

**Date:** Wednesday, 2 April 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**

**1 April 2025**

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Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



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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.: CP2025/05390

- 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 2 April 2025.

### 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 Communities Facilities: CAPEX and Underspend

Presenter/s: **Alex Overwater-Davis**

(Manager Area Operations)

**Manuel Raimundo**

(Work Programme Lead, Parks and Community Facilities)

Governance role: Setting direction / priorities / budget

Proposed Outcome/s: Review the CAPEX work programme lines.

Review the details of the underspend and provide direction on next steps.

Attachment/s: Attachment [A] – CAPEX Work Programme

Attachment [B] - Manurewa Pool and Leisure: Fitness Area Development Options

## Ngā tāpirihanga Attachments

No.	Title	Page
<a href="#">A</a>	CAPEX Work Programme	7
<a href="#">B</a>	Manurewa Pool and Leisure Fitness Area Development Options	19



## Proposed capex budget allocation

Work programme Budget Summary	2025/2026	2026/2027	2027/2028
<b>Local capex</b>			
Capex: Local – Budget	\$6,723,253	\$7,023,425	\$9,754,525
Capex: Local – Allocation	\$6,723,253	\$7,023,426	\$9,754,525
Advanced Delivery RAP	\$0		
Capex: Local - Unallocated Budget	\$0	\$0	\$0
<b>Regional capex</b>			
Capex: Growth Projects Allocation	\$0	\$0	\$200,000
Capex: Specific Purpose Funding Allocation	\$2,541,895	\$218,030	\$0
Capex: Long-Term Plan Discrete Allocation	\$2,571,065	\$0	\$0
Opex: Local – Allocation	\$71,014	\$0	\$0
Opex: Asset Based Services ( <i>Facilities Contracts</i> )	\$3,988,957	\$3,988,957	\$0

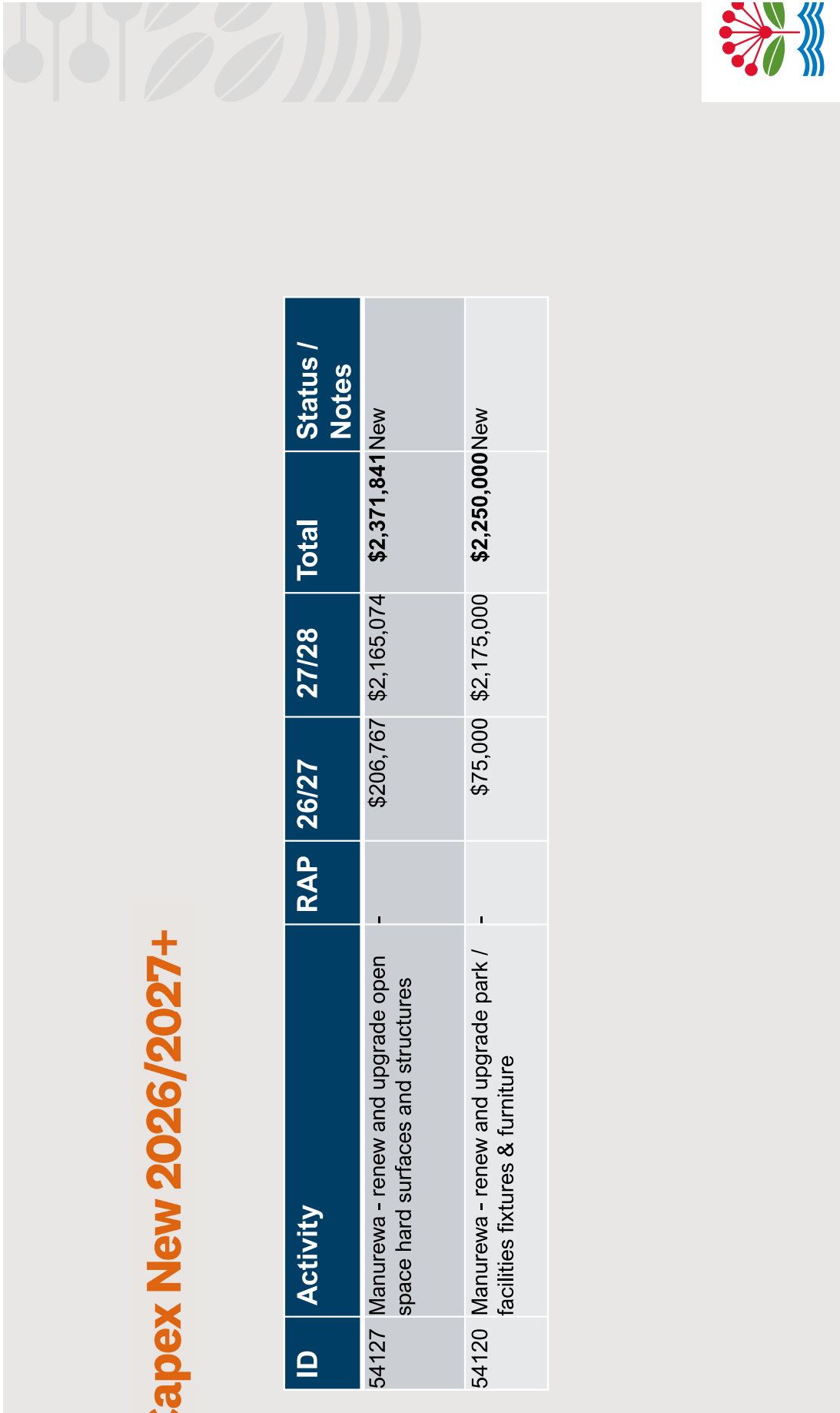




## Apex New 2025/2026

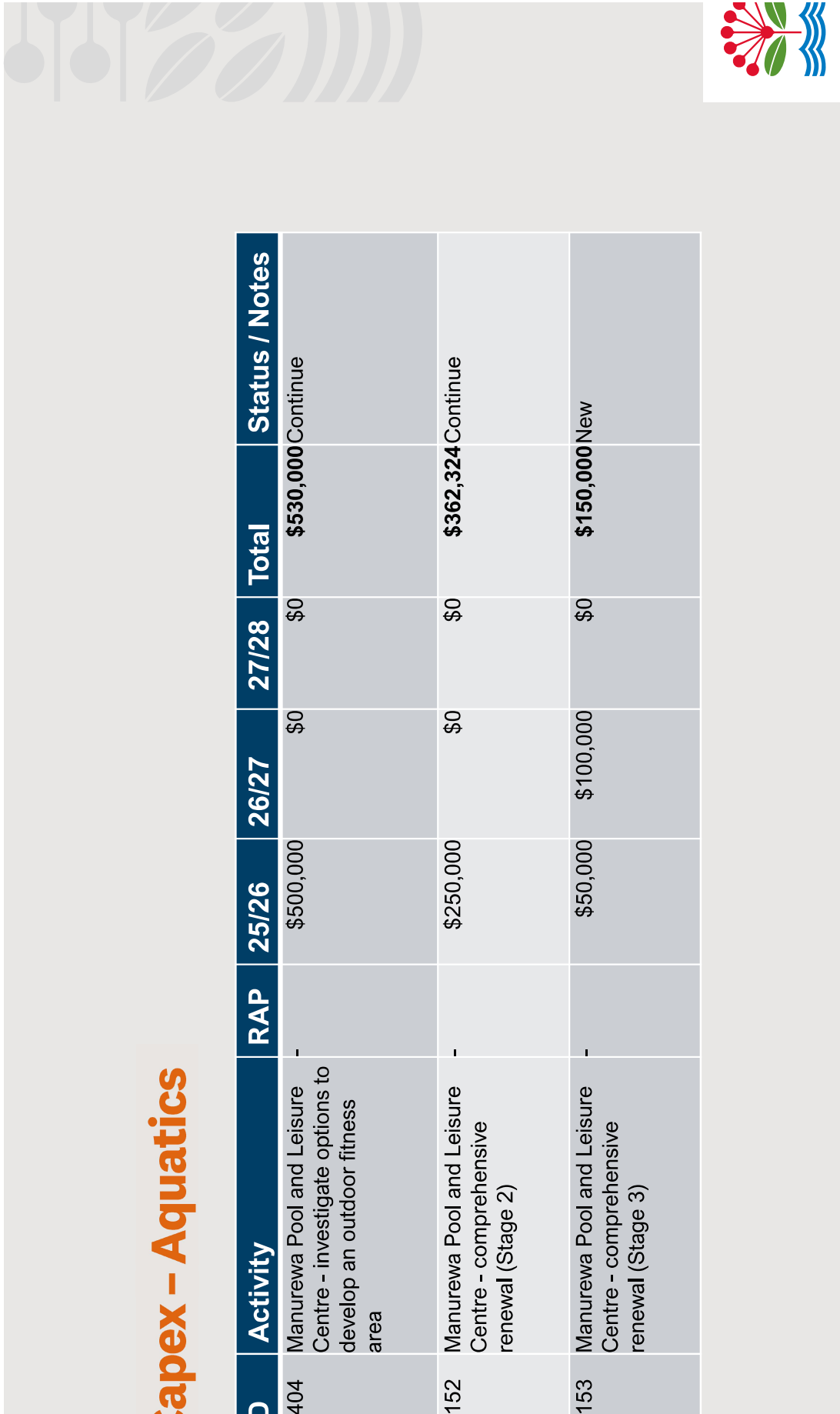
ID	Activity	RAP	25/26	26/27	27/28	Total	Status / Notes
51540	Finlayson Homestead (Heritage) - comprehensive building renewal	-	\$400,000	\$0	\$0	\$400,000	New
46528	Manurewa - renew community buildings and open space buildings 2025/2026 to 2026/2027	-	\$50,000	\$1,560,549	\$3,189,451	\$4,800,000	New
47592	Manurewa - renew existing sports infrastructure	-	\$200,000	\$953,523	\$2,175,000	\$3,328,523	New
51109	Manurewa Leisure Centre - comprehensive building renewal	RAP Project	\$50,000	\$500,000	\$0	\$550,000	New
39964	Mountfort Park - develop a new toilet facility at Sykes Road	-	\$50,000	\$379,695	\$0	\$429,695	New





### Apex New 2026/2027+

ID	Activity	RAP	26/27	27/28	Total	Status / Notes
54127	Manurewa - renew and upgrade open space hard surfaces and structures	-	\$206,767	\$2,165,074	\$2,371,841	New
54120	Manurewa - renew and upgrade park / facilities fixtures & furniture	-	\$75,000	\$2,175,000	\$2,250,000	New



## Apex – Aquatics

ID	Activity	RAP	25/26	26/27	27/28	Total	Status / Notes
404	Manurewa Pool and Leisure Centre - investigate options to develop an outdoor fitness area	-	\$500,000	\$0	\$0	\$530,000	Continue
152	Manurewa Pool and Leisure Centre - comprehensive renewal (Stage 2)	-	\$250,000	\$0	\$0	\$362,324	Continue
153	Manurewa Pool and Leisure Centre - comprehensive renewal (Stage 3)	-	\$50,000	\$100,000	\$0	\$150,000	New



## Apex – Continue

ID	Activity	RAP	25/26	26/27	27/28	Total	Status / Notes
44766	Manurewa - Full Facilities Contracts Park Bins Top-up	-	\$71,014	\$0	\$0	\$142,028	Continue

## Capex - For Consideration

Activity	High Level Cost Estimate	Comments
Weymouth Foreshore Slip Renewal	\$50,000 - \$300,000	Could be funded through #40200 Manurewa - renew hard surface and structures - open spaces for reinstatement or create a new project to enhance and make fully accessible.
Develop New Basketball / Volleyball Courts	\$150,000 - \$300,000	To be informed by Youth in Parks Needs Assessment
Houngford Park Cricket Pavillion	TBC	Create new renewal project to return asset back to service.
Rotara Park Masterplan - Bush Walking Path & Planting	\$315,000	Create new project and phase over 3 years.
Greenway Plan – Coastal Links	TBC	Create new project and phase over 3 years.
Weymouth & Hazards Road Boat Ramp Security Enhancements	TBC	Use remainder of Maritime Fund for project.
Playground Pathways	TBC	Create new project and phase over 3 years.





# Local Parks and Sportsfield Development (Growth)

**Local parks and sports fields**

- building new parks
- upgrading existing parks
- upgrading sports fields
- building walkways, greenways, connections through parks
- build park amenities (e.g. public toilets, changing rooms)

**New and future residents**

- address what **new people** arriving in an area will need that isn't already there
- **cannot address historic shortfalls** or lack of service (even if that was created by past growth)

- Proposed Growth projects for regional approval and local board feedback include:

Activity Name	Programme	Total Value
Clendon Community Centre Reserve - develop suburb park	Local Parks and Sportsfield Development (Growth)	\$4,200,000

## Regional Sustainability programme

Auckland Council declared a climate emergency in 2019 and adopted Te Tāruke-ā-Tāwhiri, Auckland's Climate Plan, in 2020.

Te Tāruke-ā-Tāwhiri sets ambitious goals to halve regional Greenhouse Gas (GHG) emissions by 2030 and reduce GHG emissions to 100% by 2050.

Te Tāruke-ā-Tāwhiri includes actions to increase renewable generation in the region and to eliminate barriers to adoption of renewable energy by Auckland Council.

Council is delivering on its goal by:

- Phasing out the use of gas boilers (widely used at Aquatic Centres)
- Installing Solar Panel Systems



## Regional Sustainability projects cont...

### Gas Boiler Phase Out Rationale

- Council's aquatic centres are responsible for 85% of Auckland Council's natural gas usage which in-turn is responsible for 23% of Auckland Council's greenhouse gas (GHG) emissions.
- Projected increases in gas prices will further strengthen the business case for phasing out gas boilers.

### Site selection

- Condition of existing gas boilers.
- Energy usage of the building.
- Existing electricity transformer capacity.

Manurewa Local Board gas boiler phase out projects:

ID	Activity Name	Programme	Total Value
36409	Manurewa Aquatic Centre - replace gas boiler with electrically heated system	Regional Sustainability Programme	\$1,492,416
50268	Te Matariki Clendon Community Centre, Te Pātaka Kōrero o Waimāhia - gas boiler phase out	Regional Sustainability Programme	\$1,158,000







## Regional Sustainability projects cont...

### Solar Panel System Installation Rationale

- Reduce electricity costs and contribute to Auckland's energy resilience and carbon profile.
- Electrification is increasing demand for electricity at a time of already high electricity prices with the electricity futures market trading at elevated levels until at least 2026.
- Electricity generation contributes 8% of Auckland's regional emissions and 22% of Auckland Council's operational emissions.

### Site selection

- Optimal roof slope and orientation.
- Installation can be integrated with a roof renewals project.
- A roof which is in good condition with a life expectancy of more than 10 years.
- Roofs which are large, for economies of scale.

Manurewa Local Board solar panel installation projects:

ID	Activity Name	Programme	Total Value
47876	Manurewa Netball Complex - install solar panel system	Regional Sustainability Programme	\$140,000
24328	Te Matariki Clendon Community Centre, Te Pātaka Kōrero o Waimāhia - install solar panel system	Regional Sustainability Programme	\$120,000





# Manurewa Pool & Leisure (MP&L): Fitness Area Development Options

Presentation to Manurewa Local Board Workshop on 26 March 2025  
by Gwyn De-Arth, Regional Aquatic Facilities Manager, Parks & Community Facilities

**PURPOSE:** to explain, provide options and justify the recommendation that the Local Board confirm the provisional MP&L Work Programme Budget in FY's 26 & 27.



Item 3

Attachment B

ID	Activity Name	Activity Description	RAP	Activity Benefits	Further Decision Points for LB	LB Plan Outcome	LB Plan Objective	Lead Dept/Unit or COO	Estimated completion date	Budget Source	2024/2025 FCast + prior years Actual	2025/2026	2026/2027	2027/2028	2028/2029+	Total Cost
46404	Manurewa Pool and Leisure Centre - Investigate options to develop an outdoor fitness area	<p>Investigate options to develop a group fitness, multi-use and rubberised four-lane athletics track.</p> <p>Group fitness</p> <ul style="list-style-type: none"> <li>-Area cleared and levelled for a concrete foundation</li> <li>-Multi-sport turf applied</li> <li>-Canopy cover erected</li> <li>-Fenced (potential for electronic gate access)</li> <li>-Internal access through the existing facility and external access from the playing fields</li> </ul> <p>Running and multi-use rubberised four-lane athletics track:</p> <ul style="list-style-type: none"> <li>-Repurposing of existing space</li> <li>-No tower</li> <li>-Lane width 1.22m-1.25m</li> <li>-Length determined in conjunction with Athletics Auckland</li> </ul> <p>May require run-off space in addition to the track length if used for structured training or competition</p> <p>F124.25 - Investigation and design F125.26 - physical works</p>		<p>Provide access to open space and recreational opportunities to meet the needs of current and future residents.</p>	No further decisions are anticipated	2023/2023 - Our community	2023/2023.2 - Our open space and sports field network meets the demands of our diverse communities	PACF: Project Delivery	Estimated project completion June 2025	LD - Capex	\$30,000	\$530,000	\$0	\$0	\$0	\$530,000

### Current MP&L Facilities

- Site opened as is today in 2005, with minor alteration to café from original plans
- 25 m 6 lane lap pool
- 25m graduated leisure pool
- Learn to swim pool
- Toddlers pool
- Sauna & spa
- Mountford Park outdoor sports changing rooms
- Fitness Centre



Figure 1. Aerial view of Manurewa Pool and Leisure Centre



1 North Elevation



2 South Elevation

### Current Fitness Centre

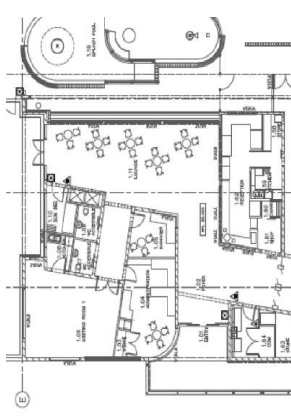
- 1st/upstairs floor
- 280 sq m
- 45 stations, including cardiovascular and weight bearing
- 95% used by ALL Centre Members (1,450 at present)

### Issues with current Fitness Centre

- ALL centre membership, including group fitness sessions (95/98% are members), is a potential 'cash cow' of site, which 'offsets' other centre activities
- Current Fitness Centre can only accommodate a small (8) session using stations
- Currently 5 types of group fitness sessions are held 10 times a week in the café/small meeting room areas, which are unsuitable and which can only accommodate 20 maximum (waiting lists exist)

### Why can not use Manurewa Leisure Centre (MLC) or Matariki Clendon (MC)?

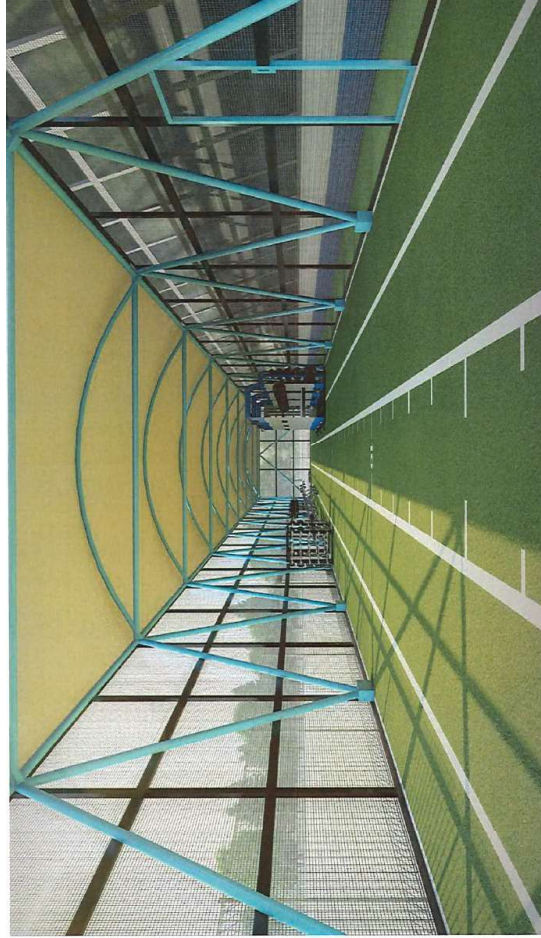
- MP&L centre membership includes all centre activities
- MP&L Member surveys indicate they do not wish to travel
- MLC & MC main basketball court/halls not suitable for all group fitness
- Staffing issues
- MLC currently only currently holds elderly classes due to nearby homes



### 2011 Investment Proposal

- May 2011 Manukau Leisure made an Investment Proposal to the Manurewa Local Board
- Proposed building alteration for Fitness Centre 1<sup>st</sup> Floor extension over car park; with CPI \$1.15M in 2025
- Also proposed building alteration for ground floor meeting room extension to north courtyard; with CPI \$1M in 2025
- Total cost of 2011 Investment Proposal, with CPI to 2025, was/is \$2.15M.
- Not approved due to lack of budget

### Nov 2024 Provisional Outdoor fitness Centre Designs and costs



- Provisional estimate \$500,000

- Site meeting early Dec 2024
- MLB Members M Winiata and G Murphy and officers M Jones and G De-Arth
  - MLB Members requested that officers commission initial I&D/preliminary designs and QS costings on 3 options to extend the current meeting room out into the courtyard
  - Archoffice appointed in Dec 2024; reported as follows 25 February 2025



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09	Proposed Option 1 - External Northwest Corner Perspective
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11	Proposed Option 2 - External Northwest Corner Perspective
12	Proposed Option 2 - New Fitness Room looking West Perspective
13	Outline Specifications
14	Option 1 Section through Track Area
15	DMP - Preliminary Estimate Report

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001 Siles Rd, Auckland 0630 | 09 254 880 000 | info@archoffice.co.nz

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**Project:** Manurewa Local Board Meeting Room Refurbishment  
2500 Dr Pritchard Avenue, Manurewa, Auckland, 2102

**Client:** Auckland Council

**Drawn:** A3  
**Date:** 25/02/2025

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**Scale:** 1:1000

**Project No:** 25002

**Revision:** 02

**Locality Plan and Table of Contents**



**EXECUTIVE SUMMARY**  
Manurewa Pool and Leisure Centre

**Area 1**

- Courtyard area to be exercise area (Lightweights zone)
- Bring floor to building line and up to building FFL
- Remove current meeting window and replace with bifold doors
- Floor to be medium thickness rubber floor
- Stairs on pool wall side
- **POTENTIAL** Storage cupboards to be located on kitchen wall

**Area 2**

- Running track (Heavyweights zone)
- Closed in with mesh/steel stencil fence
- Steel/clear roof (not 100% weatherproof)
- Secure entry
- Rubberized or multi turf with marked lanes
- Lighting consideration...

**Area 3**

- Running track
- Extended running track across main pool hall wall

**Proposal**

**Area 1**

This is designed as per the brief summary with a roof form that follows the pitch of the main pool hall with glazing to the running tracks in areas 2 and 3. It is proposed to retain the existing blockwork wall with the mural facing the fields with additional windows above.

**Areas 2 and 3**

Two options are proposed for the running track in areas 2 and 3.

Option 1 extends the language of the existing main swimming hall with a raked exterior with the roof following the pitch of the existing building.

This option provides the best cover to the running track for protection from sun and rain.

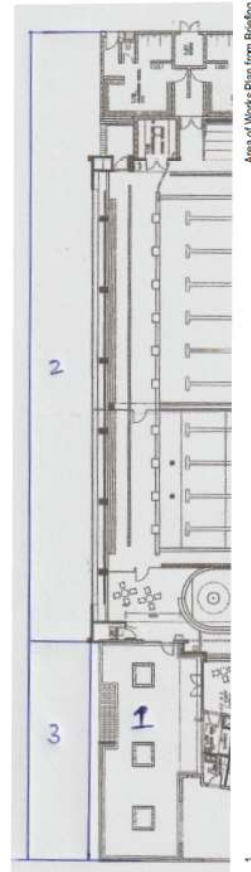
Option 2 reverses the roof with it falling back towards the swimming pool hall.

This option provides more daylight into the pool hall and fitness room.

An insulated roof is proposed to the running track and weights areas because it is north and west facing an un-insulated roof would result in an uncomfortable space for physical activity in summer.

In both options it is proposed to stop the new roof short of the walls to the swimming pool hall and fitness room to allow hot air to escape and to maintain the full use of the windows and louvers along the northern facade of the swimming pool hall.

The sides are open with a heavy-duty mesh and vertical fins to protect the weights to be kept in the area. An emergency egress gate is proposed at the Syles Road end of Area 3 as a continuation of the existing emergency egress route through the existing courtyard.



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The client: Manurewa Pool and Leisure Centre  
Project: Manurewa Pool and Leisure Centre  
Project location: 200 Syles Road, Manurewa, Auckland 2025  
Project start: 24 February 2025

**Project Information**  
Project: Manurewa Pool & Leisure Centre  
Location: 200 Syles Road, Manurewa, Auckland, 2102  
Scale: @ A3  
Date: 24/02/2025

**The Executive Summary**  
Job No: 25-002  
Client: Manurewa Pool & Leisure Centre  
Checked: JKA  
Date: 03



Area of Works 1 - Existing

1



Area of Works 1 - Existing

2



Area of Works 2/3 - Existing

3



Area of Works 2/3 - Existing

4



Area of Works 1/3 - Existing

5



Area of Works 1/3 - Existing

6



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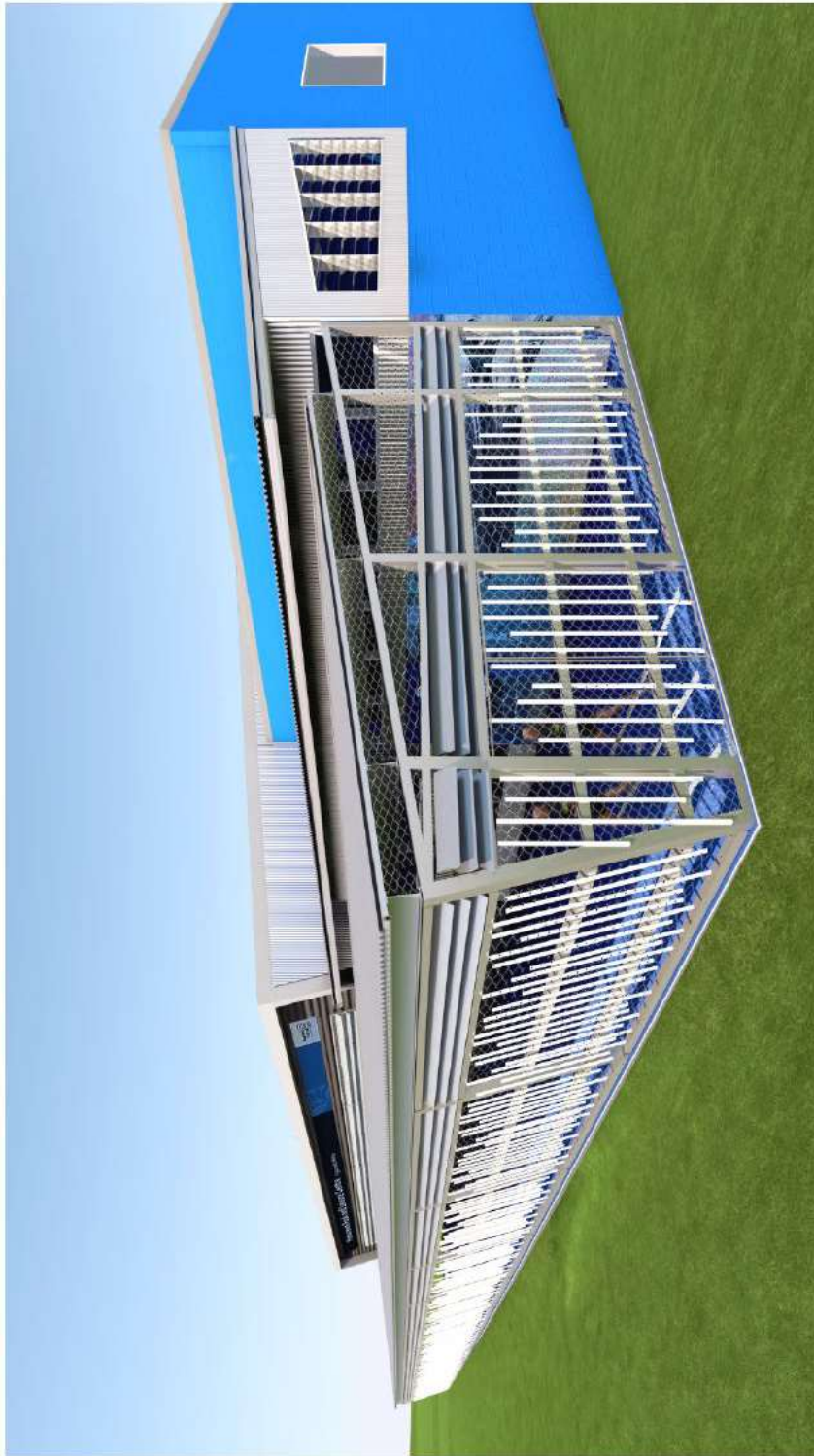
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 PROJECT: PAKIAI PARK 2024/25 MAHARAUWA BOULEVARD/LEISURE CENTRE  
 DRAWING NO: 25-002  
 DATE: 25/03/2025  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT MANAGER: J. HARRIS

**Project:** Manurewa Pool & Leisure Centre  
**Client:** Auckland Council  
**Address:** 2024/25 Maharaui Boulevard, Manurewa, Auckland, 2102

**For Information**  
**Scale:** @ A3  
**Date:** 25/03/2025  
**Job No:** 25-002  
**Sheet:** 04  
**Drawn by:** J. HARRIS  
**Checked by:** J. HARRIS

**The Existing Photos**

ArchOffice Ltd  
 100-110  
 100-110



Proposed Option 1 - External Northwest Corner Perspective



 ARCHITECTS & INTERIOR DESIGNERS • PROJECT ADMINISTRATION PO Box 308 025    (02) 738 9046    021 869 8100    P Manly, Auckland 0930    team@archoffice.co.nz    E	PROJECT <b>Manurewa Pool &amp; Leisure Centre</b> 258 Drury Avenue, Manurewa, Auckland, 2102	DRAWING TITLE <b>Proposed Option 1 - External Northwest Corner Perspective</b>
	PROJECT NO. 258 DRURY AVENUE, MANUREWA, AUCKLAND, 2102	DRAWING NO. 25-002
PROJECT NO. 258 DRURY AVENUE, MANUREWA, AUCKLAND, 2102	SCALE A3	DATE 24/02/2025
PROJECT NO. 258 DRURY AVENUE, MANUREWA, AUCKLAND, 2102	CLIENT Auckland Council	DRAWING NO. 25-002
PROJECT NO. 258 DRURY AVENUE, MANUREWA, AUCKLAND, 2102	PROJECT NO. 258 DRURY AVENUE, MANUREWA, AUCKLAND, 2102	SHEET NO. 09



Proposed Option 2 - External Northwest Corner Perspective

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	Title <b>Proposed Option 2 - External Northwest Corner Perspective</b>	Date 25/03/2025	Scale @ A3



Proposed Option 2 - New Fitness Room looking West Perspective

<p>archoffice ARCHITECTS + INTERIOR DESIGNERS + PROJECT ADMINISTRATION PO Box 338 095    021 740 506 / 09 868 830    <a href="mailto:info@archoffice.co.nz">info@archoffice.co.nz</a> Aurora, Auckland 09415    <a href="http://www.archoffice.co.nz">www.archoffice.co.nz</a></p>		<p><b>DISCLAIMER</b> THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL STUDIO COMPANY CONFIDENTIAL TO FOLLOWING: P11102017.dwg</p> <p>Project: <b>Manurewa Pool &amp; Leisure Centre Refurbishment</b> Site: 170 Princes Avenue, Manurewa, Auckland, 2102</p> <p>Project No: 2024-001003 Architect: ArchOffice Ltd Client: Auckland Council</p> <p>Prepared: 24/02/2025 Reviewed: 24/02/2025 Date: 24/02/2025</p>	<p>For Information Scale: @ A3 Date: 24/02/2025</p>	<p>The Proposed Option 2 - New Fitness Room looking West Perspective</p> <p>Job No: 25-002 Drawing number: 12</p>
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**dmp**  
Quantity Surveyors

**PROPOSED REFURBISHMENT WORKS  
MANUREWA POOL & LEISURE CENTRE  
AUCKLAND 2102**

Issue Date: 20/02/25  
dmp 253015

**dmp**  
Quantity Surveyors

**PROPOSED REFURBISHMENT WORKS  
MANUREWA POOL & LEISURE CENTRE  
AUCKLAND 2102**

**EXCLUSIONS & SUMS**

This estimate excludes the following works:

- 1.0 GST
- 2.0 Professional & Consent fees
- 3.0 Gym equipment
- 4.0 Signage
- 5.0 Removal & replacement of contaminated ground
- 6.0 Identification & removal of asbestos

**PRELIMINARY ESTIMATE**

<b>Building Works:</b>				
Area 1 - Fitness Room	\$ 367,000.00			
Area 2 - Track Area - Gid 4 - 11	\$ 1,064,000.00			\$ 398,000.00
Area 3 - Track Area - Gid 1 - 4				
<b>Contingency Allowance:</b>				
	\$ 367,000.00	\$ 1,064,000.00	\$ 398,000.00	
	incl.	incl.	incl.	
	\$ 367,000.00	\$ 1,064,000.00	\$ 398,000.00	
	excl.	excl.	excl.	
<b>Client Supply Items:</b>				
	excl.	excl.	excl.	
<b>Consultants Fees:</b>				
	excl.	excl.	excl.	
<b>Consent Fees:</b>				
	\$ 367,000.00	\$ 1,064,000.00	\$ 398,000.00	
	excl.	excl.	excl.	
<b>GST:</b>				
	15%			
NB: refer attached list of exclusions & notes.				
<b>TOTAL: (excluding GST)</b>	<b>\$ 367,000.00</b>	<b>\$ 1,064,000.00</b>	<b>\$ 398,000.00</b>	

NB: Estimate prepared from architect preliminary drawings 01 to 13 dated 05.02.25.

The estimate rates have been based on competitive market rates, assuming tenders received from at least three selected tenderers. Rates are current in February 2025. No allowance has been made for escalation of costs beyond this date.

Dean Murray & Partners Ltd accepts no liability to third parties who may act on the contents of this report.

This is a Preliminary Estimate of Cost. Only Firm Estimates of Costs prepared from final working drawings should be compared with tenders.

Manurewa Pool

dmp

<p>ARCHITECTS • INTERIOR DESIGNERS • PROJECT ADMINISTRATION PO Box 308 098 021 790 908 021 868 000 P Manly, Auckland 0930 team@archoffice.co.nz E</p>	<p>THIS DRAWING IS THE PROPERTY OF ARCHITECTS URBAN GAMBIT CONTRACT NO. 253015. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING.</p> <p>Project: <b>Manurewa Pool &amp; Leisure Centre Refurbishment</b> 258 Dr Polking Avenue, Manurewa, Auckland, 2102</p> <p>Client: <b>Auckland Council</b></p>	<p>Issue No: <b>A3</b> Scale: <b>As Shown</b> Date: <b>24/02/2025</b></p>	<p>Drawn: <b>KA</b> Checked: <b>JH</b> Drawing No: <b>253015</b> Drawing Name: <b>DMP - Preliminary Estimate Report</b> Page: <b>12</b> of <b>15</b></p>
	<p>Manurewa Pool</p>		

## Draft Work Programme Budget FY 26

ID	Activity Name	Activity Description	RAP	Activity Benefits	Further Decision Points for LB	LB Plan Outcome	LB Plan Objective	Lead Dept/Unit or CCO	Estimated completion date	Budget Source	2024/2025 FCast + prior years Actual	2025/2026	2026/2027	2027/2028	2028/2029+	Total Cost
46404	Manurewa Pool and Leisure Centre - Investigate options to develop an outdoor fitness area	<p>Investigate options to develop a group fitness, multi-use and rubberised four-lane athletics track.</p> <p>Group fitness:</p> <ul style="list-style-type: none"> <li>-Area cleared and levelled for a concrete foundation</li> <li>-Multi-sport turf applied</li> <li>-Canopy cover erected</li> <li>-Fenced (potential for electronic gate access)</li> <li>-Animal access through the existing facility and external access from the playing fields</li> <li>-Running and multi-use Rubberised four-lane athletics track:</li> <li>-Repurposing of existing space</li> <li>-No cover</li> <li>-Lane width 1.22m-1.25m</li> <li>-Length determined in conjunction with Athletics Auckland</li> <li>-May require run-off space in addition to the track length if used for structured training or competition</li> </ul> <p>FY24/25 - Investigation and design FY25/26 - physical works</p>	-	Provide access to open space and recreational opportunities to meet the needs of current and future residents.	No further decisions are anticipated	2023/2024 - Our community	Our open space and sports field network meets the demands of our diverse communities	P&CF - Project Delivery	Estimated project completion June 2026	LDI - Capex	\$30,000	\$500,000	\$0	\$0	\$0	\$530,000