

**Date:** Wednesday 5 February 2025  
**Time:** 11:00 am  
**Meeting Room:** Local Board Chambers  
**Venue:** 35 Coles Crescent  
Papakura  
Auckland

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## **Papakura Local Board Workshop**

# **OPEN MINUTE ITEM ATTACHMENTS**

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# Papakura Local Board Combined CAPEX Advice

Parks and Community Facilities (P&CF) 2025/2026  
Workshop

February 2025



## Purpose

To provide combined CAPEX advice and receive your feedback on:

- CAPEX Position – High-level Overview
- Local Board Legacy Carpark Fund
  - Bruce Pulman Park
  - Southern Park
  - Drury Sports Complex
- Local Board Capital Transport Fund
  - McClennan Park
- Considerations
  - Targeted Rates
  - Regional Funding Source Availability
  - Strategic Assessments

## **CAPEX – High-level Overview**

- The CAPEX budget required for the draft FY26 programme exceeds the budget available in that financial year.
- FY27 & FY28 has unallocated budget.
- The CAPEX work programme will be developed further with you in preparation for the June business meeting.



## Draft capex budget allocation

Work programme Budget Summary	2025/2026	2026/2027	2027/2028
Local capex - Budget	5,533,623	5,820,775	6,784,643
Local capex - Proposed Allocation	5,817,560	\$4,607,420	\$787,343
<b>Local capex - Unallocated budget</b>	<b>-\$283,937*</b>	<b>\$1,213,355</b>	<b>\$5,997,300</b>

\* Approximately 5% variance. Manageable at this stage of the programme development.

Note: Figures are as of 31 January 2025



## Key Projects

ID	Activity Name	Total Estimated Cost
27773	Massey Park Aquatic Centre - comprehensive renewal (Stage 2)	\$1,017,423
37040	Elizabeth Campbell Hall - undertake general building refurbishment work	\$750,000
30165	71 Twin Parks Rise - develop new neighborhood park	\$1,630,000
40381	Prince Edward Park - upgrade to an inclusive toilet and changing room facility	\$976,689
44050	Hawkins Theatre - replace the heating, ventilation, and air conditioning system and lighting	\$1,350,000
46191	Opāheke Park - undertake detailed design and construct freshwater and wastewater system	\$1,350,000



## Legacy Parking Fund

Proposed upgrade and/or development of carparks within the Papakura Local Board for consideration of the Legacy Parking Funds of \$877,000 include:

- Bruce Pulman Park - Existing Carpark Renewal
- Southern Park - New Carpark Development
- Drury Sports Complex - New Carpark Development







**Bruce Pulman Park - Design Options for Area 1**  
**Provide approx. 200 car parks**



Item

Attachment A

## Bruce Pulman Park

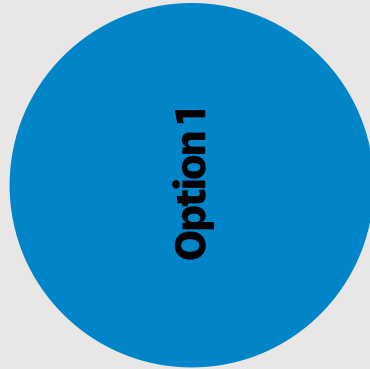
### Design Options for Area 1 - Provide approx. 200 car parks

- Option 1**
  - Asphalt pavement with base course replacement and geogrid
  - Chipseal pavement with base course replacement and geogrid
  - Asphalt pavement with concrete stabilised basecourse
  - Chipseal pavement with concrete stabilised basecourse
- Option 2**
- Option 3**
- Option 4**

**Note: All options have a common additional estimated cost of \$365,000 for the car park entrance portion of work.**

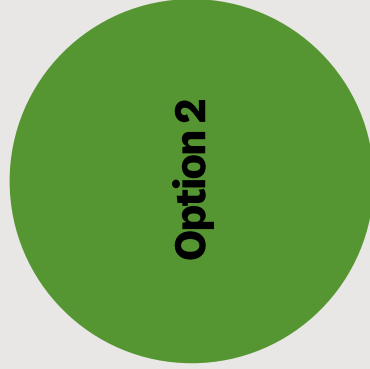


## High level cost estimates for Options 1 to 4, within Area 1



### Option 1

- \$1,227,500 incl. GST.
- High level estimate includes construction, consenting and certification, and 15% contingency.
- Estimate does not include internal staff costs which is an additional estimated 10%.
- Total high-level estimate including internal staff costs **\$1,350,250 incl. GST.**



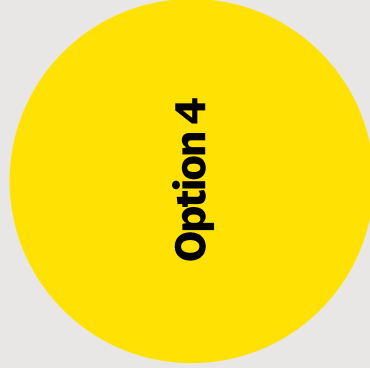
### Option 2

- \$1,026,000 incl. GST.
- High level estimate includes construction, consenting and certification, and 15% contingency.
- Estimate does not include internal staff costs which is an additional estimated 10%.
- Total high-level estimate including internal staff costs **\$1,112,600 incl. GST.**



### Option 3

- \$1,053,000 incl. GST.
- High level estimate includes construction, consenting and certification, and 15% contingency.
- Estimate does not include internal staff costs which is an additional estimated 10%.
- Total high-level estimate including internal staff costs **\$1,158,300 incl. GST.**



### Option 4

- \$877,000 incl. GST.
- High level estimate includes construction, consenting and certification, and 15% contingency.
- Estimate does not include internal staff costs which is an additional estimated 10%.
- Total high-level estimate including internal staff costs **\$964,700 incl. GST.**



### Southern Park - New Carpark Development



Expand parking capacity to address existing shortages, alleviate overflow issues, and enhance visitor safety.

Strategic advice highlights that this project would not be a candidate for Regional Funding but could utilize local Board funding.

Estimated Cost of \$554,000 - \$640,000



## Drury Sports Complex - New Carpark Development



Expand parking capacity to address existing shortages, alleviate overflow issues, and enhance visitor safety.

Sports Maintenance Team are supportive of this as we see high usage of the grass verge currently.

Estimated Cost - \$320,000





# Local Board Capital Transport Fund

PCF staff developed the following initiative for the board's consideration that was presented to the local board in October 2024.

## McLennan Park - Path Network

Path Network	Cost Estimate
1 Shared path Construction of 3 m wide concrete shared path and landscaping	\$469,220
2 Footpath Construction of 1.8 m wide gravel footpath	\$174,725
6 Footpath Construction of 1.8 m wide concrete footpath	\$368,155
7 Footpath Construction of 1.8 m wide gravel footpath (connection to dam path)	\$218,950
8 Footpath Construction of 1.8 m wide gravel footpath on top of dam Cross functional collaboration needs to occur for this specific piece work.	\$171,245
5 Path and dog exercise park Entrance improvements at Battalion Drive corner, including ornamental planting, staircase, bench seating and footpath tie-ins	\$190,700



## Local Board Capital Transport Fund

AT requested PCF staff obtain preliminary costing for an option that includes portions of pathway 5 and 6. Cost Estimate: \$222,174.17



Preliminary works	\$7,997.00
200m 1.8 path	\$89,614.89
3m wide shared path	\$44,807.45
Subtotal	\$142,419.34
Contingency 30 percent	\$42,725.80
Sub Total	\$185,145.14
All the other costs	\$37,029.03
Total	\$222,174.17



## Walters Road Pathway



- Currently being scoped
- High-level cost estimates to be provided









## Considerations

- Targeted Rates
- Regional Funding Source Availability
- Strategic Assessments


Project	SA/Scoping Required	Next Steps
Opapeke Park	Internal feeding into SADI	Growth Application
Kuhanui Park	No - Completed	Funding allocation in work programme
Bruce Pulman Park	No	Bruce Pulman to lead this
Papakura Greenways/Local Paths Plan	No	Gathering project costs
Park Estate	No - Completed	Awaiting growth funding 2030
Awakeri Wetland	Internal feeding into SADI	Growth Application

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Attachment A

Next steps

Work programme workshop in  
March





# Direction Setting – 5 February 2025

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Attachment B

# BID Policy Refresh



- **BID ballot voting deadline**

Under Section 6, (Table Three) the current Policy requires all ballots to be completed by 31 March in any one year.

**Proposed change: That all BID ballots must be completed by 1 November in any year.**

Reason for change: the current BID policy requires that all ballots must be completed by the end of March in any year. The change of date from end of March to 1 November in any year, allows alignment of the ballot process with Auckland Councils public consultation processes (annual plan).

This will ensure that successful ballots only are included in the Auckland Councils annual plan consultation material, which is prepared in November. The change will remove the possibility of ballots that are unsuccessful, or are postponed, being included in consultation material which could cause confusion.

- **Removal of the target rate mechanism option 'flat rate'**

Under Section 2.3.2 'BID Programme Rating Mechanism' item b (flat rate method).

**Proposed change: That the flat rate method be removed.**

Reason for change: experience over time has demonstrated that this option limits a BID's potential to increase their targeted rate amount (refer to section 2.6). This impacts on growth and financial sustainability.

Under the section there are three rating mechanisms that can be applied to a property. The proportional value and hybrid method will remain as they are.

Should a BID wish to have a flat rate, the hybrid method allows a combination of a flat rate plus proportional rate.

There is only one BID currently with a flat rate. The BID Team is working with this BID.





## Plan Change 106 – Filming on Sites of Significance to Mana Whenua

- Purpose to enable temporary filming activities on sites and places of significance to mana whenua on public places as a permitted activity - currently a resource consent is required
- 10 submissions received – nine in support – one opposed unless amendment made
  - Support from the screen industry
  - Ngāti Whātua Ōrākei opposes PC 106 unless amendments are made to recognise the hapū or iwi with the strongest relationship to the filming location
  - The Tūpuna Maunga Authority seeks amendments to enable temporary filming as a permitted activity on land it administers – currently PC 106 excludes Tūpuna Maunga administered land
- Coming to the Feb business meeting
- Any input?





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Attachment B

## Opabeke Passive Park

- Developer will be finishing end of February 2025
- Liaising with developer around opening event delivery style and date



## Papakura E Karanga Nei

- Youth music event in Papakura
- Want to sing the Papakura E Karanga Nei waiata
- They are after a copy of the recordings and lyrics
- Are you happy for community groups to use/sing this waiata?



Item

Attachment B

## **Landowner Approval request - Breast Screen additional dates – Central Park**

- 25 August to 5 September 2025 – are you happy with this additional visit
- Internal staff have been consulted and are supportive
- The proposed visit is too far in the future to know if there will be any other users of the park
- Venue hirers or event permit applicants will be made aware of the Breastscreen Unit being onsite





## Thank you / Volunteer Certificates

- Suggesting afternoon tea Wed 4 June 2 – 4pm

## WORKSHOP – 12 FEBRUARY 2025



Time	Topic	Purpose	Proposed outcome
10.30 – 11.30am (60 mins)	Elections protocols	Information dissemination	To provide information about election protocols.
11.30-12pm (30mins)	The Cause Collective	Information dissemination	To present to local board their work in Food Systems in Papakura electorate.
12.30-2pm (90mins)	Community Wellbeing Work Programme 2024/2025 Quarter 2 Update	Receive update on progress	To provide a quarter 2 update on the Community Wellbeing Work Programme FY2024/2025 and to introduce recently appointed staff.
2-2.10pm (10mins)	Break		



# WORKSHOP – 12 FEBRUARY 2025 CONTINUED



Time	Topic	Purpose	Proposed outcome
2.10-2.40pm (30mins)	Youth 2024/2025 and draft 2025/2026 work programme lines.	Provide direction on preferred approach	To provide an update on the 2024/2025 youth work programme and to discuss next steps including advice on a Papakura Youth Eco-system in response to the deputations from Papakura Youth Council and Papakura Voices in Action supported by Kootuitui on 27 November 2025.
			To discuss the proposed draft 2025/2026 Youth work programme and seek initial board feedback.
2.40-3.40pm (60mins)	AT Local – Next Steps	Information dissemination	To brief the board prior to public engagement.



## WORKSHOP – 12 FEBRUARY 2025 CONTINUED

Time	Topic	Purpose	Proposed outcome
3.40 – 4.40pm (60mins)	Direction Setting	Provide direction on preferred approach	To inform the board on upcoming events/meetings and seek board's feedback.  For members to provide strategic updates related to meetings/ briefings they have attended, highlighting opportunities for board decision making or advocacy.





## Reminder upcoming events

- Thurs 6 Feb 2025 – 10am – 4pm – Waitangi Day event – Barry Curtis Park
- Thurs 13 Feb 2025 – 9.30 – 2.30pm – Papakura Positive Community Hui – Rotary Club of Papakura with Papakura Marae
- Sat 22 Feb 2025 – 9.30 – 1pm – Follow up workshop: Papakura Let's get climate ready – 35 Coles Cres (Carol McKenzie-Rex)
- Wed 26 Feb 2025 – 10 – 11.30am – Launch of Emergency Response Local Board Plan Papakura – 35 Coles Cres



Item

Attachment B

## Updates from members

For members to provide strategic updates related to meetings/ briefings they have attended, highlighting opportunities for board decision making or advocacy.