furniture 	<p>400m walk in high and medium density residential areas.</p> <p>600m walk in all other residential areas.</p> <p>Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.</p>
Suburb Park	Provides a variety of informal recreation and social experiences for residents from across a suburb. Located in prominent locations and help form the identity of a suburb. Suburb parks will often accommodate organised sport facilities, such as sportsfields. New suburb parks are typically 3 to 5 hectares if providing for informal recreation uses only and up to 10 hectares or larger if also accommodating organised sport uses.	<ul style="list-style-type: none"> walking circuits or trails within the park multiple kick-around spaces socialising spaces, including picnic and barbeque facilities larger and more specialised informal recreation attractions, such as large playgrounds, skate parks, hard courts beaches and waterscraft launching facilities organised sport facilities community event space car parking and toilets 	<p>1000m walk in high and medium density residential areas.</p> <p>1500m walk in all other residential areas.</p> <p>Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.</p> <p>Provides a neighbourhood park function for immediately neighbouring residential areas.</p>

Typology	Description	Indicative amenities	Provision target
Destination Park	<p>Provides for large numbers of visitors, who often visit for an extended period of time, and may travel from across Auckland.</p> <p>Many destination parks are tourist attractions</p> <p>Typically they will:</p> <ul style="list-style-type: none"> be more than 30 hectares accommodate specialised facilities have significant or unique attributes. <p>Regional parks are considered to be destination parks</p>	<ul style="list-style-type: none"> large events space networks of walking circuits and trails destination and/or multiple playgrounds specialised sport and recreation facilities distinct natural, heritage or cultural features multiple places for gatherings and socialising such as barbeque and picnic facilities 	<p>A variety of destination parks should be located to serve each of the northern, western, central and southern areas of urban Auckland.</p> <p>Future provision will be determined through network planning, which will identify if and where new destination parks are required.</p> <p>See Figure 5 on page 34 for indicative provision guidance.</p> <p>Provides neighbourhood and suburb park functions for immediately neighbouring residential areas.</p>
Civic Space	<p>Provides spaces for meeting, socialising, play and events in Auckland's urban centres</p> <p>Civic space encompasses a network of public space including squares, plazas, greens, streets and shared spaces.</p> <p>Civic spaces can be:</p> <ul style="list-style-type: none"> small (<0.1 hectares), typically providing respite, informal meeting and socialising opportunities medium (0.15 to 0.2 hectares, typically capable of hosting small events large (0.3 to 0.4 hectares), typically capable of hosting medium scale events. 	<ul style="list-style-type: none"> highly structured and developed urban spaces predominately hard-surfaces meeting and socialising opportunities event space landscaping and gardens public artworks 	<p>The extent of the civic space network should reflect the scale of the urban centre.</p> <p>Civic space should be planned as part of an integrated network, which responds to the local character and needs of an urban centre.</p> <p>Local Centre</p> <ul style="list-style-type: none"> one small civic space. <p>Town Centre</p> <ul style="list-style-type: none"> one or more small civic spaces; and one medium civic space. <p>Metropolitan Centres</p> <ul style="list-style-type: none"> one or more small civic spaces; one or more medium civic spaces; and one large civic space.
Connection and linkage open space	Provides contiguous networks of open space that establish recreational, walking cycling and ecological connections, integrated with on-street connections	<ul style="list-style-type: none"> trails walkways cycleways seating landscaping boardwalks native bush 	<p>The provision of open space for linkages and connections will depend on the particular characteristics of an area.</p> <p>Primarily provided along watercourses or the coast.</p> <p>Refer to the section connect our parks and open spaces for further provision guidance.</p>

Mr Chairman and Board members, thank you for this opportunity to speak in support of Save Chamberlain Park's proposal in respect of the business case as agreed to be undertaken at the last meeting of the Board.

It is our understanding that such business case costings are undertaken at three levels, do and invest nothing, do everything suggested and some intermediary case. What we have proposed in our letter to Mr Cairns and copied to the Board is that the "do nothing" business case option not be included but rather a base business case be established on the lines being proposed in our letter which will still allow for the intermediate and complete options to be investigated and costed.

Our reason for this suggestion is, although the "do nothing" option is obviously advantageous to the many golfers who use the course, there is a point which will not only please golfers (ie retain the existing 18 hole course) but will also include benefits for other members of the community consistent with much of the Master Plan.

Benefits arising from the proposal include:

- i. Provision of walking and biking tracks
- ii. Increased open space by linking Rawalpindi Reserve to the destination playground
- iii. Utilisation of the existing clubhouse as a community hub
- iv. An agreed plan for the restoration of Waititiko while still allowing golfers to play across the waterway.
- v. Lower level of ratepayer spend by not undertaking golf course reconstruction
- vi. No loss of existing trees and the opportunity to undertake native plantings

- vii. Potential for inclusion in a western eco-corridor linking to Western Springs
- viii. Potential to involve the local schools and community in an inner city environmental project
- ix. No loss of income while redevelopment is undertaken
- x. Security for the users of the most popular 18-hole golf course in Auckland.

In respect of the proposed sports fields, we strongly suggest that the \$15 million of ratepayers' money proposed to build only 2 fields would be more advantageously spent for community benefit by weather-proofing existing fields in line with the Board's 2017 Local Board Plan.

It is now some three years since SCP first developed and circulated a document which, at the time, was called "Win Win For All" which first explored these types of concepts and since then we have worked with a number of other organisations to develop and refine them.

We strongly believe that what we are proposing is truly a win for both the Board, which will establish both a Suburban Park at the western end of the golf course and Chamberlain Park as a Destination Park (as defined in Council's Open Space Provision Policy 2016) as well as providing an opportunity for environmental enhancement and for the increasing number of golfers using the course. In addition, this proposal allows for the integration of Chamberlain Park and Western Springs Park as a green corridor.

We note that the Board has resolved to engage with stakeholders in respect of a new resource consent application and request that Save Chamberlain Park be part of this process as representatives of the 15,000 signatories to the petition asking for Chamberlain Park to be retained as an 18-hole golf course.

Richard Quince

Secretary, Save Chamberlain Park

CHAMBERLAIN PARK - A GREAT COMMUNITY ASSET

My name is Alan Smythe - by way of introduction, I have produced over the past 30 years, 100 large scale free entry concerts in Auckland Domain.... Opera in the Park, Symphony Under the Stars and, currently, Coca-Cola Christmas in the Park... around 100 concerts in all ... more than 13 million Aucklanders have been there raising around \$8 million for various charities... Plunket, Surf, Youthline and so on.

These concerts are the largest community events in New Zealand and the reason I mention them is that over the years I believe I have developed some small sense of what is valued by our community. Attendance figures alone underline the importance our audiences place on these events. And they reflect the wonderful diversity which is Auckland... European, Maori, Polynesian, Asian and loads of other ethnic groups join together in a spirit of peaceful unity. They feel good about themselves and good about their community.

I asked to speak here today because I see the same sense of community values and benefits operating when I play golf at Chamberlain Park. It's a personal view, but never in my life have I met so many people from so many different cultures, ethnicities and occupations... in the last week, for example, I have walked and talked with a Samoan minister, a Chinese taxi driver, a Maori teacher, a Korean cleaner, a Vietnamese masseuse.. factory workers, drivers, firemen...they come from all walks of life... this is uniquely what happens at a public golf course in the centre of Auckland. This diversity is not there at other golf courses. At our club one simply turns up and joins in, never really knowing who you'll be playing with but knowing that they'll be ordinary, so-called "working class" people who take advantage of the low cost and the informality of Chamberlain Park.

I played the other day with a guy who had just finished night shift making tin cans in a Penrose factory.. he'd gone home, picked up his two-year-old daughter (the beautiful Tui), and his dog, and come straight to the golf course before going home to sleep and then back to work again having walked his daughter, his dog and himself. Not possible at any other course.

Here's another example of Auckland community in action...every day I see a group of 15 members of a South Auckland Samoan church who wouldn't be able to play together on any other golf course in Auckland. I've seen this group visibly lose weight as they walk for four hours every day. They're not going to go to gyms, or even just walk around the block. But they will play 18 holes of golf and carry their clubs. This, then, is a major factor of Chamberlain Park which cannot be overlooked - health benefit. It'd be fair to say that walking four hours every day has kept hundreds of people out of hospital, away from diabetes etc.

I think it can be said with certainty that a reduction in course size would kill the game for a lot of the annual 50,000 who play Chamberlain Park at present. Golf is an 18-hole game. Anything smaller is a different game... perhaps this board could consider mini-golf That'd leave a lot of land to spare.. If your proposed reduction of this wonderful community asset goes ahead, people in 20 years will say: "You did WHAT?"

So..... IN SUMMARY...Chamberlain Park is a unique community asset because it is:

CLASSLESS... people from all walks of life..rubbish collectors play alongside the odd accountant.

INFORMAL... T-shirts, Rugby socks.. And even the odd lavalava... other courses always have an enforced dress code...players make up groups on the spot rather than arriving ready formed, as they do elsewhere.

RELAXED.. People play in groups of up to 15... four is the maximum permitted elsewhere.

UNIFYING.... Players come from every conceivable ethnic background and join with each other.. Walking and talking for up to four hours.

IMPROVING... people who would never go to a gym will walk up hill and down for four hours, losing weight - keeping out of the health system.