

2021

Māngere-Ōtāhuhu Sport & Active Recreation Facilities Plan



Contents

Executive Summary	1
Overview	1
Growth and development.....	1
Participation.....	1
What does this mean for facilities and demand in the local area?	1
What facilities investment is required?.....	2
Identified priority projects.....	3
High priority projects (1-3 years).....	3
1. Introduction	5
1.1. Purpose and scope of the plan	5
1.2. Benefits of the plan	5
1.3. Using this plan	6
2. Methodology	6
2.1. On-line survey.....	6
2.2. Site visits and meetings	6
2.3. Schools and churches.....	6
2.4. Site inspections.....	6
2.5. Secondary data research and analysis	6
3. Limitations.....	7
4. Strategic Context	7
4.1. Local Board Plan	8
4.2. Facility Development Projects Funded or in the Pipeline.....	9
4.2.1. Māngere-Ōtāhuhu Local Board Facility Partnership Fund 2020-2021	9
4.2.2. Sport and Recreation Facility Investment Fund 2020-2021	9
4.2.3. Māngere Community Facilities Investigation July 2015	9
4.2.4. Sport Code Facility Plans.....	11
5. Factors Influencing Facilities in Māngere-Ōtāhuhu.....	11
5.1. Projected Future Population Growth	11
5.2. Development and Transport.....	12
5.2.1. Development.....	12
5.2.2. Transport Improvements.....	14
5.3. Local Board Demographics.....	16
5.3.1. Gender.....	16
5.3.2. Age	16
5.3.3. Ethnicity	16
5.3.4. Catchment Differences	16

5.3.5.	Forecast Population Changes 2018 – 2038 (compared to NZ).....	17
5.3.6.	Age projections	18
5.3.7.	Dwellings and Household composition.....	18
5.3.8.	Socio-economic	19
5.4.	Participation Trends.....	20
5.4.1.	Council’s Target Groups Expected Participation Rates	20
5.4.2.	Secondary School Sport	21
5.5.	What does this mean for facilities in the local area?.....	22
6.	Facility Provision	23
6.1.	Overview.....	23
6.2.	Club facilities and membership	25
6.2.1.	Membership and participation	25
6.2.2.	Facilities.....	25
6.2.3.	Current state condition assessments	26
6.3.	Third party opportunities	27
6.3.1.	Schools.....	27
6.3.2.	Churches	27
6.3.3.	Other	27
6.3.4.	Summary of third party opportunities	28
6.4.	Gaps in provision	28
6.4.1.	Indoor courts.....	28
6.4.2.	Kilikiti	29
6.4.3.	Areas of low localised provision	30
6.5.	What does this mean for facilities investment?.....	31
7.	Prioritised projects	31
7.1.	Quick-win Projects	32
7.2.	Priority Projects.....	32

Appendices

Appendix A	Overview of facilities
Appendix B	Summary of grants provided for facilities from 2016/2017 to 2019/2020.
Appendix C	Sport NZ Insights Tool Definitions
Appendix D	Deprivation ratings and census variables of deprivation.
Appendix E	Facilities current state analysis assessment
Appendix F	Indoor Courts Framework
Appendix G	Prioritisation criteria

Executive Summary

Overview

The purpose of the Māngere-Ōtāhuhu Sport and Active Recreation Facilities Plan (Plan) is to identify priorities for investment in sport and recreation facilities within the Māngere-Ōtāhuhu Local Board area. It does not guarantee funding support for projects but is intended to provide guidance for the local board and other funders on options for future investment.

There is a focus on how facility investment can enable increased participation of council's target population groups:

- low socio-economic deprivation areas, of which almost all areas are high deprivation
- children and young people aged 5 – 18 years who are a high proportion of the current population
- Pacific People, a large proportion of the current and future projected population
- Asian communities (predominantly Indian in the area)– particularly young women
- women in general who make up 50% of the population.

The plan covers sport and active recreation facilities which are owned by clubs, council, not-for-profit groups, churches and schools with community access.

This Plan is driven by the investment priorities of council's Increasing Aucklanders' Participation in Sport – Investment Plan 2019 – 2039 and the Māngere-Ōtāhuhu Local Board Plan 2020.

Growth and development

The population of Māngere-Ōtāhuhu Local Board area is projected to rise from 79,029 in 2018 to 108,238 by 2051 (37%)¹. There is a slight difference in the demographic makeup of Māngere and Ōtāhuhu. Growth and development factors including transport improvements influence demand for, and access and transport costs to, sport and active recreation facilities.

The greatest projected growth rates of over 2000 people between 2021 and 2041 are in Favona, Māngere Central and Ōtāhuhu Central. The future population is projected to see fewer young people as a proportion of the population and more people aged over 35 years, Pacific People and Asians.

Participation

Participation rates are variable for council's target groups in Māngere-Ōtāhuhu and lower than Auckland as a whole. Participation rates for primary and secondary school tamariki and rangatahi are higher than other groups such as females, Pacific People, Māori, and Asians.

Expected participation rates² are highest for netball, football, and basketball across the target groups, followed by rugby union, touch rugby, volleyball, and rugby league particularly by school age tamariki and rangatahi, Pacific People and Māori. Kilikiti is also popular with Pacific People.

What does this mean for facilities and demand in the local area?

- Growing densities and population growth should generate additional demand for sport and active recreation activities and facilities and put more pressure on current peak time usage requiring strategies to optimise use and access.

¹ Source: Auckland Council Macro Strategic Model (MSM) Zone Population Projections v i11v6¹

² Source: Sport New Zealand Insights Tool based on Active NZ Survey 2018 and 2018 Statistics NZ Census

- Increased density around Māngere East and Māngere and Ōtāhuhu town centres may see the importance of facilities provided in and near these locations increase.
- Some demand generated by population growth may be soaked up by new capacity added or accessed in the facilities network in nearby local board areas.
- Planned transport improvements may make it easier and more cost effective to get to facilities.
- Codes may face increased competition from each other to attract and maintain junior/youth participation as the number of 5 -19-year-olds declines over time.
- The steady growth in 35– 49-year-olds could increase demand for activities such as football, basketball and touch rugby as adults are still active in many sports at least up until age 50.
- There is likely to be an increase in the number of grandparents that take their grandchildren to sport and therefore facilities should be considered for them (e.g., seating, shade).
- Some facilities and clubs may need to diversify the activities they offer and improve access to cater to the growing older population who have different interests to what mainstream codes offer.
- Demand for court space for basketball, volleyball and netball is likely to continue as the Pacific Peoples and Māori population grows and females remain 50% of the population.
- Demand for groups providing football/futsal, rugby league, rugby, and touch rugby is also likely to continue based on the likely participation rates and preferences of residents.
- The growing Asian population may mean greater demand for sports such as football/futsal, cricket and netball.
- Future provision and development of existing facilities needs to consider the slightly different demographic makeup of Māngere as compared to Ōtāhuhu.
- The high deprivation levels in the community means cost to participate and travel costs will likely continue to dampen participation levels. This means clubs and organisations that use membership fees to sustain their facilities as well as sport provision will likely continue to struggle to have sufficient funds to maintain their aging facilities.

What facilities investment is required?

- Significant investment is required over time to make existing club facilities fit for purpose and to address repair and renewal issues as many facilities are in poor to fair condition, lack the membership revenue required to address facility issues, have no long-term maintenance plans or funding and are maintained on an “as needs” basis.
- There is a need to address universal access, safety and security issues at facilities.
- There is an opportunity to make some facilities more multi-use and increase participation in low use times and off season.
- Increased access to indoor and outdoor covered courts is required to address current and future demand for court sports.
- Additional kilikiti wickets are required to meet local demand by the current and future Pacific Peoples population and enhance participation.
- Apart from kilikiti wickets, no new facilities investment is immediately evident, longer term more court facilities may be required and sport and active recreation facilities in areas of low local provision such as Favona.
- More upfront investment in assessment of facility condition and project scoping, with project management support, will lead to better and more effective short- and long-term investment.
- Greater access can be facilitated to church facilities, but no investment has been identified.
- Investment into some council owned facilities is required to ensure they are safe for participation and fit for purpose.

Identified priority projects

The projects identified in this Plan are a mix of club, council, and third-party facility projects. Criteria used to assess the projects are summarised below:

- Equity (40%)
- Outcomes focused (30%)
- Accountability (15%)
- Sustainability (15%)

High priority projects (1-3 years)

No.	Project	Project Description
1.	Māngere - Ōtāhuhu Netball Centre – Rubberise Courts & infrastructure for basketball	Rubberise surface of 10 courts at the Centre to improve player safety and add infrastructure to support more use for basketball.
2.	Māngere College – Indoor court card access & booking system	Install managed card access and booking system for public use of courts.
3.	Kilikiti wickets - Māngere Centre Park	Add two Kilikiti wickets at Māngere Centre Park.
4.	Indoor court assessment	Feasibility assessment and confirmation of preferred option/s for provision of or access to additional indoor courts.
5.	Outdoor covered court assessment	Feasibility assessment and confirmation of preferred option/s for location of outdoor covered courts.
6.	Technical Evaluation and Assessment work	Steps 1-4 and 7-9 in AAG Current State Site Analysis Assessment 2021 <ul style="list-style-type: none"> • Mangere Hawks Netball Clubrooms \$29k • Manukau City AFC \$56k • Pukuapuka Community Sport \$110k • Ōtāhuhu Rugby TBC. • Māngere Combined Tennis \$31k. •
7.	Māngere East Rugby League Club – Clubrooms Upgrade	Stage 2 First floor upgrade including kitchen, bathroom, laundry, electrical upgrades, cladding, painting and balcony. Completion of ground floor upgrade including security, fencing, window replacement and cladding north wall.
8.	Māngere - Ōtāhuhu Netball Centre – Improved Access	Develop access to toilets within Centre for groups training on courts when Centre is not open. Current access unsafe.
9.	Manukau Rovers Rugby Club – Clubrooms Upgrade	Implement priority projects identified in feasibility study to increase access and safety and address asset condition survey priority renewals.
10.	Māngere Pukapuka Sports Community – Sports Floor & upgrade	Upgrade building and install new sports floor where group currently play volleyball within building. Opportunity for badminton and other active recreation activities.
11.	Options Analysis for increasing multi-use of facilities at House Park	Explore options for a small community building incorporating a shared club space, the renewed council toilets, changing rooms and storage for multiple groups using park.

No.	Project	Project Description
12.	Manukau City Association Football Club – External envelope & interior repairs	Implement priority renewals & repairs identified from Project #6. Repairs to external building fabric e.g.: weathertightness, cladding, doors, and windows and other identified internal repairs.
13.	Manukau City Association Football Club – Repaint interior & exterior	Implement priority renewals & repairs identified from Project #6. Repaint interior and exterior of building.
14.	Māngere - Ōtāhuhu Netball Centre – Repair Work	Series of minor repair work to improve quality of Centre buildings: Remediate damaged FC sheets, install rodent/bird control, reinstate public announcement speakers to courts, repair external furniture.
15.	Māngere - Ōtāhuhu Netball Centre – Additions & modifications	Enhance Centre to improve provision for administration, first aid, court visibility to improve player safety and game management.
16.	Sir Douglas Bader Intermediate School - Access to covered outdoor court	Insert pedestrian gate into security fence with access and booking system for covered outdoor court use for programmes and groups. Add lights to court.
17.	Onehunga- Māngere Softball Club - Investigate renewal of No.1 Diamond surface	Improve condition of No1. Diamond surfaces, bases and field generally.

1. Introduction

1.1. Purpose and scope of the plan

The purpose of the Māngere-Ōtāhuhu Sport and Active Recreation Facilities Plan is to identify priorities for investment in sport and recreation facilities within the Māngere-Ōtāhuhu Local Board area. It does not guarantee funding support for projects but is intended to provide guidance for the local board and other funders on options for future investment.

An important aspect of the plan is the focus within Māngere-Ōtāhuhu Local Board area on how facility investment can enable increased participation of council's target population groups:

- low socio-economic deprivation areas, of which most areas are high deprivation.
- children and young people aged 5 – 18 years
- Pacific People
- Asian communities – particularly young women
- women in general.

The plan covers sport and active recreation facilities which are owned by clubs, council, not-for-profit groups, churches and schools. Many of the facilities are clubrooms, indoor court facilities, indoor spaces that can be used for a variety of sport and active recreation activities and bespoke facilities such as boat ramps, boxing gyms and bowling greens.

Fitness centres, aquatic facilities and sports fields, except where they relate to kilikiti, are out of scope, as are outdoor active recreation facilities such as walkways, cycleways, playgrounds and skateparks.

1.2. Benefits of the plan

Key benefits of this plan are:

- Projects are prioritised based on criteria that reflect local board and council outcomes generating greater impact and effectiveness from investments made.
- Guidance is provided for the local board to allocate grants such as from its Facility Partnership Fund opening the funding source to a greater range of groups.
- Guidance for the local board to advocate for or to leverage funding from other agencies in support of priority projects including increased access to third-party facilities such as schools.
- Outcomes and priorities are clear for groups seeking grant funding from the local board and other funders.
- The unique issues and needs facing sport and recreation clubs and organisations in the local board area are highlighted to show how these influence facility management and provision.
- Best practice facility planning is promoted through identifying project planning stages e.g., needs assessment and feasibility studies as the precursors to business cases and/or funding applications.
- A programme approach is supported to in-depth scoping of future projects saving time and money, producing well-scoped projects to progress to business case and funding applications.
- Opportunities are identified for community access, partnerships and collaborations with other facility providers, schools and churches.
- External funders can check the priorities within the local board area when considering grant funding applications.

1.3. Using this plan

This plan is a living document and will be updated every few years so that completed projects are removed and new projects added. Reviewing the project priorities means that the list of projects will reflect any changes in the outcomes that council and the local board is seeking and will be reflective of key demographic, social, infrastructure and participation trends as they emerge.

2. Methodology

The information summarised in this plan was collected using a mix of an online survey of facility providers, direct engagement with representatives of clubs, schools, churches and council facilities, site visits, site inspections and collection and analysis of secondary data. Support for gathering this information was provided by council sport and recreation officers and Community Leisure Management Sector Development/Spaces & Places staff.

2.1. On-line survey

- Sixty sport and active recreation clubs and organisations were identified in the local board area and a survey sent to them in October 2020, some of which were later considered out of scope and others added as and when identified.
- Twenty-five responses (42% response rate) were received with information collected on club membership, sports facility provision and facility use, issues, needs, future plans and priorities.
- Respondents and non-respondents were followed up with site visits, one on one meetings and phone calls, resulting in 52 sport and active recreation clubs, organisations and council facilities contacted directly in all (see Appendix A).

2.2. Site visits and meetings

- Twenty-seven site visits were undertaken to clubrooms, where a club or organisation owns, or leases facilities and seven one on one meetings held with those not owning facilities.
- The purpose of the visits and meetings was to follow up on survey responses (for clubs that responded), gather further insights and obtain information from clubs that did not respond to the online survey.

2.3. Schools and churches

- Nine secondary or composite schools out of twelve in the local board area, one intermediate school and 16 out of a sample of 24 churches were contacted to gather information on existing or potential community access to their facilities and barriers to use.

2.4. Site inspections

- A building assessment specialist company, Asset Advisory Group undertook an assessment of the current state condition of six club facilities in December 2020. These buildings were selected based on information obtained during site visits to club facilities and issues raised by clubs.

2.5. Secondary data research and analysis

- Māngere-Ōtāhuhu Local Board plans and reports
- Māngere-Ōtāhuhu Local Board and Auckland demographics and population projections
- National and regional sport facility plans
- Auckland Council plans, policies and strategies
- Transport plans and projects affecting local board area

- Kainga Ora housing developments
- School facility inventory
- Club and Regional Sports Organisation's (RSO) membership data

3. Limitations

This plan is based on information and data available at the time of writing. As some information and data was received from third parties, collected by others or is from secondary data, there may be some omissions and inaccuracies. Given the timing of collation of potential projects in the earlier stage of engagement, some of the identified projects may have changed or progressed since that time. This plan still represents the most comprehensive local board sport club facility data source available.

4. Strategic Context

Over the past five years Auckland Council has adopted several plans and policies that clarify council's investment priorities into sport and active recreation facilities. These priorities allow Auckland Council to apply its scarce resources more effectively to increase sport and active recreation participation and deliver on the Auckland Plan 2050.

This new strategic direction signals a shift to invest in:

- Equity of outcomes across the population regardless of age, gender, ethnicity, socio economic status or location
- Facilities that provide for low participant communities, emerging sports and sustaining high participation sports
- Maximising the benefits to the community a facility serves
- Fit-for purpose facilities.
- Financially sustainable facilities
- Accessible facilities that are affordable to the public
- Value for money projects
- Facility partnerships
- Core³ and ancillary⁴ infrastructure as a priority

These priorities are used to shape the project prioritisation criteria for this Plan.

Figure 1 Strategic Context outlines the high-level policy and planning context for the development of the Māngere-Ōtāhuhu Local Board Sport and Active Recreation Facilities Plan (Plan).

Council's plans and policies are complemented by national and regional sport code facility plans and the Auckland Sports Facilities Priorities Plan led by the sports sector with support from Auckland Council, Aktive and Sport New Zealand.

³ Core infrastructure is defined as courts, fields, playing surfaces and lighting

⁴ Ancillary is defined as toilets, changing rooms, equipment storage and car-parking.

4.1. Local Board Plan

The Māngere-Ōtāhuhu Local Board Plan 2020 outlines six aspirational outcomes it is seeking to achieve. Guiding this Plan are three of these outcomes, objectives, and key initiatives:

Outcome two: We are building well-connected, engaged and active communities	
Objectives	Key Initiatives
Community facilities meet our diverse needs, enhancing our lifestyles, culture, and wellbeing	Deliver our park renewals, concept plans and Centre Park masterplan to meet increasing sports and recreational needs
Māngere East is a thriving, liveable and connected community centre	Design and deliver a multi-purpose community centre at Walter Massey Park
Outcome five: Our children and young people grow and succeed	
Objectives	Key Initiatives
Children and young people feel safe and free to express themselves with well-designed spaces	Renew our playgrounds and recreational facilities to better serve our children and young people at all stages including those who are differently abled or have faith based needs
Our community recognises and supports aspirations and development of children and young people	Develop and maintain quality sport, recreation and arts spaces, while building local groups' capacity to support our children and young people
Outcome six: We thrive and belong in safe, healthy communities	
Objectives	Key Initiatives
Successful communities are made up of thriving families and empowered people living in safe neighbourhoods	Support activities that help people have healthier lifestyles and better wellbeing
Celebrating our differences brings us together	Support programmes allowing our ageing community to access our facilities and enjoy participating in our society
	Champion ways to improve and enhance our people's lifestyles, including increasing accessibility and participation in community life for people who are differently abled

4.2. Facility Development Projects Funded or in the Pipeline

A review of recent funding decisions and facility investigations identifies several funded and potential priority projects in the local board area.

4.2.1. Māngere-Ōtāhuhu Local Board Facility Partnership Fund 2020-2021

The local board has a Facility Partnership Fund which has invested in local sports facilities since 2016 at a budget of \$150,000 (See Appendix B). In 2020-2021, funding was partly allocated to:

- Māngere Ōtāhuhu Netball Centre: \$22,000, to complete a feasibility study to identify options to address safety and facility design issues.
- Manukau Rovers Rugby Football Club: \$20,900, to complete a feasibility study to identify options for facility upgrades.
- Manukau Rovers Rugby Football Club: \$3,620, to purchase tables and chairs for the clubrooms.

Going forward the budget is reduced to \$80,000 per year.

4.2.2. Sport and Recreation Facility Investment Fund 2020-2021

The fund was established during the Long-term Plan 2018-2028 to support the development of regional and sub-regional sport and recreation facilities. It has a budget of \$120 million over the ten years of the plan with \$5.8 million available in 2021-22 and \$11.6 million in 2022-23.

In October 2020, Council approved investment of \$2,000,000 into Māngere Centre Park for design and capital development. Investment into Māngere Centre Park was subject to completion of the park master plan but is now being considered in parallel with its development and will be incorporated into the final plan. Opportunities for provision of kilikiti wickets are identified through the development of this Plan and have been fed into the master planning process.

4.2.3. Māngere Community Facilities Investigation July 2015

The purpose of this work was to investigate community facility provision in Māngere, with specific interest in the areas in and around Māngere Centre Park and Walter Massey Park in Māngere East.

One of the report recommendations was to investigate the feasibility of building a new integrated community facility within Walter Massey Park which focuses on meeting indoor recreation and community development needs only.

“Design and deliver a multi-purpose community centre at Walter Massey Park” is a key initiative in the Māngere-Ōtāhuhu Local Board Plan 2020 under Outcome 2.

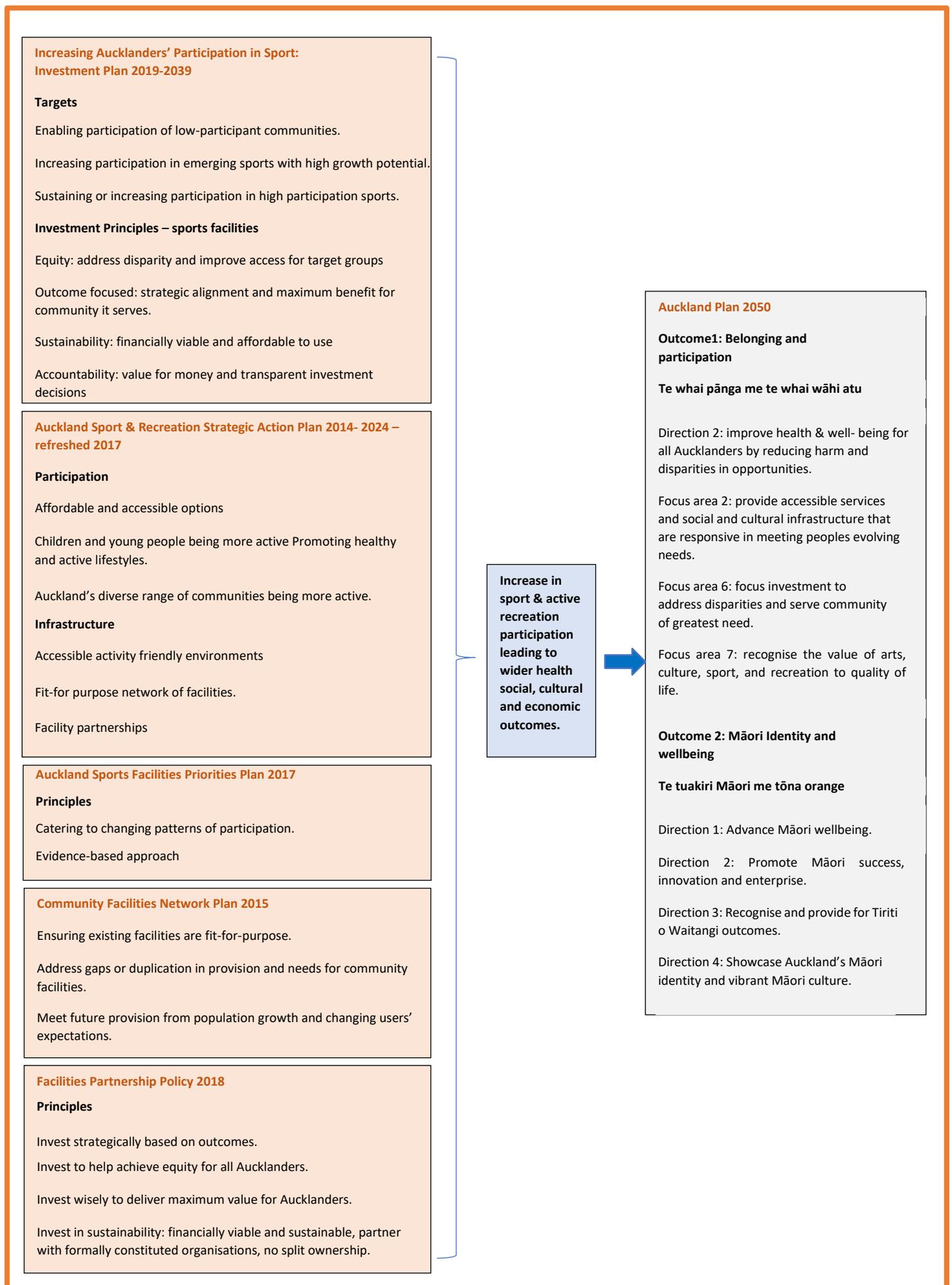


Figure 1 Strategic Context

4.2.4. Sport Code Facility Plans

Seventeen sport code facility plans exist across Auckland. Each plan identifies a hierarchy of facilities, priority actions and investment projects. Only two plans identify priorities for facility development in Māngere-Ōtāhuhu Local Board area and they are both sports field upgrades, outside the scope of this plan.

- Rugby League (2019) - Advocate to Māngere-Ōtāhuhu Local Board for the upgrade of fields at Walter Massey Park.
- Rugby (2018)- Ōtāhuhu Rugby Club a priority for field investment.

This lack of identified facility developments in the code facility plans for the local board area is indicative of the general lack of facility development projects identified through the development of this Plan.

Almost all facilities in the area are considered “local” in the relevant sport code hierarchy of provision except for the Māngere-Ōtāhuhu Netball Centre which is identified as sub-regional.

This lack of identified sub-regional facilities is also challenging as it limits any regional investment into facilities in the local board area.

5. Factors Influencing Facilities in Māngere-Ōtāhuhu

5.1. Projected Future Population Growth

The population of Māngere-Ōtāhuhu Local Board area is projected to rise from 79,029 in 2018 to 108,238 by 2051 (37%) as seen in Figure 2. This is lower than the growth rate for Auckland over this period (47%).

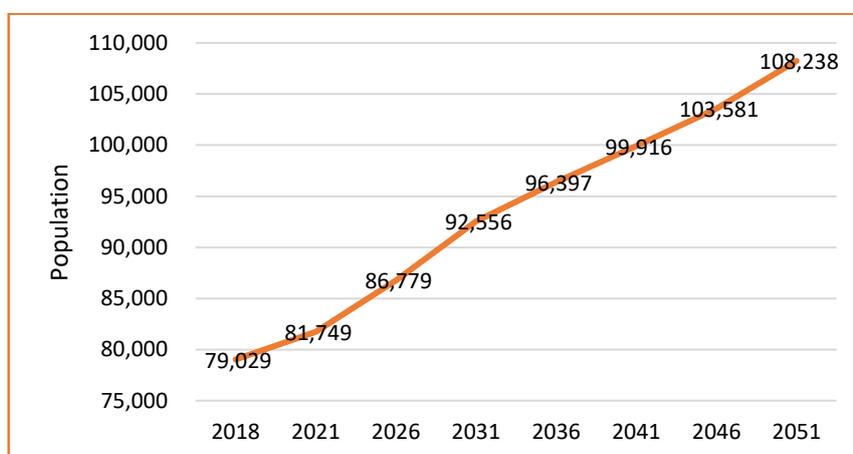


Figure 2 Māngere-Ōtāhuhu Local Board Forecast Population

Source: Auckland Council Macro Strategic Model (MSM) Zone Population Projections v i11v6⁵

Figure 3 illustrates the Māngere-Ōtāhuhu MSM Zones with the greatest projected growth rates of over 2000 people between 2021 and 2041 in Favona, Māngere Central and Ōtāhuhu Central. Favona and Māngere Central are identified as future Kaianga Ora development areas and Māngere Central, Māngere East and Ōtāhuhu Central are identified as development areas in the Auckland Plan 2050.

⁵ The MSM zones do not match up exactly with local board boundaries explaining some differences in population numbers compared to Statistics NZ.

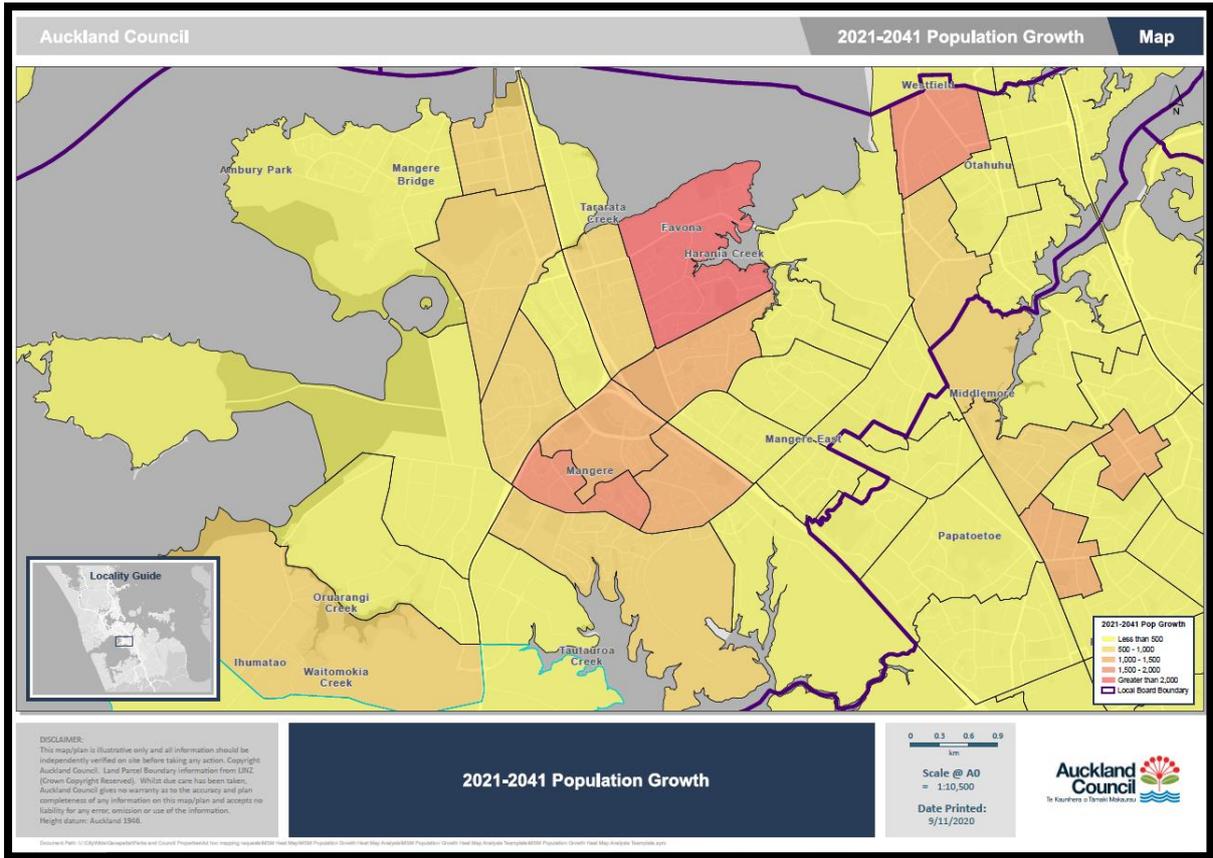


Figure 3 Māngere-Ōtāhuhu Local Board Area Population Growth 2021-2041

5.2. Development and Transport

Two key variables to all the population projections in this Plan will be the rate and type of development realised under the Unitary Plan and transport route improvements. The type of housing, its affordability and people’s access to employment markets and education may over time change the current population and growth projections.

5.2.1. Development

Kāinga Ora Housing Development

A key influence will be the rate at which Kāinga Ora housing development is rolled out. As an example, the Māngere West⁶ development is projected to take five – seven years to completion and will result in approximately 930 new homes. The Aorere development which borders the local board area will add approximately 500 additional homes. Figure 4 Kāinga Ora Māngere Development shows other developments in the local board area to follow Māngere West and Aorere taking up to 15 years to complete the 10,000 new homes.

⁶ Kāinga Ora Website: mangeredevelopment.co.nz

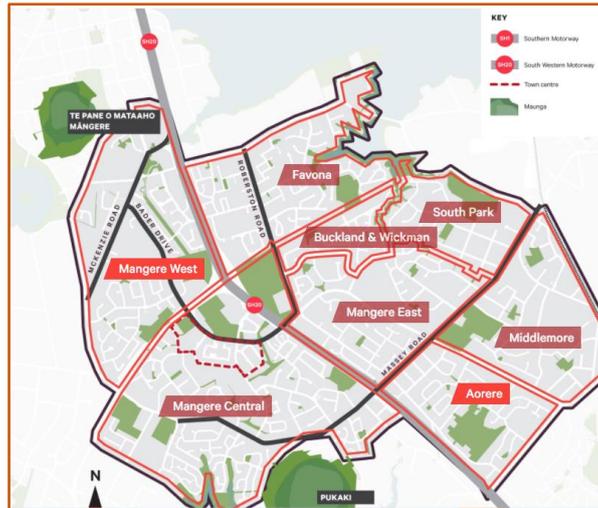


Figure 4 Kāinga Ora Māngere Development
 Source: Kainga Ora Website: mangeredevelopment.co.nz

Māngere-Ōtāhuhu Area Plan 2013

The Māngere-Ōtāhuhu Area Plan 2013 provides a framework to guide council’s planning and decision making in the area over the next 30 years. It sets out long-term aspirations and identifies projects and initiatives that can help to achieve the vision for an area. This will ensure that projects and programmes are co-ordinated and reflect the communities’ needs and aspirations.

Because significant growth is now proposed in part of the Māngere area, council’s Plans and Places team are reviewing part of this document to be able to better respond to this growth.

Within the review area, there are five focus areas – Māngere Town Centre, Tararata Creek, Favona, Māngere East and Middlemore. These focus areas are where there will be multiple and overlapping benefits from the different projects that will be necessary to deliver the overall vision for the areas and to support the significant growth expected over the next 30 years.

The first stage of community engagement for the review was completed in November 2020.

Auckland Plan Development Area 2018

Ōtāhuhu, Māngere and Māngere East are identified as specific locations expected to undergo a significant amount of housing and business growth in the next 30 years, see Figure 5 and Figure 6.

Significant public investment has gone into the Ōtāhuhu public transport interchange, new bus stops, town centre regeneration and the development of the Ōtāhuhu Recreation Precinct which is expected to trigger private redevelopment. Māngere has large areas zoned for intensive housing along with planned Kāinga Ora development areas. Planned transport infrastructure investment could also trigger widespread development.

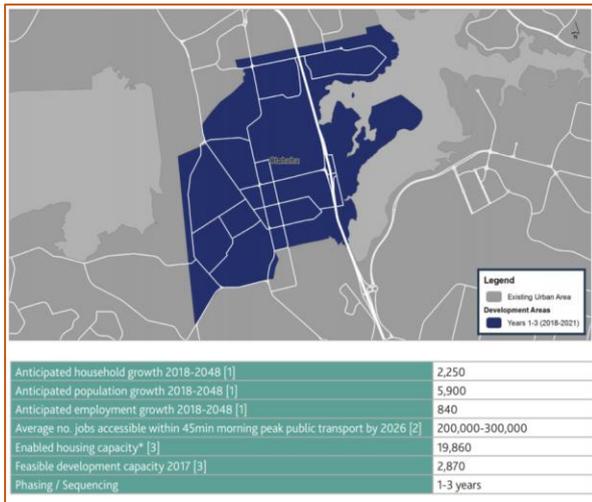


Figure 5 Development Area – Ōtāhuhu

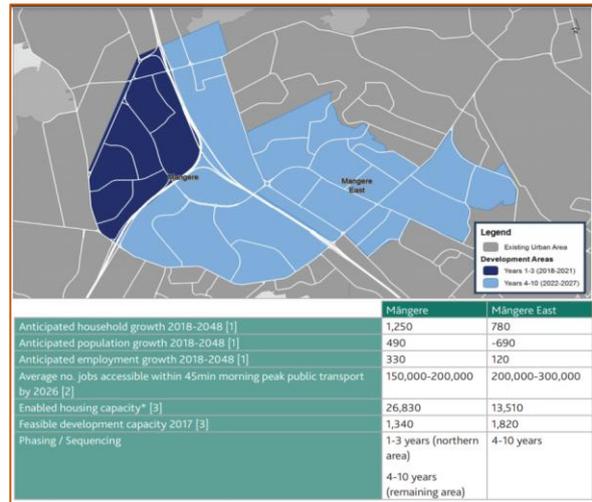


Figure 6 Development Area – Māngere and Māngere East

Source: Auckland Plan 2050

5.2.2. Transport Improvements

Poor transport access and transport costs are recognised barriers to increased participation in sport and recreation and a key factor in people’s consideration of where they live and work and which sport and recreation facilities they mostly use. Access to and through the area is set to improve over the next ten years.

Auckland Light Rail – City Centre to Māngere Light Rail

The Auckland Light Rail project refers to the future expansion of Auckland’s mass transit system, currently trains and buses, with a light rail network. The City Centre to Māngere (CC2M) corridor was identified in 2018 as the first part of the light rail network to be developed. It will greatly improve accessibility to Māngere and Māngere East.

The Southwest Gateway Programme

The Southwest Gateway Programme consists of three projects to provide safer and more reliable travel choice to move around south and east Auckland including to and from the airport (Figure 7).

Airport to Botany rapid transit delivers fast, frequent, high-capacity public transport route between the airport, Manukau and Botany, connecting with existing and planned rapid transit.

20Connect improves journey reliability and safety along State Highways 20, 20A and 20B.

Auckland Airport precinct developments delivers consistent, reliable journeys on the airport’s transport network and support a shift to public transport options.



Figure 7 Map of Southwest Gateway Project

Source: Auckland Transport website <https://at.govt.nz/projects-roadworks/airport-to-botany-rapid-transit/#southwest>

Auckland Regional Public Transport Plan (ARPTT) 2018-2028

ARPTT identifies improvements to the frequency and reliability of public transport services in the network including Māngere and Ōtāhuhu Integrated Corridor Programme.

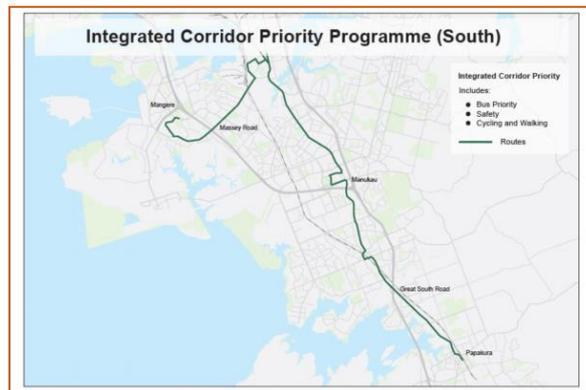


Figure 8 Integrated Corridor Programme (South Auckland)
Source: Auckland Regional Public Transport Plan 2018-2028

The Māngere Cycling Improvements Project

This project will upgrade the walking and cycling network in Māngere and is planned as part of the early deliverables from the Southwest Gateway. The proposals combine with the existing walking and cycling facilities to create safe links for people travelling between Māngere Bridge, Māngere, Auckland Airport and the Airport Oaks employment areas.

Benefits include:

- Journeys opened to Airport Oaks area, a major employment hub.
- Easier access to Māngere town centre.
- Easy connections to SH20A cycling facilities and existing cycleway on Bader Drive, connecting the residential areas.
- Bader Drive direct cycling route, linking up Kāinga Ora housing development, Māngere College and Te Kura Kaupapa Māori O Māngere.
- An important east-west link connecting Favona and Māngere with improved connections to local schools.
- Safer cycling connections.
- Wider connections to Onehunga, by upgraded Māngere Bridge completion in 2022.



Figure 9 Māngere Cycling Improvements overview map – proposed changes

5.3. Local Board Demographics

5.3.1. Gender

The local board area had a 50: 50 split of males and females in 2018 census. Population forecasts project this to remain a 50: 50 split in 2043.

5.3.2. Age

The local board population has a significant number of young people in its population and a greater proportion (24.7%) of younger people 5-19 years than Auckland as a whole (19%). Older people make up a smaller proportion of the population with those aged 65 or older making up 8.5%, compared to 12.0% of Auckland.

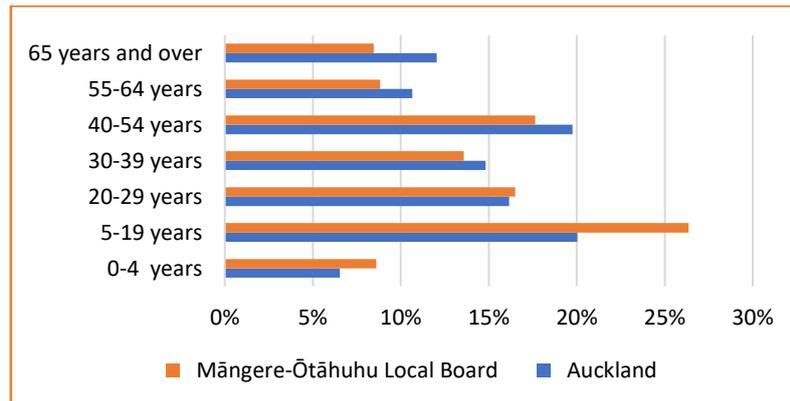


Figure 10 Age Breakdown 2018 (compared to Auckland)

Source: Statistics NZ Census 2018 age and sex by ethnic group usual resident population count

5.3.3. Ethnicity

Māngere-Ōtāhuhu has the largest proportion of Pacific People (59.4%) in Auckland and a much lower proportion of Europeans (19.1%). The number of Asian females (a target group for council participation) was 7356 in 2018, equating to 16% of females in Māngere-Ōtāhuhu. Forty five percent of Asian females are under the age of 29 years.

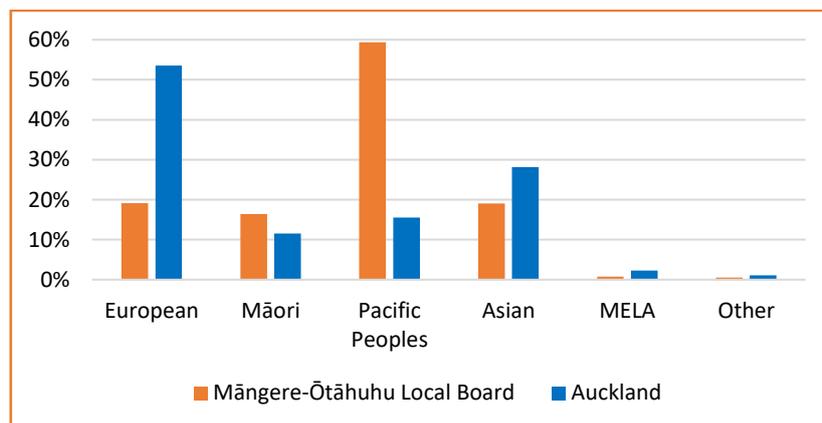


Figure 11 Ethnic Breakdown 2018 (compared to Auckland)

Source: Statistics NZ Census 2018 ethnic group usual resident population count

5.3.4. Catchment Differences

There are differences between the western Māngere catchment and the more eastern Ōtāhuhu catchment of the local board area as shown in Figure 12.

- Māngere has a higher proportion of Pacific People (Samoan in particular).
- Ōtāhuhu has a higher proportion of Asian (Indian in particular) and European ethnicities.
- Ōtāhuhu has a slightly higher proportion of older adults and lower proportion of primary school children.

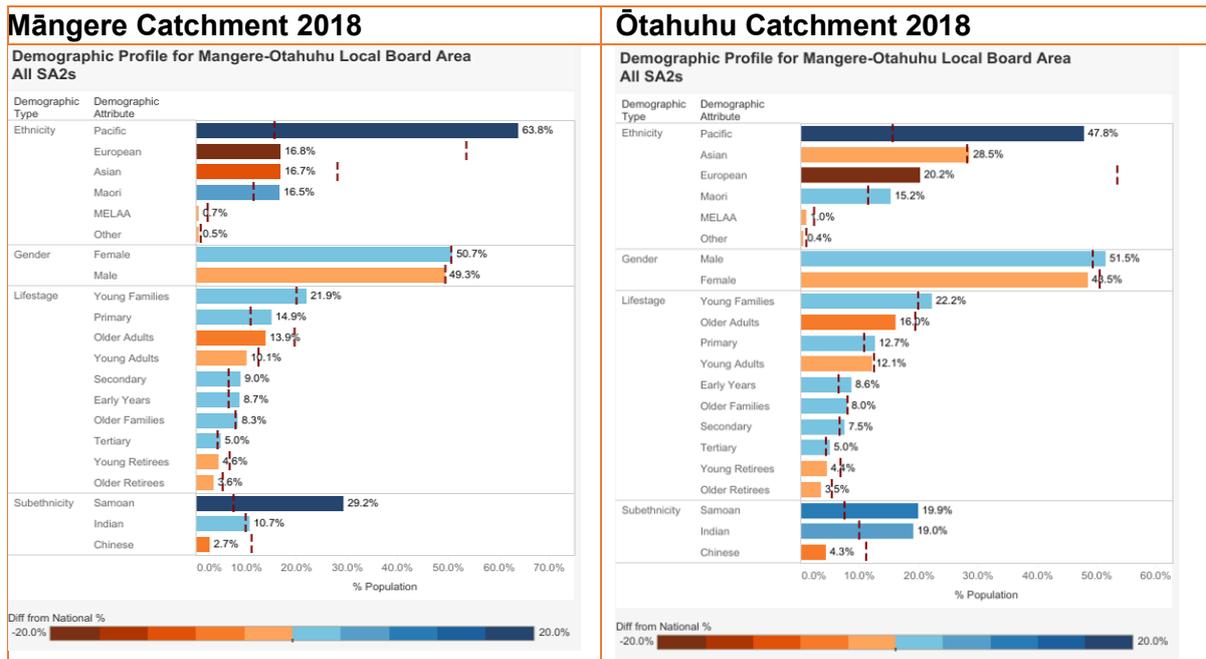


Figure 12 Demographic Catchment differences
Source: Sport NZ Insights Tool

Sport NZ Insights Tool definitions can be found in Appendix C.

5.3.5. Forecast Population Changes 2018 – 2038 (compared to NZ)

- The percentage of young families, children in early years, primary and secondary school students in the local board population are forecast to rise greater than the national average but reduce as a percentage of the overall local population.
- The percentage of Pacific People is forecast to grow 9.6% to 68.9% of the local board population by 2038, with 9% growth in those identifying as Samoan.
- The Asian population is forecast to grow by 6.3% to 25.3 % of the local board population.

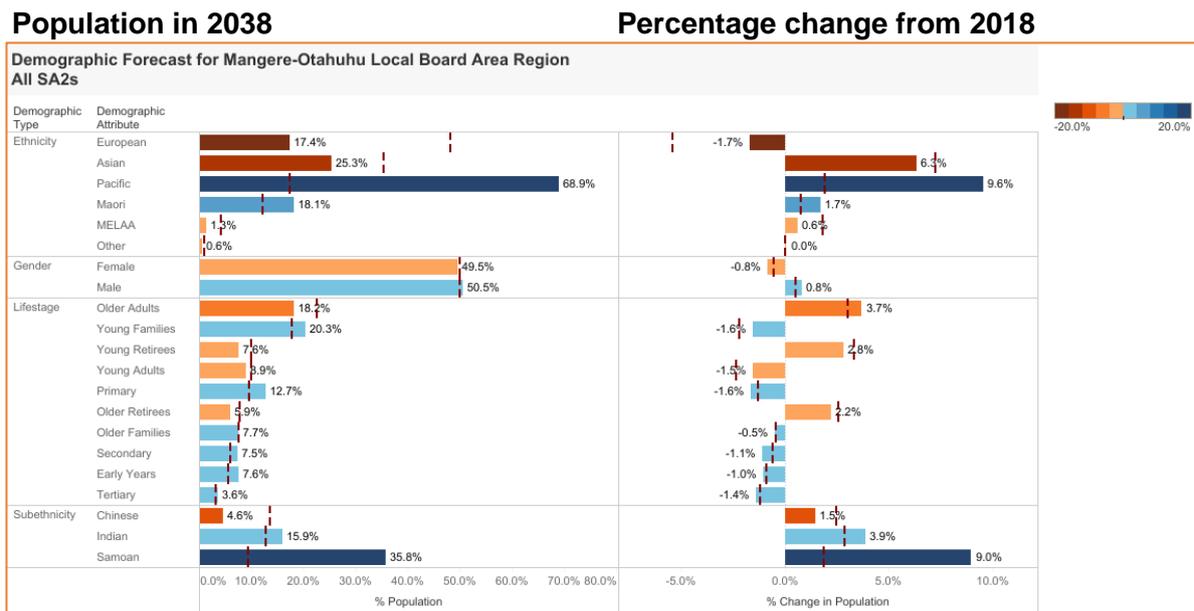


Figure 13 Demographic forecast and percentage change 2018-38
Source: Sport NZ Insights Tool

5.3.6. Age projections

To note from Figure 14 below:

- Overall, the population is aging.
 - older people, 65+ years, are projected to grow to over 17,000 or 16% of the population by 2048, compared to 8% in 2018.
 - people aged 50- 64 years are projected to grow to about 19,000 or 18% of the population by 2048, compared to 15% in 2018.
 - people aged 35 - 49 years are projected to grow to nearly 22,000 or 21% of the population by 2048, compared to 18% in 2018.
- The number of young people aged 5-19 years are projected to decrease slightly over the 30-year period to 20,280 and reduce as a percentage of the population from 26% in 2018 to 19% in 2048.
- Whilst the 5-19-year-olds are projected to fall to 19% of the population by 2048, this remains a higher proportion than Auckland as a whole (16%).

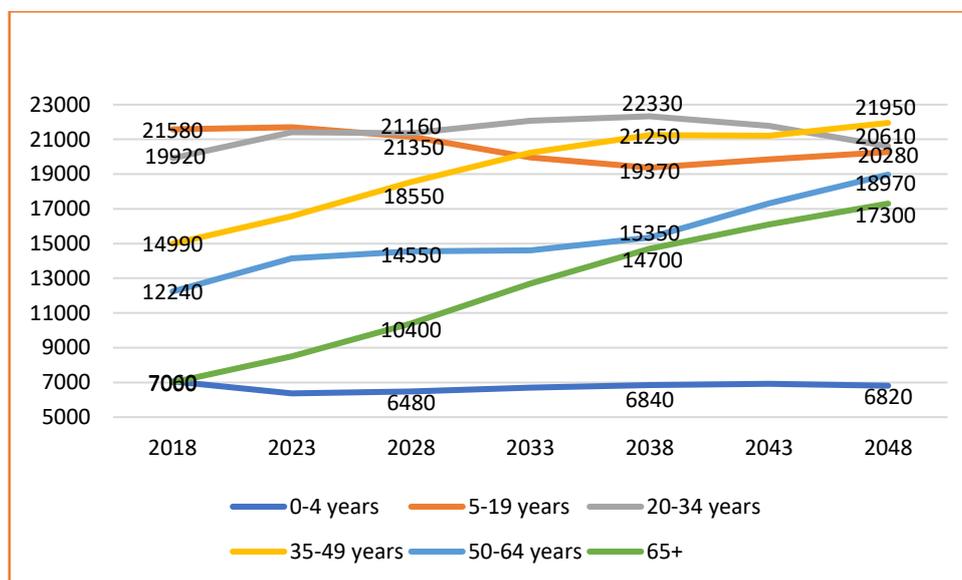


Figure 14 Age Projections 2018-2048

Source: Statistics NZ Subnational population projections by Age & Sex 2018 (base)-2048 update

5.3.7. Dwellings and Household composition

Total households are projected to increase from 18,500 in 2013 to 28,100 in 2038, the vast majority (83%) of which will be Family Households.⁷

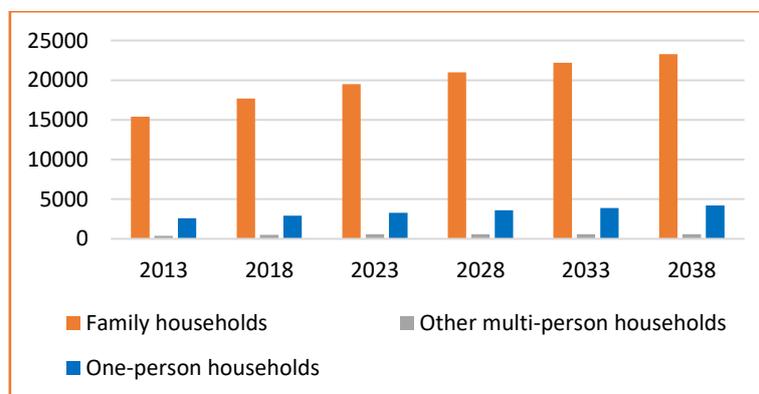


Figure 15 Household Types

Source Statistics NZ Subnational household projections, by household type, 2013(base)-2038 update

⁷ A household containing two or more people usually living together with at least one couple and/or parent-child relationship, with or without other people.

5.3.8. Socio-economic Income

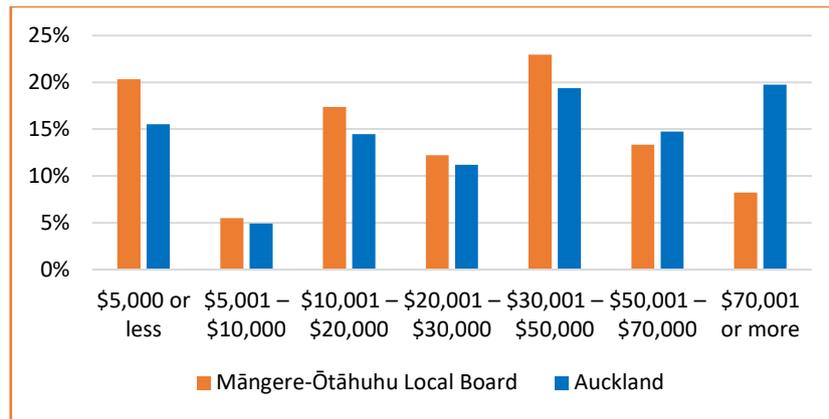


Figure 16 Income Compared to Auckland

Source Statistics NZ 2018 Census Total personal income by age group & sex usual resident population count

There is a higher proportion of people on lower incomes in Māngere-Ōtāhuhu than Auckland as a whole with 78% earning \$50,000 or less compared to 65% for Auckland as a whole and a lower proportion earning over \$70,000.

Deprivation

Figure 17 highlights most of the local board population, 71,904 out of 78,552 at the 2018 census, are living in areas of high deprivation (8-10). Twenty two of the 25 SA2⁸ areas are decile 8-10. See Appendix D for SA2 deprivation levels and NZ Index of Deprivation 2018 Census variables.

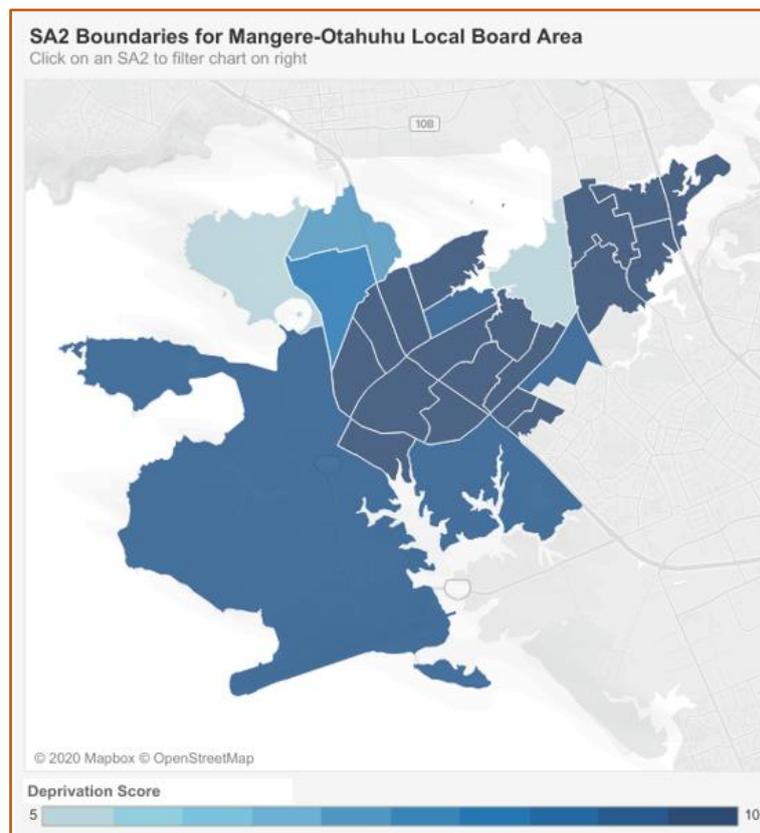


Figure 17 Deprivation Ratings Māngere-Ōtāhuhu Local Board
Source: Sport NZ insights tool

⁸ Statistical Area Level 2

5.4. Participation Trends

5.4.1. Council's Target Groups Expected Participation Rates

Within Māngere-Ōtāhuhu Local Board area, council's target groups are children and young people aged 5-18 years, Pacific People, Asian communities (particularly young women) and women in general. All areas are considered low socio-economic deprivation areas.

Participation rates overall and by activity vary between these groups. The overall inactivity rate of people in Māngere-Ōtāhuhu is 31.8% which compares to the national rate of 26.9% and the Auckland rate of 28%.

The inactivity levels for council's target groups in the local board are:

Female	29%	Secondary School	12%	Pacific ethnicity	31%
Primary School	13%	Māori	29%	Asian ethnicity	31%

Included in this overview, Figure 18 and Figure 19, are the sports and recreation activities identified in the top 20 rated sport and recreation activities for expected participation rates for the local board population as a whole and per target group. This is sourced from the Sport NZ Insights Tool and based on Active NZ survey 2018 and Statistics NZ census 2018.

As an example, female sports identified in the top 20 activities for expected participation were netball, football and gymnastics whereas for Pacific Peoples sports identified were netball, football, basketball, rugby union, volleyball, touch rugby, rugby league and boxing. The highest expected participation across the whole population is in football, basketball, netball, touch rugby and rugby union.

To gain more insight into Asian females' participation, the Active NZ Survey 2019 identifies that for young Asian females (5-17years) the top 5 sporting activities participated in over the last seven days were netball 16%, gymnastics 11%, football/soccer/futsal 9%, basketball or mini-ball 8% and cross country 6%.

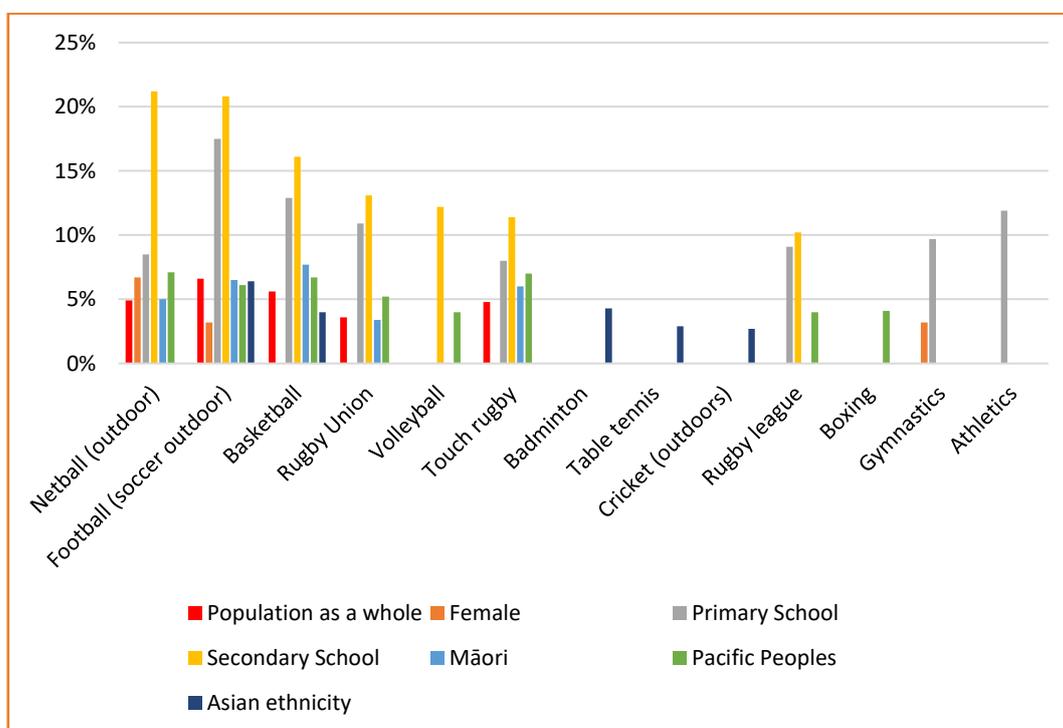


Figure 18 Expected Sport Participation Rates
Source: Source: Sport NZ Insights Tool

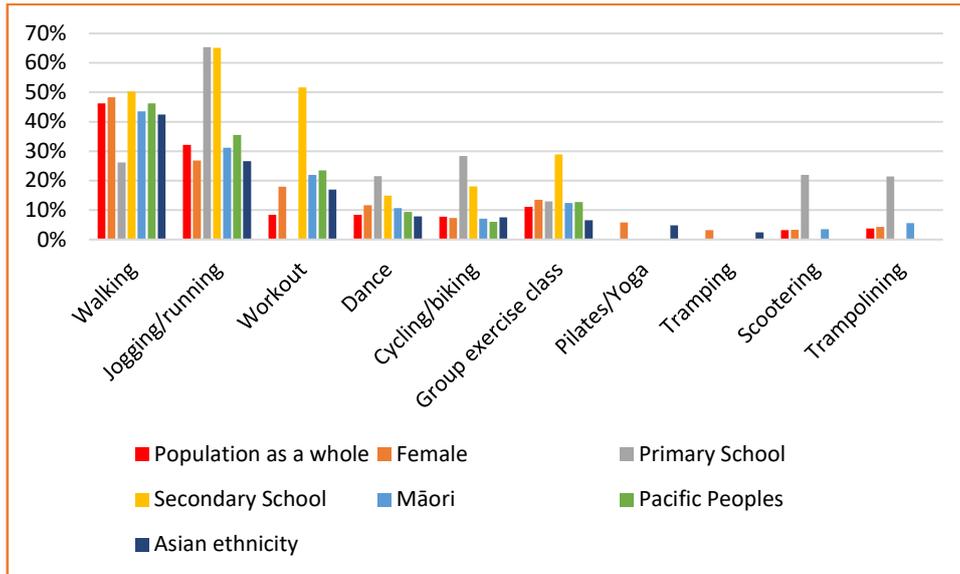


Figure 19 Expected Active Recreation Participation Rates
Source: Sport NZ Insights Tool

Expected active recreation participation reflects the general trend of people participating in a number of active recreation pursuits at higher levels overall than in most sports.

5.4.2. Secondary School Sport

The New Zealand Secondary School Sports Council’s census shows participation rates for the Counties Manukau area of Auckland. Netball, football, and volleyball are the top three sports for girl’s participation and rugby union, football, and basketball for boys.

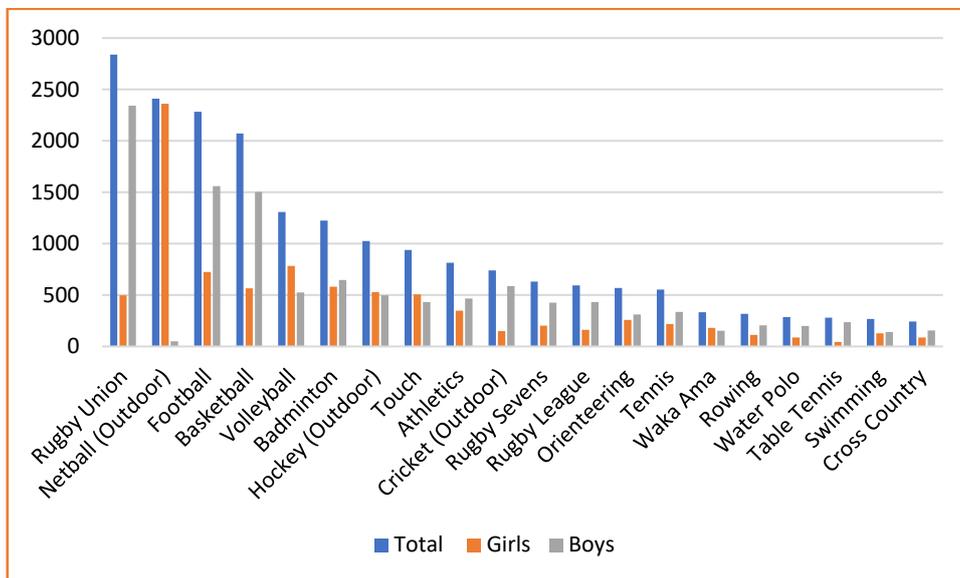


Figure 20 Secondary School Sport Participation Counties Manukau Area

The top five growing secondary sports across New Zealand from 2015-2019 (by number) are basketball, futsal, badminton, volleyball and mountain biking.

5.5. What does this mean for facilities in the local area?

- The growing densities and projected population growth should generate additional demand for existing and any new or expanded sport and recreation facilities.
- Pressure at peak usage times at existing facilities may increase in response to demand for activities from population growth; optimising use and access will be required in the first instance.
- The increased density in Māngere East and closer to Māngere and Ōtāhuhu town centres may see the importance of facilities provided near to these locations increase.
- Some demand generated by population growth may be soaked up by new capacity added or accessed in the facilities network in nearby local board areas.
- Improved transport routes may make it easier and more cost effective to get to some sport and recreation facilities in the area but will need to be promoted.
- Over the longer term, some codes may struggle to maintain junior/youth participation with the slight decline in the number of 5 -19-year-olds as they compete for participation and membership from this school aged population.
- The steady growth in the adult population (35– 49 years) could increase demand for a range of sport and recreation activities as adults are still active in many sports at least up until age 50 (e.g., football, basketball, touch).
- Facilities and clubs may need to diversify the activities they offer and improve access to cater to the growing older population.
- There is likely to be an increase in the number of grandparents that take their grandchildren to sport and therefore facilities should be considered for them (e.g., seating, shade).
- Older people (over 65) are less likely to be active on a regular basis and have different sport and recreation interests (walking, individual workouts, yoga, Pilates) to what mainstream high impact codes offer.
- Demand for spaces for court sports such as basketball, volleyball and netball are likely to continue as the proportion of Pacific People and Māori in the catchment grows over time and females remain 50% of the population. Demand for provision of football/futsal, rugby league, rugby, and touch is also likely to continue based on likely participation rates.
- The growing Asian population, Indians in particular, may mean greater demand for provision of football/futsal, cricket, and netball facilities.
- Future provision and development of existing facilities needs to consider the slightly different demographic makeup of Māngere as compared to Ōtāhuhu.
- The high deprivation levels in the community means cost to participate and travel costs (improved transport networks may alleviate some of this) will likely continue to affect participation levels.
- The high number of families and people on lower incomes mean clubs and organisations that use membership fees to sustain their facilities as well as sport provision will likely continue to struggle to have sufficient funds to maintain their aging facilities.

6. Facility Provision

6.1. Overview

In the development of this Plan 52 sport and active recreation clubs and organisations (see Appendix A) were contacted in the local board area and 43 sport and recreation facilities identified, see Figure 21 (excluding sports fields and church halls with community access). Three schools are included; Ōtāhuhu College, Māngere College and Ōtāhuhu Primary that offer some community access for sport.

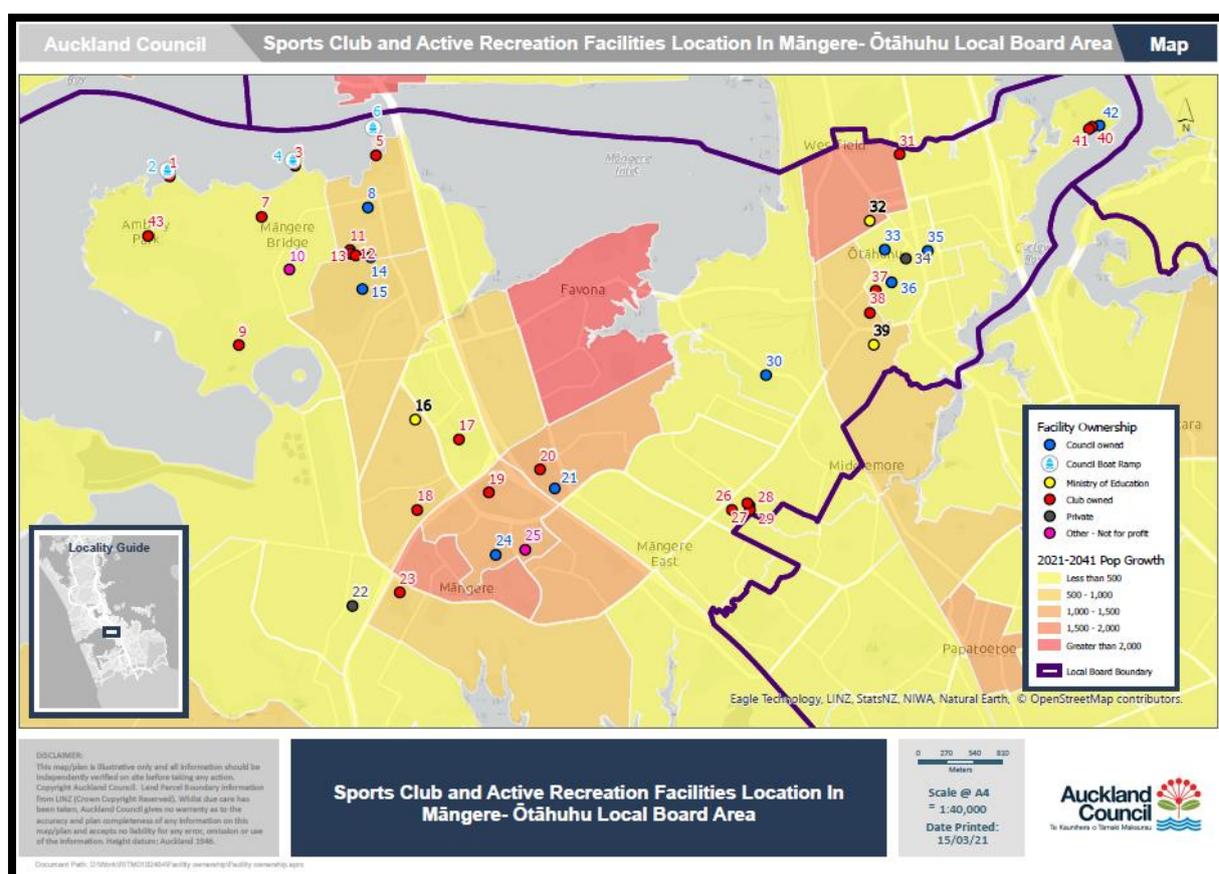


Figure 21 location of sport and active recreation facilities in the Māngere-Ōtāhuhu Local Board area

Legend

ID	Facility	Location	Facility Ownership
1	Manukau Yacht & Motorboat Club	Kiwi Esplanade	Club owned
2	Public Boat Ramp	Kiwi Esplanade	Council owned
3	Māngere Boating Club	Kiwi Esplanade	Club owned
4	Public Boat Ramp	Kiwi Esplanade	Council owned
5	Portage Crossing Waka Ama Club	Waterfront Park	Club owned storage
6	Public Boat Ramp	Waterfront Park	Council owned
7	Māngere Bridge Girl Guides	Waterlea Park	Club owned
8	Tappy's Gym	Swanson Park	Council owned
9	Māngere Pony Club	Ambury Regional Park	Club owned
10	Auckland Chinese Community Centre	Māngere Bridge	Other – Not for profit
11	Bridge Park Bowling Club	Māngere Domain	Club owned
12	Mangere Bridge Scout Group	Māngere Domain	Club owned

13	Bridge Park Tennis Club	Māngere Domain	Club owned
14	Māngere Memorial Hall (Waterlea and Māngere indoor bowls)	Māngere Domain	Council owned
15	Onehunga Mangere United Sports Club	Māngere Domain	Council/Club owned
16	Māngere College (indoor court access)	Bader Dr, Māngere	Ministry of Education
17	Manukau Rugby League Football and Sports Club	Moyle Park	Club owned
18	Manukau Rovers Rugby Football Club	Williams Park	Club owned
19	Māngere- Ōtāhuhu Netball Centre	David Lange Park	Club owned
20	Māngere Centre Park Sports Association / Mangere United AFC	Mangere Centre Park	Club owned
21	Rising Stars Boxing	Mangere Centre Park	Council owned
22	Clinch BJJ & MMA Club	Richard Pearse Rd, Māngere	Private
23	Māngere Combined Tennis Club	House Park	Club owned
24	Moana-Nui-a Kiwa Leisure Centre	Mascot Ave, Māngere	Council owned
25	Māngere Pukapuka Sports Community	Canning Cres, Māngere	Other – Not for profit
26	Manukau City Association Football Club	Walter Massey Park	Club owned
27	Māngere Bowling Club	Walter Massey Park	Club owned
28	Māngere Hawks Netball Club	Walter Massey Park	Club owned
29	Māngere East Rugby League Football and Sports Club	Walter Massey Park	Club owned
30	Auckland Radio Car Control Club	Radonich Park	Council owned
31	Ōtāhuhu Tennis Club	Portage Canal Foreshore Reserve	Club owned
32	Otahuhu Primary School (hall access for Taekwondo)	Station Rd, Ōtāhuhu	Ministry of Education
33	Ōtāhuhu Pool & Leisure	Mason Ave, Ōtāhuhu	Council owned
34	Pacific Boxing Academy Limited	Queen St, Ōtāhuhu	Private
35	Ōtāhuhu Town Hall Community Centre	High St, Ōtāhuhu	Council owned
36	Ōtāhuhu Softball Club	Sturges Park	Council owned
37	Ōtāhuhu Rugby Football Club	Sturges Park	Club owned
38	Ōtāhuhu Railway Bowling Club	Awa St, Ōtāhuhu	Club owned
39	Ōtāhuhu College (indoor court access)	Māngere Rd, Ōtāhuhu	Ministry of Education
40	Training Ship Gambia Trust	Seaside Park	Club owned
41	Ōtāhuhu Badminton Club	Seaside Park	Club owned
42	Ōtāhuhu United Associated Football Club	Seaside Park	Council owned
43	Soar Auckland Radio Controlled Soaring Club	Ambury Park	Club owned

Collating and mapping all facilities (churches, schools, private and community facilities) providing for active recreation such as Zumba, dance and fitness classes is out of scope for this Plan although some of the clubs and council facilities noted above cater for these active recreation activities.

6.2. Club facilities and membership

Information was collected from sport and active recreation clubs or organisations who owned, leased, or hired facilities⁹. Appendix A gives an overview summary of club tenure, membership (as reported by clubs) and facility issues, challenges, and opportunities.

6.2.1. Membership and participation

- Seventeen clubs report increasing membership over the last three years (they were asked to exclude 2020), ten reported memberships had stayed about the same and ten reported decreasing memberships. Post Covid, recovery of membership numbers is variable across the codes and clubs.
- Many ethnic, Pacific Island village and church-based sports clubs or groups are active in training, competitions, and tournaments across a variety of sports; examples are kilikiti, rugby league, volleyball, rugby.
- Many clubs are pulling members from outside the local board area, for example in Māngere Bridge from Onehunga and football from the central suburbs.
- Many clubs struggle to collect fees. This affects a club's ability to pay for operational expenses for a facility as income is lower than it should be.
- Most facilities have low user charges due to the inability and low discretionary income of many to pay a higher fee. The same applies to membership fees at many clubs.
- Some clubs and groups e.g., sea cadets, radio-controlled cars, tennis and indoor bowls are struggling for membership.
- Several clubs are running or trying social leagues and complementary activities such as Tag (for rugby league clubs) and barefoot business house bowls to increase participation/usage.

6.2.2. Facilities

Information collected from clubs indicates key themes for facility provision and community access:

Core Facilities

- Most clubs own their own club facilities and have ground leases or Licenses to Occupy with Auckland Council. Fifteen of these have either expired or are expiring in the next five years and 12 expire after 2030, giving good long-term security for these clubs for facility investment.
- Demand exceeds supply for space at peak times for basketball and volleyball and there is a lack of kilikiti wickets.
- There are many informal agreements about facility use (e.g., I will coach your basketball team if I can use your sports hall for free for community coaching).
- Most clubrooms are available for more use during the daytime.
- A common barrier to more hireage and use is the condition of kitchen and bathroom facilities and universal access.
- Some organisations will only let other groups or people hire their facility if known to members.
- Most clubs and organisations reported hiring their facilities to others:
 - Other sports clubs and active recreation groups such as darts, dance, Zumba
 - Arts and cultural groups
 - Functions such as prizegiving, 21sts, birthday parties
 - School groups
 - Churches.
- Netball and tennis courts could have greater use in the off-season which requires infrastructure for multi-use and promotion.

⁹ Inventory excludes clubs that only play at facilities e.g., netball clubs playing at Māngere-Ōtāhuhu Netball Centre such as Doves.

Access to facilities

- There are buildings without disabled access and some elderly visitors cannot get up the stairs in double story clubrooms. This is more apparent at the larger clubs within this local board area than others in south Auckland.

Ancillary facilities

- Higher numbers of grandparents attend sports practice and games with their grandchildren than is known of in other local board areas (ancillary facilities are needed such as outdoor seating and shade so they can watch).

Facility maintenance and renewal

- Most clubs do not have long term maintenance plans nor the capacity (people or funding) to develop or implement these. The focus is on running the sport, retaining members, and attending to urgent maintenance issues as they arise.
- A key need is maintenance of existing club buildings to ensure they are fit-for -purpose.
- Many clubs face ongoing costs related to vandalism and security issues requiring additional measures to reduce.
- Several clubs face major renewal issues such as roof replacement or major repairs.
- Six buildings require technical evaluation and assessment work (see section 6.2.3 below) as an initial step to facility improvement, efficiencies can be made by taking a programme approach to procuring these. Note -this work is already underway for Māngere-Ōtāhuhu Netball Centre.

Facility development

- There are only a few future development plans identified, much less in number and scale than what is seen in many other local board areas.
- Project management expertise will be required for many of the projects identified as clubs identify this as a skill they lack and/or no capacity to do.

6.2.3. Current state condition assessments

High level current state building assessments were done by Asset Advisory Group (AAG) on six club facilities identified during the initial engagement process based on the information obtained during site visits and issues raised by the clubs.

- Hawks Netball Club
- Māngere-Ōtāhuhu Netball Centre
- Māngere Combined Tennis Club
- Manukau AFC Football Club
- Māngere Pukupuka Sports Community
- Training Ship Gambia

The assessments were done by visual inspection and graded the condition of the building elements, identified technical evaluation and assessment works, asset renewals and repairs, plus general repairs and improvements under consideration. Two of the six were in good overall observed condition and the other four were in very poor to fair observed condition.

The report suggests:

- to invest in upfront asset assessment and planning to ensure well scoped projects feeding into business cases in support of funding applications.
- a programme management approach, as opposed to facility by facility, to ensure quality technical briefs are developed by a project manager for the evaluation and assessment work and to provide cost efficiencies for undertaking the work.

See Appendix E for condition grades and recommended technical assessment and evaluation work for each of the six club facilities.

6.3. Third party opportunities

Schools, churches, and organisations such as the Chinese Community Sports Centre were approached about allowing or increasing community access to their sport and recreation facilities and what barriers exist to doing or increasing this.

6.3.1. Schools

Nine of the 12 secondary or composite schools in the area were contacted, the other three were known not to have facilities. Of the nine, Māngere College and Ōtāhuhu College have limited community access to their indoor courts, sport fields and outdoor courts. This access requires a staff member to be on site.

The main reasons why other secondary schools were not open to community access were:

- Security and safety issues such as staff and students living on site.
- Risk of vandalism and anti-social behaviour.
- Need access to whole school to access gym, outdoor courts and fields. This requires additional expense of supervision and security staff.
- Lack of or no suitable facilities or quality of facilities.

Sir Douglas Bader Intermediate was identified as having an outdoor covered court. Many community groups such as dance, fitness and church groups already use the school hall and studio on a regular basis. Access to the outdoor covered court is currently through the school hall.

Opportunities exist to increase access at Māngere College gymnasium and to open access to the outdoor covered court at Sir Douglas Bader Intermediate via an external entrance. No further community access is available at Ōtāhuhu College indoor courts.

To note, no research was undertaken of primary school facilities, but it was identified Taekwon Do use Ōtāhuhu Primary School Hall.

6.3.2. Churches

A desktop search and local knowledge identified 46 churches in the local board area, many of which have some form of church hall. Currently there is limited use of church facilities for sport and active recreation. Contact was made with 16 churches from a sample of 24. Of those contacted:

- Ten churches are willing to accommodate community access for active recreation such as Zumba or fitness classes. The common caveats being availability, no alcohol and permission from the church required.
- Three churches already have some form of fitness, Zumba, or volleyball activity.
- Only two had facilities to cater for ball sports.
- Several church halls were not available as they were too small, there was concern about damage, or they were fully used by, or only allowed to be used by, church groups and associated activities.

6.3.3. Other

The Chinese Community Sports Centre is an indoor court facility owned and built by the Chinese Community Church in the 1970s in Māngere Bridge. It is well used, in good condition and has had a function room and commercial kitchen added.

Community access is via swipe card access and is relatively cheap to hire. There is limited availability at peak times but has available times before 3.30pm weekdays. It caters to basketball, badminton, volleyball, pickle ball, tai chi, indoor bowls, table tennis, line dancing and other recreation activities.

It is on a large site and there is an opportunity to explore adding an additional indoor court in the future.

6.3.4. Summary of third-party opportunities

Facility	Opportunity
Māngere College Gymnasium	Master planning is underway for redevelopment of Māngere College including a new gymnasium and potentially covered outdoor courts. In the short-term the school is willing to consider a card access and booking system for community groups to use available time in their gymnasium (1.5 courts).
Sir Douglas Bader Intermediate School outdoor court	The short-term opportunity is to increase community access to the covered outdoor court for activities such as basketball and volleyball programmes by putting in lights and a pedestrian gate with a card-access and booking system. Longer term there is a partnership opportunity for a shared all-weather artificial turf space.
Church halls	Facilitate access as and when groups make it known to council or CLM staff they need a venue for active recreation or when there are active recreation programmes requiring a facility.
Chinese Community Sports Centre	Longer term consideration of additional indoor court provision on the site.

6.4. Gaps in provision

6.4.1. Indoor courts

A full needs assessment was not done on the level of provision of indoor courts in the local board area as part of this Plan. Demand and supply of indoor courts was assessed at a high level due to the impact of provision and access on target groups' participation. Indications are a greater level of access to existing facilities will meet some of the short-term demand but longer term more provision is needed.

Demand

Indoor sports such as basketball, netball, volleyball, badminton, table tennis and gymnastics are popular sports with council's target groups for increasing participation. Volleyball is particularly popular in the local board area with church groups and the pacific community generally.

Several basketball and volleyball groups and clubs interviewed reported it was challenging finding space to hire for community programmes, training, and local sports leagues, particularly basketball. Cost of venue hire was also an issue. Feedback also indicates the importance of local provision where school children can walk to or be easily transported to known locations such as nearby schools.

Currently many teams and individuals are travelling outside the local board area to compete in leagues and competitions to facilities such as Bruce Pullman Park in Papakura, about 20+ km away, which is both costly and time-consuming and a barrier to many young people's participation.

Provision

There are five standard sized indoor courts available for community access:

- Moana- Nui-a Kiwa Leisure Centre
- Ōtāhuhu Leisure Centre
- Māngere College
- Ōtāhuhu College
- Chinese Community Sports Centre

There is limited availability at council owned recreation facilities and the Chinese Community Sports Centre at peak times, 4pm onwards weekdays, and no additional access available to Ōtāhuhu College due to school and existing community use. There are opportunities to increase provision through:

- Greater access to Māngere College gymnasium in agreement with the school.
- Access to Moana- Nui-a Kiwa Leisure Centre weekdays after 8pm (reduced operating hours came into effect in response to COVID and to reduce cost) requiring rostering of staff and security.
- Access to a covered outdoor court at Sir Douglas Bader Intermediate.
- Upgrades and infrastructure to support multi-use of existing outdoor netball and tennis courts.
- Continuing to talk to the three secondary schools with indoor courts but no community access to see if barriers to use can be mitigated.

Longer term investigation work is required to identify future provision as outlined in the:

- Auckland Indoor Court Plan (2019) – identifies local satellite facilities for local provision in south Auckland, including covered outdoor courts.
- National Facilities Strategy for Indoor Sports (2014) - based on a benchmark of one indoor court per 9000 population there is a current shortfall of indoor courts in Māngere- Ōtāhuhu of four courts, rising to six by 2046.
- Community Facilities Network Plan provision guidelines for leisure facilities state at least 2 standard sized basketball courts, programme rooms and fitness space to serve local catchments of up to 5 km and target population thresholds of 18,000 to 40,000. This means current council leisure provision is two courts short based on a population of close to 80,000 and provision of one court each in Māngere and Ōtāhuhu.

See Appendix F for more detail.

6.4.2. Kilikiti

There is low provision of kilikiti wickets in the local board area with one wicket at Boggust Park in Māngere and one at Seaside Park in Ōtāhuhu. Seaside Park had not been in use due to a sink hole forming by the cricket wicket. Tournaments cannot be played in Māngere-Ōtāhuhu as it requires at least two wickets.

Māngere residents do use and have easy access to kilikiti at Aorere Park (2 wickets) in the bordering Ōtara-Papatoetoe Local Board area where games and some tournaments are played.

Competitions are based around church groups, villages, and family groups, with large numbers of Pacific People, especially Samoans, playing. Pacific People are both a target group for increasing participation and a large and growing proportion of the local population.

The Auckland Pacific Kilikiti Association currently oversees park bookings with council on behalf of all the groups and would like to access more wickets in the Māngere-Ōtāhuhu Local Board area. They estimate there are just over 2000 people playing at Boggust, Seaside and Aorere Parks. Demand for park bookings is high and bookings indicate all wickets across

south Auckland are booked heavily Monday- Friday 4.30-8pm and Saturdays over the season, from labour weekend to the last week of February/first week of March. Monitoring of actual booking usage is planned to ensure use of existing wickets is optimised.

A new group, Counties Manukau Kirikiti Association who have operated elsewhere in Auckland (but players are mostly from south Auckland) play a short fast format of kilikiti and want access to wickets. They have 34 teams which is about 640 players.

The only park with enough space to accommodate more kilikiti wickets is Māngere Centre Park. Provision is being considered as part of the master planning process for the park with one full sized field and one smaller field to be shared use with cricket.

6.4.3. Areas of low localised provision

Favona is forecast to be an area of high growth. This is an area of low localised provision of sport and active recreation facilities, refer to Figure 22, and there are no club facilities to support activity.

Norana Park is the only sports park with provision for american football and rugby league on 2 fields, supported by council changing rooms and storage. Softball did occupy the eastern end of the park but sold Norana Ball Park to council and it lays undeveloped.

Although close to Māngere Town Centre and its adjacent sport and recreation facilities, as growth occurs Favona could be considered for future localised sport and active recreation provision such as multi-use courts and development of the eastern end of Norana Park.

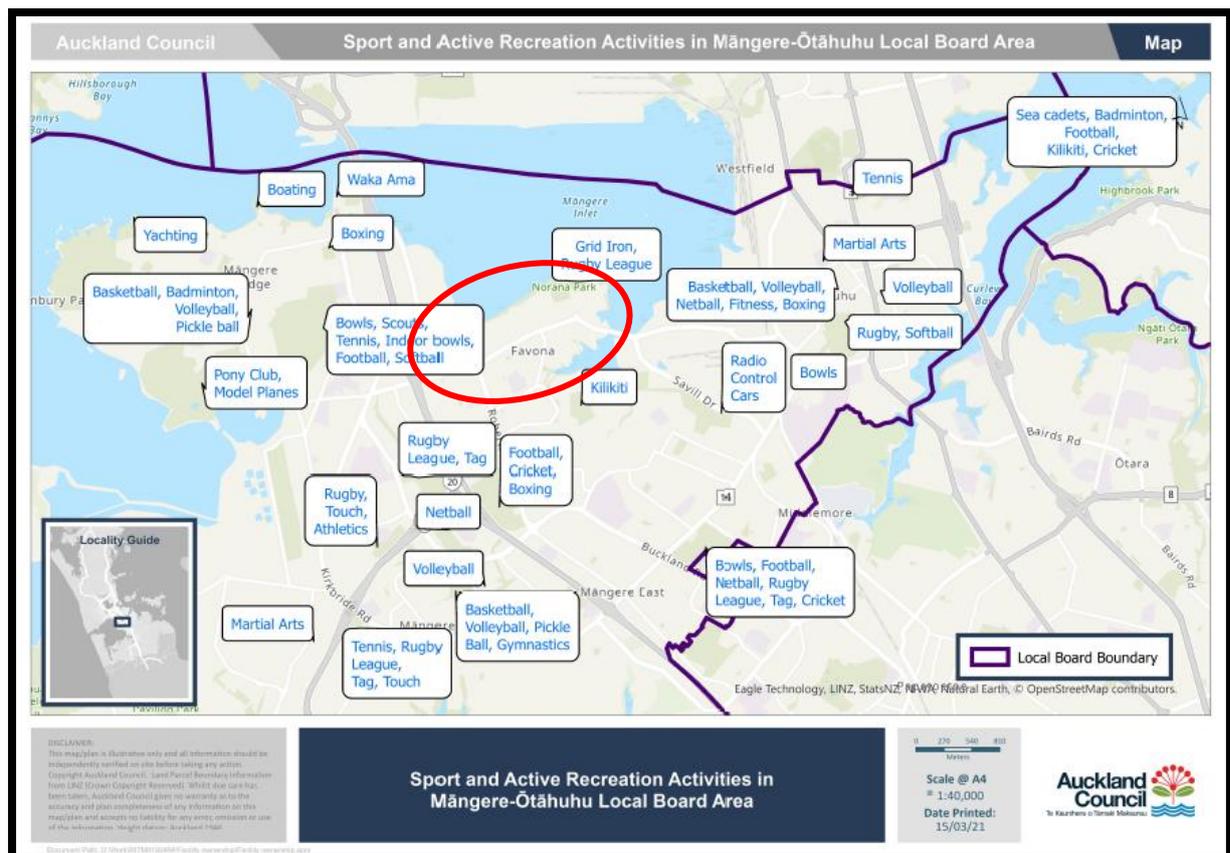


Figure 22 Map of Sport and Active Recreation Facilities showing location of Favona

6.5. What does this mean for facilities investment?

- Significant investment is required over time to make existing club facilities fit for purpose and to address repair and renewal issues as most:
 - clubrooms are in poor to average condition
 - clubs lack the membership revenue required to address facility issues
 - clubs have no long-term maintenance plans or funding
 - clubrooms are maintained on an “as needs” basis.
- There is a need to address access, safety, and security issues at facilities.
- There is an opportunity to make some facilities more multi-use and increase participation in low use times and seasons.
- Increased access to indoor and outdoor covered courts is required to address current and future demand for court sports.
- Additional kilikiti wickets will meet local demand by the current and future Pacific Peoples’ population and enhance participation.
- Apart from kilikiti wickets, No new facilities investment is immediately evident, longer term more court facilities may be required and additional sport and active recreation facilities in areas of relatively low local provision such as Favona.
- More upfront investment in assessment of facility condition and project scoping supported by project management resource will lead to better and more effective short- and long-term investment.
- Greater access can be facilitated to church facilities, but no investment has been identified.
- Council investment is required into facilities they own to ensure they are safe for participation and fit for purpose.

7. Prioritised projects

Projects identified from the process used to develop this Plan are a mix of club, council, and third-party facility projects to address issues, identified need and provision levels covering:

- Opportunities to improve facilities that are not fit for purpose and address clubroom issues to sustain participation.
- Opportunities to provide more capacity and access to increase provision and participation.
- Improved asset planning and scoping projects to enable quality provision and well-planned future projects.
- Investigations and options analysis to increase future provision as the area grows and impacts demand.

Criteria used to assess the projects are in Appendix G and align with Increasing Aucklanders’ Participation in Sport – Investment Plan 2019 – 2039. The criteria are summarised below:

- Equity (40%)
- Outcomes focused (30%)
- Accountability (15%)
- Sustainability (15%)

Projects are categorised as high (1-3 years), medium high 1-3 years (if possible), medium (4-10 years) or low (7-10 years) priority and are listed in descending order based on their score in the assessment.

7.1. Quick-win Projects

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
1.	Māngere Hawks Netball Club – Screening	Install visual barrier fence (e.g.: shade cloth) or upgrade fence between netball club and bowling club to increase privacy.	Unknown	Council-led and funded as Council asset	Improve player safety and comfort when playing at club maintaining members and participation numbers. Many currently feel unsafe and parents and caregivers concerned about player welfare.	High
2.	Māngere - Ōtāhuhu Netball Centre –Repair Court 5	Reinstate court 5 surface to safe and playable standard.	Unknown	Council-led and funded as Council asset	Court No. 5 is not used due to a trip hazard – it is not safe for players to use. Trip hazard a result of previous Council maintenance work.	High
3.	Ōtāhuhu and Māngere Combined Tennis Clubs– Club court repairs and cleaning	Repair damage to no.1 court at Ōtāhuhu and clean and anti-fungus courts at both clubs.	Estimate \$15-20k	CLM -led to get value for money	Improve player safety and quality of play.	High

7.2. Priority Projects

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
1.	Māngere - Ōtāhuhu Netball Centre – Rubberise Courts & infrastructure for basketball	Rubberise surface of 10 courts at the Centre and add infrastructure to support use for basketball.	\$460-\$500k	Council-led and funded as Council asset	High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. Basketball will increase use of courts in summer. Serves as netball centre for local board area with 1,500+ participants. Improve player safety and quality of play.	High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
2.	Māngere College – Indoor court card access & booking system	Install managed card access and booking system for public use of courts.	Estimate \$30k	Supported by the College	Provides indoor court space for basketball and volleyball which is in high demand. High participation sports for tamariki and rangatahi, Pacific People and Māori.	High
3.	Kilikiti wickets - Māngere Centre Park	Develop two Kilikiti wickets at Māngere Centre Park.	Unknown	Acknowledged one field may be less than optimum size due to space available and will be shared with cricket.	Lack of Kilikiti wickets in local board area. High interest and participation in kilikiti by Pacific People. Estimated over 2000 players in the area. Locals will not need to travel as far to participate, currently only one field at Boggust Park and one at Seaside Park. Tournaments cannot be held at Boggust or Seaside Parks as it requires at least two fields.	High
4.	Indoor court assessment	Feasibility assessment and confirmation of preferred option/s for provision of or access to additional indoor courts.	N/A	Council-led and funded Link into south Auckland Indoor Court Plan underway	Shortage identified in the Auckland Indoor Court Facility Plan for peak time usage has been reconfirmed for basketball and volleyball training and programmes. Options could include partnerships with the Chinese Community Centre, proposed Walter Massey Park community hub, Māngere College when re-developed and other secondary schools with indoor courts.	High
5.	Outdoor covered court assessment	Feasibility assessment and confirmation of preferred option/s for location of outdoor covered courts.	Estimate \$20-25k	Council-led and funded	Indoor courts will not fulfil the demand in future for basketball, volleyball and other sports training due to expected population increase. Outdoor and covered options will be required. Options could include Māngere–Ōtāhuhu Netball Centre, Māngere College when re-developed, flat open spaces that can be re-purposed (e.g., Norana Park), Māngere Hawks Netball Club.	High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
6.	Technical Evaluation and Assessment work	<p>Steps 1-4 and 7-9 in AAG Current State Site Analysis Assessment January 2021</p> <ul style="list-style-type: none"> • Mangere Hawks Netball Clubrooms \$29k • Manukau City AFC \$56k • Pukuapuka Community Sport \$110k • Ōtāhuhu Rugby TBC. • Māngere Combined Tennis \$31k. 	<p>Estimate \$248k including 10% contingency plus cost Ōtāhuhu Rugby</p>	CLM -led to get value for money	<p>This assessment work provides the detailed scope for future works required for these sports clubs. This is the first step in best practice asset management.</p> <p>It will provide <u>initial</u> assessment of the seismic risk for these five buildings. Excluded is <u>detailed</u> seismic and geotechnical assessment (steps 5&6), if required will be identified through steps 1-4.</p> <p>This can be completed as a “job lot” overseen by a project manager which will reduce the overall cost and will ensure project briefs for technical specialists are well informed.</p>	High
7.	Māngere East Rugby League Club – Clubrooms Upgrade	<p>Stage 2 First floor upgrade including kitchen, bathroom, laundry, electrical upgrades, cladding, painting and balcony.</p> <p>Completion of ground floor upgrade including security, fencing, window replacement and cladding north wall.</p>	<p>Estimate \$600k</p>	Applying for resource consent	<p>Counties Manukau has largest membership base when segmented by age-group and Zone, youth membership was growing and is about 25% (2018). Māngere East is second largest club in Auckland with over 1200 members.</p> <p>High participation sport for Pacific People and Māori. Creating a community hub at club with upgraded amenities (e.g., kitchen, café and rooms for hire). Niuean Rugby League and large Tag module based there in summer.</p>	High
8.	Māngere - Ōtāhuhu Netball Centre – Improved Access	<p>Develop access to toilets within Centre when groups training on courts and Centre not open. Current access unsafe.</p>	<p>Estimate \$100k</p>	Subject to feasibility study 2021	<p>High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. Serves as netball centre for local board area with 1,500+ participants.</p> <p>Improving access will improve safety for players and encourage more groups to use facility.</p>	High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
9.	Manukau Rovers Rugby Club – Clubrooms Upgrade	Implement priority projects identified in feasibility study to increase access and safety and asset condition survey.	Unknown	Subject to feasibility study 2021	High participation sport providing for tamariki and rangatahi, Pacific People and Māori. Growing number of female participants. Club has membership of about 450 of which 250 are children and young people and 75 rugby playing females. Will enable access to upper floor of clubroom to older and disabled club members and those part of hireage groups. Will improve safety around the building. Club is affordable and accessible to use for several other clubs and organisations in the community.	High
10.	Māngere Pukapuka Sports Community – Sports Floor & upgrade	Upgrade building and install new sports floor where group currently play volleyball within building. Opportunity for badminton and other active recreation activities.	Estimate \$650k	Subject to technical evaluation & assessment work recommended in AAG report - Project # 6. Project Manager will be required.	Facility requires thorough assessment of condition before investment and clarity on asset/land ownership. Demand is high for access to facilities to play volleyball and other indoor sports -limited facilities available at peak times. Volleyball is high participation sport at secondary school level and popular with females and Pacific Peoples. Centrally located in an area forecast for growth.	High
11.	Options Analysis for increasing multi-use of facilities at House Park	Explore options for a small community building incorporating a shared club space, the renewed council toilets, changing rooms and storage for multiple groups using park.	Estimate \$20-\$25k	Would need to be council-led and funded.	Provide for multi-sports including tennis, rugby league, Tag and touch, all currently using House Park and possibly basketball, futsal (or equivalent) and other sports if Project # 20 proceeds. Centrally located. Current tennis club building is in poor condition and club is not in the financial position to undertake necessary renewals to cater for the needs. Council toilets are programmed for renewal in FY 23.	High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
12.	Manukau City Association Football Club – External envelope & interior repairs	Implement priority renewals & repairs identified from Project #6. Repairs to external building fabric e.g.: weathertightness, cladding, doors, and windows and other identified internal repairs.	Estimate \$50k for external works	Subject to technical evaluation & assessment work recommended in AAG report - Project # 6.	High participation by Pacific Peoples in this club. Large football club in the local board area and currently used by other community groups. Caters for high number of tamariki and rangatahi. Important in the network. Work will extend life of this asset for the community.	High
13.	Manukau City Association Football Club – Repaint interior & exterior	Implement priority renewals & repairs identified from Project #6. Repaint interior and exterior of building.	Estimate \$50k	Subject to technical evaluation & assessment work recommended in AAG report - Project # 6. and repairs as per above.	High participation by Pacific Peoples in this club. Large football club in the local board area and currently used by other community groups. Caters for high number of tamariki and rangatahi. Important in the network. Essential maintenance work.	High
14.	Māngere - Ōtāhuhu Netball Centre – Repair Work	Series of minor repair work to improve quality of Centre buildings: Remediate damaged FC sheets, install rodent/bird control, reinstate public announcement speakers to courts, repair external furniture.	Estimate \$14k		High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. Serves as netball centre for local board area with 1,500+ participants. Essential maintenance work.	High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
15.	Māngere - Ōtāhuhu Netball Centre – Additions & modifications	Enhance Centre to improve provision for administration, first aid, court visibility.	Estimate \$1.5m	Subject to feasibility study 2021	High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. Serves as netball centre for local board area with 1,500+ participants. Works will improve functionality of building and operations, improving player safety and game / play management.	High
16.	Sir Douglas Bader Intermediate School - Access to covered outdoor court	Insert pedestrian gate into security fence with access and booking system for covered outdoor court use for programmes and groups. Add lights to court.	Unknown	Community access agreement	Provides covered court space for basketball and volleyball. High participation sports for tamariki and rangatahi, Pacific People and Māori. School is keen to increase community use of its facilities.	High
17.	Onehunga-Māngere Softball Club - Investigate renewal of No.1 Diamond surface	Improve condition of No1. Diamond surfaces, bases and field generally.	Unknown	Council-led and funded as Council asset	Minimise injuries to players as dips in surface and condition of bases are causing injuries. This international skin-diamond should be the same level of service as other diamonds in Auckland.	High
18.	Ōtāhuhu United Association Football Club - Options analysis	Options analysis (repair, rebuild, relocate) to address assessed poor building condition (CG=4) as affected by land subsidence.	Unknown	Council-led and funded as Council asset	High participation sport by council's target groups Provides football in the eastern part of the local board area Provision of fit-for purpose building	Medium-High
19.	Māngere - Ōtāhuhu Netball Centre – Additional seating	Provide seating and shade courtside for spectators.	Unknown	Council-led and funded as Council asset	Lack of seating around courts and especially shaded seating. This will specially benefit grandparents who currently sit in their cars to watch games.	Medium-High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
20.	Ōtāhuhu Rugby Club - Improved disability access	Feasibility study on installing more user-friendly and convenient disability access at both ground and upper levels and accessible toilets.	Unknown	Subject to technical evaluation & assessment work recommended in AAG report - Project #6. Project Manager will be required.	Increasing accessibility for disabled and older people. Accessible toilets are required to meet the building code. High membership of Pacific people and many older club supporters. Provides rugby in an area of low provision.	Medium-High
21.	Māngere Combined Tennis Club – Repurpose courts	Upgrade and re-purpose 3 of the 5 courts for multi-use such as basketball, futsal and sports training.	Estimate \$60k+		Low utilisation of 5 courts for tennis. Increase utilisation of asset to provide for sports with high demand for facilities (basketball, futsal or equivalent and sports training). Wider Park used for Tag, rugby league and touch. Centrally located.	Medium-High
22.	Ōtāhuhu Rugby Club – Roof and other priority renewals and repairs	Implement priority renewals & repairs identified from Project #6. Renew/repair roof dependent on detailed inspection.	Unknown	Subject to technical evaluation & assessment work recommended in AAG report - Project #6. Project Manager required.	High membership of Pacific People and many older club supporters. Provides rugby in an area of low provision. Essential maintenance work.	Medium-High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
23.	Māngere Hawks Netball Club - Construct male toilets and repair roof frame and other identified repairs	Implement priority renewals & repairs identified from Project #6. Construct male toilets and repair sag in roof frame.	Estimate \$100k toilets \$20k roof	Subject to technical evaluation & assessment work recommended in AAG report – Project #6.	High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. 240 + members. Currently no male toilets so use female toilets which is not appropriate. Will provide for officials, supporters and players. Roof repair identified in AAG report.	Medium-High
24.	Manukau Rugby League Club - Remediate impact of building subsidence	Indications are building has subsided and structural wall and beams may need remedial repair. First step may be further engineering investigations and options analysis to address.	Unknown	Subject to outcome of Auckland Rugby League initial engineering + seismic investigations	Counties Manukau has largest membership base when segmented by age-group and Zone, youth membership was growing and is about 25% (2018). Manukau Rugby League club was a growing club (2016-18) with 392 members. High participation sport for Pacific People and Māori Tag competition also run at club. Council planned investment in sand carpeting fields at Moyle Park. Essential remedial work.	Medium-High
25.	Manukau Rugby League Club - Remediate flooding issues	Investigate concrete levels in front of building re: flooding. Drainage may be required.	Unknown	May be linked to wider subsidence issue Project # 23	Essential remedial work – requires addressing in short term.	Medium-High
26.	Options Analysis - Ōtāhuhu Softball & Ōtāhuhu Rugby Clubrooms	Revisit potential of Ōtāhuhu Rugby & Softball clubs 1. Sharing Ōtāhuhu Rugby Clubrooms 2. As per Sturges Park concept plan (2013) with redevelopment of changing rooms building to provide new changing facilities, public toilets, and storage.	Estimate \$20-\$30k	Subject to technical evaluation & assessment work of Ōtāhuhu Rugby clubrooms recommended in AAG report – Project #6. May need to be council-led	Ōtāhuhu Softball & Ōtāhuhu Rugby share use of Sturges Park with softball clubrooms not fit for purpose. Condition of rugby clubrooms being assessed further. Creates multi-sport facility which increases long-term sustainability and better use of resources. Softball membership is over 2/3rds juniors and about half female. High membership of Pacific People in both sports and high numbers of females and Māori in softball. Both softball and rugby clubs in an area of low provision.	Medium-High

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
27.	Sir Douglas Bader Intermediate School - Artificial turf	Investigate partnership opportunity to develop an artificial turf for use by a variety of sports.	Unknown		Provides artificial surface for use in all weather for volleyball, football, futsal, and other sports training. Volleyball and football high participation sports for tamariki and rangatahi, Volleyball high participation sport for Pacific and football for Asians, School is keen to increase community use of its facilities.	Medium-High
28.	Māngere - Ōtāhuhu Netball Centre - Investigate Additional Parking	Investigate additional parking close to Centre on David Lange Park.		Council-led and funded as Council asset	Due to the limited parking near the netball courts, children and their families walk to netball on the main road which is unsafe.	Medium
29.	Manukau Rugby League Club - Feasibility reconfiguration of clubrooms	Feasibility study to reconfigure office, storage space, bar and meeting room.	Unknown		Manukau Rugby League club was a growing club (2016-18) with 392 members. High participation sport for Pacific People and Māori Tag competition also run at club. Improve safety, overall functionality and allows increased hireage by others.	Medium
30.	Māngere Boating Club - Floating pontoons for boat ramp	Install floating pontoons to extend use of ramp for boating and other water sports.	Estimate \$250k +		Boat ramp is not all tide - can use 3 hours either side of high tide. Club has 160-170 members. This would extend use for club, ability to tie up boats and benefit wider community as ramp is a public access ramp.	Medium

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
31.	Bridge Park Tennis Club - Lighting upgrade	Upgrade existing lighting & install new lighting on 3 courts.	Unknown		Upgrading lighting will be more efficient and sustainable. Increase of lit courts will allow for greater use of facility. Largest tennis club in local board area. Vipers Netball Club using courts.	Medium
32.	Māngere Ōtāhuhu Athletics Club - Long jump pit	Covered long jump pit at Viscount School.	Unknown		Based at Williams Park with Manukau Rovers Rugby Club and use discus and shot-put facilities at Viscount School. Will benefit club and school. Small club with no facilities of its own. Only athletics club in local board area.	Medium
33.	Ōtāhuhu Railway Bowling Club - Green Upgrades	Upgrade one full green to Maniatoto turf, half green to Astro turf.	Unknown		Upgrading the turf will allow for winter play as can currently only bowl October to March as turfs get muddy. Club owns grounds and facilities and is rebuilding membership, reaching out to schools is planned. Membership is 95 including social members.	Medium
34.	Māngere Hawks Netball Club - Changing room additions	New changing rooms and showers.	Unknown		High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. 240 + members. Clubrooms does not have dedicated changing rooms and toilets although these are available in adjacent rugby league clubrooms.	Medium
35.	Māngere Bowling Club - Feasibility for improved disability access and upgraded toilets	Feasibility study to identify options to address disabled access and toilet and upgrade of all toilets - more female toilets required.	Unknown		Will improve disabled access and access for those elderly members. Toilets service the club and many groups and community members that use the clubrooms - 3 darts clubs, indoor bowls, many functions/birthday parties, and exercise group. About 127 members including social members.	Medium

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
36.	Māngere Boating Club - Bathroom upgrades	Upgrade of bathrooms within clubhouse to address ongoing plumbing and leaking issues.	Unknown		Essential maintenance work. Clubrooms in otherwise good condition with kitchen recently upgraded. 160-170 members.	Medium
37.	Māngere Bowling Club - Kitchen upgrade	Upgrade kitchen and appliances including stove, freezers, and food warmer.	Unknown		Upgraded kitchen will service the club and many groups and community members that use it -3 darts clubs, indoor bowls, many functions/birthday parties, and exercise group. Food served on a Friday night at club. Hired at no cost – only direct costs and koha. About 127 members including social members.	Medium
38.	Bridge Park Bowling Club- Renew surface of second green	Renewing artificial surface on second green to artificial weave grass	\$225k		37 active members but draws players from other areas especially Onehunga and Royal Oak in the winter due to having two artificial greens. Turf laid 13 years ago and nearing end of life Operation is sustainable and club has successfully completed upgrade of their other green. Willing to share facility with non-bowling groups and operates social leagues in summer	Medium
39.	Training Ship Gambia - Technical Assessment & Evaluation	Steps 1-9 in AAG Current State Site Analysis Assessment January 2021 (Allowance for <u>detailed</u> seismic and Geotech assessment) *.	Estimate \$94k*		Facility assessed by AAG and found to be in a fair condition overall. Some elements such as the roof external walls, doors and windows were identified as showing signs of failure and deterioration. This assessment work provides the detailed scope for future works required for Training Ship Gambia. This is the first step in best practice asset management. Low numbers benefit but if building to remain then asset needs remedial work. Currently caters to 15 cadets, mostly local plus Tamaki Army cadets. Holds camps for 30 + cadets.	Medium

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
40.	Training Ship Gambia - Upgrade toilets	Upgrade toilets and bathrooms (still in original condition).	Unknown		Modernise toilets and bathrooms which are in original condition. Low numbers benefit. Currently caters to 15 cadets, mostly local plus Tamaki Army cadets. Holds camps for 30 + cadets.	Medium
41.	Training Ship Gambia - Renewals & repairs	Undertake essential renewals and repairs to roof and external elements, plus painting as identified in AAG report and then fully scoped through further assessment work.	Estimate \$115k	Subject to technical evaluation & assessment work	Essential remedial work to get building up to a reasonable condition. Low numbers benefit. Currently caters to 15 cadets, mostly local plus Tamaki Army cadets. Holds camps for 30 + cadets.	Medium
42.	Bridge Park Tennis Club - Feasibility for clubroom upgrade	Feasibility study to look at upgrading clubrooms.	Estimate \$15k -20k		Largest tennis club in local board area. Clubrooms are not modern with only one toilet, and small size limits group size. Club looking to attract other users. Vipers Netball Club using courts.	Medium
43.	Māngere Pony Club - Arena upgrade	Upgrade large arena.	Estimate \$150k		Improve use and quality of experience. Attract new equestrian members. Low numbers overall benefit but mostly female. 24 active members plus parents.	Low
44.	Māngere Pony Club - Upgrade jumps and fences	Upgrade to several jumps and fences.	Unknown		Improve safety and condition of jumps and fences. Attract new equestrian members. Low numbers overall benefit but mostly female. 24 active members plus parents.	Low

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
45.	Māngere Hawks Netball Club - Rubberise court surface	Rubberise surface of courts at the Club and add infrastructure to support use for basketball.	Estimate \$200-\$250k	Council-led and funded as Council asset	High participation sport providing for tamariki and rangatahi, females, Pacific People and Māori. Basketball will increase use of courts in summer. Club is within 2.4km of Māngere-Ōtāhuhu Netball Centre which is the priority for court upgrades. Improve player safety and quality of play.	Low
46.	Ōtāhuhu Railway Bowling Club - Upgrades	Upgrade to kitchen and toilets. Female toilets to be relocated as in an inappropriate position.	Unknown		Increase attractiveness of facility for hire and use by other groups particularly in off-season – April - September. Some social and benefit but not large impact on participation 95 members including social members.	Low
47.	Manukau Yacht & Motorboat Club - Upgrades	Upgrade toilets, showers, and furniture.	Unknown		Improve the asset condition and attractiveness of facility for use. Club keen to encourage greater community usage. Some social and benefit but not large impact on participation. Only sailing club in local board area with 70 members.	Low
48.	Māngere Combined Tennis Club - Repaint interior and exterior & undertake essential renewals and repairs	Implement priority renewals & repairs identified from Project #6. Repaint interior and exterior of building.	Estimate \$30k painting	Subject to technical evaluation & assessment work recommended in AAG report Project #6 and options analysis work Project #11.	Identified as essential maintenance work to bring building up to reasonable level. However further technical assessment work required, and options analysed as to long term future of building before significant expenditure. Current tennis club building is in poor condition and club is not in the financial position to undertake necessary renewals to cater for the needs.	Low

No.	Project	Project Description	Cost	Conditions or status	Rationale	Priority
49.	Māngere Bowling Club - Repair work	Repair external back wall, roof and guttering to address leaking and rotten wall boards.	Unknown		Repair work to bring building up to watertight condition	Low
50.	Māngere Centre Park Sports Association - Balcony addition	Add balcony to clubroom to overlook number 2. Field and extend facility.	Unknown		Little evidence of need for this. Facility already has seating overlooking number 1 field.	Low
51.	Ōtāhuhu Tennis Club - Lighting repairs	Repair court lights, priority being No1 court.	Unknown		Extend usage of courts for twilight tennis. Low numbers benefit with 14 (affiliated) members in 2020, about 35 in total and no juniors.	Low
52.	Ōtāhuhu Tennis Club - Clubroom repairs	Upgrade clubhouse: - new floor coverings - repair windows and security doors - repair security lights - install hot water system in kitchen and showers.	Unknown		Repair work to bring facility up to reasonable condition. Low numbers benefit with 14 members in 2020, about 35 in total and no juniors.	Low
53.	Technical Evaluation and Assessment work	Detailed building inspection and initial seismic assessment <ul style="list-style-type: none"> • Ōtāhuhu Tennis Club • Māngere Bowling Club • Ōtāhuhu Railway Bowling Club. 	Estimate \$45k	CLM -led to get value for money.	This will provide identification of prioritised renewal and repair work and any project risks. This is the first step in best practice asset management. It will provide initial assessment of the seismic risk for these three buildings. This can be completed as a “job lot” overseen by a project manager which will reduce the overall cost and will ensure project briefs for technical specialists are well informed.	Low

Appendix A Overview of facilities

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same)						
			Total active	Jnr	Snr	Affild.	Other		
1	Auckland Chinese Community Sports Centre	1 indoor court, function room, commercial kitchen, area for table tennis	Auckland Chinese Community Church	-	-	-	-	-	Busy facility in good condition booked every day. Opportunity to build second court.
2	Auckland Niue Rugby League Inc.	Use Māngere East Rugby League Club facilities + fields	N/A	580 ↑	500	80	580		Would like own home for Pacific Island Rugby League.
3	Auckland Radio Car Control Club Inc.	Storage containers + track	Council lease	5 ↓	0	5	5		Waiting to move to Colin Dale Motorsports Park.
4	Auckland Soar Radio Control Soaring Club	Shed to house equipment. Use paddocks but not exclusive use – have unique height dispensation of 800m for flying	Council License to Occupy reviewed every 5 years Ambury Regional Park	20 ↓					May need assistance to put in submission when airport second runway is planned as will affect their flight area. Want to promote club activities more. Hard to attract children to the sport.
5	Bridge Park Bowling Club	Clubrooms, function/bar area + 2 artificial greens	Council lease expires 31/03/2023	37 ↑	1	36	37	200	New weave carpet on second green proposed. Working to ↑ membership.
6	Bridge Park Tennis Club	Clubrooms +5 AstroTurf tennis courts (resurfaced 5 years ago)	Council lease expires 31/03/2034	107 ↓	61	12	79	34	Outdated and small clubrooms, install lights. Want to ↑ membership.
7	Clinch BJJ & MMA	DoJo space. Part of larger gym facility.		60	16	48	60		
8	Kara Sports Club	Māngere College indoor court, outdoor courts and fields for training Various for competition	Māngere College	150-200 ↔	90	50		35	College use relies on sports coordinator to be present. Not incorporated.
9	Māngere Bridge Scout Group	Scout den	Council lease expires 30/09/2031	90 ↑	75	15			Facility in good condition, less than 10 years old. Lots of use by external groups.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
10	Māngere Boating Club	Clubrooms, social space/bar and use council boat ramp	Council lease expires 31/08/2021	170 ↑		170			Want to get better known in community. Bathrooms need upgrading. Boat ramp not all-tide limiting use.
11	Māngere Bowling Club Inc.	Clubrooms, function space/bar +2 bowling greens Vacant greens from disestablished women's club used as overflow carpark	31/07/2033	54 ↑		54	50	172 +	Dispute land ownership. Kitchen, bathroom and access upgrades needed. Exterior maintenance issues. Could repurpose disused greens.
12	Māngere Bridge Badminton Club	Hire 4 courts at Chinese Community Sports Centre	Auckland Chinese Community Church	40 ↓	30			10	Membership dropped very low post 2019 after COVID.
13	Mangere Bridge Girl Guides	Small hall	Council lease expires 16/03/2031	50 ↔	50				Determine future policy on Girl Guides owning building. Low usage. Exterior maintenance issues.
14	Māngere Bridge Plunket Indoor Bowling Club	Hire Māngere Memorial Hall and share with Waterlea Indoor Bowls	N/A	15 ↓		15			No younger players joining. Membership dropped off after changing nights.
15	Māngere Bridge Vipers Netball Club	Based at Bridge Park Tennis Club	N/A	108 ↔	87	21	108		
16	Māngere Centre Park Sports Association Inc.	2 level Clubrooms with 650 seat stadium +public access toilets. Function space/bar. Clubs (Mangere United and NZ Fiji AFC) use 3 fields with dedicated training areas (DTAs) summer and 5 in winter with DTAs and council toilets.	Council lease expires 30/04/2025	-	-	-	-	-	Cost of vandalism No.1 field not lit so no night games. Some maintenance + repairs required. Community wants to use facility more. Public toilets in facility often locked. Security and lack of visibility as in centre of park.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
17	Māngere Combined Tennis Club	Clubrooms + 5 outdoor courts	Council lease expires 2030	42↓			9		Clubrooms +courts in poor condition. Low usage -need to build membership. Could turn 3 courts into multi-use.
18	Māngere East Rugby League Football and Sports Club Inc.	2 level clubrooms, function space, café, registered kitchen, outdoor areas. Use council ablution block. Use 4 fields + fields at 2 other parks	Council lease expires 31/03/2033	225 7↓	155 0	468	108 8		Stage 2 clubhouse development planned. Large club acting as community hub. Keen to pursue health centre to be part of new model for sports clubs
19	Māngere Hawks Netball Club	Clubrooms + 4 outdoor hard courts	Māngere East Rugby League clubroom lease Council own courts	243 ↔	195	48	243		Male toilets required. Some maintenance and security work needed.
20	Māngere Otahuhu Athletics Club	Based at Manukau Rovers Rugby. Use Williams Park + Viscount school shotput/discus.	N/A	40 ↔	40				Not as many participants as past due to restructure of activities to make more sustainable for volunteers/participation
21	Māngere Otahuhu Netball Centre (MONC)	Clubrooms, large indoor space and 10 hardcourts	Council lease expires 30/11/2035. Council own courts	150 0↑	110 0	100	694	50	Want to rubberise court surfaces to improve player safety. Court oversight and management safety issues. No access to toilets when training -safety issues.
22	Māngere Pony Club	Clubrooms 1 x Large and 1 x smaller sand arena, cross country course, wash down pad + stables, pens	Council License to Occupy expired 2020 Pay rent. Ambury Regional Park	24↔	19	4			Want to improve facilities to attract members. Club lease good size for club & has grazing for 30 horses.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
23	Māngere Pukapuka Sports Community	Indoor concrete court for volleyball as part of larger community centre Cricket + other sports teams - use variety of facilities	Wale Taute Trust owns community centre	500 65 in cricket				1500	Upgrade sports floor to multi-use for volleyball, badminton, Zumba. Requires assessment of building condition first. Facility maintenance issues evident.
24	Mangere Special Olympics Club	Use variety of facilities for different sports	N/A	30↑	4	25		13	Cost of venues high. Want access to athletics track locally.
25	Māngere United AFC	Based at Māngere Centre Park plus Panda Squad.	N/A	123	80	43	63		
26	Māngere United Saints Basketball Club (Southside Assist)	Use 2.5 courts at De La Salle College (outside local board area)	N/A	80↑	50	20		10	Need access to more venues in local board area to expand. Hard getting kids to venues + cost.
27	Manukau City Association Football Club Inc.	2 level clubrooms, social space, kitchen + use 5 fields and council ablutions (poor condition). Touch rugby also played at park.	Council lease expires 17/11/2040	310↑	201	101	310	8	Need to complete renovations. Maintenance + renewal issues. Could possibly be used for community use when new community centre built.
28	Manukau Rovers Rugby Football Club	2 level clubrooms, function space/bar and kitchen Use 3 rugby fields. Touch rugby also played on park	Council lease expires 30/06/2023	500	250	200	536 17 coach	50	Scope for more use touch + Tag - more use helps to reduce vandalism. Need better accessibility + some maintenance and renewal issues addressed.
29	Manukau Rugby League Football and Sports Club	2 level clubrooms, function space/bar, members space/bar Use of 3 league sized fields and council ablution block. Tag also played at park.	Council lease expires 31/05/2018				392		Maintenance + possible building subsidence issues. Some functionality upgrade required.
30	Manukau South Volleyball Club	1.5 indoor courts at Māngere College	Māngere College	80↑	70	10			Cost to hire facilities for leagues + clinics.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
31	Manukau United Football Club Inc.	Māngere United and Manukau AFL have MOU for Manukau United - a team entered in Northern League. Play premier matches at Māngere Centre Park	N/A	108 ↑	34	74	76		Access to improved training areas -surfaces +lighting.
32	Manukau Yacht & Motorboat Club	Clubrooms, social space, boat yard & storage for Optimist and Starlings	Council lease expires 22/11/2026	70 ↑	16	54			Security +vandalism issues. Bathrooms need upgrade. Open to more use.
33	Moana-Nui-ā-Kiwa Leisure Centre	Indoor court facility -stadium, recreation hall+ fitness centre (and pool)	Council facility	-	-	-	-	-	Seasonal use 5 days per week summer 7 days per week winter. Little use after 8pm - address cost of staff/security.
34	Onehunga Māngere United AFC	Based at Onehunga Māngere United Sports Club Use fields at Māngere Mountain, Swanson Park training grounds, House Park, Māngere Centre Park	Part of Onehunga Mangere United Sports Club	445	272	171	445	2	See Māngere United Sports Club #35.
35	Onehunga Māngere United Sports Club	Club rooms, function space/bar, kitchen. Use of 3 football fields, 2 softball diamonds. Club own top half of clubrooms, council owns bottom half	Crown own land and lease administered by the Tūpuna Maunga Authority	-	-	-	-	-	Mixed ownership of building. Need to renegotiate land lease and implications for club operations. Maintenance and accessibility issues of building.
36	Onehunga Māngere United Softball Club	Based at Onehunga Māngere United Sports Club	Part of Onehunga Mangere United Sports Club	200	120	70		10	Quality of diamonds needs attention. Need more storage. Want improved accessibility and amenity for spectators.
37	Ōtāhuhu Badminton Club	4 court badminton facility	Council lease expires 31/05/2038	53 ↔	20	33			Gradually upgrading building. Looking to move online booking and payment.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
38	Ōtāhuhu Pool & Leisure	Gym, pool, stadium with 1 full sized multi-sport court. 2 BB1/2 courts, 2 VB, 1 NB.	Council owned facility managed by CLM	-	-	-	-	-	Would like more storage. Working on more daytime usage. Fully used weekdays 3.30-9pm.
39	Ōtāhuhu Railway Bowling Club	Clubrooms, kitchen facilities, 1.5 grass greens	Club owned land	95↑		43	26	50 - 94	Available off-season Sept-April. Need upgraded kitchen and bathrooms, and greens (cannot use on winter - muddy). Working on ↑ membership.
40	Ōtāhuhu Rugby Football Club	2 level clubrooms, large function spaces/bar on both levels. Upgraded kitchen. Use 1 field. Samoan Rugby based there.	Council lease expires 31/03/2035	300 ↓			274 24 coaches	150-200	Working on ↑ premier teams, under 21s, development squads. No woman's coach. Roof requires repair/renewal. Security issues. Need improved accessibility.
41	Ōtāhuhu Softball Club	Clubrooms 2 full-sized softball diamonds	Council building lease expires 30/11/20	395 ↔	255	105		35	Clubrooms in poor condition and low suitability. In discussion about new clubrooms since 2005-option to share with rugby or new.
42	Ōtāhuhu Tennis Club	Clubrooms and 4 courts	Council lease expires 30/11/2035	35 ↓	3	20	14	12	Maintenance issues with clubrooms and courts. Cannot attract junior members.
43	Ōtāhuhu Town Hall Community Centre Inc.	Used for active recreation, fitness classes, after school and holiday programmes	Council building lease expires 30/06/2020	-	-	-	-	-	
44	Ōtāhuhu United Associated Football Club	Clubrooms and changing shed. Use 3 fields.	Council building lease expires 14/03/2026	184 ↑	67	117		184	Very poor condition due to land subsidence and other maintenance issues.

Club, organisation or facility	Facilities owned or used	Land ownership and tenure	Membership 2019					Issues, challenges, or opportunities	
			Last 3 yrs. ↑ ↓ ↔ (about same) Affild. – affiliated membership						
			Total active	Jnr	Snr	Affild.	Other		
45	Pacific Boxing Academy Limited	Boxing gym - 140m2. 1 x changing room, 1 x toilet + shower, small boxing ring, bags, floorspace, office.	Private lease	60↑	45	15	13		Too small – looking for bigger space. Not incorporated. Vision is for combat centre in south Auckland.
46	Portage Crossing Waka Ama Club	Store waka ama and equipment in fenced area. Use council all-tide ramp	Council lease expired. Awaiting new lease application	110↑	66	44			Want access to club toilets and showers- use public toilets. Boat ramp dangerous at times due to strong tidal flow under bridge.
47	Rising Stars Boxing	Boxing gym, changing rooms	Council building lease expires 13/01/26	20↔	20				Poor condition. Issue with other groups on site.
48	South Auckland Raiders American Football Club	Use two fields and council changing rooms at Norana Park	N/A	96	36	60			Would like access to clubrooms.
49	Tappy's Gym	Small hall	Council building lease expires 31/01/2026	36↑					Require a bigger facility (extension) due to membership numbers. Kept in good condition by group. Carpet needs upgrading Pest control issues.
50	Training Ship Gambia Trust	Club rooms set out for sea cadets and boat ramp	Council lease expires 30/09/2033	15↔	15				Low usage. Renewal and maintenance issues. Parent Support group must raise funds for maintenance.
51	Tribal Taekwon Do	Ōtāhuhu Primary School							
52	Waterlea Indoor Bowling Club Māngere Central bowls	Hire Māngere Memorial Hall	Council	30-40↓		15-20 each club			Junior membership dropped away. Hard to find volunteers to take over.

To note:

Affil. – refers to affiliated members to a regional sport association (RSO) as reported by the RSO

Membership numbers are as reported by clubs or in their absence as reported by the RSO if available

Other – includes social members, non-playing members, life members.

Appendix B Summary of grants provided for facilities from 2016/2017 to 2019/2020.

2016/2017

1. Bridge Park Tennis Club: \$150,000 to renew and remark five tennis courts at 7 Taylor Rd, Mangere Bridge.

2017/2018

2. Counties Manukau Zone of New Zealand Rugby League: \$10,000 towards the Auckland facility strategy for rugby league.
3. Manukau Rovers RFC: \$46,451 toward constructing women's toilets and upgrading men's toilets.
4. Manukau City AFC: \$35,302.07 toward upgrading kitchen appliances and installing a kitchen bench.
5. Manukau City AFC: \$8,758.72 to install a new PA system.
6. Manukau City AFC: \$28,232.50 to upgrade men's and women's ground floor toilets, completing plumbing for a new laundry, a new bench and sink for the tuck shop and installing a new hot water cylinder.
7. Mangere Centre Park Sports Association: \$5,290 to reseal the level 1 kitchen floor.

2018/2019

8. Manukau Rovers RFC: \$23,730 toward purchasing equipment for the clubroom kitchen.
9. Icon Trampoline Club: [not in MOLB] \$40,000 to replace three pairs of exterior exit doors and frames, replace a single door, interior and exterior painting of the building.
10. Bridge Park Bowling Club: \$56,287 toward replacing an artificial bowling green.
11. Manukau Rovers RFC: \$29,983 to complete a needs assessment including prioritisation for facility development.

2019/2020

12. Otahuhu RFC: \$11,300 to replace kitchen benchtops and cupboards in the clubrooms.
13. Otahuhu RFC: \$105,000 to paint the outside, roof and level 1 inside the clubrooms.
14. Mangere Centre Park Association: \$22,684 to purchase tables and chairs for the clubrooms.

Appendix C Sport NZ Insights Tool Definitions

For young people, the national physical activity guidelines suggest 7 hours a week (an hour a day).

For adults, the national physical activity guidelines suggest 2.5 hours a week (nearly 30 minutes, five days a week) of moderate or vigorous intensity activity.

LIFESTAGES	DESCRIPTION	APPROXIMATE AG RANGE
Older retirees	Retired singles and couples (often have grandchildren).	75+ years old
Young retirees	Recently retired singles and couples (often have grandchildren).	65-75 years old
Older adults	Employed and unemployed singles and couples without children at home (may have grandchildren).	35-64 years old
Older families (parents)	Singles and couples with children primarily in the secondary and tertiary lifestages.	35-60 years old
Young families (parents)	Singles and couples with children in the early years and primary lifestages.	(20) 25 -45 years old
Young adults	Employed and unemployed singles and couples without children.	16-34 years old
Tertiary	Young people in private training establishments (PTEs), institutes of technology and polytechnics (ITPs), wananga, universities and workplace training.	(16)18 - 22(25) years old
Secondary	Secondary school age children.	13-17 years old
Primary	Primary school age children (including intermediate).	5-12 years old
Early years	Young children in variety of care environments including at home, day care, nursery, etc...	0-5 years old

Appendix D Deprivation ratings and census variables of deprivation.

Deprivation Ratings 8-10 for Māngere-Ōtāhuhu Local Board SA2 boundaries

SA25F ¹⁰ Boundaries Māngere-Ōtāhuhu Local Board	Decile	Population
Auckland Airport	9	630
Māngere South	10	3597
Māngere Mascot	10	3690
Māngere Central	10	3600
Māngere West	10	4356
Māngere North	10	2343
Māngere South East	9	3786
Māngere Mountain View	8	3732
Favona West	10	3108
Favona North	10	2745
Favona East	9	3849
Harania North	10	3765
Harania South	10	3381
Massey Rd West	10	3765
Massey Rd South	10	1776
Aorere North	10	1704
Massey Rd North	9	3171
Sutton Park	10	3819
Ōtāhuhu South West	10	3885
Ōtāhuhu South	10	3663
Ōtāhuhu Central	10	1359
Ōtāhuhu North	10	3876
Ōtāhuhu East	10	2304
TOTAL		=-
TOTAL POPULATION		78552

Māngere Bridge Ambury SA2 is deprivation level 5 and Māngere Bridge is level 7.

The New Zealand Index of Deprivation 201

3.08 (NZDep2018) are based on the following Census variables:

- People with no access to the Internet at home
- People aged 18-64 receiving a means tested benefit
- People living in equivalised¹¹ households with income below an income threshold
- People aged 18-64 who are unemployed
- People aged 18-64 without any qualifications
- People not living in their own home
- People aged under 65 living in a single parent family
- People living in equivalised households below a bedroom occupancy threshold
- People living in dwellings that are always damp and/or always have mould greater than A4 size
- Decile 1 represents areas with the least deprived scores
- Decile 10 represents areas with the most deprived scores

¹⁰ The SA2 geography replaces the area unit geography.

¹¹ **Note:** Equalisation is a method used to control for household composition.

Appendix E Facilities current state analysis assessment

Condition Grading Scores & Definitions	Condition Grade	Life Expired (%)
Grade Definition		
Not present or not applicable	0	0%
The building/element is new and is functioning as required. Routine maintenance is required to extend serviceable life	1	0% to 20%
The building/element is functioning as required. Routine maintenance is required to extend serviceable life	2	20% to 40%
The building element is approaching the end of its serviceable life but is still functioning as required. Significant maintenance is required to extend serviceable life.	3	40% to 60%
The building element is showing signs of failure and deterioration. Extensive maintenance is required, or the item should be considered for renewal or replacement	4	60% to 80%
The building element has failed and has deteriorated significantly beyond the point of repair or renewal. The item must be replaced	5	80% to 100%

Summary of Condition Grade Scores	Mangere Hawkes Netball Club	Mangere-Otahuhu Netball Centre	Pukapuka Community Centre, Mangere	Manukau City Football Association	Mangere Combined Tennis Club	Training Ship Gambia Trust
Building Element						
Substructure	3	2	3	2	3	3
Frame	3	2	3	2	3	3
Structural walls	0	2	3	2	0	0
Upper floors	0	0	3	2	0	3
Roof	2	2	4	3	2	4
External walls	2	2	4	3	3	4
External windows & doors	3	2	4	4	4	4
Stairs & balustrades	0	0	3	3	0	3
Internal walls & partitions	2	2	3	3	2	3
Internal doors	3	2	4	3	3	3
Fixtures, fittings & equipment	1	2	4	3	4	3
Floor finishes	2	2	5	4	4	3
Wall finishes	2	2	5	2	2	3
Ceiling finishes	2	2	5	2	2	3
Mechanical services - Ductwork & pipework	0	0	0	0	0	0
Mechanical services - Plant & equipment	0	2	3	1	0	0
Electrical services - Infrastructure	3	2	4	3	3	3
Electrical services - Fittings	2	2	4	3	3	3
Fire services	2	2	4	2	2	3
Sanitary plumbing - Infrastructure	2	2	3	2	3	3
Sanitary plumbing - Fittings	1	3	5	2	3	3
Lifts & escalators	0	0	0	0	0	0
Special services	1	2	0	0	1	2
Drainage	3	2	3	3	3	3
External works - Courts	2	1	0	0	0	0
External works - Fencing	2	1	0	0	2	0
External works - Lighting	2	1	0	0	2	0
External works - Other	3	2	4	3	3	3

Technical assessment and evaluation work

		.Mangere Hawkes Netball Club		.Mangere-Otahuhu Netball Centre		.Pukapuka Community Centre, Mangere		.Manukau City Football Association		.Mangere Combined Tennis Club		.Training Ship Gambia Trust		
		.Gross Floor Area (GFA - m2) .238		.Gross Floor Area (GFA - m2) .554		.Gross Floor Area (GFA - m2) .1,733		.Gross Floor Area (GFA - m2) .733		.Gross Floor Area (GFA - m2) .225		.Gross Floor Area (GFA - m2) .752		
Ref	Description	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Group Total (\$)
1.00	High level current state analysis: Initial forecast of investment requirements to maintain/renew/upgrade	0	Work complete (i.e., this report)	0	Work complete (i.e., this report)	0	Work complete (i.e., this report)	0	Work complete (i.e., this report)	0	Work complete (i.e., this report)	0	Work complete (i.e., this report)	0
2.00	Detailed building inspection (By architect or designer) - For weathertightness & NZ building code compliance review	5,000		10,000		15,000		10,000		5,000		10,000		55,000
3.00	Hazardous substances inspection & testing	3,000		0	Assumed not required due to age of building	10,000		7,000		3,000		5,000		28,000
4.00	Initial evaluation procedure (IEP) / Initial seismic assessment (ISA) / General engineers review	3,000	Assumed required due to large span, open-plan communal space	5,000		10,000		7,000		5,000		7,000		37,000
5.00	Detailed seismic assessment (DSA)	0	Assumed not required (i.e. due to light timber frame composition)	30,000	Assumed required as part of 2nd level. addition/alterations	40,000	Medium likelihood of being required. IEP/ISA report to confirm	30,000	Medium likelihood of being required. IEP/ISA report to confirm	0	Low likelihood of being required. IEP/ISA report to confirm	30,000	Medium likelihood of being required. IEP/ISA report to confirm	130,000
6.00	Geotechnical assessment	0	Assumed not required	10,000	Assumed required as part of 2nd level. addition/alterations	15,000	Medium likelihood of being required. IEP/ISA report to confirm	10,000	Medium likelihood of being required. IEP/ISA report to confirm	0	Low likelihood of being required. IEP/ISA report to confirm	10,000	Medium likelihood of being required. IEP/ISA report to confirm	45,000

Ref	Description	.Mangere Hawkes Netball Club		.Mangere-Otahuhu Netball Centre		.Pukapuka Community Centre, Mangere		.Manukau City Football Association		.Mangere Combined Tennis Club		.Training Ship Gambia Trust		.Group .Total (\$)
		.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	.Total (\$)	.Comments	
7.00	Development planning - Define concept development options & outline scope of work brief for asset renewals/maintenance	10,000	Assumed low architectural scoping. development	30,000	Assumed high architectural scoping. development	50,000	Assumed high architectural scoping. development	15,000	Assumed low architectural scoping. development	10,000	Assumed low architectural scoping. development	15,000	Assumed medium architectural. scoping development	130,000
8.00	Cost management - Estimating and business case support for funding application	3,000		5,000		10,000		7,000		3,000		7,000		35,000
9.00	Project management - Procurement, management & delivery for all technical evaluation & assessment work activities	5,000		10,000		15,000		10,000		5,000		10,000		55,000
10.00	Property plan - Detailed register of building assets to facilitate future asset renewal and maintenance planning	0	Excluded. Optional requirement. Budget advice if required is \$3,000	0	Excluded. Optional requirement. Budget advice if required is \$5,000	0	Excluded. Optional requirement. Budget advice if required is \$15,000	0	Excluded. Optional requirement. Budget advice if required is \$10,000	0	Excluded. Optional requirement. Budget advice if required is \$3,000	0	Excluded. Optional requirement. Budget advice if required is \$10,000	0
11.00	Funding application - For facility asset renewals/maintenance and development projects	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0
12.00	Facility needs assessment & utilisation study	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0	Assumed by others	0
13.00	Contingency - Fund pool for contingent technical evaluation & assessment work required (approx. 10%)	4,000		11,000		17,000		10,000		3,000		9,000		54,000
	Total (Excl. GST)	33,000		111,000		182,000		106,000		34,000		103,000		569,000

Appendix F Indoor Courts Framework

Auckland Indoor Court Plan (2019)

The Auckland Indoor Court Plan outlines a proposed approach to the development of new or expanded multi use indoor court facilities across Auckland. The proposed approach covering Māngere Ōtāhuhu is for local Satellites.

Table F.1 Proposed approach for local satellites.

Location	New space	Users
South Auckland Zone	Partnerships– mix of: Existing indoor x 1-2 New Indoor 2 x 2/3 (1 full court) Outdoor Covered x 1-2 Uncovered 1-2	Futsal Volleyball Netball Basketball

National Facilities Strategy for Indoor Sports (2014)

This strategy identifies a current shortfall in indoor court provision of 21 courts across Auckland with this growing to a shortfall of 42 by 2031 based on a benchmark of one court per 9000 residents.

Table F.2 Indoor court assessment for Māngere-Ōtāhuhu against national facility benchmark

	2018	2021	2026	2031	2036	2041	2046
Māngere-Ōtāhuhu Population	79,029	81,749	86,779	92,556	96,397	99,916	103,581
Number of courts required using one court per 9000 pop.	9	9	10	10	11	11	11
Auckland Council courts	2	2	2	2	2	2	2
Mangere College – community access	1	1	1	1	1	1	1
Otahuhu College -community access	1	1	1	1	1	1	1
Chinese Community Sports Centre -community access	1	1	1	1	1	1	1
Court space available using one court per 9000 pop.	(4)	(4)	(5)	(5)	(6)	(6)	(6)

Based on the national benchmark, there is a current shortfall of publicly available indoor courts in the Māngere-Ōtāhuhu Local Board area of four indoor courts rising to six by 2046.

Community Facilities Network Plan 2015

This plan outlines provision guidelines for local, destination and regional Leisure Centre facilities. Local facilities such as Moana-Nui-a Kiwa Leisure Centre and Ōtāhuhu Leisure Centre would ideally include at least 2 standard sized basketball courts, programme rooms and fitness space to serve local catchments of up to 5 km and target population thresholds of 18,000 to 40,000. At a high level, with a population of 80,000, the current Leisure Centre provision is short two indoor courts and based on population growth projections, by 2046, additional local leisure services will be required if the current facility provision guidelines prevail.

Appendix G Prioritisation criteria

Principle	Description		Weight	Sub-criteria
	Investing to provide equity of outcomes across the population regardless of age, gender, ethnicity, socio-economic status or geography		40%	Children and young people 5-18 years
				Pacific People
				Asian communities
				Female
				Deprivation areas
				Maori focus
				Emerging sports
				High-participation sports
				Gaps in provision
				Low provision
				Sustains critical provision
Outcome Focused	Investing strategically to deliver maximum value for Aucklanders		30%	Strategic alignment
				Impact on physical well-being
				Impact on social and community benefits
				Impact on economic benefits
Achievability	Investing in projects which can be achieved in the short-term		15%	Capability
				Capital funding
				Complexity
				Leverage
Sustainability	Investing in facilities which can be sustained in the long-term		15%	Financial
				Adaptability and flexibility
				Utilisation
				Accessibility