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

**Date:** Tuesday, 17 September 2019  
**Time:** 5.00pm  
**Meeting Room:** Totara Room  
**Venue:** Level 1, Manukau Civic Building  
31-33 Manukau Station Road  
Manukau

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**Ōtara-Papatoetoe Local Board**  
**OPEN ADDENDUM AGENDA**

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**MEMBERSHIP**

<table>
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<tr>
<th>Chairperson</th>
<th>Lotu Fuli</th>
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<tr>
<td>Deputy Chairperson</td>
<td>Ross Robertson, QSO, JP</td>
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<td>Members</td>
<td>Apulu Reece Autagavaia</td>
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<td>Dr Ashraf Choudhary, QSO, JP</td>
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<td></td>
<td>Mary Gush</td>
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<td>Donna Lee</td>
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<td>Dawn Trenberth</td>
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(Quorum 4 members)

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Carol McGarry  
Democracy Advisor Ōtara-Papatoetoe  

12 September 2019

Contact Telephone: +64 27 591 5024  
Email carol.mcgarry@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

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**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
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Classification of a portion of land located at Rongomai Park and the grant of a new community lease to AMMI Athletics Club Incorporated, Rongomai Park, 80R Te Irirangi Drive, Clover Park

File No.: CP2019/16117

Te take mō te pūrongo
Purpose of the report
1. To amend resolution OP/2019/75 to more accurately reflect the term of the right of renewal.
2. To classify a portion of land, at Rongomai Park, legally described as Part Allotment 125 Parish of Pakuranga from unclassified recreation reserve to recreation reserve, pursuant to Section 16 (2A) of the Reserves Act 1977.
3. To seek a new community ground-lease for AMMI Athletics Club Incorporated at Rongomai Park, Manukau Sports Bowl, 80R Te Irirangi Drive, Clover Park.

Whakarāpopototanga matua
Executive summary
4. Community leases are one of the ways in which council provides support to local community organisations, assisting them to sustain the activities and experiences they provide in alignment with recognised local priorities.
5. AMMI Athletics Club Incorporated has been training at Rongomai Park since late 2018 providing training for running, shot-put, long-jump and triple-jump, high-jump and javelin. The club applied to council for approval to site a 20-foot shipping container on the reserve to store their equipment.
6. The board considered this request at the 18 June 2019 meeting and granted the club permission for the temporary installation of a container for two years, with an unspecified renewal period. Resolution number OP/2019/75 refers.
7. However, as the approval is for more than one year, under section 53(1)(f) of the Reserves Act 1977, a lease must be entered into.
8. The club has applied for a community lease and as the reserve is currently an unclassified recreation reserve, the land requires classification prior to the issue of the lease.
9. Staff are satisfied the group meets the criteria as specified in the Auckland Council’s Community Occupancy Guidelines 2012 and recommend the lease be granted in accordance with these guidelines and that the park be classified as a recreation reserve.

Ngā tūtohunga
Recommendation/s
That the Ōtara-Papatoetoe Local Board:

a. approve the amendment of resolution number OP/2019/75 a) to record that the single right of renewal mentioned in resolution line a) will be for a further term of two (2) years

b. approve, under Section 16 (2A) of the Reserves Act 1977, the classification of Part Allotment 125 Parish of Pakuranga comprising 10 hectares as a recreation reserve subject to the provisions of the Reserves Act 1977 (shown outlined in blue on
Attachment A)

c. take note of the public notification of Auckland Council’s intention to grant a lease to AMMI Athletics Club Incorporated

d. delegate to the Ōtara-Papatoetoe Local Board Chair, following public notification, the authority to appoint a hearings panel to consider submissions and objections, and to make a decision.

e. grant, subject to resolution of any objections, under section 54(1)(b) of the Reserves Act 1977, a new community ground lease to AMMI Athletics Club Incorporated for the land at Rongomai Park, 80R Te Irirangi Drive, Clover Park (marked in red on the map attached as Attachment B) and described Part Allotment 125 Parish of Pakuranga comprising 10 hectares, subject to the following terms and conditions:

i. term – two (2) years commencing 1 November 2019 with a single two (2) year right of renewal and final expiry on 31 October 2023

ii. rent – $1.00 plus GST per annum if demanded

iii. delegate to the Ōtara-Papatoetoe Local Board Chair, in consultation with the local board, the authority to approve AMMI Athletics Club Incorporated’s Community Outcomes Plan, which will be appended to the lease

iv. all other terms and conditions to be in accordance with Auckland Council’s Community Occupancy Guidelines 2012 and the Reserves Act 1977.

Horopaki Context

10. This report considers the classification of Rongomai Park as a recreation reserve and the application for a new community ground lease by AMMI Athletics Club Incorporated for the group-owned storage container on Rongomai Park, 80R Te Irirangi Drive, Clover Park.

11. The Ōtara-Papatoetoe Local Board is the allocated authority for local, recreation, sport and community facilities; including community leasing matters.

Land

12. The container will be located on the south west corner of Rongomai Park (adjacent to the number two softball diamond) on land described as Part Allotment 125 Parish of Pakuranga comprising 10 hectares. The land is held in fee simple by Auckland Council as an unclassified recreation reserve.

13. The board is advised to classify the parcel of land detailed in paragraph 12 above, prior to consideration of the lease.

14. Consequently, staff request the local board classify this land by way of a resolution.

15. The proposed use of the land was not anticipated within the adopted 2007 Manukau Combined Sports Park Management Plan, therefore iwi engagement and public consultation of the intention to grant the lease is required for the area as shown in the aerial plan (Attachment B).

16. Public consultation consists of a notice in the local community newspaper, on the council website and distribution via council’s social media outlets that outlines the intention to lease the land to AMMI Athletics Club Incorporated. A period of one month is allowed for submissions and objections to the proposed lease. If any objections are received the local board will convene a hearings panel of members to hear the objection(s) and make a decision.
AMMI Athletics Club Incorporated

17. AMMI Athletics Club Incorporated was registered with the New Zealand Companies Office as an incorporated society on 27 October 2017. The aim of the club is to administer, promote, develop and deliver athletics in Aotearoa New Zealand communities by encouraging, engaging and enhancing members’ athletics interests and abilities.

18. AMMI is affiliated with both Athletics New Zealand and Athletics Auckland and members regularly compete in athletic events run by both organisations.

19. AMMI uses Rongomai Park for training in sprinting, and running, discus, shot-put, long-jump and triple-jump, high-jump and javelin at junior, senior and masters levels.

20. The proposed lease to AMMI is for the footprint of its container, consisting of approximately 20 square meters, as shown by Attachment B, outlined in red.

Tātaritanga me ngā tohutohu
Analysis and advice

Proposed Land Classification

21. Rongomai Park is currently an unclassified recreation reserve. The land is legally described as Pt Allotment 125 Parish of Papatoetoe, contained in Record of Title 647500.

22. The land was originally acquired by the Manukau City Council under the Public Works Act 1981 and vested in the council as a recreation ground, subject to a condition in the sale and purchase agreement (dated 15 July 1991) that it would be held by the council as a reserve.

23. Auckland Council, as a reserve administering body, is required to classify all unclassified reserves. To align the activities on the land to the provisions of the Reserves Act 1977, council staff propose that the land be classified as recreation reserve. This classification is appropriate for the recreation activities taking place on the reserve.

24. The purpose of recreation reserves, as set out in Section 17 of the Reserves Act 1977, is to provide for “recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreation tracks in the countryside”.

25. Staff from Stakeholder and Land Advisory and Service, Strategy and Integration have provided feedback that the proposed classification is appropriate.

26. Prior to entering into a lease, classification of the land is required, staff therefore recommend that the land parcel be classified as detailed above.

Community Lease to AMMI Athletics Club

27. Auckland Council’s Community Occupancy Guidelines 2012 sets out the requirements for community occupancy agreements.

28. After assessing the lease application against the criteria in the guidelines and meeting with AMMI, staff have determined that the group qualifies for a new community lease based on:

   i. AMMI Athletics Club Incorporated is registered as an incorporated society with the New Zealand Companies Office
   ii. The group has the required level of public liability insurance
   iii. The activities of AMMI supports the Ōtara-Papatoetoe Local Board Plan 2017 outcome: parks and facilities that meet people’s needs
   iv. AMMI’s financial accounts have sufficient reserves to cover its operating costs with no declared liabilities
   v. AMMI funds its activities mostly by way of membership fees, fundraising, charitable grants and subsidies
   vi. The services provided meets the needs of the local community.
29. Under the occupancy guidelines, for groups that own their improvements, a longer term lease is generally recommended. However, the local board has discretion to vary the term of the lease if it wishes. The guidelines suggest that where a term is varied, it aligns to one of the recommended terms contained in the Community Occupancy Guidelines 2012.

30. For the AMMI lease, staff recommend, in line with local board feedback, that a lease term of two years with one right of renewal for a further term of two years is appropriate, as it aligns substantially with alternative lease terms recommended in the guidelines and to the landowner approval.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

31. Staff have obtained feedback from, Parks and Places Specialist and the Sport and Recreation Lead. No concerns regarding the group were raised.

32. The Operational Management and Maintenance Sports Parks Manager met with the group to discuss the best site on Rongomai Park for the container. Attachment A shows the most appropriate site.

33. Service Strategy and Integration and Land Advisory have no concerns regarding the proposed classification of recreation reserve.

34. Legal guidance was obtained following the board’s decision on 18 June 2019. Under the Reserves Act 1977, a lease is required for all structures or buildings sited on a reserve for a period exceeding 365 days. Temporary structures must not remain in place for more than 365 consecutive days.

35. The proposed new lease has no identified impacts on other parts of the council group. The views of council-controlled organisations were not required for the preparation of the advice in this report.

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

36. The recommendation within this report falls within the local board’s allocated authority relating to local recreation, sports and community facilities.

37. Following the local board decision of 18 June 2019 and subsequent legal advice the lease was discussed with the local board at a workshop on 6 and 27 August 2019.

38. The recommendation supports the Ōtara-Papatoetoe Local Board Plan 2017 outcome of parks and facilities that meet people’s needs.

Tauākī whakaaweawe Māori
Māori impact statement

39. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader statutory obligations to Māori. Support for Māori initiatives and outcomes are detailed in Whiria Te Muka Tangata, Auckland Council’s Māori Responsiveness Framework, the Auckland Plan, the Long-term Plan, the Unitary Plan and local board plans.

40. An aim of community leasing is to increase targeted support for Māori community development. This proposal seeks to improve access to facilities for all Aucklanders including Māori living in the Ōtara-Papatoetoe Local Board area. Twenty-five percent of the members of the club identify as Māori.

41. As athletics is not contemplated in the reserve management plan, formal engagement with iwi will take place alongside the public notification of the proposed lease.

42. The proposed new ground lease and classification of a portion of the park was conveyed to the South-Central Mana Whenua Forum in August 2019, no obligations were raised by
forum members. As athletics is not contemplated in the reserve management plan, formal consultation with iwi will take place alongside the public notification of the intended lease.

**Ngā ritenga ā-pūtea**

**Financial implications**

43. Costs relating to the public notification will be borne by Community Facilities.

**Ngā raru tūpono me ngā whakamaurutanga**

**Risks and mitigations**

44. If the Ōtara-Papatoetoe Local Board resolves not to grant the lease to AMMI Athletics Club Incorporated, the club’s ability to undertake its core activities will be materially affected, which in turn will have a negative impact on the desired local board outcomes and the aspirations of the local athletic community.

**Ngā koringa ā-muri**

**Next steps**

45. Subject to the local board approval of the intention to lease, staff will arrange for the public notification of the intention.

**Ngā tāpirihanga**

**Attachments**

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<td>Site Map - Rongomai Park, 80R Te Irirangi Drive, Clover Park - AMMI Athletic Club Incorporated</td>
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**Ngā kaihaina**

**Signatories**

<table>
<thead>
<tr>
<th>Authors</th>
<th>Jenny Young - Community Lease Advisor</th>
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<tbody>
<tr>
<td>Authorisers</td>
<td>Rod Sheridan - General Manager Community Facilities</td>
</tr>
<tr>
<td></td>
<td>Carol McKenzie-Rex - Relationship Manager Mangere-Otahuhu and Otara-Papatoetoe Local Boards</td>
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