

Date: Wednesday 16 April 2025
Time: 5:00 pm
Meeting Room: Māngere-Ōtāhuhu Local Board Office
Venue: Shop 17B
 93 Bader Drive
 Māngere

Māngere-Ōtāhuhu Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.

19 Māngere-Ōtāhuhu Play Plan 2025

A. Māngere-Ōtāhuhu Local Board Play Plan - Chairs Message - tabled 49



Reporting Back

Acknowledging Local Board Support

- Funded by Māngere-Ōtāhuhu Local Board (Nov 2023)
- Purpose: Investigate post-flood condition of Manukau Magpies clubhouse
- Delivered by Community Asset Solutions and expert technical partners
- Goal: Enable safe return to the facility and plan for long-term development

DBI

Summary of Key Findings

Building & Site Investigations

- **Geotechnical Assessment:** Site is stable, fit for continued use
- **Structural Assessment:** Building structurally sound, yellow sticker can be removed
- **Timber Frame Analysis:** Localised damage only; no full replacement needed
- **Condition Report:** Internal damage, cracking and moisture; supports need for remediation
- **Conclusion:** Facility is safe for remediation and reoccupation

DBI

Refurbishment Options and Costs

Option 1: Immediate Remediation

- Short-term repairs to enable 2025 season use
- Includes internal works, services, and safety upgrades
- Funding shortfall of \$8,000 to get the building to BWOF standard

Estimated Cost: \$483,000

Option 2: Long-Term Redevelopment

- Community hub vision with modern, multi-use spaces
- Upgrades to layout, services, access and functionality

Estimated Cost: \$3.4 million

Strategic Alignment with Local Priorities

- Aligns with **Māngere-Ōtāhuhu Local Board Plan (2023)** goals
- Supported in **Sport & Active Recreation Facilities Plan (MOSARFP 2021)**
- 384 registered members in 2024: 98% Māori & Pasifika
- Located within Te Ararata Creek Flood Resilience area
- Potential to evolve into a trusted **community-led sport and activity hub**

DBI

Next Steps and Club Commitments

Immediate Actions

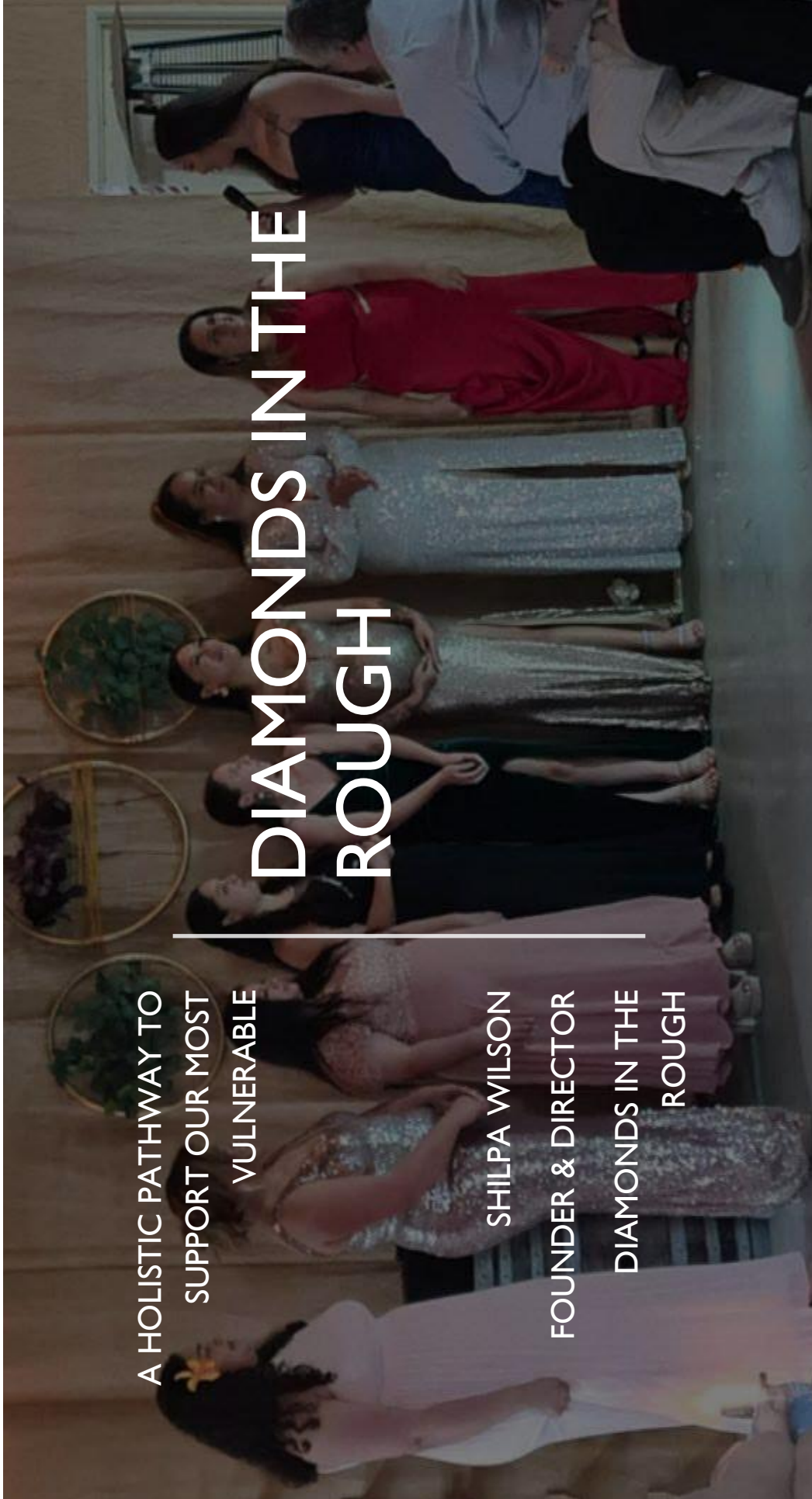
- Form project team & appoint project manager
- Engage Creative Arch to prepare construction-ready plans
- Liaise with Council to lift yellow sticker - DONE

Long-Term Vision

- Seek LB Support for ongoing planning and funding pathway and assistance in advocacy and investment discussions
- Seek \$20–30k for full feasibility study
- Engage broader stakeholders (ARL, iwi, CLM, funders) - ONGOING
- Position facility as inclusive community sport and cultural hub

DBI





A HOLISTIC PATHWAY TO
SUPPORT OUR MOST
VULNERABLE

SHILPA WILSON
FOUNDER & DIRECTOR
DIAMONDS IN THE
ROUGH

DIAMONDS IN THE ROUGH

A LITTLE BIT ABOUT ME...

- Indian immigrant
- Education – psychologist for 12 years & now a trauma informed consultant
- Work
- Community background – youth & children; young people; families





Supporting Our Most Vulnerable

Relationship
Relationship
Relationship





The more healthy relationships a child has, the more likely he will be to recover from trauma and thrive. Relationships are the agents of change and the most powerful therapy is human love.

— *Bruce D. Perry* —

AZ QUOTES

TEENAGE MOTHERS

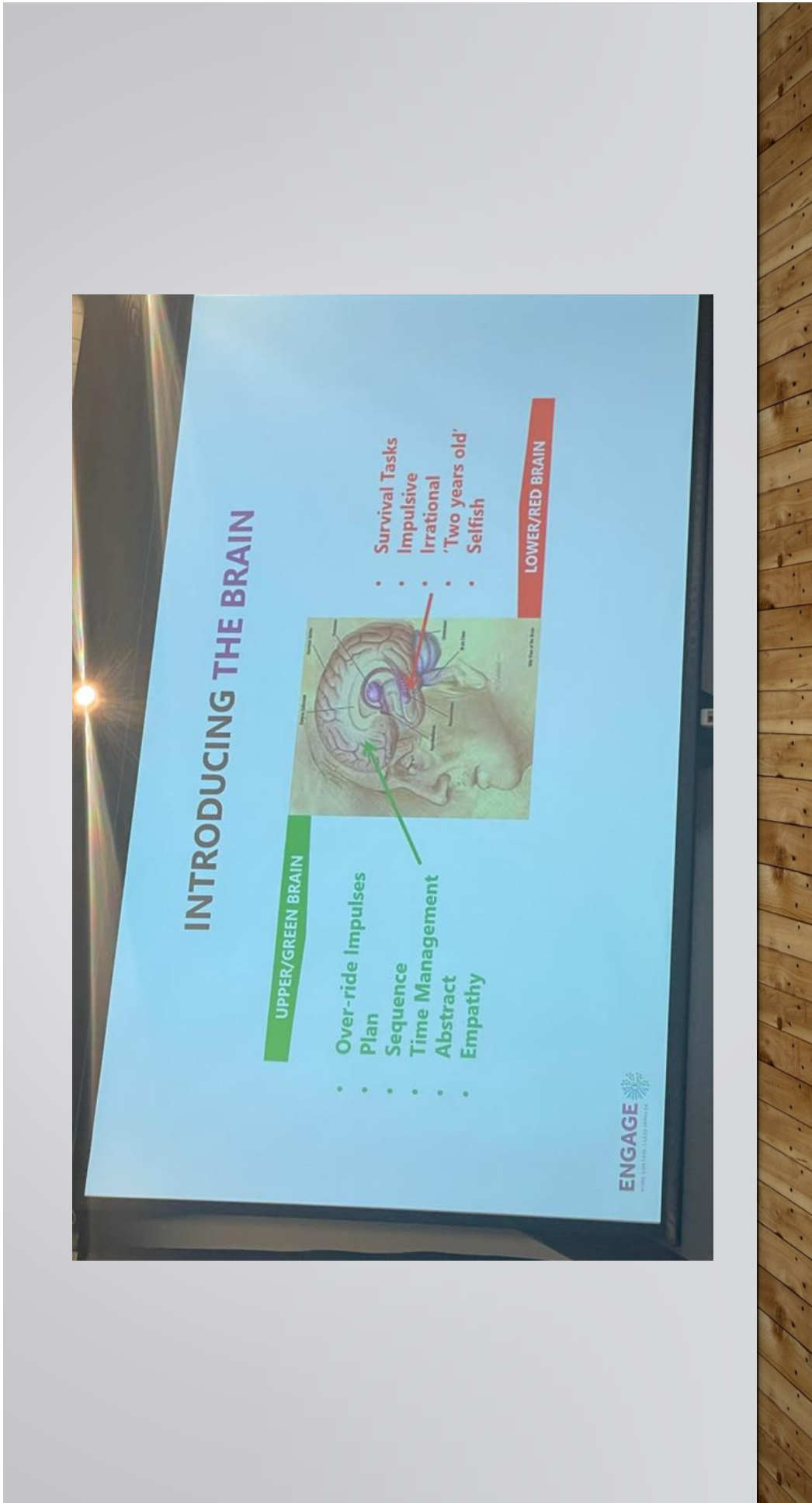
- Roughly 1 in 1000 live births (2021 stats; ages 15-19)
- Trauma, poverty, intergenerational issues including addictions, violence & more
- Relationships
- Highly activated stress response
- We engage with young mothers from 13-25y (now 30 in South Auckland)

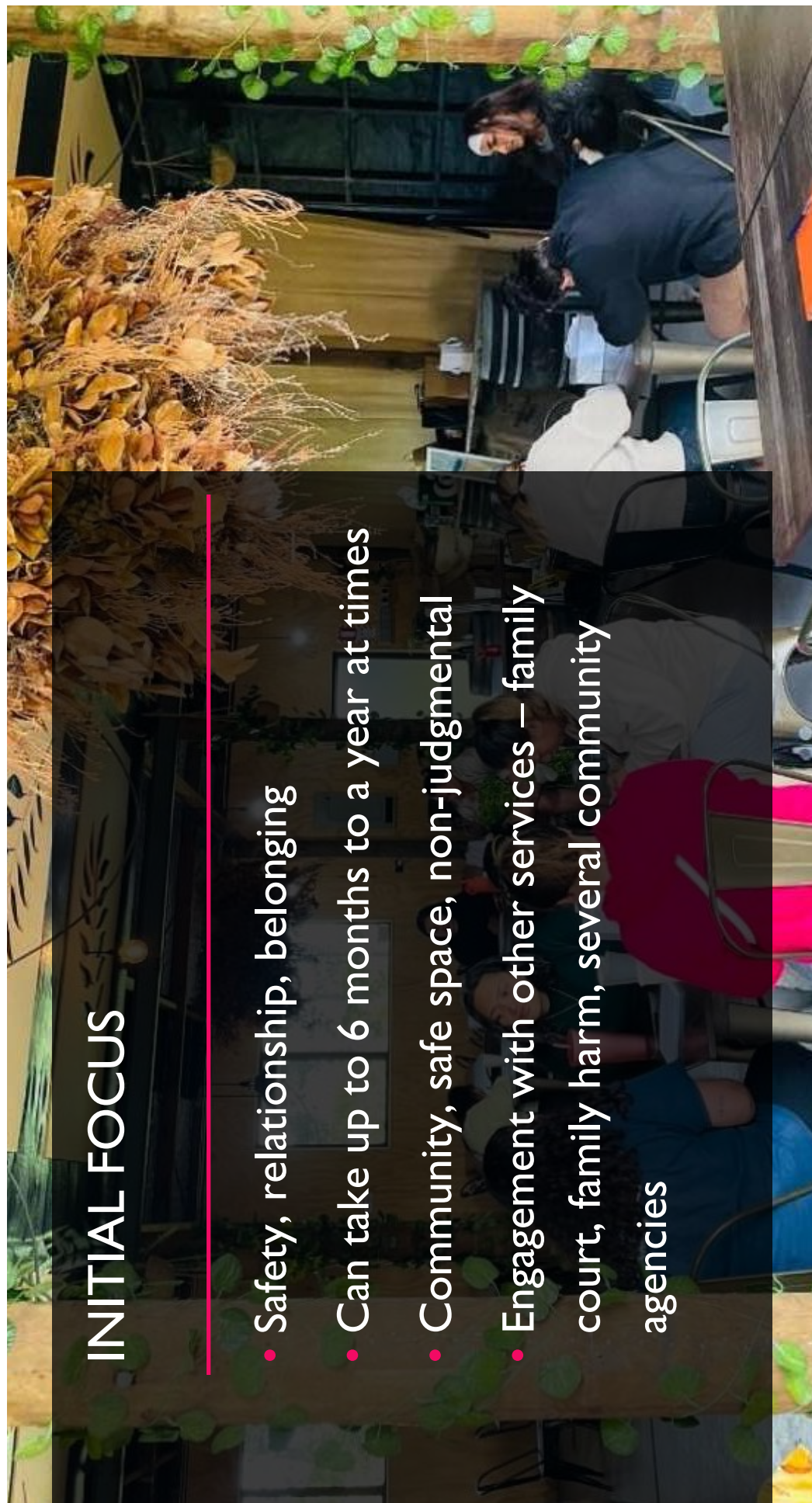


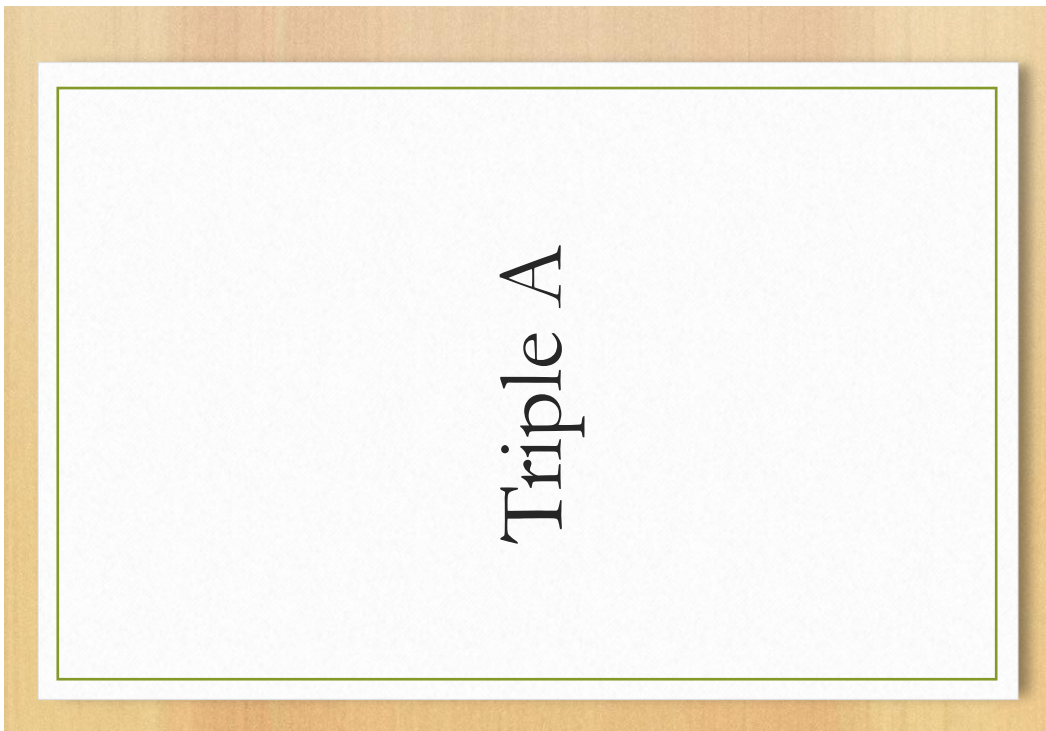
- Auckland
- Hawke's Bay
- Rotorua
- Hamilton
- Gisborne
- Taranaki
- Christchurch
- Kaverau
- Kaitaia
- Timaru
- Kaero

COMMUNITIES -
SOUTH AUCKLAND,
KAITAIA,
CHRISTCHURCH
AND TIMARU

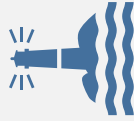








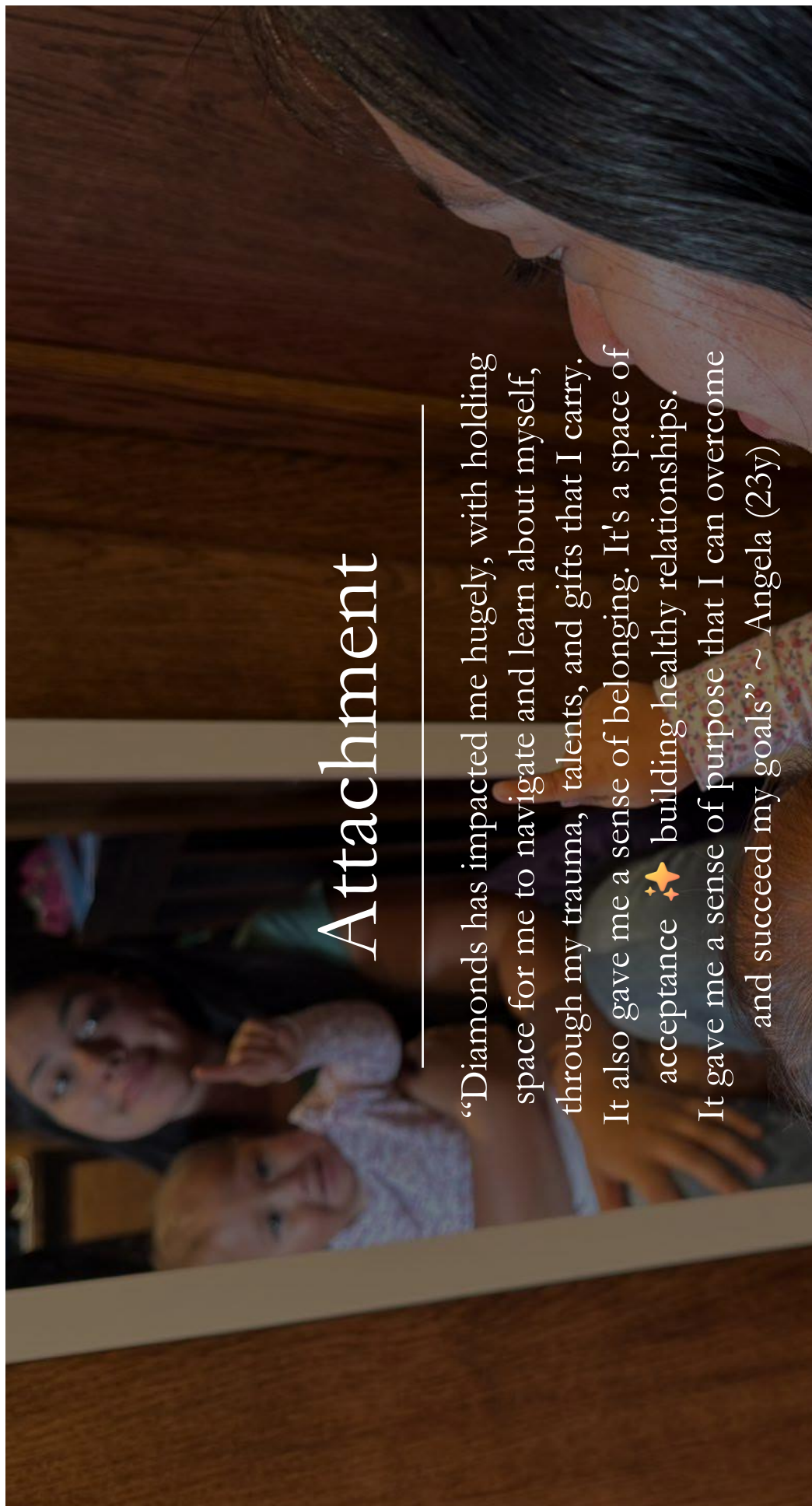
Attachment



Awareness



Aspirations



Attachment

“Diamonds has impacted me hugely, with holding space for me to navigate and learn about myself, through my trauma, talents, and gifts that I carry. It also gave me a sense of belonging. It's a space of acceptance ✨ building healthy relationships. It gave me a sense of purpose that I can overcome and succeed my goals” ~ Angela (23y)

Awareness

- ❖ Workshops
- ❖ Modules
- ❖ Courses
- ❖ Community activities
including giving back



