



NOTICE OF MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE

I hereby give notice that the District Development Committee meeting of the Papakura District Council is to be held on:

DATE: Tuesday 11th May 2010

TIME: 9.30 am

VENUE: Council Chambers
 35 Coles Crescent
 PAPA KURA

T Stratton
CHIEF EXECUTIVE OFFICER

MEMBERSHIP:

Chairperson
Deputy Chairperson

Clr Jones
Clr Conroy
HWM Penrose
Clr Auva'a
Clr Catchpole
Clr Goldsmith
Clr Piggott
Clr O'Connor
Clr Pringle

(Quorum 4 members)

(The reports and recommendations contained in this Order Paper are not necessarily Council Policy and should not be taken as Council Policy, or opinion)

**PAPAKURA DISTRICT COUNCIL
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PAPAKURA DISTRICT COUNCIL

**AGENDA FOR THE MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE TO BE
HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPAKURA ON
TUESDAY 11TH MAY 2010 COMMENCING AT 9.30 A.M.**

1. APOLOGIES

2. CONFIRMATION OF MINUTES

- (a) That the Minutes of the District Development Committee Meeting held on Tuesday 13th April 2010 be confirmed.

3. DEPUTATION AND PETITIONS

4. PRESENTATION

5. STRATEGIES AND POLICIES

(a) APPROVAL OF DRAFT PUKEKIWIRIKI PAA RESERVE MANAGEMENT PLAN

REPORTING OFFICER: Allan Christensen
Community Services Planner

ATTACHMENT: Draft Pukekiwiriki Paa Reserve Management Plan
(Attachment No. 1)

PURPOSE OF THE REPORT

The purpose of this report is to seek Councils approval of the Draft Pukekiwiriki Paa Reserve Management Plan and a recommendation for the plan to be forwarded to The Minister of Conservation for formal approval.

BACKGROUND

The draft Pukekiwiriki Paa Reserve Management Plan was publicly notified on 9 December 2009. The submission period closed on 19 February 2010 and attracted 9 written submissions. On 8 December 2009 the District Development Committee resolved to delegate the hearing of submissions to a special hearings committee comprising 2 Mana whenua representatives and 2 elected member representatives. The special hearings committee met to consider written submissions and hear oral submissions on 16 March 2010. The committee met again on 27 April and made recommendations on changes to the Draft Pukekiwiriki Paa Reserve Management Plan.

NARRATIVE

The nine submissions to the draft plan raised a range of issues broadly grouped into matters of fencing, access and accessibility, plan partners, future reserve expansion, operational matters, and matters of style and content. The committee considered all submissions and has made a number of recommendations in light of the issues raised by submitters (see attachment). Provided the recommendations are approved by the Council, the changes will be made and the document then proofed and reformatted into an easy to read booklet with maps, historic pictures.

Once Council has approved the document it must be forwarded to the Minister of Conservation with a summary of all submissions and changes to the plan, as a result of hearings. A recommendation that the plan be given the Minister's approval is also required.

Once the Minister has approved the plan it is operative and planning for implementation can begin. Because the entire plan is written with co-management with Manawhenua in mind it is important that a co-management agreement is concluded with the Manawhenua groups who are partners to the plan.

CONCLUSION

The draft plan for Pukekiwiriki has been publicly advertised. All submissions to the plan have been heard by a special hearings panel who have made their recommendations to Council (attached). Council is now able to approve the plan and recommend that the Minister of Conservation also approve the plan.

RECOMMENDATIONS

1. That the information be received.
2. That the recommendations of the Pukekiwiriki Paa Reserve Management Plan Hearings Committee as follows be approved:
 2. THAT THE FOLLOWING CHANGES ARE MADE TO THE DRAFT PUKEKIWIRIKI PAA RESERVE MANAGEMENT PLAN
 - a. AMEND THE PLAN SO THAT IT IS CLEAR THAT THE COST OF NEW FENCING WILL BE NEGOTIATED BETWEEN COUNCIL AND THE ADJOINING LAND OWNER, AND THAT COUNCIL HAS A DESIGN PREFERENCE.
 - b. AMEND THE PLAN TO SHOW THAT ACCESS GATES IN FENCES WILL BE PERMITTED FOR MARGAN PLACE RESIDENTS WHOSE PROPERTY ADJOINS THE RESERVE, PROVIDED THAT IT DOES NOT RESULT IN DAMAGE TO THE RESERVE OR ENCROACHMENT ONTO IT.
 - c. AMEND THE PLAN TO ALLOW FENCING OF THE BUSH SECTION OF THE RESERVE ALONG THE ACCESS TRACK FROM RED HILL ROAD.
 - d. AMEND THE PLAN TO REMOVE ANY MENTION OF DISABLED ACCESS FROM MARGAN PLACE AND IS ONLY FOR MAINTENANCE PURPOSES.
 - e. AMEND THE PLAN TO INDICATE THAT COUNCIL WILL BE SEEKING TO ESTABLISH COMPLYING DISABLED ACCESS FROM MARGAN PLACE BY WAY OF POSSIBLE FUTURE LAND PURCHASES.
 - f. AMEND THE PLAN TO MAKE IT CLEAR THAT PUBLIC INVOLVEMENT AND CONSULTATION WILL OCCUR FOR ANY CHANGE OR REVIEW OF THE PLAN.
 - g. AMEND THE PLAN TO INDICATE THAT ADJOINING NEIGHBOURS HAVE A VALUABLE ROLE IN SECURITY AND OVERVIEW OF THE RESERVE AND THAT REGULAR UPDATES ARE GIVEN TO ALL ADJOINING NEIGHBOURS REGARDING THE IMPLEMENTATION OF THE PLAN.
 - h. AMEND THE PLAN WITH WORDING THAT CLEARLY INDICATES THE INCLUSION OF NGATI WHANAUNGA AS A MANAWHENUA GROUP, AND AS A PLAN PARTNER.
 - i. AMEND THE PLAN TO INDICATE THAT ANY PERSON WORKING ON THE PAA IN A MAINTENANCE AND/OR MONITORING CAPACITY MUST BE TRAINED AND QUALIFIED TO DO SO.
 - j. AMEND THE PLAN TO CLEARLY INDICATE THAT ILLEGAL DUMPING INCLUDES ANY MATERIAL DEPOSITED ON THE SITE INCLUDING GREEN WASTE FROM ADJOINING OWNERS.
 - k. AMEND THE PLAN TO IMPROVE WORDING AROUND LOCATION OF SIGNAGE TO SHOW THAT SAFETY SIGNAGE BE CLEAR, UNEQUIVOCAL, AND LOCATED IN A SENSITIVE MANNER.
 - l. AMEND THE PLAN TO INDICATE THAT WHERE THE PLAN PARTNERS DISAGREE OVER MATTERS OF MANAGEMENT OF THE RESERVE THE NEEDS OF THE PAA TAKE PRECEDENCE.

- m. AMEND THE PLAN TO STRENGTHEN THE TYPE OF RECOGNITION AFFORDED TO GIL WILSON FOR HIS GIFT OF THE LAND TO THE PEOPLE OF PAPAKURA.
 - n. CHANGE ALL SPELLING MISTAKES, GRAMMAR, CAPITALISATION AND OTHER STYLE AND FORMAT ISSUES AS A RESULT OF A FULL PROOFING PRIOR TO ADOPTION BY COUNCIL AND RELEASE TO THE MINISTER OF CONSERVATION FOR APPROVAL.
 - o. AMEND THE PLAN TO EXPLAIN WHY THE TAINUI WRITTEN STYLE IS USED.
 - p. AMEND THE PLAN THROUGHOUT TO EXPLAIN TECHNICAL TERMS OR ACRONYMS WHERE THEY FIRST APPEAR.
 - q. AMEND THE PLAN TO MAKE COUNCIL'S PROPER NAME CONTEMPORANEOUS WITH THE TIME OR EVENTS BEING DESCRIBED.
 - r. AMEND THE PLAN TO INCLUDE A GENERAL SYNOPSIS TO BE INSERTED BEFORE THE PREFACE.
 - s. AMEND THE PLAN TO INSERT THE 'VISION' FOR THE PAA ON THE FLY PAGE BEFORE THE WHAKATAUAAKII.
 - t. AMEND THE PLAN TO STRENGTHEN THE TYPE OF RECOGNITION AFFORDED TO THE HISTORICAL CONTEXT OF THE CONFISCATION OF PUKEKIWIRIKI.
3. That subject to the changes approved in recommendation number two, Council approves the Pukekiwiriki Paa Reserve Management Plan and forwards the Plan to the Minister of Conservation for approval.

6. DEVELOPMENT PROJECTS

(a) RED HILL ACCESSWAYS

REPORTING OFFICER: Allan Christensen
Community Services Planner

ATTACHMENT: Aerial Photos Showing Accessway Locations

(Attachment No. 2)

PURPOSE OF THE REPORT

The purpose of this report is to report back on issues surrounding the proposed closure of two accessways in Redhill which had previously been approved for closure (11 March 2008), and to propose changes to aspects of these resolutions.

BACKGROUND

Following complaints regarding behaviour, vandalism and public safety, Council officers assessed all the Redhill accessways for safety and security. A report came to Council in March 2008 which recommended that four accessways be closed. At that point, Council officers undertook consultation on these proposals with Mana Whenua, as required under the Reserve Act through the Kaitiaki collective. The Kaitiaki collective undertook inspections and assessments of the accessways and formally responded supporting two of the four proposed closures (Cadiz Place and Belgrave Avenue). These accessways have since been closed and the land sold to adjoining neighbours.

The Kaitiaki Collective withheld their support for closure of two other accessways in Redcrest Avenue. The committee required some further information and resolved on 27 October 2009 to bring back a report on options for the following accessways:

- 1) the second access way into Redcrest Link Reserve from Redcrest Avenue being Lot 21 DP 121651, and
- 2) the Redcrest Accessway, lot 287 DP 79449 which is a link to the Children's Forest (see attachment).

NARRATIVE

The issues sitting behind the Kaitiaki Collective's opposition to closure of the accessways were explored at Te Roopu Kaitiaki o Papakura meeting of 16 February 2010. The key concern was that closure of the Redcrest Accessway link to Children's Forest breaks an historic continuing link with Pukekiwiriki Pa. The linkage from the Pa to the Manukau harbour along old pathways and water ways is important to mana Whenua and it is part of exercising Kaitiakitanga (guardianship) to protect the historic linkages.

The Council members of Te Roopu Kaitiaki o Papakura then explained their concerns regarding safety and security in relation to the Children's Forest link. The Iwi members accepted this concern and subsequently agreed with the closure of the link so long as there was some offsetting of the loss of this reserve. While the Council members of the Committee suggested potential areas that might be considered to offset this loss at the meeting, this was a matter to be explored further by Council officers. The best options for an offset of the loss of the reserve appear to be to strengthen the remaining linkages. Two courses of action under consideration are an enhancement of the nearby Fulmen Place link to the Children's Forest and signage to provide a marked walkway from the Pa to the Manukau Harbour.

During the discussion of the Redcrest Link Reserve from Redcrest Ave it became apparent that the original intention to close this linkage was an anomaly as there are no safety or security issues. Indeed, this linkage is a wide second entrance to the reserve which, if it remained open it would still provide linkage, sight lines into the reserve and could be further used or enhanced in future years. Mana Whenua do not support the closure as it would not serve any purpose and the Council members of the Roopu agreed with this view.

Once they were fully aware of the issues with the Redcrest Accessway, Mana Whenua members expressed some concern that if the remained open but 'dangerous' and people came to harm as a result, it would weigh on their conscience. Closure of the Redcrest Accessway presents some difficulties which are likely to be time consuming and may entail some significant expense due to its shape and size. All but one of the adjoining houses are owned by Housing New Zealand. To improve the timeliness of the closure it is proposed that the accessway be temporarily closed and fenced off until such time as negotiations with adjoining land owners can be held and the reserve classification revoked.

The initial steps to implement the overall process are outlined below:

1. Resolve to temporarily close the Redcrest Accessway link to Children's Forest pursuant to s53(i)(o) of the Reserves Act 1997.
2. Erect a 'Hurricane' post and wire netting style fence across both entrances to the accessway and erect signs advising of the temporary closure.
3. Enter into negotiations with the neighbouring owners with a view to dividing parts of the accessway between various existing properties.

Negotiating with Housing NZ regarding land swaps is also not a quick, inexpensive and easy solution and is unlikely to be completed prior to 1 November 2010. It will involve surveys, revocation of reserve status and legal agreements which are currently unbudgeted.

CONCLUSION

Kaitiaki have clarified their reasons for opposition to closure of two accessways. It is recommended that the Redcrest Avenue Link reserve remains open but the Redcrest Accessway link to Children's Forest is closed due to safety and security concerns. To address the Councils and Kaitiaki current concerns, it is proposed that the Redcrest Accessway is temporarily closed and fenced off while the revocation and disposal process is worked through.

RECOMMENDATIONS

1. That the information be received.
2. That Council revoke the following resolution of the Operations and Monitoring Committee on the 25th March 2008
 2. THAT THE COUNCIL INITIATE A PROCESS TO CLOSE THE FOLLOWING WALKWAYS:
 - THE SECOND ACCESS WAY INTO REDCREST LINK RESERVE FROM REDCREST AVENUE BEING LOT 21 DP 121651 PURSUANT TO SECTION 24 OF THE RESERVES ACT 1977;
3. That Council confirm its previous resolution to close the Redcrest Accessway link to Children's Forest and initiate a closure and revocation process under the Reserves Act 1977.

4. That, as an interim measure, Council temporarily closes the Redcrest Accessway link to Children's Forest and advises the public by erecting signage on the fence.
5. That Council enters into negotiations with the owners of properties that adjoin the accessway with a view to resolving safety and security concerns of that accessway by absorbing the entire accessway into those properties.

6. DEVELOPMENT PROJECTS

(b) HAWKINS THEATRE

**REPORTING OFFICER: Director Business and Promotion
Teresa Turner**

PURPOSE OF THE REPORT

The purpose of this report is to update Council on the Hawkins Theatre proposed name change consultation process and timetable.

BACKGROUND

At a previous Council meeting, Council resolved to consult with the community regarding a name change for the Hawkins Theatre. The consultation will ask the community to consider whether they wish the name to change, and if so, which of the names put forward they would prefer. The names put forward by Council are as follows: Arthouse Papakura; Papakura Arts Theatre; The Arts – Papakura.

Council also indicated they wished to provide for input by Mana Whenua into any potential new name.

NARRATIVE

Discussions have been held with the Kaitiaki collective regarding a new name for the Hawkins Theatre and they have indicated they do not wish to provide input into the process. The final consultation process will include only the proposed new names set out earlier in this report.

The timeline for the consultation process consultation is set out as follows:

- Process and timeline confirmed at May 11th District Development meeting
- Consultation period 18th May – 18th June
- Hearings held late June – early July
- Final decision at Council meeting 27th July

If following the above consultation process Council resolved to change the name of the Theatre, the full implementation of the name change would be complete by December 2010.

CONCLUSION

Council have agreed to consult with the community on a decision to change the name of the Hawkins Theatre. The consultation timetable is set out earlier in the report.

RECOMMENDATIONS

1. That the information be received.
2. That Council endorse the consultation timetable for the Hawkins Theatre name change as set out in this report.

6. DEVELOPMENT PROJECTS

(c) THE FUTURE OF ACCENT POINT, THE LIBRARY AND MUSEUM: MUSEUM RELOCATION

**REPORTING OFFICER: Nicola Mochrie
Manager Strategic Projects**

PURPOSE OF THE REPORT

The purpose of this report is to seek Council direction with regard to a grant for the Museum to assist with their relocation from Level 4 to Level 3 of Accent Point.

BACKGROUND

In 2009 Council entered into an agreement to sell its interest in Accent Point (to the other part owner of the building KCL Property) and to lease (on a long term basis) Level 1, part of level 2 and Level 3. This lease would allow for the Council community facilities currently located on Level 4 to be relocated to Level 3. This agreement also included an agreement for KCL to lead on the redevelopment of Levels 2 and 3 in line with the Council's concept plan on a design build and maximum guaranteed price basis. The redevelopment is to ensure the following:

- A new high quality visible, accessible and safe entrance to Level 3 from Great South Road
- A new enlarged library to meet existing and future needs and provision of services
- A new Museum to meet existing needs and support the enhancement of the facility in the future
- A high quality common area with refurbished public toilets
- Limited Council Office Space (as provided currently on Level 4 as satellite offices to the main Council buildings at Coles Crescent) if required by the new Auckland Council)
- A small lettable space for a community focused retail use

The overall agreement allows for Council to continue to capitalise on the positive aspects of Accent Point namely its central Town Centre location, the proximity to public transport and the 155 public car parks within the building. It also provided the ability to address the issues associated with the location of the Council community facilities on Level 4 – visibility, accessibility and the perception of safety.

As reported to Council last month the redevelopment of Accent Point is progressing well and in line with the programme developed by KCL and agreed with PDC

From mid-September 2010 the Library and Museum will be closed for a short period to allow for the actual move. Users will be advised well in advance. In line with the original schedule the new facilities are due to open on the 1st of October 2010.

NARRATIVE

As noted above as part of the redevelopment of Accent Point is to provide a new larger purpose built space which offers a design and services to meet best practice in Museum operations as well as an attractive space for visitors. The new Museum will provide a high quality environment for the Museum with a design and base services which will (through the use of experts in the field and the support of National Services Te Paerangi (Te Papa) staff) provide a strong foundation for the future of the Museum. It will also allow for moving exhibitions ensuring that a range of quality exhibitions are more accessible to residents of

South Auckland. This provision recognises the value of the Museum and its contribution to the social and cultural wellbeing of the Papakura and South Auckland community.

However, the provision of the space for the Museum is only one element of the relocation. As noted in a previous report to District Development Committee in April 2010 officers are working with the Museum to assist and support the relocation. An application has been submitted to the ASB and to National Services (Te Papa) for funding and support to enhance the exhibition area. The Museum is working actively to catalogue, review (in line with the collections Policy) and pack for the move. There is, however, a cost associated with physically moving from Level Four to Level Three. Quotes indicate that the cost will be \$5,000.

It is recommended that Council assist the Museum to meet this cost by way of a grant. This cost was considered within the overall redevelopment budget so would not require any addition to the budget already agreed by Council. Therefore there would no additional cost implications for Council. It would however significantly assist the Museum. The Museum, as Council is aware, have a very limited funds and this assistance would allow any funds (existing and by way of grant) to be directed to enhancing the valuable role the Museum plays in education and research and also to incorporate the history of Maori and the different world views.

CONCLUSION

The redevelopment of Accent Point is progressing well and in line with the programme developed by KCL and agreed with PDC. The relocation of the Museum is a fundamental component of the redevelopment. Council is supporting the Museum through the provision of the space. The Museum is seeking additional funding to support an enhanced exhibition space and is undertaking the necessary packing. A grant from Council for the actual cost of the physical move would greatly assist the Museum in meeting the costs of the relocation.

RECOMMENDATIONS

1. That the information be received.
2. That Council approve a grant to the Museum (from the existing Accent Point redevelopment budget) of \$5,000 to meet the costs of the physical relocation from Level four to Level three.

6. DEVELOPMENT PROJECTS

(d) BRUCE PULMAN PARK FUTURE FUNDING FOR DEVELOPMENT PROJECTS

**REPORTING OFFICER: Nicola Terry
Manager Community Assets**

PURPOSE OF THE REPORT

The purpose of the report is to seek Council direction regarding future funding for development projects at Bruce Pulman Park.

BACKGROUND

Bruce Pulman Park (BPP) Trust has submitted to a number of Council's Long Term Council Community Plan (LTCCP) processes requesting funding to support park maintenance and development projects. The Council currently provides operational funding to BPP of \$139,000 per annum for maintenance costs. This is equal to the cost of maintaining the land as a basic open space area, acknowledging that if the Trust were not managing the Park, Council would need to undertake this basic maintenance. This grant is inflation adjusted in each year of the LTCCP. Council has also provided \$3,900,000 over 2008/09 and 2009/10 to contribute to the development of an Indoor Courts Centre at the Park. This amount has not yet been expended as this project is still in planning.

Bruce Pulman Park Trust submitted to the 2009/2010 LTCCP requesting \$2.5million per annum capital funding to support development projects. This request was deferred until further planning work was undertaken. In order to assist with decision making around requests for funding, a working party was formed consisting of two Councillors and two Bruce Pulman Park Trustees in order to provide governance for the preparation of a Comprehensive Development Plan (CDP) for the Park.

The CDP was presented to Council on 26 January 2010 and Council resolved:

THAT COUNCIL ENDORSE THE BRUCE PULMAN PARK
COMPREHENSIVE DEVELOPMENT PLAN AS ATTACHED.

THAT THE COUNCIL'S SUPPORT FOR SPECIFIC INITIATIVES IN THE
PLAN IS REPORTED BACK IN MARCH 2010 IN ORDER TO MAKE
RECOMMENDATIONS TO THE NEW AUCKLAND COUNCIL.

A workshop was held on 6 April 2010 to consider the initiatives in the CDP with a view to assist in developing recommendations for ongoing funding to the new Auckland Council.

NARRATIVE

Bruce Pulman Park is an extensive 54 hectare sport and recreation facility based in Takanini. It is a centre for community excellence and participation in sport, recreation, education and support services. It aims to facilitate pathways for the development of youth sporting talent through accessible and affordable support and services. It also provides amenity and green space for unstructured and passive recreation.

The Bruce Pulman Park Trust has developed the park over the last 15 years and holds a 33 year lease over the land with a right of renewal for a further 33 years. The Trust's core philosophy is to provide world class sporting and training facilities, debt free, to ensure users

can focus on their goals without the burden of debt. The way the facility has been developed makes it unique in the Auckland Region and possibly in New Zealand.

There are a number of sports hubs/sportsville facilities in the Auckland Region such as the Orewa Sharks Sports Trust, the College Rifles Sports Complex in Remuera and developments in Papatoetoe and Mountfort Park. These facilities share some commonality with Bruce Pulman Park in that there are multiple user groups, however the scale and range of the facilities does not compare. Additionally, the Trust's aim of providing pathways and training facilities for more elite athletes has some commonality with the Millennium Institute of Sports and Health in Albany.

The mix of pathways, support and services as well as general public participation means that the park's facilities can be classified as having a local, regional and in some instances national catchment. Because of the park's location in Takanini, close to rail transport and the motorway network, it makes a sensible sub regional hub for a number of sports clubs, organisations, sports/recreation administration and education.

The range of facilities and possible catchments raises some interesting issues in light of the Auckland governance changes and the split responsibilities between the Auckland Council and local boards. Discussion documents released 26 February 2010 suggest that the Auckland Council's responsibilities will include regional recreation and sports strategy and policy, the number and general location of recreation and sports facilities and region-wide service standards and guidelines. The local boards are likely to set the specific location, design, build and fit out of local recreation and sports facilities, undertake advocacy to achieve local priorities and input into regional recreation and sports strategy and policy. Management of regional sports facilities may be passing to a new CCO. As such, it appears that decisions on funding of regional facilities will be made directly by the Auckland Council while local facilities funding decisions will be made via the Plans of the relevant Local Board or Boards.

An additional issue about local funding matters for a facility the size of the Bruce Pulman Park is the actual local catchment. Given its location in the north of the newly created Papakura Local Board area, it could be reasonable to look for funding from both the Papakura Local Board area and the immediately contiguous Manurewa Local Board area.

Development Projects

The intended future development of the Park has been outlined in the CDP. The development projects and descriptions below are taken from the Comprehensive Development Plan (CDP) and the potential costs of the total development are estimated at \$67,200,000 (note: this is only a partial estimate). The CDP has clear statements regarding the need for feasibility studies for each of the major facilities and indeed these are required by most of the major funders. At the time of writing this report only the Indoor Courts Centre has a completed feasibility study and it scored very highly. This planned facility includes 6 multipurpose indoor courts, conference and meeting rooms. It is intended that netball will be the cornerstone tenant.

The other projects outlined are:

Golf Centre – the golf centre includes a 3 hole course and First Tee Pavilion. First Tee is a not for profit organisation that promotes participation in golf and the values associated with the game to young people. The intention of the golf course is that First Tee's programme will have priority as cornerstone tenants and outside those times it will be available on a booked basis for community events, birthday parties, corporate functions etc. but not generally be open to the public.

Sport Development Centre – the centre includes covering the existing 120m running track, a sports science centre, health and wellbeing laboratories, a sports fitness gym and testing facilities.

Arthur Lydiard House – this building includes sports offices and a resource centre for sport administration. It supports the general move to shared sports ‘hubs’ for sport administration, supports sport delivery and capacity building.

Cricket Training Centre and Garage (Stage 1) – includes indoor training wickets, equipment and machinery storage, changing rooms and toilet facilities.

Multi Purpose Sports Centre – this facility is planned as an annex to the existing Gymsport building. It includes 5 indoor courts, a training pool, a 60m sport and rehabilitation pool, multi sport suites, studios, major conference facilities, seniors recreation centre, community fitness gym, café, crèche and a sports medical centre.

Cricket Pavilion (Stage 2) - this facility is the 2nd level of the training centre listed above. It includes a pavilion with 3 sided viewing of the ovals and team sport service resources for playing teams and officials.

Oval Floodlights – these lights increase the opportunity to use the cricket ovals in the evening for matches and/or events.

Children’s Adventure Playground – the playground is intended to be centrally located at the park and cater for a range of ages. It is likely to include activities that encourage children to be active and increase their gross motor skills.

Field Floodlights & Goalposts – these items increase the facilities available for sports clubs and increase the opportunities for clubs to make best use of the high specification sand carpet fields through increased hours of play.

Fitness/Cycle Trail and Exercsites – this trail is intended to go around the perimeter of the park. At points, outdoor exercise equipment will be placed to encourage general public participation in recreation and fitness activities.

Ancillary Projects – there are a number of ancillary projects that are alluded to in the CDP but not necessarily listed in the current development plans section. These include public toilets, landscaping, forming new areas including sports fields, paths, internal routes for vehicles and car parks.

Signalling Priorities

The CDP signals future development projects that all have benefits to Papakura and indeed Auckland residents. However, in terms of contemplating public funding it is important to consider which projects have the highest priority for limited available funding. In this instance, it is proposed that the overarching rationale for prioritising Council funding is a ‘public good’ - to increase the general public’s participation in sport and recreation. This is in line with previous funding made available to support the Indoor Courts Centre and Council’s Community Outcomes, in particular:

- The District has well developed and maintained centres for arts and recreation activities
- A variety of accessible and attractive places and opportunities for recreational activity cater for people of all ages and abilities

- People are healthy through involvement in recreational activity
- People have access to and are encouraged to participate in a range of activities that promote personal health and wellbeing
- Quality facilities and events encourage youth participation in recreation and leisure activities

Other factors to consider in prioritising funding are whether the facility or activity is or could be provided elsewhere, regional planning initiatives such as the Auckland Regional Physical Activity and Sport Strategy and what other funding or provision opportunities are available.

Funding Recommendations

The funding recommendations below are divided into items that could be recommended to the Auckland Council, those that could be recommended to the local board, those that could be advocated to national bodies and those where more information is required to make a firm recommendation. The Indoor Courts Centre is already included in the LTCCP.

Regional Funding – Recommendations to the Auckland Council

The scale of the Arthur Lydiard House and Multipurpose Sports Centre mean that their catchments are likely to be at least sub-regional and potentially wider. Neither facility has had a feasibility study completed therefore it is recommended that the first stage of funding these projects should be to fund the feasibility studies. Decisions on future funding by the Auckland Council should be based on the results of the feasibility studies which would also take into account any further development of regional strategies.

Local Funding – Recommendations to the local board or boards (both directly and advocating to the Auckland Council)

A number of development projects are expected to directly increase the local population's participation in recreation and physical activity. In a number of cases they also support the wider development of the park. The projects where no further information is needed to support a recommendation for future funding to the Papakura Local Board include the Children's Adventure Playground, field floodlights, fitness/cycle trail and exersites, public toilets and parent's rooms. It is also recommended that the Papakura Local Board make a contribution to those types of projects which the Council would typically fund in developing major parks such as landscaping, forming new areas for sports fields, paths, internal access for vehicles, car parks and removable tiered seating for side line spectators.

Advocacy to other funding sources and regional/national strategies

The Sports Development Centre is an exciting facility for elite athletes and for providing pathways for athletes to improve their performance. It is recommended that the Auckland Council and the Local Boards advocate to national organisations such as SPARC to contribute funding to the Centre.

Further information required

Two projects are included in this category – the Golf Course and the further development of the cricket ovals (stages one and two of the cricket facility and floodlights). The Golf Course is intended to support the First Tee programme and other community/corporate bookings, but not be open to the public generally. It is understood that First Tee has also been in discussions with Papakura Golf Course which can offer a more extensive golf experience and encourage further participation in golf. Similarly, the further development of the cricket

facility requires more feasibility information particularly regarding cornerstone tenants in light of Counties Manukau Cricket's plans to develop other sites at Karaka and Mountfort Park in Manurewa.

CONCLUSION

Bruce Pulman Park is an extensive sport and recreation facility offering a centre for both sport excellence and participation. The endorsed Comprehensive Development Plan outlines over \$67,200,000 worth of capital development projects which range from local projects to those with regional and even national significance. The current Council does not have any means of providing for additional funding for these projects beyond the amounts already in the LTCCP however it is proposed that recommendations are made to the either the incoming Auckland Council and the Papakura (and perhaps Manurewa) Local Board(s) for future funding of projects, or recommending the Council support the Trust advocating for central government funding for national scale projects.

RECOMMENDATIONS

1. That the information be received.
2. That Council prepares a report for the incoming Auckland Council and the Papakura Local Board regarding Bruce Pulman Park and the Comprehensive Development Plan for the park recommending:
 - a) that it includes funding for feasibility studies for Arthur Lydiard House and the Multipurpose Sports Centre in the 2012 – 2022 LTCCP with a view to further funding for capital works based on the results of the studies;
 - b) that the local board include funding for the children's adventure playground, field floodlights, fitness/cycle trail and exersites, public toilets and parent's rooms and contributions to landscaping, forming new areas for sports fields, paths, internal access for vehicles, car parks and removable tiered seating for side line spectators in the local board plans.;
 - c) that the Auckland Council and the Papakura Local Board advocate to national organisations such as SPARC to contribute funding to the Centre.
3. That the Council provide direction about directing this report to the Manurewa Local Board as well as the Papakura Local Board.

6. DEVELOPMENT PROJECTS

(e) DEVELOPMENT OF 165 OPAHEKE ROAD

REPORTING OFFICER: Joy Hames
Director Policy and Democracy

ATTACHMENT: Preliminary Concept Development Plan
(Attachment No. 3)

PURPOSE OF THE REPORT

The purpose of the report is to seek Council direction regarding the request by the Papakura Pony Club to establish on the land at 165 Opaheke Road in advance of a development plan.

BACKGROUND

Thirty eight hectares at 165 Opaheke Road was purchased for sports fields in 2008 and classified as recreation reserve in June 2009. As part of the process for purchasing the sports fields, Council undertook high level planning in order to ascertain the yield of the land in terms of number of fields and other opportunities for recreation activities. This preliminary concept development plan is attached.

In February 2008, Papakura Pony Club led a deputation to the District Development Committee requesting land for the pony club activities. Council resolved in March 2008:

THAT AN EQUESTRIAN FACILITY BE INCORPORATED IN THE PLANS FOR THE NEW DRURY SPORTS FIELDS AND THAT OFFICERS WORK WITH PAKAKURA PONY CLUB AND ALSO INVESTIGATE OTHER EQUESTRIAN SPORTS TO UNDERSTAND THE FACILITIES THAT MAY BE REQUIRED.

The Long Term Council Community Plan (LTCCP) 2009-19 allocated \$150,000 for planning the Opaheke Sports Fields (working name in order to distinguish the fields from the Drury Domain and Drury Sports Complex) in 2010/11 and \$4,000,000 for development of the site over 2013/14 and 2014/15. In the meantime to offset the costs of ownership, the land is being actively used for cropping, grazing and is subject to a residential tenancy. This brings in \$43,000 gross in revenue per annum and these arrangements are due to expire in March 2011 unless renewed.

The Papakura Pony Club has highlighted their uncertain future to Council in the past through submissions to annual plans and deputations. The uncertainty is due to the loss of privately owned land that they currently use for pony club activities. This situation has now reached the point where the Pony Club have requested permission to establish on the Opaheke Sports Fields in advance of development plans.

NARRATIVE

As the Council has previously resolved to incorporate an equestrian facility at the Opaheke Sports Fields, meetings have been held with prospective members of the equestrian hub facilitated by Councillor Conroy. Representatives from the equestrian groups have also visited the site. The various equestrian groups are very desirous of working together on the equestrian hub and have prepared initial thinking and plans regarding what facilities would be required and where they could be located. At an initial meeting with Council officers, the timing of development was discussed in light of the LTCCP funding. Despite being advised of this situation, the Papakura Pony Club are seeking to establish on the site imminently.

It is important to reiterate that Council's resolution to incorporate an equestrian facility at the Opaheke Sports Fields still stands, however, there are a number of items that must be considered prior to any sports club establishing on the Opaheke Sports Fields.

Planning and Public Consultation

Council's plans for purchasing 165 Opaheke Road were kept confidential for commercial reasons until a notice of desire was published in the local newspaper. The surrounding residents expressed concern at the time that they had not been able to comment on plans for a sports facility in their immediate neighbourhood. Some also expressed concern about changing the rural nature of the area. Discussions with these neighbours assured them that there would be opportunities for their involvement in the development of the land through the change in zoning from rural land to recreation land, the reserve management plan and any development plans.

The processes that need to be undertaken for the development of the reserve have two different workstreams: a) the District Plan change process and b) the reserve management plan/development plan process. Both of these processes require some upfront community and stakeholder consultation which could potentially be undertaken simultaneously and which would assist the Council in developing the plan for the whole area to inform detailed discussions with the potential users of the Opaheke Sports Fields. While the equestrian cluster has had an opportunity to have initial input into the uses they would wish to make of the area, there has been no such input from other sports. This is crucial to ensure that the area is planned properly from the start and that other potential users are not disadvantaged in the process because certain sports have had preferential treatment.

There is no resourcing within the Council with capacity to undertake any of the processes needed to progress the reserve management plan, development plans and district plan changes at present. Indeed the stakeholders for a portion of the land have not yet been identified or agreed and there needs to be a robust process to progress these matters. While there is funding available to begin this work from July 2010, given the current work programme, the level of change expected to be underway for staff at that time and the size of this task, it is unlikely that much progress will be able to be made before the Council is absorbed into the Auckland Council.

Resource Consent

In the absence of a District Plan change, the establishment of a Pony Club on rural land is a controlled activity under the Operative District Plan. There are a number of items that the consent application would need to address and would form the basis of assessment. These include:

- The design and appearance of buildings
- Landscape design and site layout
- Location and design of vehicle and pedestrian access and parking
- Location of buildings and structures to avoid detracting from ridges, knolls, native forest, geomorphic features and other natural features
- Location of roads and accessways serving buildings to minimise the adverse effects of earthworks
- The integration of buildings and structures with the surrounding landscape so that they enhance and are in harmony with it

In addition, any development/buildings in the flood plain would need to address flooding issues.

The assessment criteria above would form the basis of a development plan and should be addressed comprehensively for the entire site. They are not matters that can be easily and quickly addressed to support the early establishment of the Pony Club as there needs to be good understanding of the overall plans for the site.

Existing Users

There are two existing users on the land and agreements with them are not due to expire until March 2011. There may be some opportunity to negotiate with them over allowing a third party on the land, but the existing agreements would take precedence over any new arrangements.

CONCLUSION

The establishment on the land of the Papakura Pony Club is a question of timing rather than a question of the end result. The Council resolution is clear that an equestrian hub be incorporated at 165 Opaheke Road and that Papakura Pony Club is a key stakeholder in that respect. However planning, consultation and statutory processes are both desirable, in terms of ensuring the right result overall, as well as being necessary to meet commitments already made to residents in the vicinity. Even if the Council were of a mind to set aside these matters and allow the Papakura Pony Club to establish in advance of other groups, the Resource Consent process would require the commitment of Council resources that are not available in the next six months with the current demanding work programme. Accordingly, it is recommended that the Council decline the request by the Papakura Pony Club to establish on the land at 165 Opaheke Road in advance of a development plan.

RECOMMENDATIONS

1. That the information be received.
2. That the Council decline the request by the Papakura Pony Club to establish on the land at 165 Opaheke Road in advance of a development plan.

7. REGIONAL ISSUES

(a) SUBMISSION ON THE AUCKLAND SOCIAL FORUM DISCUSSION DOCUMENT

REPORTING OFFICER: Erin Clarke
Policy Advisor

ATTACHMENT: Draft Submission on the Auckland Social Forum Discussion Document
Auckland Social Policy Forum Discussion Document

(Attachment No. 4)

PURPOSE OF THE REPORT

The purpose of this report is to seek Council approval of the attached Submission on the Auckland Social Forum Discussion Document.

BACKGROUND

The formation of a Auckland Social Policy Forum was agreed to by Cabinet in the context of the new Auckland Council structure to progress social issues in Auckland at the political level.

The Ministry of Social Development has released a discussion document which outlines the make up and function of the Social Policy Forum, and seeks feedback on the various aspects of its formation, activities, and relationships.

On 27 April 2010 Council held a workshop to discuss the contents of the Social Policy Forum Discussion Document. The suggestions made at this workshop have been incorporated into the attached draft submission.

NARRATIVE

The advent of the Social Policy Forum has been described as “a new formal mechanism that enables the government and Auckland Council (including local boards) to work effectively on social issues”.

The Social Policy Forum Discussion Document asks specific questions pertinent to the following areas:

- What the forum will achieve
- What the forum will do to achieve its objectives
- How the forum will work
- How the forum could work with non-government organisations (NGOs) and the community sector.

During their workshop, elected members expressed support for the overarching principles underpinning the Social Policy Forum but highlighted some specific concerns and suggestions which included:

- That forum membership be reconsidered; including the selection of local board representatives and the option of co-opting additional members onto the board during the discussion of specific issues

- That there needs to be clear avenues for “umbrella” social service organisations to effectively contribute to the forum
- Ensuring there is a place for non government organisations to participate in three way discussions on social issues (alongside central and local government)
- That regional concerns should not displace local issues or interactions
- That prevention is considered alongside the “cure” of social problems
- The forums meetings should be open – not closed door
- That funding and resourcing is adequate for the implementation of the forum’s objectives and priorities and that this filters down to the agencies working “on the ground”.
- That subcommittees could be set up to deal with specific social topics.
- That a number of issues need to be considered by the forum initially – and that the interrelationships between these needs to be recognised.

These points have been included in the attached submission for consideration by the Ministry of Social Development.

CONCLUSION

The Ministry of Social Development has invited feedback on a discussion document on an Auckland Social Policy Forum which will be a collective group bringing together Auckland local and central government representatives. Council have discussed the contents of the document at a recent workshop, and are asked to approve the attached submission which outlines elected member comments and views.

RECOMMENDATIONS

1. That the information be received.
2. That Council approve the attached Submission on the Auckland Social Policy Forum Discussion Document.

8. NOTICES OF MOTION

9. CONFIDENTIAL