

Playground rationalisation

Sarah Jones
Manager Area Operations
Community Facilities

October 2021



Purpose

To get feedback about decommissioning 2 playgrounds and a toilet to rationalize the play network

2 playgrounds and a toilet at or near the end of their asset life, with overlaps in the network

- Celeste Reserve - playground
- Park Reserve - playground
- Halls Beach - toilet



Issues

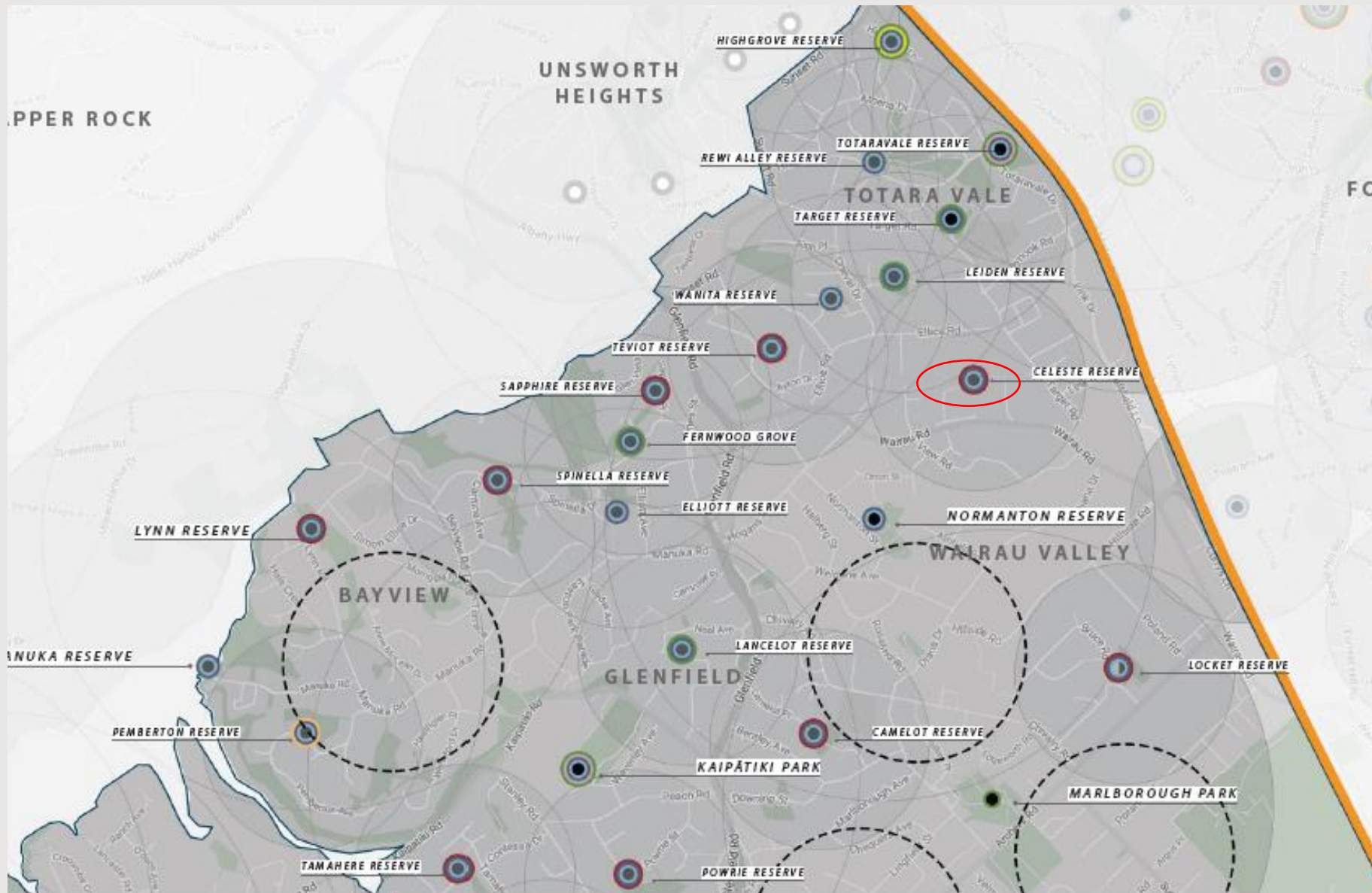
Why is this discussion required?

- Long term renewals funding constraints require prioritization of what to invest in
- There is not enough funding to renew every asset
- There is a large, well provisioned play and toilet network

Previous network thinking:

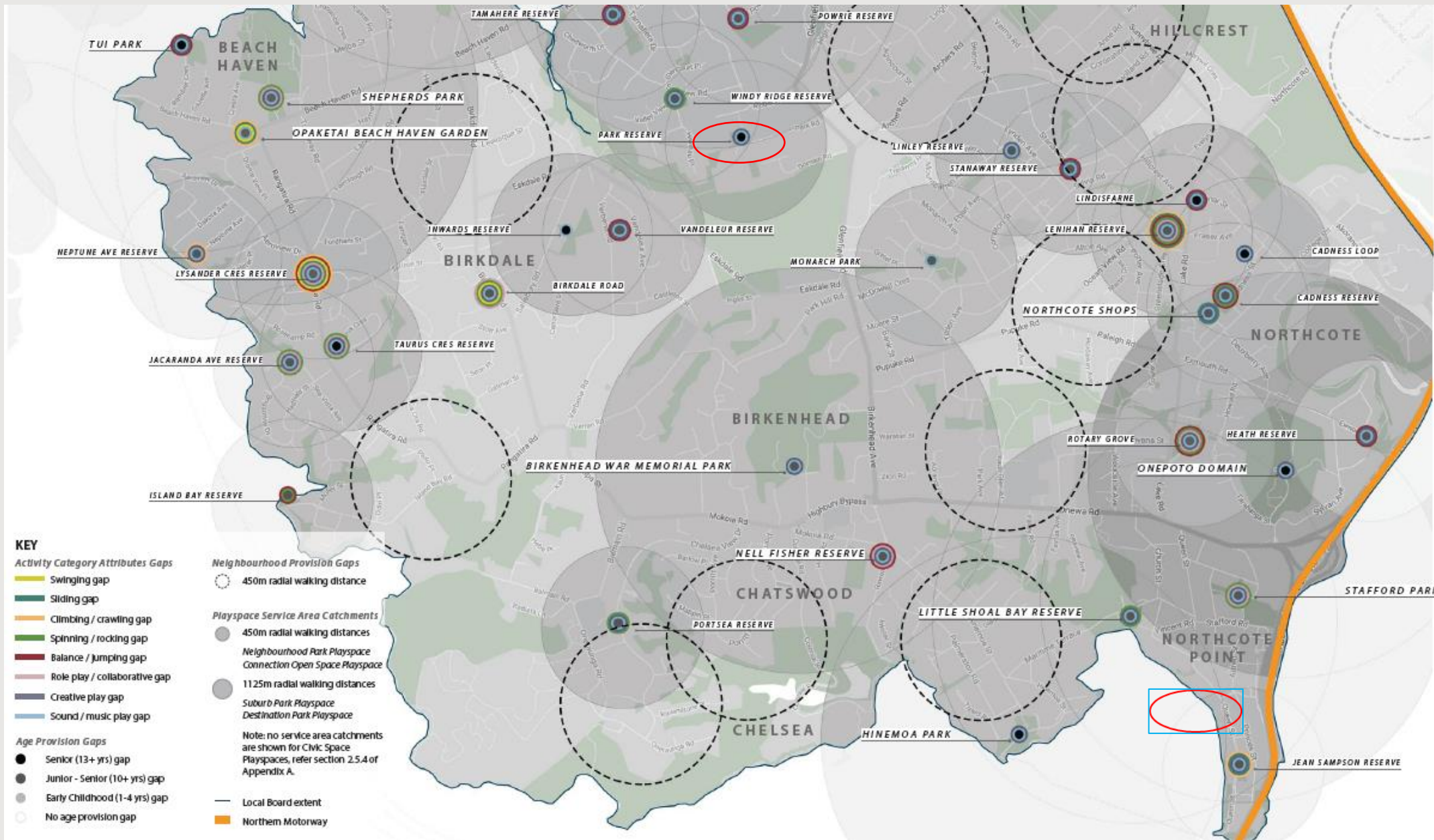
- Kaipātiki play and sunsmart provision – was developed before the funding constraints became a reality





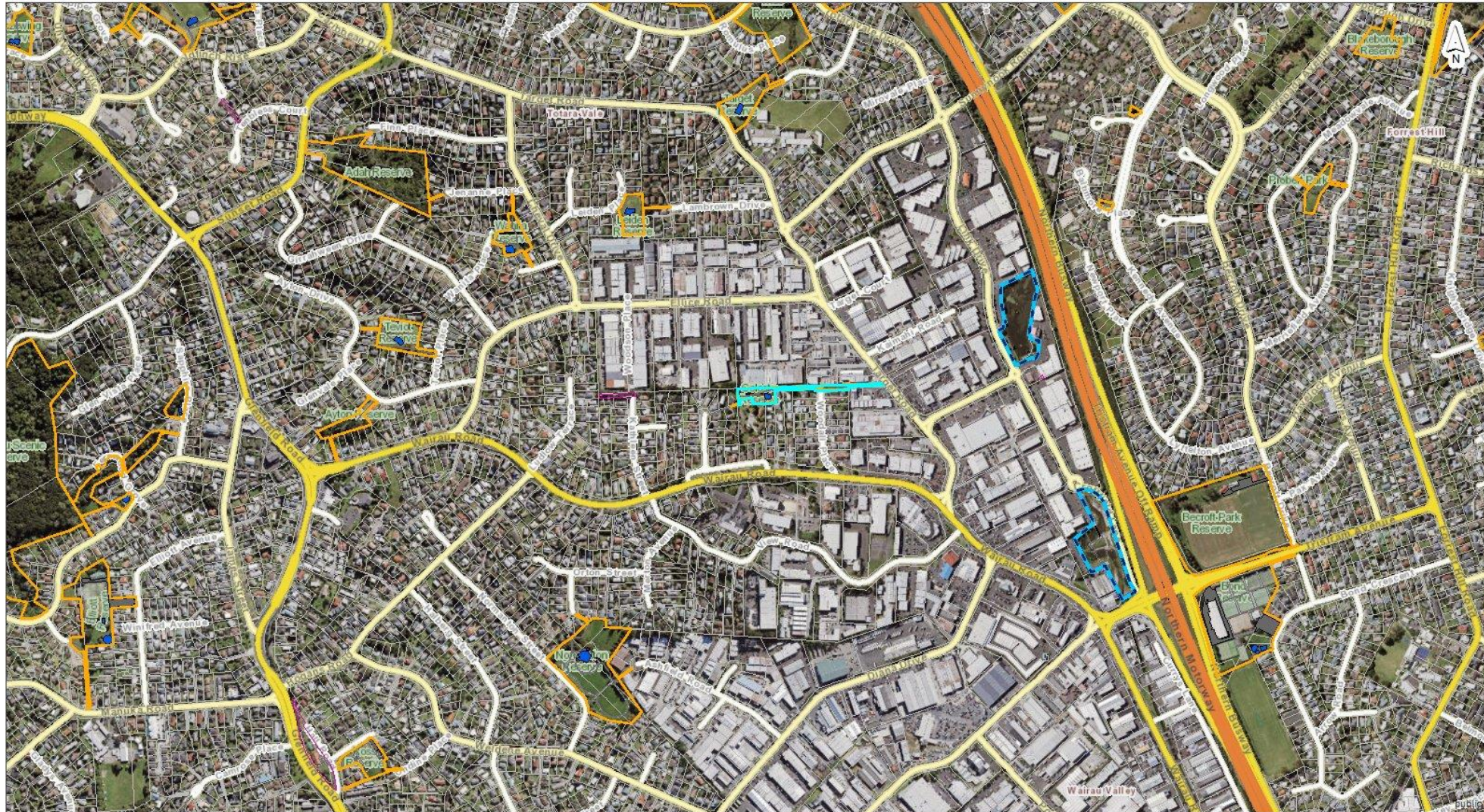
Sunsmart and play network provision map





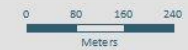
Sunsmart and play network provision map





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Height datum: Auckland 1946.

Celeste Reserve

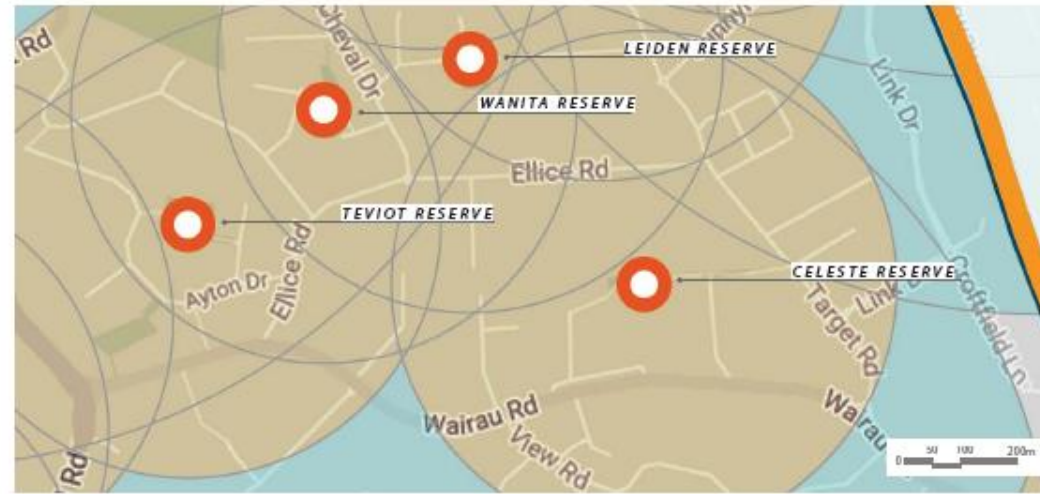


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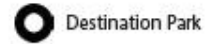
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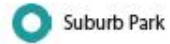
CELESTE RESERVE



KEY



Destination Park



Suburb Park



Neighbourhood Park



School Playground

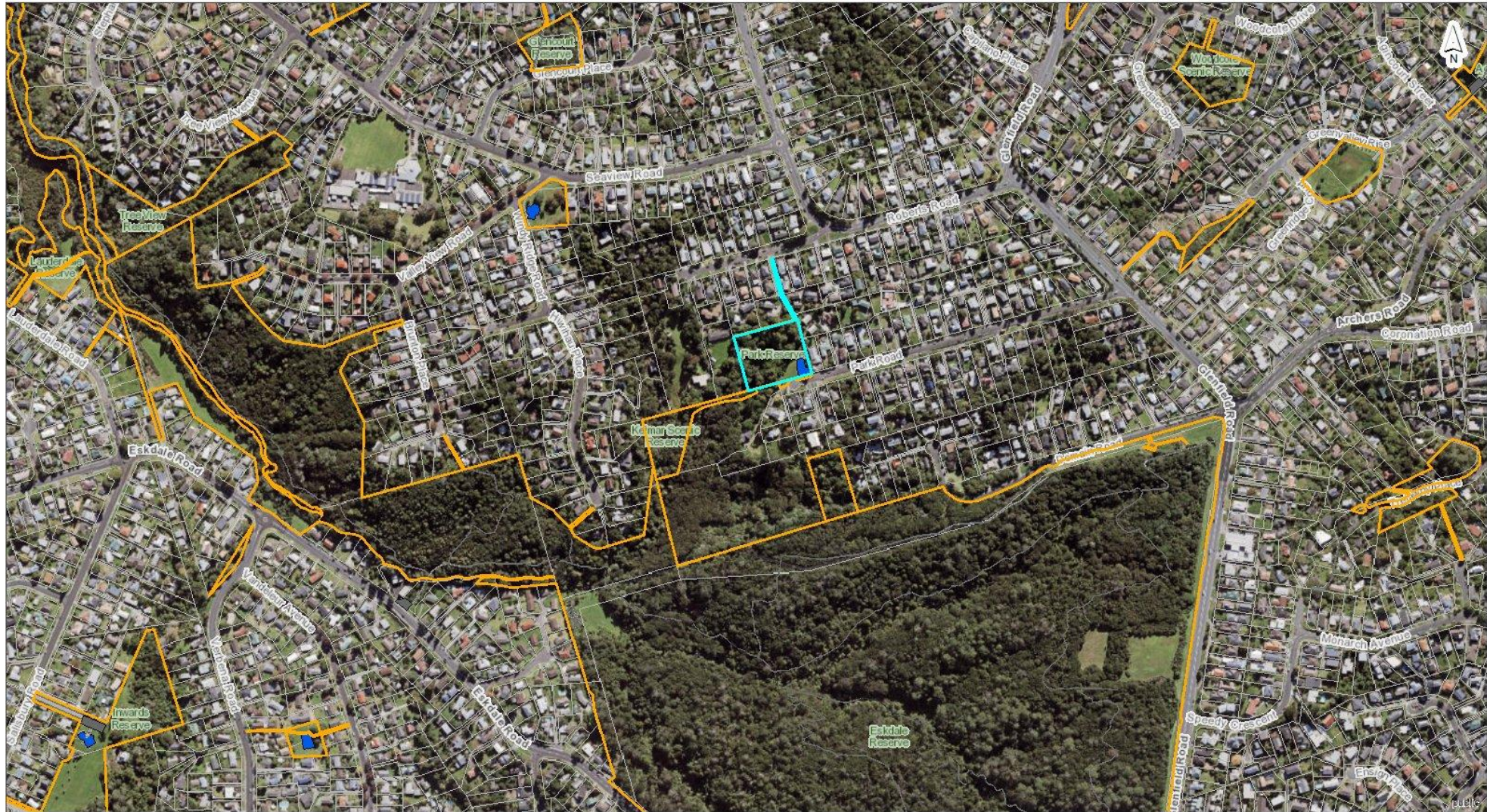
LOCATION MAP



SITE PHOTOS

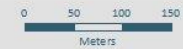
Extract from audit





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Park Reserve



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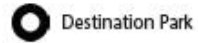
Date Printed:
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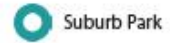
PARK RESERVE



KEY



Destination Park



Suburb Park



Neighbourhood Park



School Playground

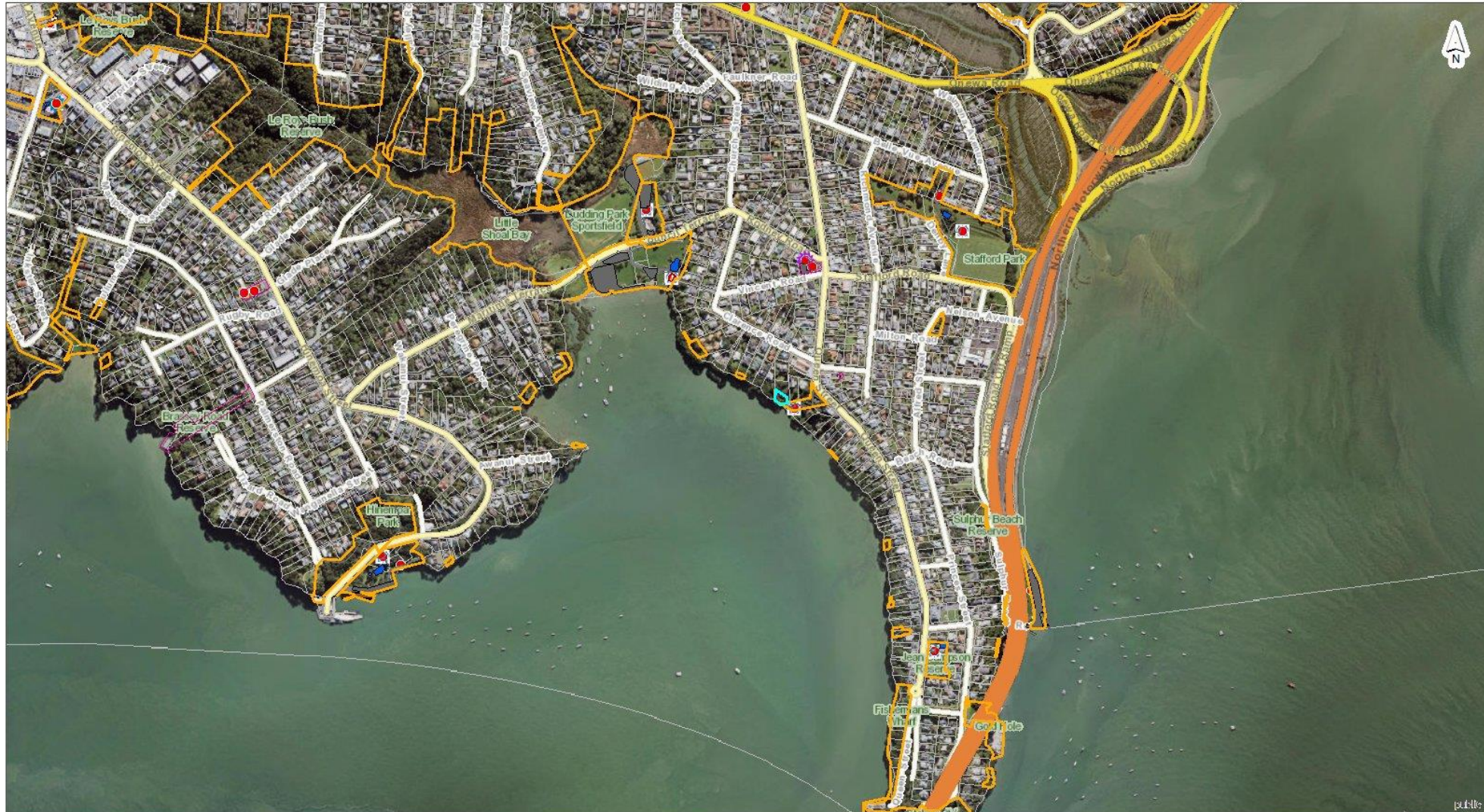
LOCATION MAP



SITE PHOTOS

Extract from audit





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Halls Beach



Scale @ A3
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Date Printed:
27/10/2021





Halls Beach toilet photos



Analysis

| Site | Overlap with | Distance/m | Provision | Issues | Recommended action | Community consultation |
|---------------------------|----------------------|------------|-------------------------|---|--|--|
| Celeste Reserve | Normanton Reserve | 980 | Module, seesaw, swings | Overlapping catchment Poor passive surveillance | Small investment Natural play elements, keep swings | Design |
| Park Reserve | Windy Ridge Reserve | 730 | Module, swings, spinner | Overlapping catchment Poor passive surveillance | Close – as per play audit | Inform prior to removal E.g. during Windy Ridge playground construction |
| Halls Beach toilet | Jean Sampson Reserve | 670 | Male, female, shower | Poor passive surveillance Consenting issues Close to others | Demolish Renew at Heath Reserve | Inform prior to removal as part of Heath Reserve project |



Next steps

| Site | Overlap with | Recommended action | Proposed timeline Financial year | Community consultation |
|---------------------------|----------------------|--|--|---|
| Celeste Reserve | Normanton Reserve | Renew with small investment | 2021/2022 design 2022/2023 construction | Design feedback |
| Park Reserve | Windy Ridge Reserve | Close | Close elements as they fail Swings likely to be in the next couple of years | Inform prior to removal E.g. during Windy Ridge construction |
| Halls Beach toilet | Jean Sampson Reserve | Demolish Renew at Heath Reserve | Currently 2022/2023 design 2023/2024 construction | Inform prior to removal E.g. during Heath Res toilet design consultation |





Northcote War Memorial Hall – Proposed Refurbishment of Heritage Facility

Nicolaas Viljoen

Project Manager, Auckland Council Community Facilities

October 2021

Outline

1. Project background
2. Proposed Concept design and drawings
3. Options/alternatives considered
4. Budget
5. Issues and Risks
6. Next steps

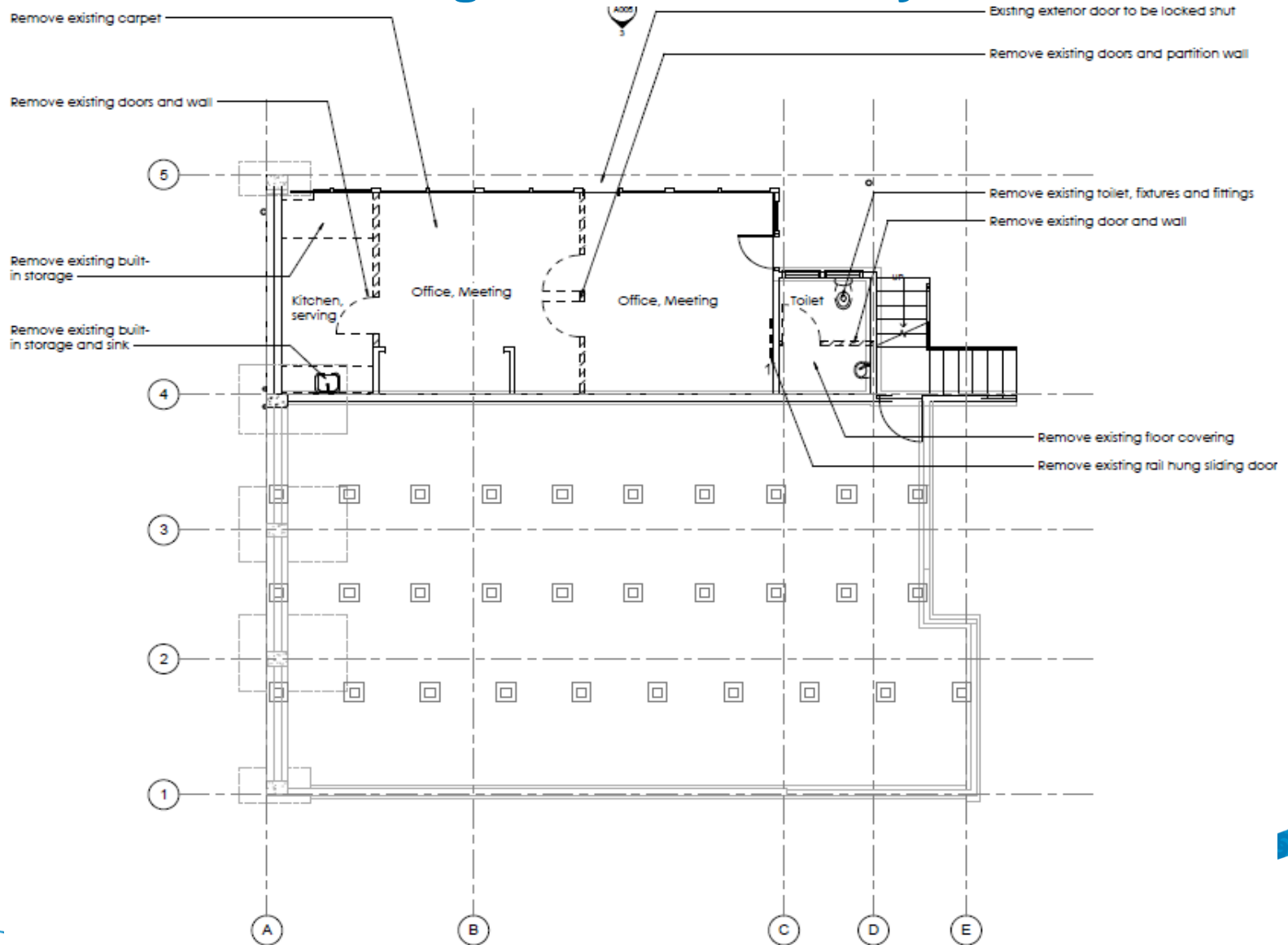
1. Project Background

- The brief is to refurbish the heritage facility in conjunction with the heritage team.
- The building is listed as an “A Heritage Item” under the Auckland Unitary Plan. The listing excludes the interior of the building. The building is not listed by Heritage New Zealand Pouhere Taonga.

2. Proposed Concept Design and drawings

- Exterior works will be limited to maintenance related activity due to the building’s heritage status.
- Proposed interior refurbishment is more substantial and will focus on optimising the venue for hire spaces (meeting room on lower level and main hall).
- An detailed seismic assessment was done and the seismic rating of the building is at 34% of New Building Standard (NBS). Although there is an aspiration to remediate all Council buildings to >67% no immediate action is necessary.

Ground floor meeting room current layout



Ground floor meeting room proposed new layout

Two separate office rooms converted to a single larger meeting room

New strip floor covering

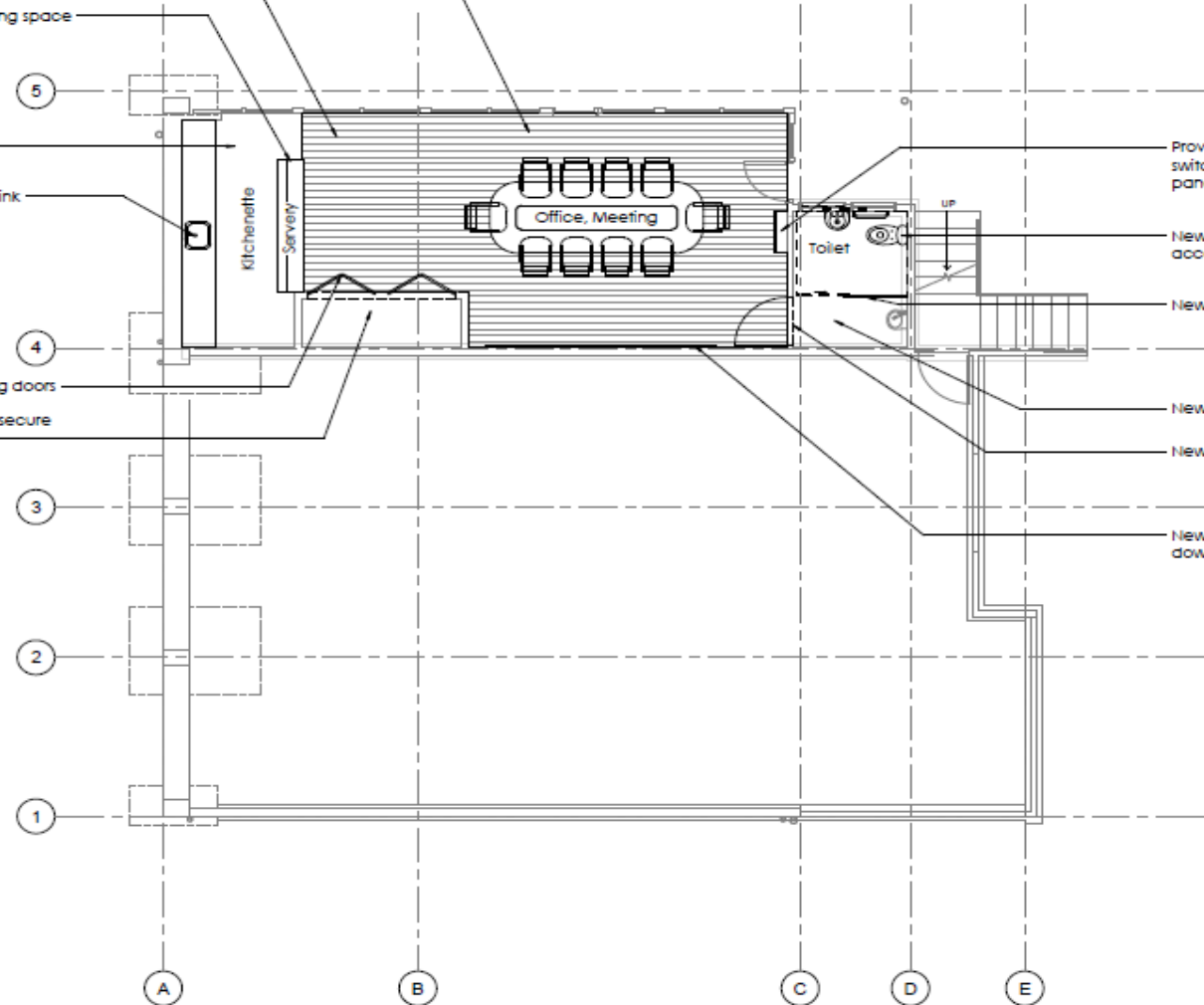
New double shelf serving space

New vinyl floor cover

New kitchenette with sink

New 4x636 bifold sliding doors

Locked AV and audio secure storage



| Areas | m ² |
|-------------------|----------------|
| Ground Floor: | |
| Offices & Meeting | 36.9 |
| Kitchen | 9.1 |
| Toilet | 5.1 |

Provide new cupboard to house the switch board, meter board, fire control panel and door security panel

New accessible toilet and all compliant accessories

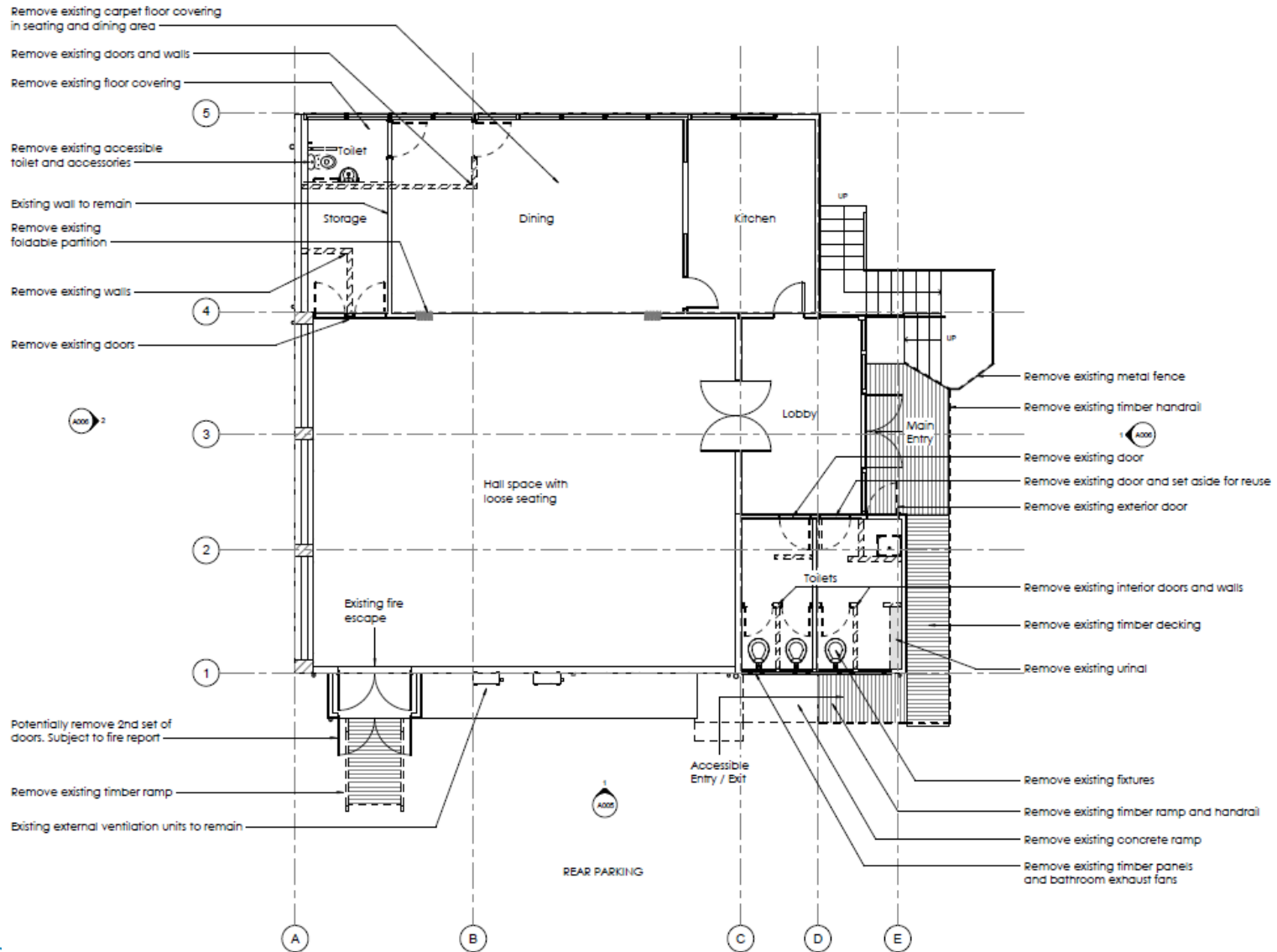
New Partition wall and sliding door

New vinyl floor cover

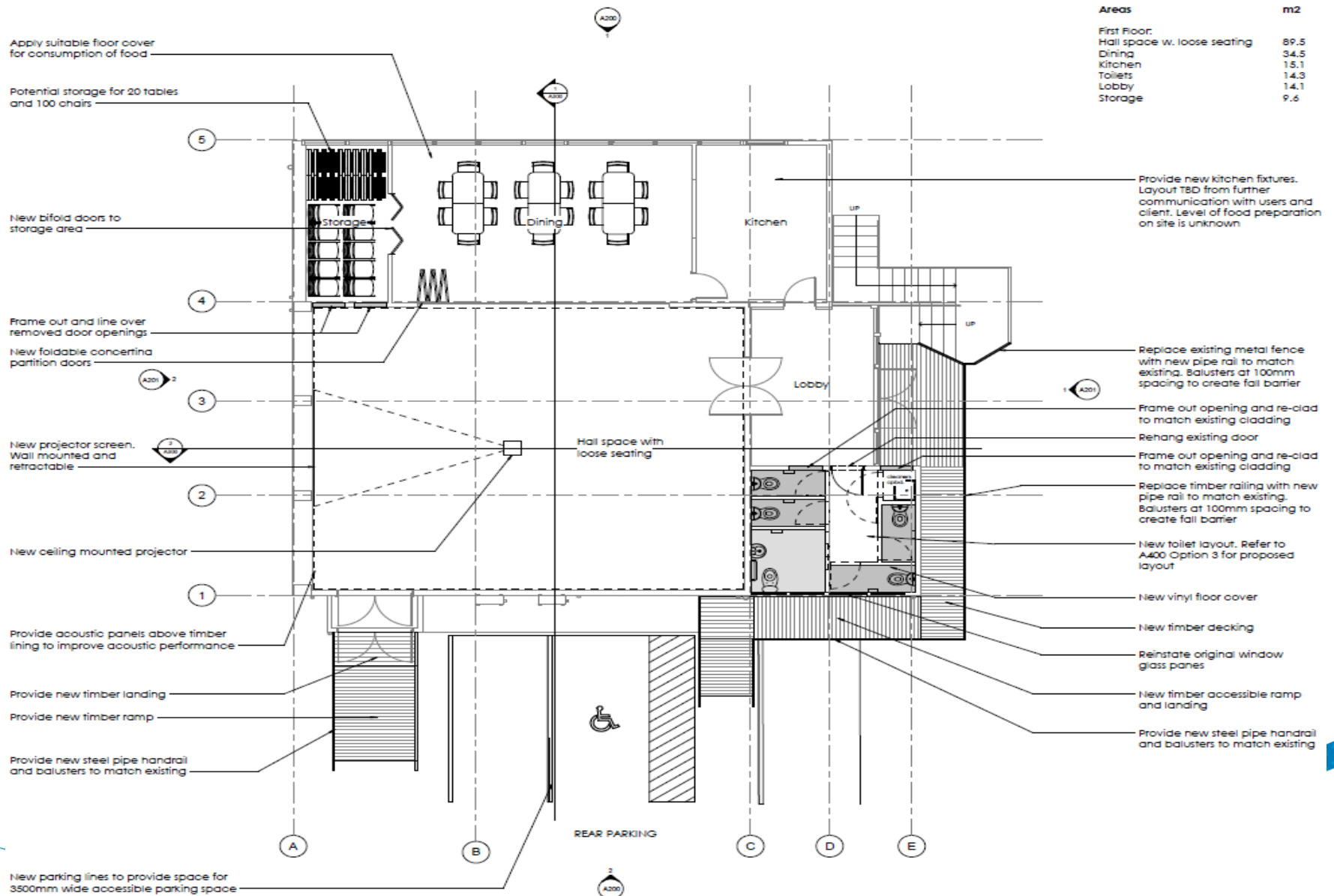
New 860x1980 accessible door

New whiteboard and drop-down projector screen

First floor existing layout



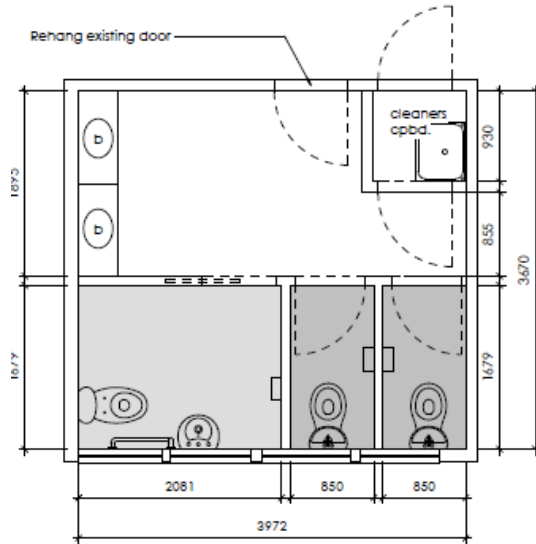
First floor proposed new layout



October 2021 – Northcote War Memorial Hall proposed refurbishment
Local Board Workshop

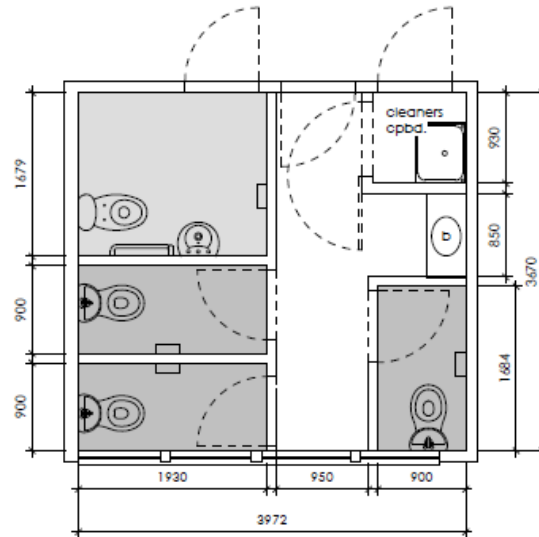
Proposed toilet layouts (options)

3 unisex toilet facilities, 1 of which is an accessible toilet. Serves 50 patrons (refer to G1/AS1, page 23)



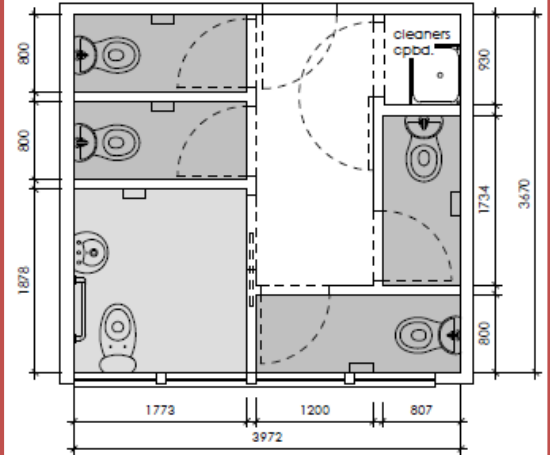
① Optional Toilet Layout 1
1:25

4 unisex toilet facilities 1 of which is an accessible toilet facility. Serves 100 patrons (Refer to G1/AS1, page 23)



③ Optional Toilet Layout 2
1:25

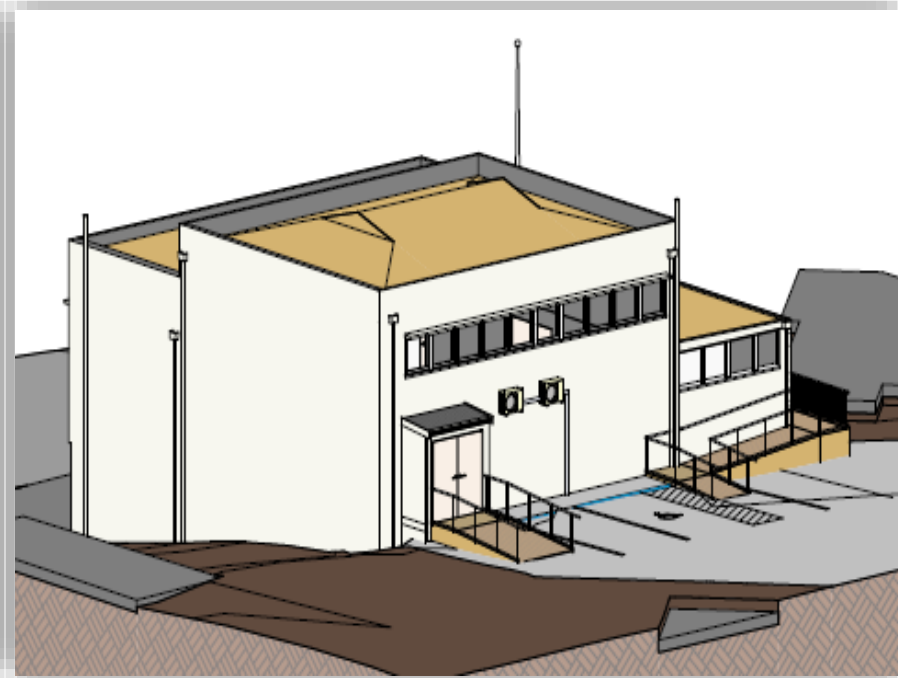
Recommended option for expected occupancy:
5 unisex toilet facilities 1 of which is an accessible toilet facility. Serves 150 patrons (Refer to G1/AS1, page 23)



② Optional Toilet Layout 3
1:25

Proposed exterior work

- Proposed exterior work consists of:
 - New ramps, decking and accessible ramp.
 - New hand railing.
 - New accessible parking spaces.
 - Paint (funded from 2021/22 Opex budget)



3. Options/alternatives considered

| | Option 1: | Option 2: | Option 3 – preferred option | Option 4: |
|-----------------|--|---|---|--|
| | Do nothing | Full refurbishment as per concept design | Full refurbishment of the meeting room, repairs to exterior ramps and handrails. Outside painting. | Minor repairs/renewals including painting of the entire building |
| Pros | <ul style="list-style-type: none"> No budget required. Minimal impact on hirers. | <ul style="list-style-type: none"> Fully refurbished building up to today's standard (audio visual equipment, HVAC, acoustic treatment). Better use of available space, likely increase in hirers/interest. Preserve the heritage value of the building. | <ul style="list-style-type: none"> Greatly increase usability of the meeting room which will (likely) increase usage. Preserve the heritage value of the building. Less budget required (initially). Address the worse performing area of the building. | <ul style="list-style-type: none"> Improve the aesthetics of the building and preserve the heritage value. Less budget required. |
| Cons | <ul style="list-style-type: none"> No improvements to the spaces. Building will continue to underperform (underutilised spaces). | <ul style="list-style-type: none"> Costly, with limited budget available. High impact on hirers during physical works. | <ul style="list-style-type: none"> No layout changes/improvements to the main hall area. | <ul style="list-style-type: none"> Cosmetic changes only will likely not improve usage. |
| Estimate | \$ 0 | \$ 1,1Mil | \$ 400,000 (includes \$100,000 CF opex funding for painting). | \$ 200,000 |

4. Budget

- Total budget available \$ 270,000 (renewals budget) + \$100,000 Community Facilities opex budget for exterior painting. This is a RAP approved project.
- Budget will likely be sufficient for the preferred option (refurbish meeting room and exterior painting).
- Additional budget will be required for future work in the main hall area, \$600,000 to \$700,000.

5. Issues and risks

- Budget availability for full refurbishment as per concept design.
- Lack of engagement with regular hirers – specifically around requirements for the main hall area.

6. Next steps

- Engage with regular hirers of the main hall area to determine requirements.
- Workshop with Kaipatiki local board to discuss requirements for the main hall area based on feedback from regular hirers.
- Proceed with design, consenting, procurement and full refurbishment of the meeting room.

Unlock Northcote



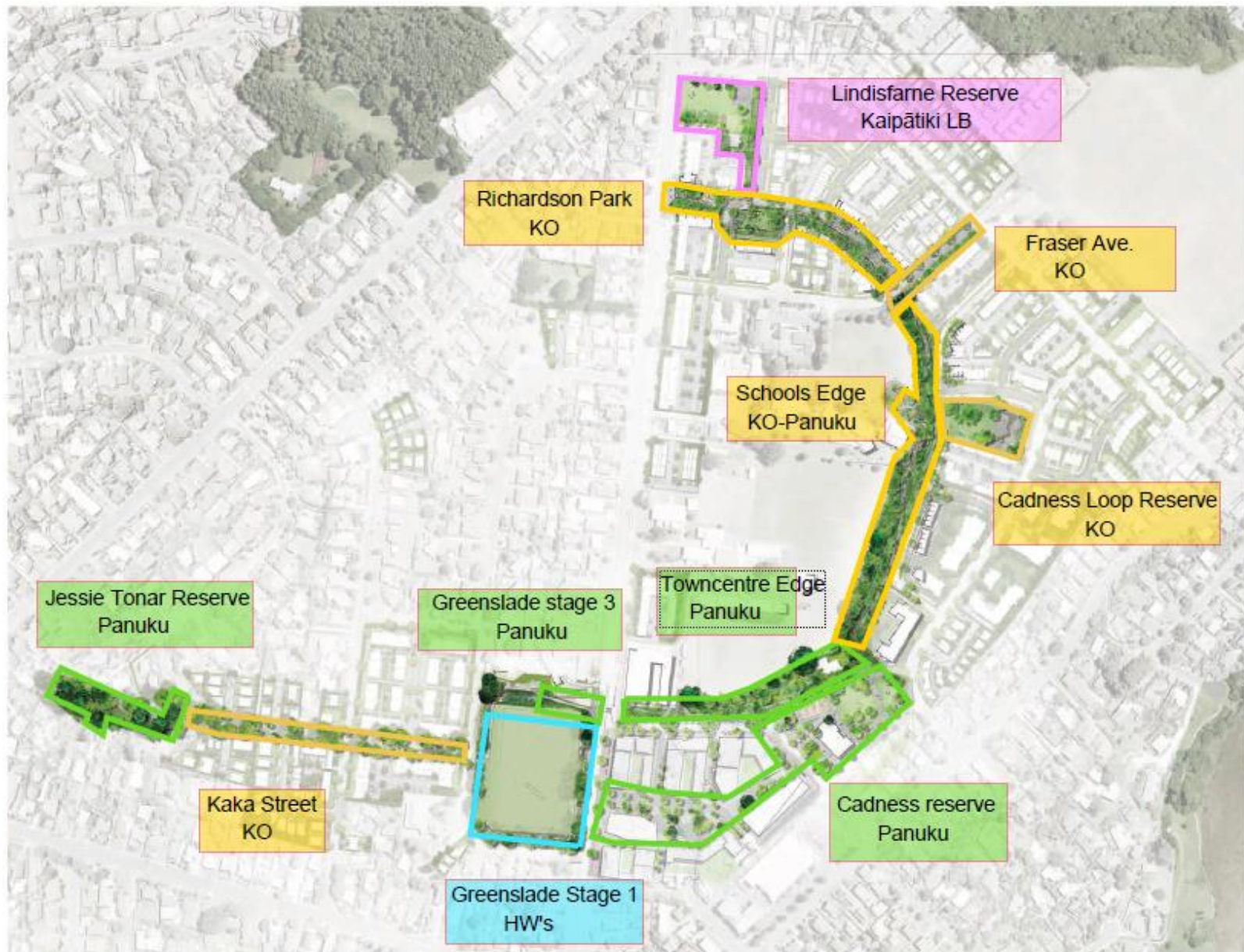
Creating a growing community with a lively and welcoming heart that celebrates culture, where business thrives and everyone's needs are met.

Agenda

- Te Ara Awataha update
 - General
 - Stages
- Kāinga Ora housing development update
- Eke Panuku town centre update
- Community Hub next steps



Te Ara Awataha – delivery plan



Te Kete Rukuruku – naming; expected early 2022

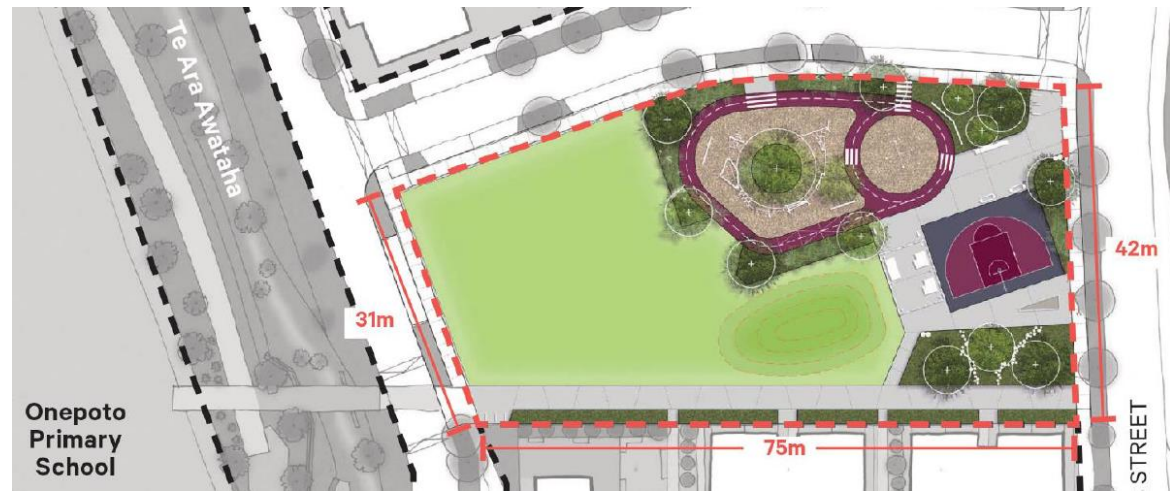
Richardson Park – complete

Under construction:

- Schools edge – complete May 2022
- Greenslade Reserve – complete March 2022
- Kaka Street – complete August 2022

Cadness Loop Reserve - commencing construction Nov 2021

Jessie Tonar Scout Reserve – concept design coming to Kaipātiki Local Board for approval November



Jessie Tonar Scout Reserve

Te Ara Awataha: Cadness Loop Reserve



Public Housing Programme

- Under Budget 2020, the Government announced 8,000 additional whare to be delivered nationwide over the next 4 to 5 years.
- Split between 6,000 public homes & 2,000 transitional homes
- Kāinga Ora and community housing providers to deliver.
- Investment of more than \$5 billion.
- This is in addition to the 6,400 state homes currently being delivered.
- Working to reduce number of people on MSD's Housing Register. Nationally: 24747 individuals and whanau as at June 2021
- Kaipātiki Local Board Housing Register: 246 (as of June 2021).



Northcote Public Housing

- 6, 10, 12, 14 Potter Avenue (N6.2)
- 177-193 Lake Road (N16)
- 9-19 Tonar Street (N20)
- 13-15, 19-21 Potter Avenue & 24-30 Greenslade Crescent (N9-10)
- 16-26 Fraser Avenue & 3 Richardson Place (N24)
- 10-12 Fraser Avenue (N25)
- 46, 52-58 & 62-64 Cadness Street (N30)



13-15, 19-21 Potter Avenue & 24-30 Greenslade Crescent (N9-10)

- 88 new homes consisting of:
 - 63 x one-bedroom homes
 - 20 x two-bedroom homes &
 - 5 x three-bedroom homes
- Within 3 buildings consisting of:
 - 3 x six-level apartment blocks
- Building B - 35 Units dedicated for Pensioner housing
- Resource consent has been granted for this development
- Contract awarded to Form
- Construction has commenced Oct 2021
- Construction estimated to be completed mid 2023



177-193 Lake Road (N16)

- 85 new homes consisting of:
 - 40 x one-bedroom homes
 - 30 x two-bedroom homes &
 - 15 x three-bedroom homes
- Within 3 buildings consisting of:
 - 3 x six-level apartment blocks
 - Ground floor Commercial
 - Building A will house the Takapuna Housing Office
- Resource consent has been granted for this development
- Contract awarded to Leighs Construction
- Construction has commenced July 2021
- Construction estimated to be completed mid 2023



9-19 Tonar Street (N20)

- 40 new homes consisting of:
 - 29 x two-bedroom homes
 - 5 x three-bedroom homes
 - 5 x four bedroom homes
 - 1 x 5 bedroom home
- Within 2 buildings consisting of:
 - 1 x five-level apartment block – under construction
 - 2 Storey town houses - delivered
- Resource consent has been granted for this development
- Contract awarded to IMB
- Construction has commenced Nov 2020
- Construction estimated to be completed mid 2022



16-26 Fraser Avenue & 3 Richardson Place (N24)

- 32 new homes consisting of:
 - 11 x two-bedroom homes
 - 14 x three-bedroom homes &
 - 7 x four-bedroom homes
- Within 3 blocks consisting of:
 - 1 x five-level apartment block (20 Units)
 - 12 x two-level standalone houses
- Construction commenced mid 2019 for the 12 units (8 units completed Sept 2020) Remaining 4 units scheduled for 2023
- Apartment Contract awarded to Gibson O'Connor
- Construction commenced Oct 2021
- Expected construction completion Mid 2023



10-12 Fraser Avenue (N25)

- 30 new homes consisting of:
 - 22 x two-bedroom homes &
 - 8 x three-bedroom homes
- Within 2 buildings consisting of:
 - 1 x three-level walk up building
 - 1 x five-level apartment block
- Resource consent has been granted for this development
- Contract awarded to Gibson O'Connor
- Construction commenced Oct 2021
- Construction estimated to be completed mid 2023



46, 52-58 & 62-64 Cadness Street (N30)

- 55 new homes consisting of:
 - 34 x two-bedroom homes &
 - 21 x three-bedroom homes
- Within 5 buildings consisting of
 - 2 x five-level apartment blocks &
 - 2 x three-level walk up buildings
- Resource consent has been granted for this development
- Contract being finalised
- Construction will commence Jan 2022
- Construction estimated to be completed late 2023



Summary

- **Northcote (480 dwellings) State Housing Component LSRP**

| Status | No. Dwellings |
|----------------------------------|---------------|
| Delivered | 101 |
| Under Construction | 262 |
| Procurement | 55 |
| Building Consent Design Underway | 0 |
| RC Design underway | 62 |
| TOTAL | 480 |

Town Centre update

- Updating masterplan visual
- Integrated transport assessment underway
- Preparing for 115 Lake Road to go to market in early 2022
- Covid-19 rent relief for tenants
- Business continuity planning underway
- Placemaking activities on hold
- Working with Business Association to encourage outdoor dining



Community hub next steps

Local board engagement:

- Resolution looked to create a working group with all local board members, the project team and representatives from identified community hub stakeholders.
- Proposed process: to come monthly to local board workshops in Dec, Feb and March with all current community tenants invited to attend.

Current tenants:

- Gather tenants' base requirements and discuss next steps at a December workshop (if above engagement process is agreed).