Date: Tuesday 16 April 2019  
Time: 9.30am  
Meeting Room: Local Board Chambers  
Venue: Pukekohe Service Centre  
82 Manukau Road  
Pukekohe

Franklin Local Board  
OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Attachment A

**LAND**

description: Constable Road, Waiuku Auckland 2123

degal Description: Lot 1 DP 93210

and Area: 6.9346 ha or 15.246 acres

The land is already zoned correctly.

Town planning assistance required for road.
WAIUKU'S POOL AND RECREATION CENTRE

We would like to model it on Northern Arena
WHY DO WE NEED A POOL AND RECREATION CENTRE?

- **Because good quality facilities promote participation.**
- Sport New Zealand believes “that if New Zealanders are to continue to participate and win at sport, the starting point is for young people to be given the chance to develop a love of sport, and the skills and confidence needed for lifelong involvement”.
- In 2018, MP Nikki Kaye said “a shortage of playing fields and courts in Auckland is putting community sport at risk and needs addressing by central and local government”.
- In 2018, Auckland Sport and Recreation said “the city is facing a shortage of nearly 200 indoor courts, netball courts, outdoor tennis courts and artificial turfs for winter sports in the medium term”.
PROJECT

• Costs will be initiated over 5 years in 5 stages.
• Initial Pool and Recreation Centre cost in 2019 = $15,000,000
  • 10% increase per annum
  • Examples:
    • Otahuhu $30,000,000 in 2016
    • Warkworth $15,000,000 in 2019/2020

• Sustainable and eco-friendly water and sewerage systems, and pool chemicals are being investigated
PROJECT

- Power will be sourced via solar and wind.
- This project has been in the pipeline for 20 years, and our population has grown to 10,000 in Waiuku and 10,000 in the surrounding areas.
- Proposing to have a partnership between the Auckland Council and a Waiuku Community Charitable Trust.
QUESTIONS

- Would like to run the Centre a business to ensure viability in the long-term. But...
  - We need the land put into a charitable trust so a loan can be acquired to build the Centre. Is this something the Auckland Council would consider for a nominal fee?

- Can this be referred to Auckland Council in order to get this project moving forward as soon as possible?
This is a receipt for the individual submissions that were collected by having a table at New World for 6 mornings, social media sharing of forms and walking through our town providing forms and information to local businesses.

1611 forms
22 Change.org forms
1 email submission
1634 total

[Signature]

[Name]
Franklin Local Board
5/3/2019 10 am at Pukehoe local Board
Franklin Local Board
Auckland City Council
82 Manukau Road
Pukekohe 2106

5th March 2019

Dear Sir/Madam,

In 2001 the local council bought 6.9346HA of land in Waiuku from the O'Hara family for the price of $120,000.00. This land was for the express purpose of recreational use for the people of Waiuku. The description of the land is Lot #1 DP 93210. The Council drew up plans for the Pool and Recreation Facility, 10 years ago. We would like to see the plans and see if they are still suitable.

A petition had been started in 2000 to get recreational facilities for the community, specifically for a swimming pool and gymnasium. During that year the community raised $2.5 million solely for the pool and gymnasium. We understand that this money was held by Franklin Council. When Franklin became part of Auckland city, the city council took over this money plus any interest that had accrued. This money was never used for the purpose for which it was raised. We understand that most of this money was used on other things in the community - $1 million for the upgrade of the rugby field and two changing rooms, $850,000 on a walkway to the rugby field and some of this money was also spent on the Waiuku college gymnasium. The college gymnasium upkeep is not the responsibility of the community but of the Government Education department.

The community of Waiuku is still concerned to have a viable swimming pool/gymnasium complex in our town. Our current swimming pool, Whiteside, is destined for closure within the next two years. This pool is unheated, and not available all year round but only in the few summer months. When it is opened in these months, it is only available during the hours of 7.00am to 5.00pm Monday to Friday and 10.00am to 6.00pm on Saturday and Sunday. These hours exclude working residents from using the pool during week days.

When Whiteside closes, there will be no local swimming pool facilities for our people, young or old. Without the facility for our young to learn to swim, there is the real possibility that there will be a dramatic increase in drownings. A new swimming pool and gymnasium facility will allow family members of all ages to learn to swim and practice swimming skills as well as provide a place for elderly and disabled people to use “water-assisted” activities of all kinds. Gymnasium facilities will allow all age groups access to fitness and agility activities which are available now only after a 20 kilometre drive to Pukekohe or an even further drive to Papakura.
Such is the concern of the Waiuku community to have a decent swimming pool that, over the last six weeks, 1611 people have signed individual forms to petition the Auckland council to look favourably on assisting us in this matter. These forms have only been collected on either a Friday or a Saturday morning. An extra 22 people have signed a change.org online petition and one submission. There has also been interest from local businesses to commit to a pool being built in Waiuku.

We understand that the population of Franklin in 2017 was 74,700 and the school population for 2017, 9061. The expected population growth in Waiuku alone is to be 7692 by the year 2049. Though, with the Auckland Exodus, this figure is a very low estimate.

We recognize that Waiuku has benefited from the Auckland taxpayer, for example the new wharf, assisting with beach erosion and the excellent work done to improve Sandspit beach, however we respectfully request that the Auckland council look favourably at our request for a pool and possibly gymnasmium, in the 2019-2020 budget.

Enclosed with this letter are the individual submissions which have been collected from the people of Waiuku.

Yours faithfully,
Pool and recreation centre 22.3.19 meeting in Waiuku with Brendon Sharleen and Andrew and public

1 message

Sue Markram <sjmarkram@gmail.com>
To: Sue Markram <sjmarkram@gmail.com>

Northern Arena Silverdale
MD Matthew Saunders
matthews@northern.co.nz

To make the pool viable we need to have the pools open 5 am to 9 pm
staff rent a time for those clients or students.
patrons pay a club fee annually students pay
for lessons. Even if they do not show.
To run on a profitable basis we do not have play pools all pools are utilised for training lessons of some sort.
1. general pools size 25 metres by 10 lanes depth1.10 x 1.35. X 2 pools (1 at a later stage)
Merthea Pools.
2. 2 small pools 12 X 10 meters shallow for beginners. learning to swim lessons.
temp kept at 30
3. Building not high spec Wharehouse type
4, 1 to work through Council takes years to achieve anything.
5. must have to make the pool viable. reception area.
a. spinning classes b.yoga. c.pilates d.weight lifting e.gym fitness f.coffee shop /meeting area g. shop h.physio. i. water
arcbics n.b. green prescription doesn't bring in a lot. waterpolo and diving don't bring in enough revenue.
6. pool is cheaper and better quality bought in from Italy it's steel. whole set up would cost 15 million if U have the land.
land size minimum 2 hectares or 4.4 acres. includes parking bays.
staff are the most expensive no life savers all swim teachers are trained to life saver.
Matthew recommends the Les Mills NZ Gym module (System) it makes more money.
DO NOT Build a pool that goes shallow and deep cost 10,000 euro p a to service machine+ every three years huge
maintenance cost
annually work on 10% price increase.

From Chroma Note: https://goo.gl/ScG4hc

Also went to Otahu Pool + Leisure Centre.
Cost 30 million 2 years ago
Council is paying 1 million for 10 years to
maintain it also receive subsidies
Brendon - Andrew Baker - David
To Naysmith
Sharleen - ? other lady. we present
to see how resource consent on

25/3/19
sent act letter to all Wow. Brendon.
Dr Black
Land in Constable Rd

1 message

David Black tuinet <dblack@tuinet.nz>
Reply to: David Black tuinet <dblack@tuinet.nz>
To: Sue Markram <sjmarkram@gmail.com>, Sharlene Druyven (Franklin Local Board)
<sharlene.druyven@aucklandcouncil.govt.nz>

Hi Sue and Sharlene

Certificate of title
NA49D/500

Legal description
Lot 1 DP 93210

CV ~$770,000

The Land is zoned Open Space - Sport and Active Recreation Zone

That does not allow for building as of right - it would at least require a Resource Consent - hopefully not a plan change, because of Directive 12.8 "Maintain and extend the public space network, sporting facilities, swimming pools, walkways and trails, and recreational boating facilities in line with growth needs" which applies to open spaces which would seem to apply.

Here is the relevant policy.


I suggest checking all this the Council Planners.

I hope this helps
Best regards
David
Land in Constable Rd

Mon, 8 Apr. 2019 at 10:32 am

Good morning Sue,

Thank you for your emails, and your explanations in our telephone discussion this morning. Sounds to me like the group has a very worthwhile cause and aspiration for the community.

I am happy to help out in any way that I can. I will take a look at the legal documents and the link within David’s email below.

Access to the land is going to be a big component of your presentation particularly as it appears that the Rugby Club may need to be the access point, which could require upgrading, traffic planning etc.

I will come back to you, and perhaps if the group is planning on meeting before your presentation, I would be happy to come along to that meeting.

Kind regards
Bobbie-jo Butler
Director/Conveyancing Practitioner

Contacts: P: 09 236 5016 | F: 09 236 5017 | DDI: 09 283 8627 | M: 022 0503 403
Postal: PO Box 231 | Waiuku 2341
Locations: Waiuku | 20 Queen Street
Pukekohe | 50 King Street
Papakura | Level 1 | 20 Broadway

2 attachments

- Image001.png 30 KB
- noname
9th April 2019

Dear Sue,

WAIUKU POOLS AND RECREATIONAL FACILITY – PRELIMINARY INVESTIGATION

Thank you for your recent instructions on the telephone requesting us to outline a few of the key consultants and stakeholders that we envisage will need to be involved at the very beginning and preliminary stages of the project. The important thing is you need someone experienced and who specializes in this area to drive the project.

1. Development Specialist/Project Manager – You will need to appoint a specialised expert in this type of development who has experience in similar development and has strong relationships with key stakeholders. Part of their job will be to provide a reliable fees estimate at the beginning of the project and work with the below stakeholders right through until the completion. Council will likely want to see a detailed business plan outlining proposed income and expenses?

Key Stakeholders:

1. Council – Research, discussions, meetings, pre-application meetings with Council to ascertain if this project is what the Council want and can sustain. Is it viable? Can Council afford to pay staff and maintenance costs, etc. Is something like this in Council’s short term/long term plan. If Council agree to the proposal in theory they will then require expert advice from:

2. Resource Consent Planner – To provide advice, carry out research with regards to the project in relation to the district plan. What consents is this development triggering? Earthworks, landuse, etc. Is there capacity in existing public wastewater lines? Stormwater? Where is the water for the pools coming from?

3. Specialist Architect/Draftsman – To provide concept plans of proposal to show Council

4. Geotech Engineer – Is the land suitable for the proposal? The Auckland GIS shows some fairly significant overland flow paths over the subject site. They will need to liaise with the designer.

5. Contamination Consultant – What is the past land use of the land? Are there any nasty surprises that could lie beneath or within the soil?

6. Iwi – Is this land culturally significant to the local Iwi?
7. Other consultants which will be required – Civil and structural Engineers, Surveyors, Landscape architects, Traffic Engineers, Ecologists

The scope of this job is very large and a significant cost will be incurred in putting an initial proposal together which may or may not get off the ground. There is certainly risk and substantial cost involved with proceeding forward and getting it to a point of approval.

Yours faithfully
THE SURVEYING COMPANY LTD

T A SHUKER
Project Manager/ Licensed Cadastral Surveyor