

**Date:** Wednesday, 5 March 2025  
**Time:** 2:00 pm  
**Meeting Room:** Manurewa Local Board Office  
**Venue:** 7 Hill Road  
Manurewa

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## **Manurewa Local Board Workshop**

### **OPEN AGENDA**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Matt Winiata
<b>Deputy Chairperson</b>	Glenn Murphy
<b>Members</b>	Joseph Allan
	Heather Andrew
	Angela Cunningham-Marino
	Andrew Lesa
	Rangi McLean

**Chloe Hill**  
**Democracy Advisor**

**28 February 2025**

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## Agenda Items

### 1 Ngā Tamōtanga | Apologies

At the close of the agenda no apologies had been received.

### 2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.



## Local Board Workshop

File No.: CP2025/03079

Note 1: This workshop has been called by the chairperson in consultation with the staff.

Note 2: No working party/workshop may reach any decision or adopt any resolution unless specifically delegated to do so.

### Te take mō te pūrongo Purpose of the report

1. To present the Manurewa Local Board workshop agenda for 5 March 2024.

### Whakarāpopototanga matua Executive summary

2. Most workshops are open to the public to attend as observers in person or online if in person attendance is impractical.
3. Some sessions may not be open to the public. The staff / chairperson and deputy chairperson decide which sessions are open to the public, depending on the sensitivity of the information being discussed. If a session is not open, a reason will be provided below.
4. Workshops will be recorded and a link to the recording will be included in the published documents / Email [chloe.hill@aucklandcouncil.govt.nz](mailto:chloe.hill@aucklandcouncil.govt.nz) for a link to join the workshop online / The public can observe the workshop via MS Teams where direct attendance is impractical
5. Local Board workshops provide an opportunity for local boards to carry out their governance role in the following areas:
  - a) Accountability to the public
  - b) Engagement
  - c) Input to regional decision-making
  - d) Keeping informed
  - e) Local initiative / preparing for specific decisions
  - f) Oversight and monitoring
  - g) Setting direction / priorities / budget.
6. Workshops do not have decision-making authority.
7. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
8. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
9. Please note the time is often subject to change.
10. The following will be covered in the workshop:

#### Item 1 – 2.00-5.00pm

##### Parks and Community Facilities

Presenter/s: **Alex Overwater-Davis**  
(Area Manager, Parks and Community Facilities)

Governance role: Setting direction / priorities / budget

Proposed Outcome/s: Receive a CAPEX update on and provide feedback on work programme line items.  
Receive an update on the Parks and Community Facilities work programme.

Attachment/s: Attachment [A] – Parks and Community Facilities Presentation

Item 3

## Ngā tāpirihanga Attachments

No.	Title	Page
<a href="#">A</a>	Parks and Community Facilities Presentation	7



# Manurewa Local Board

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

March 2025



## **Purpose**

To provide a CAPEX update and receive your feedback on:

## **Programme Status Update**

### **Project Updates**

- 36781 - Nathan Homestead - undertake seismic strengthening
- 40237 - Manurewa Netball Complex - comprehensive building renewal
- 24328 - Te Matariki Clendon Community Centre, Te Pātaka Kōrero o Waimāhia - comprehensive building renewal

## **2024/2025 Financial Year CAPEX**

- Underspend Forecast
- Advance/Increase Deliver Forecast
- Underspend Reduction Proposal



## Projects on track for completion prior to 30 June 2025

ID	Activity Name	Budget Source	Status
30523	Manurewa Pool and Leisure Centre - comprehensive renewal (Stage 1)	ABS: Capex - Local Renewal	Forecast to be Completed
45717	Tōtara Park - remediate storm damaged tracks and bridle trails - Manurewa	ABS: Capex - Local Renewal	Forecast to be Completed
45716	Wiri Stream Reserve - remediate storm damaged bridges - Manurewa	ABS: Capex - Local Renewal	Forecast to be Completed



## Projects to continue into July 2025

ID	Activity Name	Budget Source	Status
37198	Manurewa - renew sports asset components 2023/2024 to 2025/2026	ABS: Capex - Local Renewal	Continue
40232	Manurewa - renew furniture and equipment across open spaces 2023/2024 to 2024/2025	ABS: Capex - Local Renewal	Continue
31739	Clendon Community Centre Reserve - develop suburb park	ABS: Capex - Growth (regional)	Continue
24021	Clendon Park Community House (60R Finlayson Road) - refurbish the facility	ABS: Capex - Local Renewal	Continue
36813	Gallaher Park (All Seasons Touch Trust) - comprehensive renewal of both the building and grandstand	ABS: Capex - Local Renewal	Continue
29133	Manga-pākau/ Glenveagh Reserve - develop new neighbourhood park	LDI - Capex	Continue
40355	Manurewa - Auckland Urban Forest (Ngahere) Strategy - Growing Phase	LDI - Capex	Continue
45354	Manurewa - renew community buildings and open space buildings	ABS: Capex - Local Renewal	Continue
40200	Manurewa - renew hard surface and structures - open spaces	ABS: Capex - Local Renewal	Continue



## Projects to continue into July 2025

ID	Activity Name	Budget Source	Status
42391	Manurewa - renew sports infrastructure 2024/2025 to 2025/2026	ABS: Capex - Local Renewal	Continue
20567	Manurewa Community Centre development	ABS: Capex - Development	Continue
40237	Manurewa Netball Complex - comprehensive building renewal	ABS: Capex - Local Renewal	Continue
40152	Manurewa Pool and Leisure Centre - comprehensive renewal (Stage 2)	ABS: Capex - Local Renewal	Continue
46404	Manurewa Pool and Leisure Centre - investigate options to develop an outdoor fitness area	LDI - Capex	Continue
36781	Nathan Homestead - undertake seismic strengthening	Seismic Strengthening	Continue
32102	Rowandale Reserve - upgrade playground and park amenities	ABS: Capex - Local Renewal, LDI - Capex	Continue
32101	Tairanga/ Tington Park - upgrade playground and park amenities	ABS: Capex - Local Renewal, LDI - Capex	Continue



## Projects to continue into July 2025

ID	Activity Name	Budget Source	Status
24328	Te Matariki Clendon Community Centre, Te Pātaka Kōrero o Waimāhia - comprehensive building renewal	ABS: Capex - Development, ABS: Capex - Local Renewal	Continue
24189	Te Pātaka Kōrero o Manurewa (library) - building refurbishment work	ABS: Capex - Local Renewal	Continue
23769	Tōtara Park - renew tracks and bridle trail	ABS: Capex - Local Renewal	Continue
30827	Tōtara Park (90R Wairere Road) - upgrade playground	ABS: Capex - Local Renewal	Continue
30524	Tōtara Park Pools - renew critical assets	ABS: Capex - Local Renewal	Continue
46405	Beihlers Road Foreshore - install solar lighting system	External Funding	Continue



# Nathan Homestead

## Seismic Strengthening Project

Reza Jafarzadeh, Senior Project Manager, Parks & Community Facilities





## Purpose

Present an update on the Nathan Homestead seismic strengthening project:

- Construction work progress
- Main challenges
- Project timeline





## Construction Work Progress - Completed

- Site fencing in place and scaffolding erected
- Protection measures installed interior and exterior
- Python ties installed to strengthen brick masonry cavity walls
- New timber framed walls installed
- Exterior stair on the east site removed
- Chimneys strengthened and shrink-wrap removed
- Asbestos containing materials (ACM) removed at upper floor, ground floor and subfloor





## Construction Work Progress – In Progress

- Roof level perimeter bond beam.
- Lift shaft construction.
- Floor strengthening.
- Structural steelwork.
- Exterior repair and maintenance.





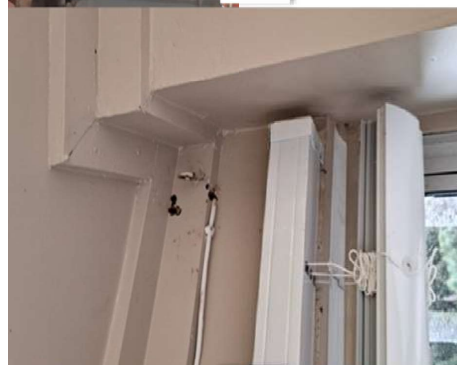


## Challenges – Delay and Cost Escalation Contributors

- Significant expansion of ACM removal scope (and consequential renewal work) due to concealed/inaccessible asbestos pipes.
- Substantial increase in exterior repair work due to poor condition and inadequate previous remediation.
- Structural design rework due to construction inconsistencies.



Rubble



Timber



Stone



Concrete





## Project Timeline

Stage	Key Deliverable	Timeline	Status
Initiation	Overall Seismic Strengthening Strategy	April 2023	Completed
Developed Design	Resource Consent	September 2023	Completed
Detailed Design & Construction Tendering	Building Consent & Construction Contract Award	May 2024	Completed
Physical Seismic Upgrade	Practical Completion Certificate	September 2025* (construction duration-14 months)	In Progress

- ❖ This is the estimated practical completion date, and the project team is making every effort to adhere to it.
- ❖ The project timeline remains consistent with the schedule presented in the last workshop to the local board, commencing in July 2024 with an estimated duration of 10 to 15 months.



## Project Update 40237 - Manurewa Netball Complex - comprehensive building renewal

- **Preliminary Assessments Completed/underway:**
  - Weathertightness, Air quality, Initial Seismic Assessment (ISA).
  - Pending Final Detailed Seismic Assessment report (DSA).
- **Findings:**
  - Facility has weathertightness issues due to renewal works and poor construction practices.
  - Air quality is being managed in the squash courts. This area should be able to be used if the maintenance schedule is followed.
  - DSA has identified that the building is classified as Potentially Earthquake Prone, with a seismic performance rating of 15% NBS – Based on squash courts structural performance.
- **Next steps:**
  - Options being prepared for retrofit design or demolition of the squash courts.
  - Evaluate options to present to the local board with high level estimates of the investment.





















































