

**Date:** Thursday, 15 May 2025  
**Time:** 9:45am  
**Meeting Room:** Upper Harbour Local Board Office  
**Venue:** 6-8 Munroe Lane  
Albany  
Auckland 0632 and Via Microsoft Teams

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## Upper Harbour Local Board Workshop

### OPEN AGENDA

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#### MEMBERSHIP

<b>Chairperson</b>	Anna Atkinson	
<b>Deputy Chairperson</b>	Uzra Casuri Balouch, JP	
<b>Members</b>	Callum Blair	Kyle Parker
	John Mclean	Sylvia Yang

**Max Wilde**  
**Democracy Advisor (Upper Harbour Local Board)**

**9 May 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.: CP2025/01092

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 Upper Harbour Local Board workshop agenda for 15 May 2025.

### Whakarāpopototanga matua

#### Executive summary

2. Most workshops are open to the public to attend as observers in person or online.
3. Some sessions may not be open to the public. The staff 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. Email [UpperHarbourlocalboard@aucklandcouncil.govt.nz](mailto:UpperHarbourlocalboard@aucklandcouncil.govt.nz) for a link to join the workshop online. The public can observe the workshop on via MS Teams.
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. The following will be covered in the workshop (times are approximate):

#### Session 1 – (9.45am – 10.45am)

##### *Parks and Community Facilities Update*

- *Greenhithe – Investigate and develop new public multi-purpose basketball and netball court (#47691)*
- *Albany Library Service provision*

Presenters: **Sandra May**, Manager Area Operations, Community  
**Prakash Thakur**, Work Programme Lead, Community  
**Stas Valasiuk**, Senior Project Manager, Community

	<p><b>Felica Wood</b>, Senior Project Manager, Community</p> <p><b>Ana Papaconstantinou</b>, Service and Asset Planner, Community</p> <p>Governance roles: Local initiative, preparing for specific decisions</p> <p>Proposed Outcomes: Define local board position and feedback</p> <p>Attachments: 1 a) Greenhithe – investigate and develop new public multi-purpose basketball and netball court presentation 1 b) Albany Library – Additional High-level costings presentation.</p>
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**Break (1045 – 1055)**

**Session 2 – (1055 – 1230)**

**Community Wellbeing Work Programme - Update**

Presenters:	<p><b>Naomi Thomas</b>, Manager Community Delivery, Community.</p> <p><b>Jo Cocker</b>, Advisor, Community</p> <p><b>Jamie Adkins</b>, Place and Partner Specialist, Community</p> <p><b>Hao Zhang</b>, Manager Community Place – Library, Community</p> <p><b>Michael Alofa</b>, Specialist Advisor, Community.</p> <p><b>Monica Sharma</b>, Community Broker, Community</p> <p><b>Kat Schuster</b>, Specialist Advisor, Youth Specialist Community</p> <p><b>Cecilia Dwe</b>, Community Broker, Community</p>
Governance roles:	<p>Setting direction, priorities, budget.</p> <p>Oversight and monitoring.</p>
Proposed Outcomes:	<p>Define local board position and feedback.</p> <p>Receive update on progress.</p>
Attachment:	<p>2 a) Upper Harbour Local Board – Community Delivery Updates 2024-2025 Q3 presentation.</p>

**Lunch (1230 – 1300)**

**Session 3 – (1300 – 1345)**

**Ecological Restoration Contract**

Presenter:	<p><b>Jillana Robertson</b>, Senior Ecological Specialist, Community</p> <p><b>David Stejskal</b>, Urban Forest, Arboriculture and Ecology Manager, Community</p>
Governance role:	<p>Setting direction, priorities, budget</p>
Proposed Outcome:	<p>Define local board position and feedback</p>
Attachment:	<p>3 a) Ecological Restoration Contract presentation.</p>

**Session 4 – (1345 – 1445)**

**Pools and Leisure 6 monthly performance update**

Presenters: **Gareth Dawson**, Head of Service Partner Delivery, Community  
**Brynn Armstrong**, Centre Manager, Community.  
**Edwin Ng**, Head of Operations North, Community.

Governance role: Keeping informed.



Proposed Outcome: Receive update on progress.

Attachment: 4 a) Pools and Leisure Upper Harbour operational updates for workshops in May 2025 presentation.

**Ngā tāpirihanga  
Attachments**

No.	Title	Page
<a href="#">A</a>	1 a) Greenhithe - investigate and develop new public multi-purpose basketball and netball court presentation (A4)	7
<a href="#">B</a>	1 b) Albany Library - Additional High-level costings presentation.	31
<a href="#">C</a>	2 a) Upper Harbour Local Board – Community Delivery Updates 2024-2025 Q3 presentation.	49
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<a href="#">E</a>	4 a) Pools and Leisure Upper Harbour operational updates for workshops in May 2025 presentation.	103





# **Greenhithe – investigate and develop new public multipurpose basketball and netball court**

Upper Harbour Local Board – 15.05.2025

Stas Valasiuk – Senior Project Manager, Parks and Community Facilities



## **Purpose**

- To gain direction/feedback on a new multicourt location.
- To seek feedback on the public multipurpose basketball and netball court concept design and color options



## Work Programme Activity (Resolution)

FY25-UH/2024/79

Develop a new multipurpose court in the Greenhithe area

FY24/25	investigation and design
FY25/26	detailed design and consenting
FY26/27	physical works



## Strategic alignment

Name of the strategic document	Project / programme / initiative / activity alignment
The Auckland Plan 2050	Belonging and Participation - Foster an inclusive Auckland where everyone belongs.
	Homes and Places - Provide sufficient public places and spaces that are inclusive, accessible and contribute to urban living
The Upper Harbour Local Board Plan 2023:	Upper Harbour has a range of fit for purpose multi-use sports, recreation and community amenities that serve a growing and diverse community
	Support and encourage our community organisations to deliver relevant and diverse activities that connect the community and reflect their needs

## **Investigation and Concept Design**

Greenhithe school deputation October 2023

Site Analysis

- Wainoni Park
- Greenhithe War Memorial Park
- Collins Park

Developed concept design options February 2025

Community Engagement

- Have Your Say/ Community letter drop Thursday 20 March to Thursday 17 April 2025
- Greenhithe Football Club deputation 24 April 2025
- Local Iwi group feedback – 6 May 2025





## Background



Greenhithe School students: we need a public basketball court in Greenhithe

## Site Analysis

### Wainoni Park:

- existing car-parks
- existing toilets and water fountains
- existing soccer fields, playground, cricket wicket
- there are various areas that could allow for court installation
- no bus stop
- 11 minutes walking from Greenhithe school
- limitations due to proposal by football club





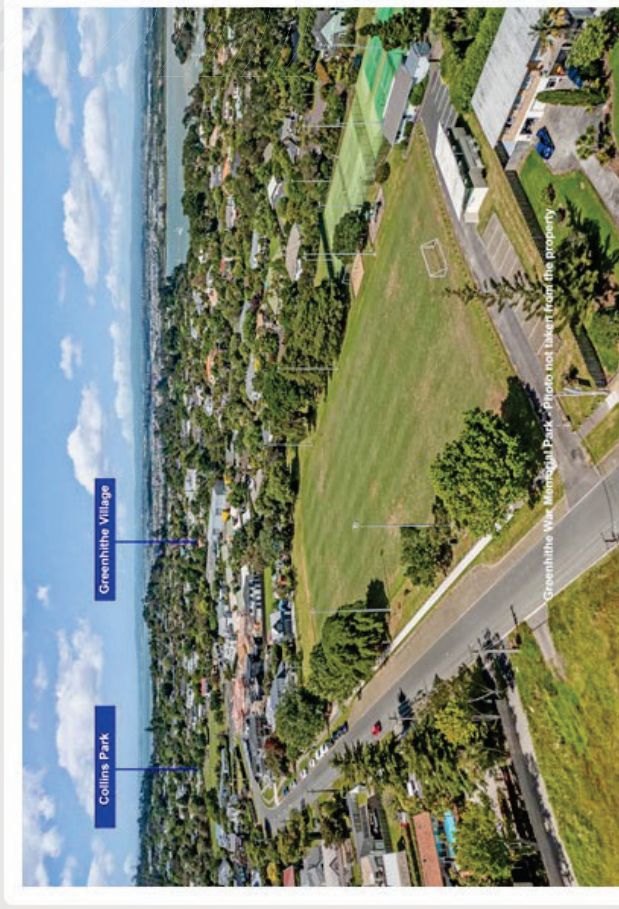


## Site Analysis

Greenhithe War Memorial Park:

- existing carpark
- existing toilets and water fountain
- existing soccer fields, playground
- a bus stop right outside the park
- 8 minutes walking from Greenhithe school
- not enough space for full size court. Tree removal is required to allow for court.

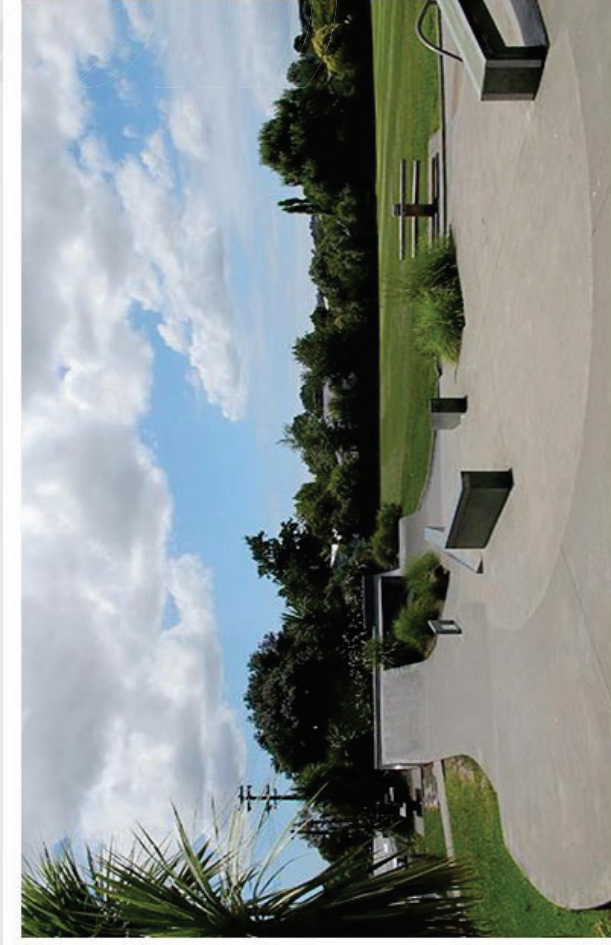
Therefore, this option was not further considered by Auckland Council staff in both concept design and public engagement.



## Site Analysis

### Collins Park:

- existing carpark
- existing toilets and water fountain
- existing playground, skate park, fitness equipment, cricket wicket
- a bus stop right outside the park
- 6 minutes walking from Greenhithe school
- it is located within the town center area
- there are various areas that could allow for court installation
- within proximity to residential homes

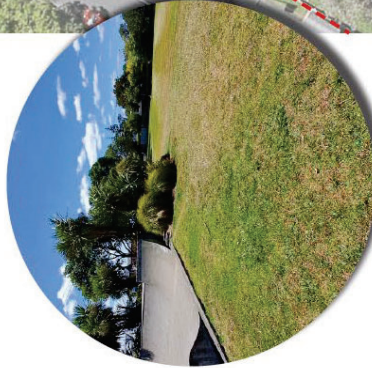


# Concept design – Option 1:

**Court Location Option 01: Collins Park (Recommended)**



- Site boundary
  - Existing carpark
  - Existing vehicular access
  - Existing pedestrian access
  - Proposed pedestrian connection
  - Proposed hangout space with shade
  - Proposed multi-use court
- \* Refer Sheet 8 for opportunities, constraints & costings



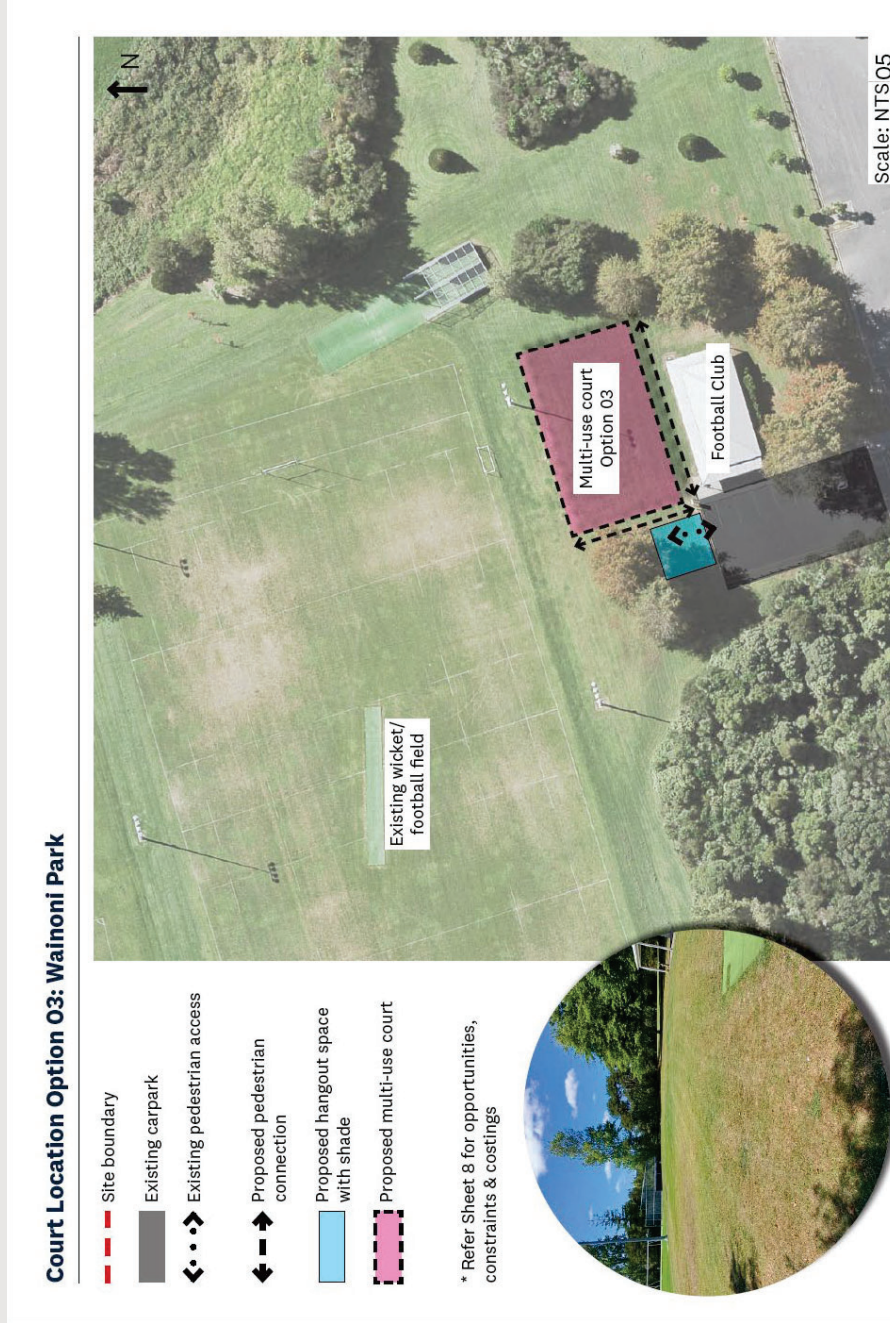


# Concept design – Option 2:





# Concept design – Option 3:



# Consultation and engagement

Community engagement and consultation

- AK Have Your Say – online survey
- Letter drop

Stakeholder engagement

- Keith Aldous – Greenhithe Football club
- Frederic Morin – Sports Parks Subject Matter Expert

Māori engagement and feedback

- Email sent to local iwi groups
- Feedback received from Te Kawerau a Maki

Auckland Council specialist feedback

- John McKellar – Parks & Places Specialist
- Nick Slattery – Landscape Architect



## Have Your Say results

Criteria	Options			None of these options
	Option 1 (recommended)	Option 2	Option 3	
<b>Count</b>	25	55	69	4
<b>Percent</b>	15.9%	35.0%	44.0%	2.6%



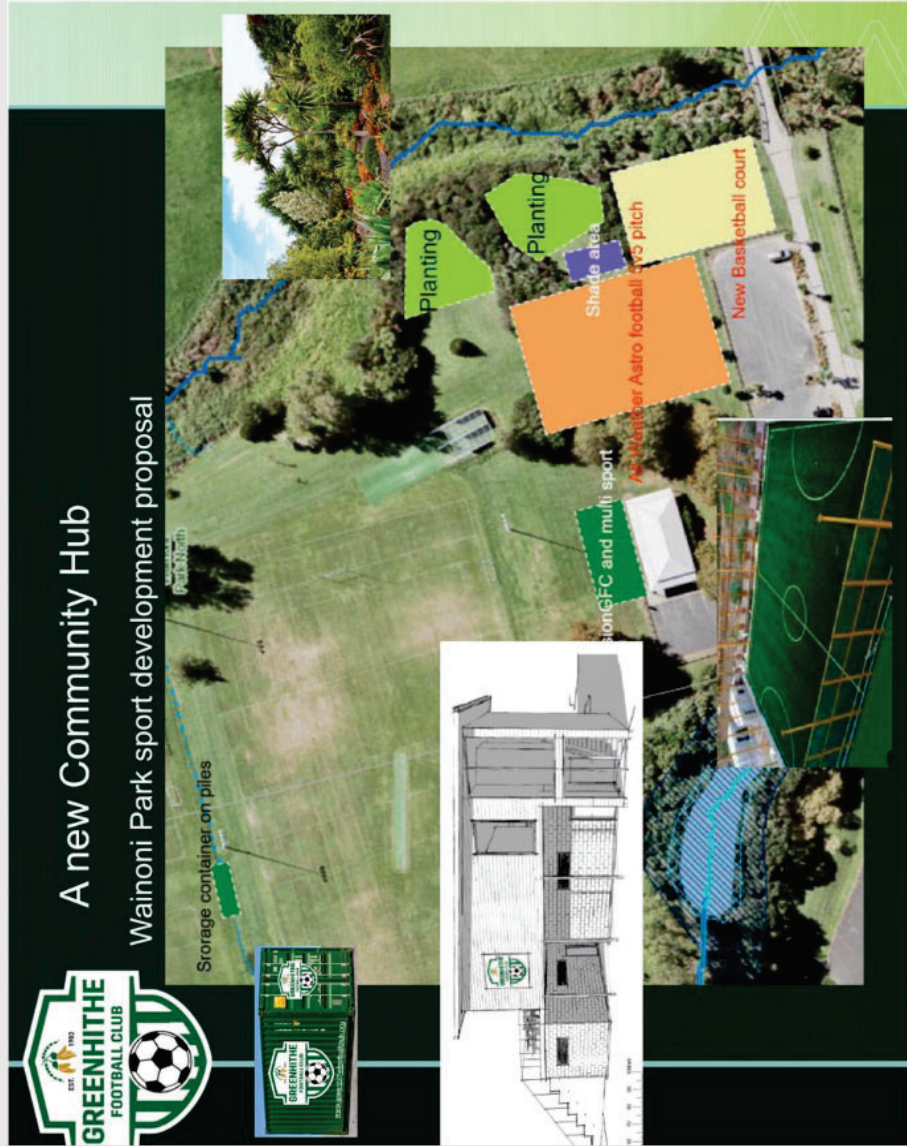


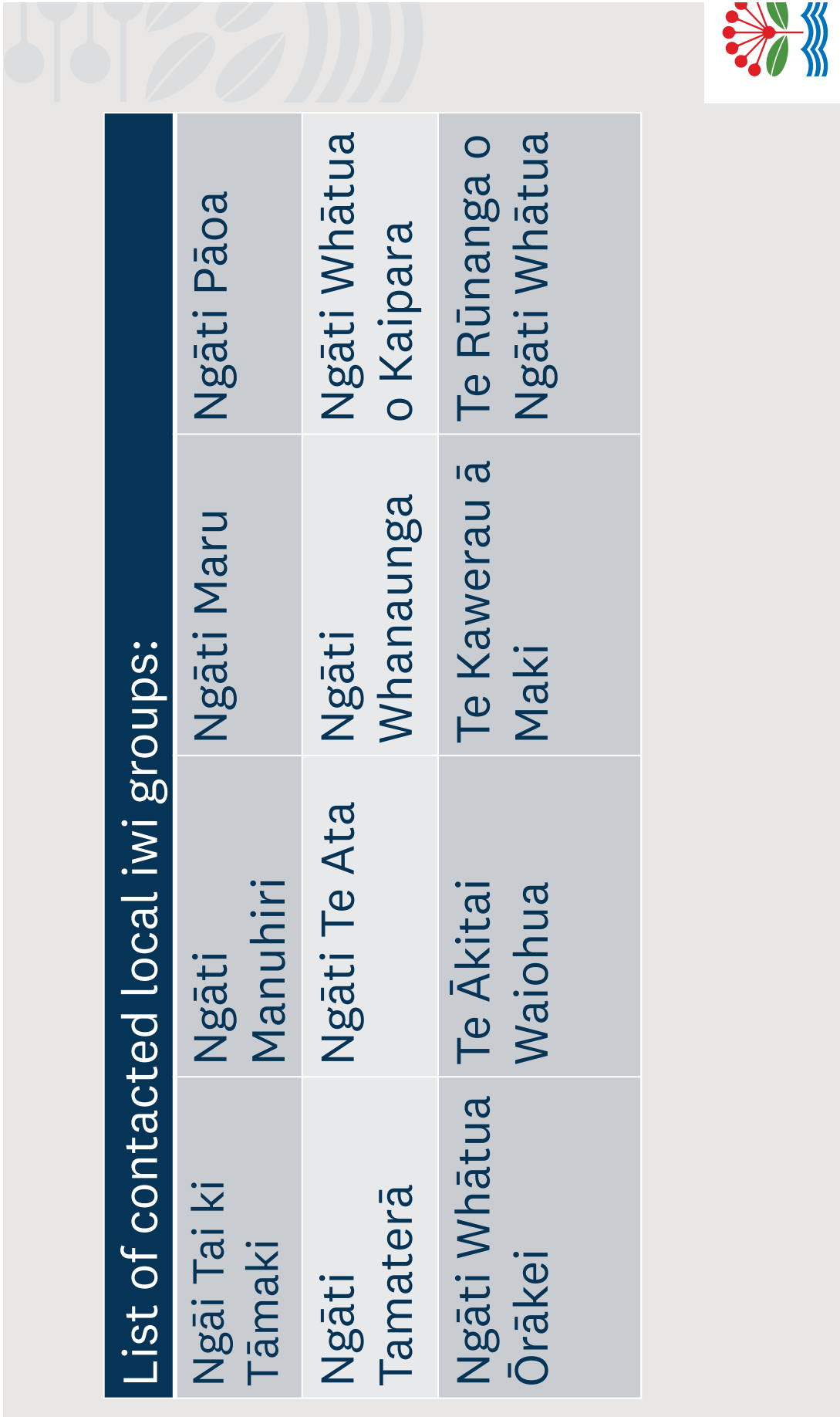
## Have Your Say comments summary:

Location	Comments summary
Collins Park	<p>Centre location: close to public transport, other amenities (shops and cafes)</p> <p>Safety: good visibility from different angles</p> <p>Positive synergy with other amenities in the park: skate park, playground and sports equipment</p> <p>Close to the road</p> <p>Noise from bouncing ball</p>
Wainoni Park	<p>Big carpark</p> <p>Located away from houses, so there is no noise issue</p> <p>Sports hub</p> <p>Safety concerns as court will be well removed from public view (CPTED)</p> <p>Used extensively throughout the year by both cricket and football teams and clubs, including overflowed carpark</p>



# Football Club feedback/ proposal received during UHLB business meeting 24 April 2025:





List of contacted local iwi groups:			
Ngāi Tai ki Tāmaki	Ngāti Manuhiri	Ngāti Maru	Ngāti Pāoa
Ngāti Tamaterā	Ngāti Te Ata	Ngāti Whanaunga	Ngāti Whātua o Kaipara
Ngāti Whātua Ōrākei	Te Ākitai Waiohūa	Te Kawerau ā Maki	Te Rūnanga o Ngāti Whātua

## **Te Kawerau ā Maki feedback:**

Te Kawerau ā Maki expressed interest to be involved in the design of the multi-use court.

A summary from hui on 6 May 2025:

Te Kawerau ā Maki confirms they would like to take part in the layout + design of the new multicourt design.

To implement cultural history/stories into the design + layout of the new multicourt.

To use different color schemes in the design to acknowledge cultural significance.

A site visit will be undertaken prior to getting design underway.





## Recommended option

Collins Park is a recommended location for a new multicourt development based on following reasons:

- Majority of votes are for Collins Park – Option 1 + Option 2 = 80 (50.9% of votes)
- Central Greenhithe location (cafes, bus stop etc.)
- Safety due to high visibility of the court
- All amenities onsite (playground, sport equipment, carparks, toilets, skate park) are located next to each other

Benefits	Risks
New sport facility for community	Insufficient budget
Community members will have more options for wellbeing	Unhappy community
	Lack of stakeholder engagement



# Recommended option developed concept

Option 1: Developed concept



**Key**

**Existing**

- - - Site boundary
- 1 Existing carpark
- 2 Existing Skate facility
- 3 Proposed fitness equipment planned for install early 2025. (Not apart of this scope)

**Proposed**

- 1 Multi-use courts with perimeter fencing
  - 1.2m fencing
  - 2.5m fencing
- 2 Shaded seating space with picnic table, cycle racks, and seating which addresses the courts.
- 3 New 1.5m pathway connection from existing carpark
- 4 Complementary planting to tie in with existing species.
- 5 Create a small informal mound for seating/play

Note: Court graphic to be designed in consultation with local school

Scale: 1:200@A3 06

**Note:**

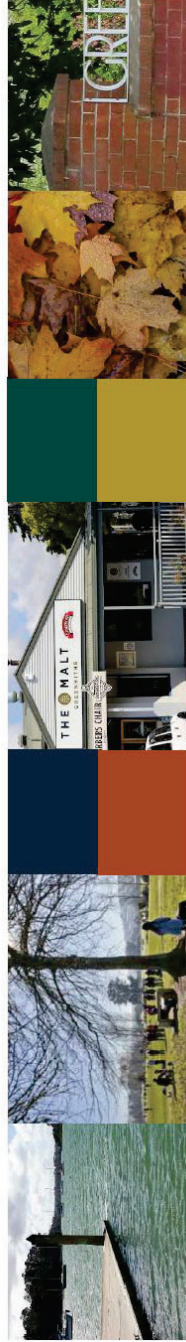
This is a developed concept idea and does not have any design elements incorporated by Te Kawerau ā Maki. The design is yet to be undertaken once location has been supported by local board.



# Proposed color options

Court Theme and Artwork Options

Greenhithe



Precedent Imagery: 'Parklife courts' and colour variations



### Approved Project Funding: Hibiscus and Bays Carpark Renewals

Budget source	Actuals and FY25	FY26	FY27	Total
Capex – Local Renewal	\$10,000.00	\$50,000.00	\$190,000.00	\$250,000.00
FY25-UH/2024/79 Completed to date: <ul style="list-style-type: none"> <li>• Concept design</li> <li>• HYS and letter drop public engagement</li> </ul>				







Item 3



Attachment A

# Albany Library - Additional design option analysis and costings

Upper Harbour Local Board - 15 May 2025

Felicia Wood - Senior Project Manager, Parks and Community Facilities



## Purpose

To provide an update and seek feedback on Albany library services provision project following the presentation on 10 April 2025:

1. Present a four-storey option to future proof the building, including high level costings and 3D view.
2. Present the mezzanine option with an underground basement/lower level open civic space, including high level costings for a 4m and 5m depth.
3. Present the carpark next to the west side of Albany Stadium Pool.

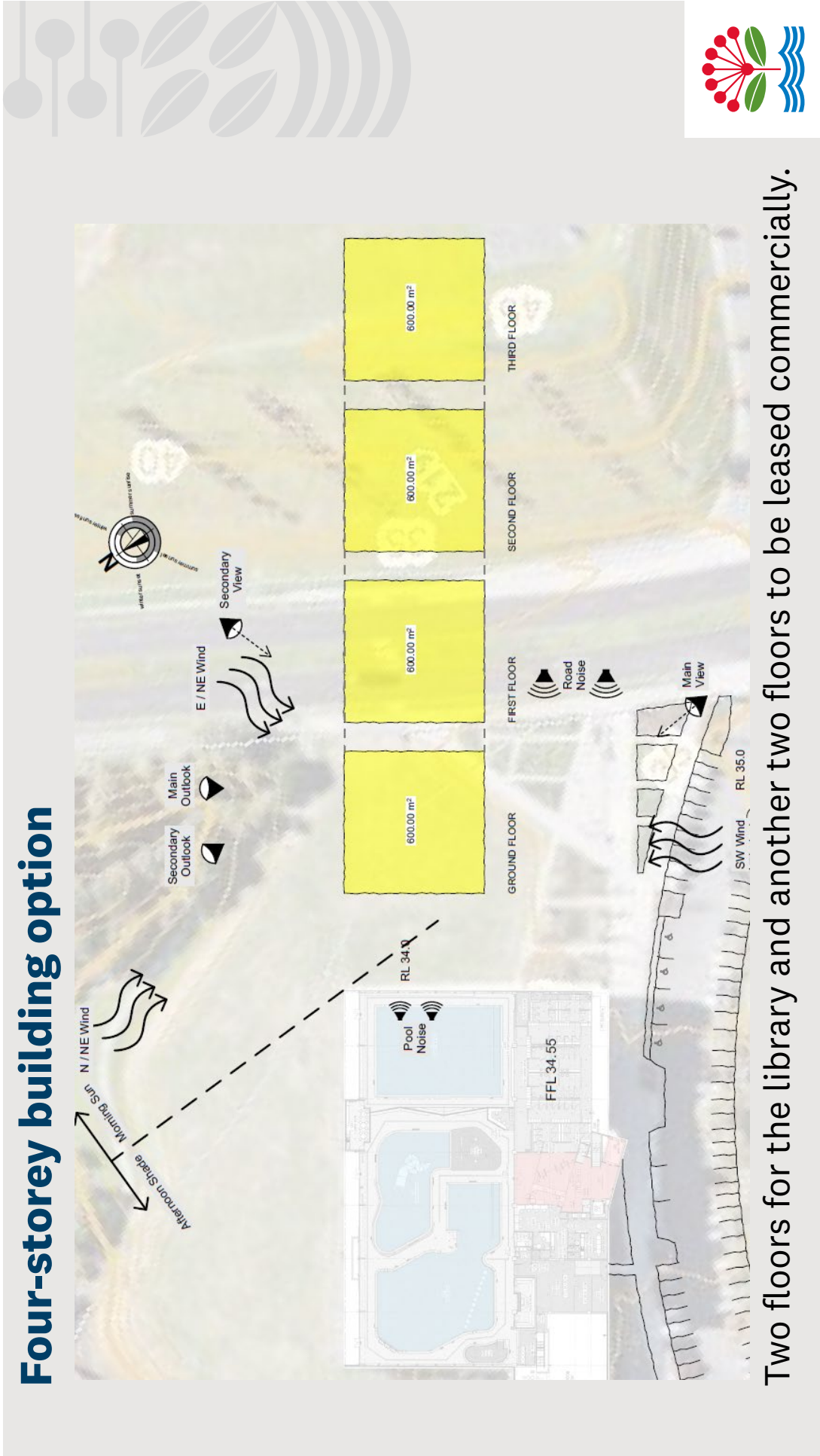








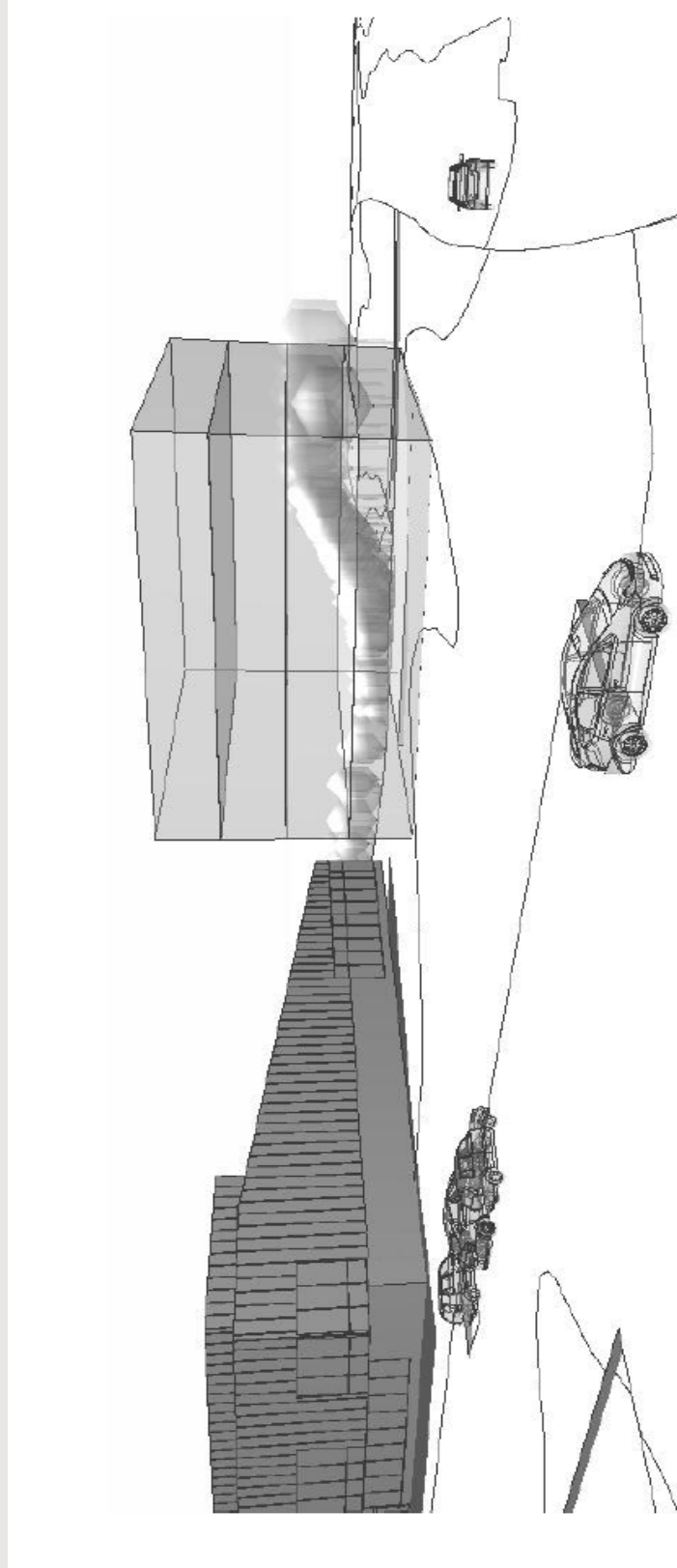




Two floors for the library and another two floors to be leased commercially.



## 3D view of the four-storey building option



The four-storey building would be built on relatively flat ground with a smaller footprint of 600m<sup>2</sup>.



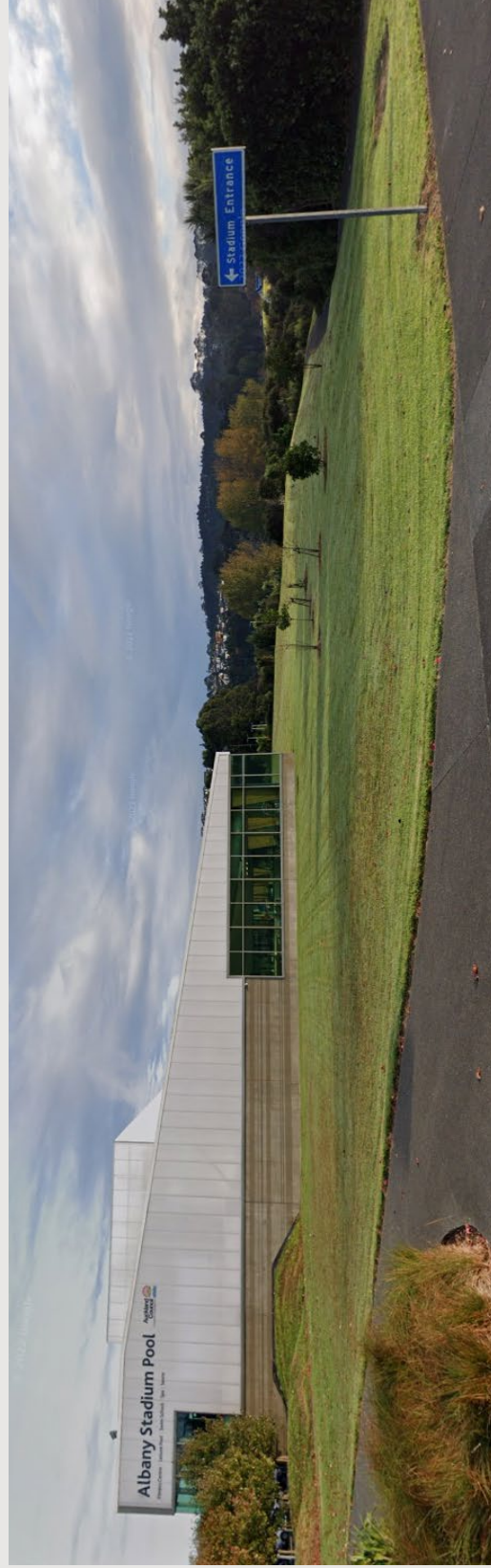
## Building costs for the four-storey design option

Construction costs	Quantity	Rate	Total
1. New Building	2400m <sup>2</sup>	\$9,600	\$23,040,000
2. Site Works (site preparation, earthworks, u/g services)			\$1,730,500
3. Professional Services (incl consent & internal charges)			\$4,812,500
4. Design Contingency		10%	\$2,988,300
5. Furniture & equipment	1		\$300,000
<b>TOTAL (excl GST)</b>			<b>\$32,871,300</b>

Note: The approximate OPEX cost per annum will be \$1,526,600 (1,200m<sup>2</sup>)



## Contour of the ground east of Albany Stadium Pool



### Contour conditions on site:

- The ground of the proposed built site is relatively flat.
- The vegetation starts steeping away from the footpath.





















































































































































































