

I hereby give notice that an extraordinary meeting of the Manurewa Local Board will be held on:

Date: Thursday, 9 May 2024
Time: 1.30pm
Meeting Room: Manurewa Local Board Office
Venue: 7 Hill Road
Manurewa

Manurewa Local Board OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Matt Winiata
Deputy Chairperson	Glenn Murphy
Members	Joseph Allan
	Heather Andrew
	Anne Candy
	Angela Cunningham-Marino
	Andrew Lesa
	Rangi McLean

(Quorum 4 members)

Rohin Patel
Democracy Advisor

8 May 2024

Contact Telephone: 021 914 618
Email: rohin.patel@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

ITEM TABLE OF CONTENTS

PAGE

4	Landowner approval and agreement to lease, to Manurewa Cricket Club Incorporated at War Memorial Park, 16R Gibbs Road, Manurewa	5
----------	--	----------

Landowner approval and agreement to lease, to Manurewa Cricket Club Incorporated at War Memorial Park, 16R Gibbs Road, Manurewa

File No.: CP2024/05525

Item 4

Te take mō te pūrongo

Purpose of the report

1. To seek approval from the Manurewa Local Board for:
 - a) the transfer of ownership of the council constructed concrete pad to be used as the foundation for the Manurewa Cricket Club's new proposed new indoor cricket facility. The transfer will be affected by way of a grant of up to \$315,000 to the Manurewa Cricket Club Incorporated being the cost of construction of the concrete pad
 - b) landowner approval and an agreement to lease to construct and operate an indoor cricket facility on land at War Memorial Park, 16R Gibbs Road, Manurewa.

Whakarāpopototanga matua

Executive summary

2. Manurewa Cricket Club Incorporated (club) is proposing to construct an indoor cricket facility on the site of the old cricket nets at War Memorial Park, 16R Gibbs Road, Manurewa.
3. The facility will mainly be used by the cricket club but can be available to other groups to utilise at times.
4. Council has recently constructed the concrete slab for this building and the second stage is for the club to complete the rest of the build.
5. The proposed building will be approximately 1200 square metres and clad in colour steel.
6. The park was originally identified as the local board's "One Local Board Initiative" (OLI) for the construction of a multi-sport facility. However, the impacts of COVID-19 and council's changing economic environment, have resulted in the reprioritisation of all OLI funding. Consequently, the local board amended its outcomes and instead revised the initiative to support the club to construct an indoor cricket facility.
7. The local board supported the amended outcome through the construction and funding of the concrete slab (resolution MR/2023/126).
8. The proposed indoor facility accords with the recreational classification of the park. Additionally, the facility will provide an all-seasons opportunity for the community to develop and play cricket. The proposal contributes to the local board plan of contributing to improving people's health and wellbeing and creates a facility that is inclusive and reflects the sporting culture of the diverse local community.
9. Staff recommend that the Manurewa Local Board approve the landowner approval application for the development of the facility on the park, agreement to lease, and lease for the following reasons:
 - a) the proposal will allow the club to develop an indoor cricket facility
 - b) the facility will provide an all-seasons opportunity for the community to develop and play cricket
 - c) the proposal contributes to the local board plan of contributing to improving people's health and wellbeing

d) the facility is inclusive and reflects the sporting culture of the diverse local community.

Item 4

Ngā tūtohunga Recommendation/s

That the Manurewa Local Board:

- a) whakaae / approve transfer of ownership of the concrete slab effected by way of a grant of \$315,000 to the Manurewa Cricket Club Incorporated to facilitate the construction of a new indoor cricket facility at War Memorial Park, 16R Gibbs Road, Manurewa
- b) grant landowner approval for the park's use to establish the facility subject to conditions and statutory requirements met by the applicant
- c) whakaae / approve under the Reserves Act 1977 an agreement to lease to the Manurewa Cricket Club Incorporated for 1,200 square meters (more or less) of land at War Memorial Park, 16R Gibbs Road, Manurewa and legally described as Lot 1 DP 40551 and Lot 2 DP 40551 (outlined in red in Figure 1) on the following terms:

Permitted Use	Construction of Indoor sports facility
Location	The new indoor cricket facility will be located in the western corner of War Memorial Park, 16R Gibbs Road, Manurewa
Conditions	<ul style="list-style-type: none"> a. Prior to commencement of any works: <ul style="list-style-type: none"> i. The Manurewa Cricket Club Incorporated will secure full funding to complete the development ii. The Manurewa Cricket Club Incorporated to obtain all necessary consents (including under the Building Act 2004, RMA 1991, and any subsequent legislation) iii. The Manurewa Cricket Club to meet all landowner approval conditions and obtain approval from the Parks and Community Facilities department for the final construction, drainage, landscaping and security lighting plans b. The Manurewa Cricket Club Incorporated to complete the construction stage of the development of the indoor sports facility within two years of the date of the resolution or any other date stipulated by Auckland Council.

- d) whakaae / approve, subject to completion of the construction stage of the development and fulfilment of all conditions of the agreement to lease, a community ground lease to Manurewa Cricket Club Incorporated for 1,200 square meters (more or less) of land at War Memorial Park, 16R Gibbs Road, Manurewa, legally described Lot 1 DP 40551 and Lot 5 DP 40551 on the following terms:

Permitted use	Indoor Cricket and sports facility
Term	<ul style="list-style-type: none"> a. Initial term of 10 years b. One 10-year right of renewal

Rent	c. Rent \$1,300.00 plus GST p.a The rent to be reviewed annually in line with the Community Occupancy Guidelines.
	d. Community Outcomes Plan to be appended to the lease. e. All other terms and conditions to be in accordance with the Reserves Act 1977, the Auckland Council Community Occupancy Guidelines 2012 (Updated July 2023), and the Auckland Council standard form community lease agreement.

Horopaki Context

10. Local boards have been allocated the decision-making authority relating to local recreation, sport, and community facilities, including landowner and community leasing matters.
11. The progression of the landowner approval, agreement to lease, and lease to Manurewa Cricket Club Incorporated will enable the club to construct the indoor facility. The local board has been involved in this proposal for several years and has previously shown support to progress this item.

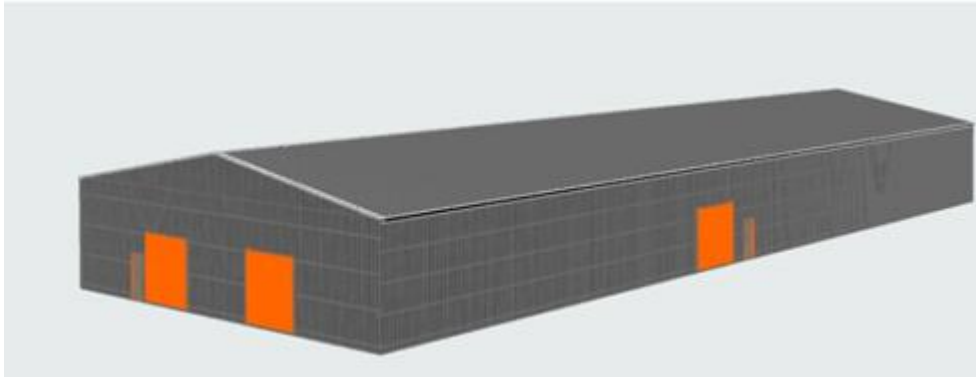
Proposal

12. The Manurewa Cricket Club Incorporated is seeking landowner approval to construct a new indoor sports training facility at Manurewa War Memorial Park, 16R Gibbs Road, Manurewa (Lot 1 and 2 DP 40551).
13. The indoor cricket facility is proposed to be constructed on the site of the old cricket nets which have been removed and were scheduled for renewal. The indoor cricket facility will effectively replace the old nets and afford participants an all-weather batting and bowling facility.
14. The site layout is shown in Figure 1 and Attachment A, and detailed design plans for the facility are shown in Attachment B.

Figure 1: War Memorial Park with outline of proposed building and lease area in red



Figure 2: Image of the proposed facility



Te Pae Maumahara /Manurewa War Memorial Park

15. The proposed location of the indoor sports facility is at 16R Gibbs Road, Manurewa which is legally described as Lot 1 and 2 DP 40551. Both parcels are held in fee simple by Auckland Council subject to the Reserves Act 1977 as a classified recreation reserve. They were declared to be recreation reserves by notice in the New Zealand Gazette 1980 p 1873.
16. Manurewa War Memorial Park is a multi-use sports park, used by Homai Bowling Club, Manurewa Cricket Club and Manurewa AFC (football).
17. The proposed building is to be located at the northwestern corner of the park, next to the carpark from Jellicoe Road and the Homai Bowling Club.
18. There are no overlays, development restrictions or sites of significance to Māori that would be affected by this proposal.

Manukau City Cricket Club

19. The earliest records of the club are photos dating to the 1920's. The club was historically known as Manurewa Cricket and Hockey Club Incorporated and catered for cricket during the summer months and hockey players during the winter months.
20. The club was formally incorporated as an incorporated society on the 4 August 1965.
21. In 1965, after the borough councils were merged into the Manukau City Council, the club adopted the alternate name Manukau City Cricket Club. This was to reflect the council change, its affiliation to the Counties Manukau Cricket Association and to increase the player catchment area.
22. On or about 2006, the club formally registered as the Manurewa Cricket Club Incorporated. Manurewa Cricket Club is now a thriving club that is experiencing growth and continues to drive facility and club growth within the community.
23. The club has 121 members and is one of the larger cricket clubs affiliated to the Counties Manukau Cricket Association. As player numbers have grown at all grades, the club is experiencing increased pressure to accommodate teams (including both playing fields and practice facilities).
24. The club is cognisant of the low socio-economic landscape of the Manurewa rohe (area) and therefore strive to keep all fees and club membership at an affordable level. The club also has sponsorships to support this goal.
25. The current facilities occupied by the club is a small clubroom located on the southern side of the park. The clubroom lease is for a 20-year term, 10 years with one 10-year right of renewal, expiring on 30 June 2033. The clubroom lease renewal is on the Manurewa 2023/2024 work programme and will be progressed separately.

Tātaritanga me ngā tohutohu Analysis and advice

Assessment of the application

26. The club submitted a comprehensive application supporting the proposed new facility and can demonstrate its ability to deliver the project and operate the indoor cricket facility moving forward.
27. Staff have assessed the proposed new facility development application and the group has satisfied all the conditions in the following manner:
 - a) the activities of the group and users of the building support the Manurewa Local Board Plan 2023:
 - our people are resilient, connected and engaged and
 - our communities enjoy responsive services and facilities that enable great participation
 - b) the club has an open membership and is experiencing growth
 - c) the facility will meet the needs of the club and will provide for an all-season facility.
28. The club has provided financial information which shows that accounting records are being kept, funds are being managed appropriately and there are sufficient funds to meet liabilities.
29. The club has provided comprehensive plans for the proposed facility. It is well governed and has funds to complete the project.

Manurewa Sport and Active Recreation Facilities Plan July 2022

30. The Manurewa Sport and Active Recreation Facilities Plan finalised in July 2022 outlines the current network of sport and active recreation facilities across Manurewa.
31. The plan noted that indoor facilities was considered a high priority. It referenced that improvements and upgrades were needed to War Memorial Park due to the high growth in the area.
32. Notably, the plan identified that there are no covered net facilities south of Papatoetoe and that the current net facilities were lacking.
33. The proposed indoor cricket facility supports and addresses the identified gaps in the Facilities Plan.
34. There is a growing need for cricket facilities and the proposed facility will provide the first covered net facility south of Papatoetoe.
35. More broadly, the facility will enhance and support the growth of the club. While the facility will be used mainly by the cricket club, the club is open to other groups using it where available.

Facility development

36. The proposed training facility will be constructed in coloursteel (colour: Grey friars) measuring 50m by 22m (total area of 1100m²). The maximum height of the indoor facility is 6.94m at its apex, with the height of the side walls is 5.0m.
37. The facility will incorporate lighting and toilet facilities.
38. To facilitate the build, the applicant will drain stormwater into two detention tanks connecting into the stormwater network and a new connection to the public wastewater network.
39. To construct the facility the club is proposing to access the site from the Homai Bowling Club carpark (see Figure 3 below).

Figure 3: Aerial image showing the proposed construction area



- 40. Construction of the facility will take approximately five-weeks and another three to four weeks to install power, water, and stormwater connections. A crane will be onsite for half a day to lift the roof on and deliver materials.

Crime Prevention Through Environmental Design (CPTED)

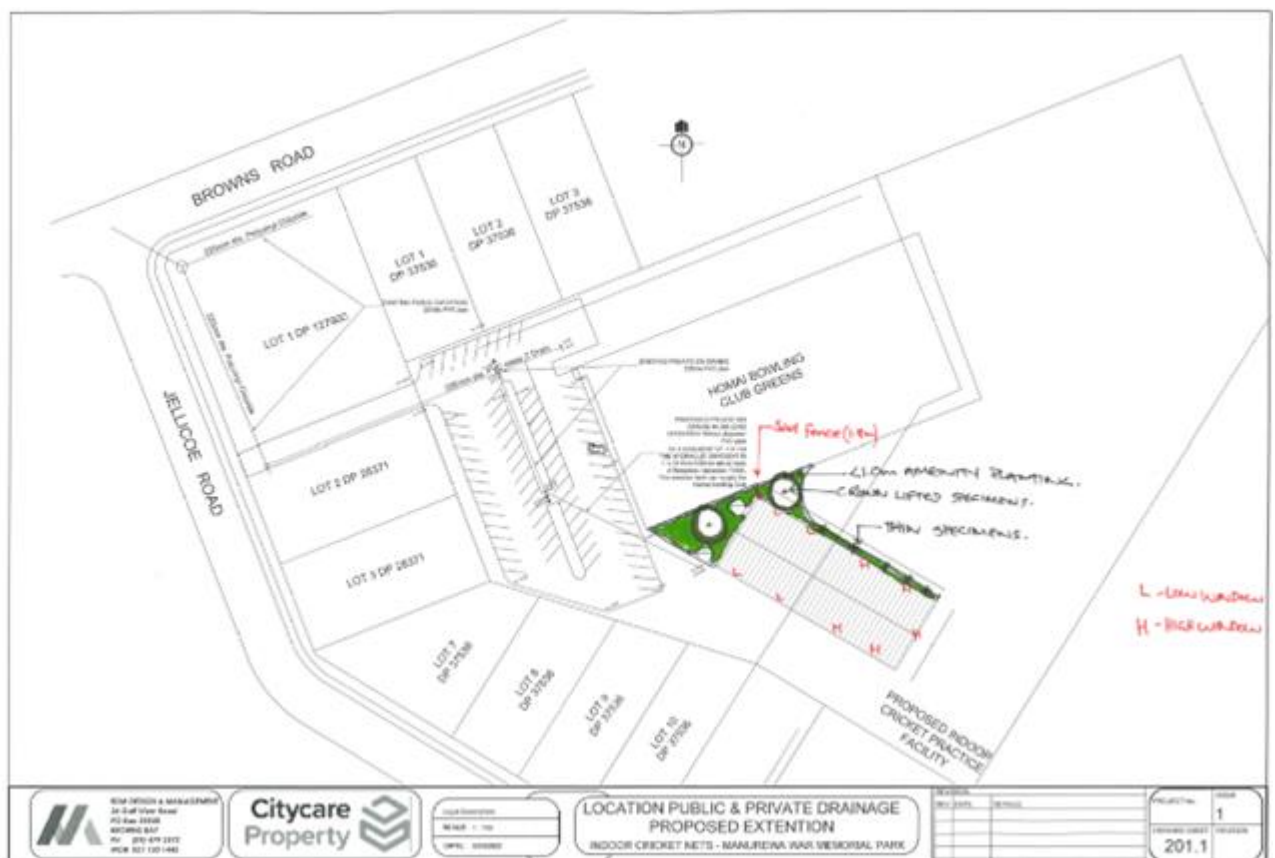
- 41. The small space between the proposed building and the boundary (approximately 1.5m) will create CPTED issues (as shown in figures 4 and 5). The bulk, form and orientation of the building and lack of passive surveillance over any pathways/circulation routes around the building can create undesirable corners and passageways. The old cricket nets provided adequate visibility, whereas there will be no visibility through the new structure.

Figure 4 and 5: Aerial image showing the proposed construction area



42. Council’s landscape design team has suggested to mitigate the CPTED concerns that:
- Windows are added to the building to provide intermittent surveillance over any future proposed pathways (as indicated in Figure 6). These could be located adjacent to the internal batting cage to prevent breakage, with some higher windows towards the southeastern aspect of the building.
 - Vegetation can be used to help soften the form of the building as well as preventing the desire to walk between the building the bowling club. This would then promote users of the wider site to walk along the southern side of the building which has a large space for circulation. (suggested vegetation layout is shown below in Figure 6).
 - Lighting (especially along the southern side) and security cameras could be added to the building, which would also reduce the likelihood of vandalism to the building.
43. The addition of windows is not supported by all staff as it would increase the costs of the project, require changes to the resource and building consent process, and may provide a potential means to break into the building.
44. The addition of landscaping and security lighting is supported by staff. It is recommended that granting of landowner approval and agreement to lease is conditional on steps to reduce CPTED issues be implemented following construction.
45. The new proposed indoor facility will replace the existing cricket nets that are no longer fit for purpose and have already been removed.
46. The new facility will be a well-used addition to the existing sports facility network serving South Auckland communities.

Figure 6: Plan showing suggestions to mitigate CPTED issues



Concrete slab

47. The Manurewa Local Board previously approved the construction and funding of the concrete slab as part of the board's 2023/2024 renewal work programme (resolution MR/2023/126).
48. The construction of the slab anticipated a future structure. It also accorded with the board's revised initiative to support the club's development of an indoor cricket facility, following the withdrawal of OLI funding. The park was originally identified as the local board's "One Local Board Initiative" (OLI) for the construction of a multi-sport facility. However, the impacts of COVID-19 and council's changing economic environment, have resulted in the reprioritisation of all OLI funding.
49. The concrete slab is deemed a council-owned asset given that council funded and constructed the slab. Auckland Council's Facility Partnership Policy 2018 outlines council's approach in investing in community facilities. The policy directs a move away from investing in facilities with split ownership models.
50. As such, the ownership of the concrete slab should be transferred to the club as part of the development of the indoor cricket facility. This will ensure that all components of the built infrastructure are retained within the club's ownership and in accordance with Auckland Council's Facility Partnership Policy 2018.
51. Additionally, it will ensure that the maintenance and renewal costs related to the facility can be sufficiently administered by the club.
52. To effect the transfer of ownership of the concrete slab, staff propose that the Manurewa Local Board provide a grant to the club of up to \$315,000. The grant is effectively a financial adjustment to account for the asset/capital value accrued through the construction of the concrete slab.
53. The construction of the indoor cricket facility will be met by the Manurewa Cricket Club predominantly through external funding and club contributions.
54. The club has already secured funding from the Wiri Licensing Trust and the Grassroot Trust to complete the construction of the indoor facility. Under the funding agreement the club is compelled to utilise the funding by the end of September 2024.

Agreement to Lease and Community Lease

55. The Auckland Council Community Occupancy Guidelines 2012 (Updated July 2023) assist local boards in making decisions regarding community occupancy and the standard terms and conditions inform the basis of staff recommendations.
56. The agreement to lease is a preliminary contract which will outline the conditions and landowner approval requirements that will need to be met for the indoor cricket facility's construction.
57. Following completion of the construction and satisfaction of all conditions under the agreement to lease, a community ground lease will commence.
58. Staff recommend that the Agreement to lease provides a two-year construction window and the subsequent community lease for a term of 10 years with one 10-year right of renewal. This accords with the term for group-owned assets under the operative Community Occupancy Guidelines.

Current engagement

59. The land at War Memorial Park is held under the Reserves Act 1977. The Act requires public consultation of Auckland Council's intention to grant a new community lease unless the proposal is in conformity with and contemplated by the approved management plan for the reserve. The current approved reserve management plan was adopted in 2007 and the plan envisages sports and club buildings and facilities on sports parks. Public notice of intent to grant a lease in this case is not required.

Tauākī whakaaweawe āhuarangi Climate impact statement

60. To improve environmental outcomes and mitigate climate change impacts, the council advocates that the lessee:
- seek opportunities to reduce greenhouse gas emissions from lease-related activities and building design plans
 - use sustainable waste, energy, and water efficiency systems
 - use eco labelled products and services
 - include any other outcomes that will improve environmental outcomes and mitigate climate change impacts.
61. All measures taken are aimed at meeting council's climate goals, as set out in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan, which are:
- to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
 - to prepare the region for the adverse impacts of climate change.
62. The area of War Memorial Park proposed for the indoor cricket facility development is not subject to either coastal inundation or within an identified flood plain.

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

63. The listed internal council specialists were contacted in relation to the application. All specialists have reviewed the proposed application and a summary of the feedback is noted in the table below:

Parks and Places Specialist	Supports the project, but has concerns related to CPTED issues.
Facilities Manager	No objections to the application.
Sport and Recreation Lead	Supports in principle. Raised concerns about CPTED. Has noted that council does not support the split ownership of assets, so the concrete pad will need to be transferred to the club.
Area Operations Manager	No objections to the application.
Landscape Design Specialist	Has provided suggestions on how to mitigate CPTED issues.
Sports Park Maintenance Delivery Coordinator	Will need to approve methodology for construction prior to works starting to ensure underground drainage and irrigation infrastructure does not get damaged.

64. The proposed new lease has no identified impact on other parts of the council group. The views of council-controlled organisations were not required for the preparation of this report's advice.

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

65. The Manurewa Local Board under resolution MR/2023/126 approved the progression of the construction of the concrete slab to be used as the foundation of the potential new indoor cricket facility.

66. The indoor facility will allow the community to participate in cricket year-round and help the club grow and develop.
67. The facility will help increase participation in sport, aid in recruitment and engagement of junior players and retain existing club members and those who wish to progress within competitive cricket.
68. Manurewa is ethnically diverse, and a key feature of the area is that 25 per cent of people that reside within the local board area identify as Asian. The proposed development will support the growth of cricket as a sport that draws significant participation from the Asian community.
69. The proposal aligns with the Manurewa Local Boards 2023 plan and will increase usage and facilities within War Memorial Park.

Tauākī whakaaweawe Māori Māori impact statement

70. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi which are outlined in council's key strategic planning documents; the Auckland Plan, the Long-Term Plan 2021-2031, the Unitary Plan, Kia Ora Tāmaki Makaurau and local board plans.
71. Community leases support a wide range of activities and groups. Leases are awarded based on an understanding of local needs, interests and priorities. The activities and services provided by leaseholders create benefits for many local communities, including Māori.
72. A Community Outcomes Plan will be developed with the club and appended to the community lease. The Community Outcomes Plan will identify and deliver Māori outcomes that reflect the club's local community. In addition, the plan will provide benefits to Māori and the wider community through representation and participation as well as health and well-being.

Ngā ritenga ā-pūtea Financial implications

73. The Manurewa Local Board resolved to invest in a concrete slab for the potential foundation of the proposed development. These costs will be met as a grant from the local board 2023/2024 capex budget of up to \$315,000 (WP42596).
74. The construction and ongoing maintenance costs of the proposed development will be borne by the club. There will be no ongoing financial cost to the local board for the proposal and associated infrastructure within the leased area.

Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

75. A summary of the risks and mitigations with each option is summarised in the table one.

Table one: risks and mitigations

Risk	Level	Mitigation
Development not completed	Low	The club have secured all funding and the agreement to lease will stipulate that construction of the indoor facility is to be completed within two years.
CPTED issue	Low	The low to no passive surveillance, entrapment zones, concealment spaces and hidden access to the building will be mitigated through specific conditions around

		landscape and security lighting requirements.
--	--	---

76. If the local board declines the proposal, there is a potential risk that the club will be financially compromised as they have already invested funds and time into the project. Additionally, the club will not meet the obligations of its funding agreements and may need to repay the funds. This can affect the ongoing viability of the club.
77. Given the risks outlined in this report, staff recommend granting of the agreement to lease subject to the conditions outlined, and a community ground lease.

Ngā koringa ā-muri

Next steps

78. Should the local board resolve to grant the landowner approval, agreement to lease and subsequent lease, staff will work with the applicant to finalise the agreements in accordance with the local board decision.

Ngā tāpirihanga

Attachments

No.	Title	Page
A	Site Plan	17
B	Achitecture and services plans	19

Ngā kaihaina

Signatories

Authors	Julie Sutherland - Senior Community Lease Advisor Yusuf Khan - Manager Leasing
Authorisers	Kim O'Neill - Head of Property & Commercial Business Manoj Ragupathy - Local Area Manager

Attachment A – Site Plan



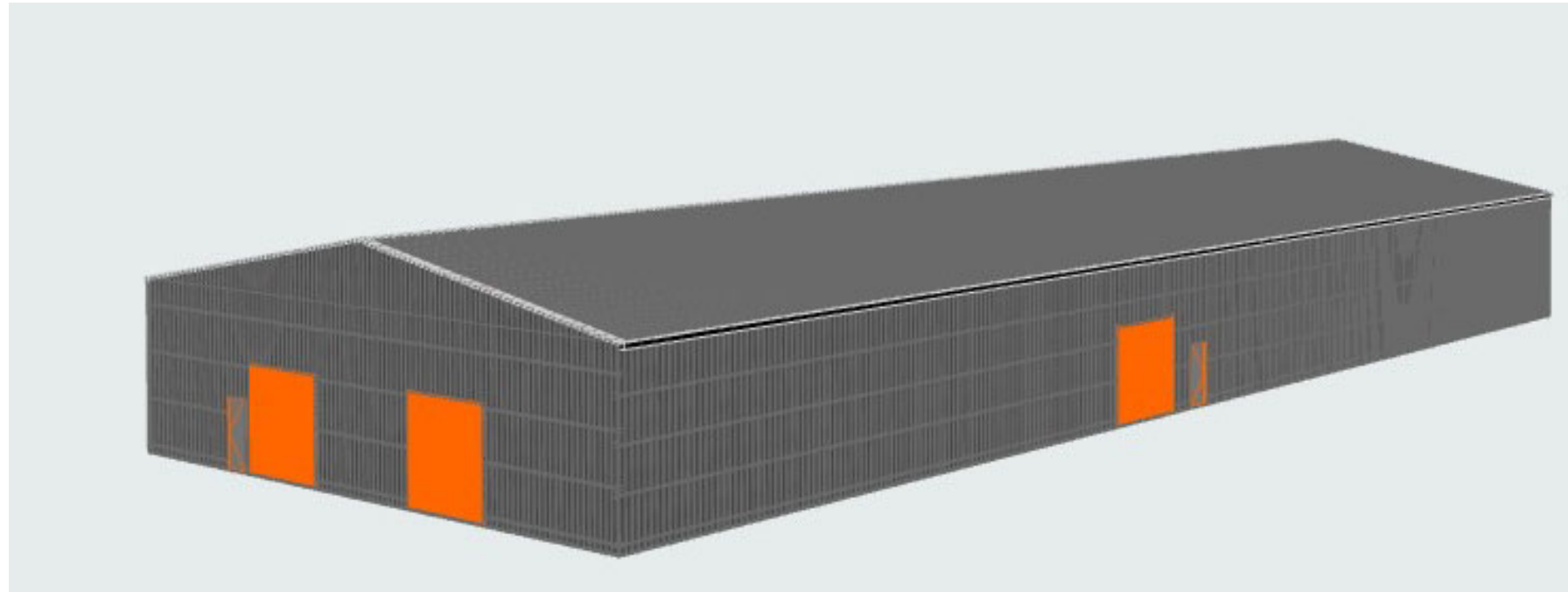
1. Site Plan 1:750

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE INDICATED. ALL DOCUMENT DISCREPANCIES TO BE DISCUSSED WITH WIDESPAN SOUTH ISLAND 2016 LTD.

PROJECT: Indoor Cricket Nets at Manurewa War Memorial Park for Citycare Property	<p>PROJECT MANAGEMENT AND DESIGN PO BOX 217421 AUCKLAND 1142</p>	<p>No Compromise Steel Building Solutions www.sheds.co.nz</p>	DRAWING TITLE: Site Plan	SCALE: Original size A3 1:750 DRAWN: PV CHECKED: P Vandy	SHEET No: A101 DATE: 25/08/2023 JOB No: T.B.A.
--	--	--	------------------------------------	--	--

Item 4

Attachment A



Indoor Cricket Nets
for
Citycare Property

Layout	Rev	Sheet Name
Working Drawings		
		Cover Page
A1 Plans		
A101		FLOOR PLAN
A102		WC FLOOR PLAN
A103		BRACING PLAN
A104		JOIST SET OUT
A105		Sections
A106		Wall finishes plan
A107		Hardiglaze Details
A108		Plumbing Plan
A109		Plumb 2
A110		Lighting Plan
A111		Acessability and signage
A112		Roof Plan
A113		Doors

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE INDICATED. ALL DOCUMENT DISCREPANCIES TO BE DISCUSSED WITH WIDESPAN SOUTH ISLAND 2015 LTD.

<p>PROJECT:</p> <p style="text-align: center;">Indoor Cricket Nets at Manurewa War Memorial Park for Citycare Property</p>	 <small>PROJECT MANAGEMENT AND DESIGN Paul Vandy 021647236 pvcad@outlook.com</small>	 Wide Span Sheds <small>No Compromise Steel Building Solutions www.sheds.co.nz</small>	<p>DRAWING TITLE:</p> <p style="text-align: center;">Cover Page</p>	<table border="1" style="width: 100%;"> <tr> <td>SCALE: (Original size A3) 1:0.8231, 1:100</td> <td colspan="2">SHEET No:</td> </tr> <tr> <td>DRAWN: PV</td> <td>DATE: 6/12/2023</td> <td>REV: A</td> </tr> <tr> <td>CHECKED: P Vandy</td> <td colspan="2">JOB No: T.B.A.</td> </tr> </table>	SCALE: (Original size A3) 1:0.8231, 1:100	SHEET No:		DRAWN: PV	DATE: 6/12/2023	REV: A	CHECKED: P Vandy	JOB No: T.B.A.	
SCALE: (Original size A3) 1:0.8231, 1:100	SHEET No:												
DRAWN: PV	DATE: 6/12/2023	REV: A											
CHECKED: P Vandy	JOB No: T.B.A.												

