
Service Level Agreement to Randwick Park Sports and Community Trust for Randwick Park Pavilion at 42R Secretariat Place, Manurewa

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Purpose

1. To seek approval for Auckland Council to enter into a short-term service level agreement with Randwick Park Sports and Community Trust to manage and operate the council-owned Randwick Park Pavilion.

Executive summary

2. On 12 September 2016, Council completed the building project of a new facility at Randwick Park known as “the pavilion” as part of the park’s wider development plan, with the intent to lease the facility to a community group to operate a community hub.
3. The lease reporting process for this site requires three to six months to consult with iwi and undergo public notification, during which the newly constructed facility would be left vacant unless an interim arrangement is reached with a community operator.
4. A service level agreement of six months or less between Council and a community operator would allow for the activation and occupation of the facility, prevent vandalism and allow the full lease reporting process to be implemented, including continued iwi consultation, detailed report of applicants, and public notification for a long-term community lease to operate the facility.

Recommendation/s

That the Manurewa Local Board:

- a) Grant approval for Auckland Council to enter into a service level agreement with Randwick Park Sports and Community Trust for the management and operation of Randwick Park Pavilion (coloured red in Attachment A) located at Randwick Park, 42R Secretariat Place, Manurewa on the following terms and conditions:
 - i) Term: Six months commencing from the date of execution of the agreement and terminable upon one month’s notice or the commencement date of a lease granted for the premises to the trust, should one be granted in a subsequent decision;
 - ii) Extensions: None;
 - iii) Price: One dollar (\$1.00) if demanded for the whole term and any extension granted;
 - iv) Maintenance fee: None;
 - v) Service: To provide management and day-to-day operational services at the pavilion, which includes:

Booking and hiring the pavilion to community groups as defined in the Community Occupancy Guidelines 2012 and

Using the income generated from the booking and hiring of the pavilion to further enhance the activation of the facility as a community hub.

Comments

Land Background

5. The pavilion straddles two parcels of land at Randwick Park, being Lot 502 DP 152375 and Lot 52 DP 107193. On 29 July 2015, the Parks, Recreation and Sports Committee classified these parcels under Section 16 (2A) of the Reserves Act 1977 as local purpose (community building) reserve. The activities of the trust to operate the pavilion as a community hub are permitted by this land classification.

Randwick Park Sports and Community Trust

6. The trust was incorporated in August 2014 with the purpose to relieve poverty and advance education through:
 - i) Community development for the positive holistic development of Randwick Park;
 - ii) Supporting and encouraging the provision of services, information, education and resources for the Randwick Park community;
 - iii) Fostering and encouraging the development of sports and 'active' activities for residents in the Randwick Park neighbourhood and beyond;
 - iv) Management of the sports and community facilities on the reserve that enables full use of the facilities provided;
 - v) Inspiring local people, especially families, to use the reserve to strengthen community and neighbourhood initiatives and build cohesion among local people;
 - vi) Providing a community building for the needs of Randwick Park and the wider city of Manurewa; and
 - vii) Providing opportunities for community education, life skills, adult learning and sports coaching.
7. The trust's purpose aligns with the outcomes envisaged for the new facility to coordinate both sporting and community-oriented activities for the local community and is a suitable service provider for the pavilion while a long-term lease is processed.

Lease Process

8. A lease for a term over six months requires one month's public notification under the Reserves Act 1977. The proposed service level agreement does not require this notification because its term is no longer than six months.
9. Best practice also mandates that iwi consultation continue as part of the wider park development to specify the intent to operate the facility as a community lease, which was not specifically outlined in the original 2014 consultation phase. Current Council practices recommend this consultation period be for one month and occur prior to any full reports to the local board or wider public notification.
10. In addition to the one month required for iwi consultation of Council's intention to lease, further workshops and reporting are required to go to local board before a recommendation can be made by officers for a suitable community lease holder and the local board can approve advertising for the public notification month to commence. Standard practice recommends the facility be put out for an expression of interest process to select the most appropriate candidate from interested community groups, though the decision to do so rests with the local board.
11. The proposed interim arrangement with the trust allows activation of the site while the components above to grant a community lease are further progressed with the local board.

Consideration

Local board views and implications

12. As this proposed service level agreement is an interim arrangement only, further reporting will come to the local board to decide on a community lease for longer-term operation of the facility following the completion of statutory obligations including iwi consultation and public notification of the intent to lease the pavilion.

Māori impact statement

13. Consultation with mana whenua was initiated as part of the larger park development in January 2014. Consultation on any new lease for the site will continue as part of this process with the identified iwi, being Ngāti Te Ata Waiohua, Te Akitai Waiohua and Ngāi Tai Ki Tāmaki.
14. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. The council recognises these responsibilities are distinct from the Crown's Treaty obligations and fall within a local government Tāmaki Makaurau context. These commitments are articulated in the council's key strategic planning documents the Auckland Plan, the Long-term Plan 2012-2022, the Unitary Plan and Local Board Plans.
15. Support for Maori initiatives and outcomes is detailed in Te Toa Takitini, Auckland Council's Maori Responsiveness Framework. An aim of community leasing is to increase targeted support for Maori community development projects. Additionally it seeks to improve access to facilities for Maori living in the Manurewa local board area.

Implementation

16. There are no cost implications for Auckland Council associated with the preparation of the service level agreement.

Attachments

No.	Title	Page
A	Randwick Park Site Plan	

Signatories

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