



MANUKAU SPORTS BOWL

ADOPTED MASTER PLAN . November 2023

Revision Control

DATE/REVISION	DESCRIPTION
23 Dec 2021	Draft for discussion
Rev B_February 2022	Draft for discussion - internal staff
Rev C_February 2022	Local Board Workshop
Rev D_March 2022	Amended following Eke Panuku Feedback
Rev E_May 2022	Post public consultation
Rev F_ 2022	Updated draft
Rev G_ November 2022	Final draft master plan
July 2023	Adopted master plan
November 2023	Implementation plan added

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department for Regional Services and Strategy, Auckland
Council and Eke Panuku

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In 1987 the Commonwealth Games Organisation commissioned a report for the provision of a Velodrome for the Auckland Region to host the 1990 Commonwealth Games Cycling events. In view of the large capital costs and the fact that cycling is a relatively minor sport in New Zealand, the proposed development was not attractive to most local authorities as a desirable amenity.

Manukau City Council, however, in line with its strong support for sport and recreation took on the challenge.

Funding of the estimated \$4,349,000 cost was divided between Manukau City Council (25%), The Games Enhancement Fund (25%) and the Auckland Regional Authority.

After extensive discussions and negotiations involving the ARA, Commonwealth Games Company and New Zealand Cycling Association the project was approved and work began.

Research was undertaken into similar projects both in New Zealand and overseas and,

Grandstand at Completion



utilising the knowledge gained, consultants were commissioned to prepare the design and specifications for the track. Basic plans were initially obtained from the New Zealand Cycling Association.

Manukau City Council appointed a project Manager to co-ordinate and supervise the numerous contractors involved in the development including various Council staff. Regular technical liaison meetings between Council, the ARA, the Commonwealth Games Company, Consultants and Contractors were an essential part of the project. Construction of the track was completed on time and within budget. Officially opened by His Worship the Mayor Barry Curtis on The 16 September 1989.

The Velodrome has been developed on land formerly known as the Manukau City Council 50 acre Boundary Road Reserve. The total development also includes a Greyhound Racing Track, sportsfields and two grandstands that are available for use by Community Groups. Extensive passive parkland and space for future sports development completes the project.

Early in 1989 the reserve was named The Manukau Sports Bowl. The Velodrome's concrete track involved 'spraying' concrete with high air pressure onto slopes of up to 40 degrees, a technical 'first' for New Zealand. An additional feature of the Velodrome is the 500 seat Grandstand adjacent to the finishing straight, a variety of accommodation is provided under the grandstand including, clubroom, changing rooms, storeroom and kitchen. This facility is not only for the cyclists but is also available for use by the community.



Tim Pawson N.Z. Junior

Of major benefit are the four, 35 metre high light poles capable of supplying sufficient illumination for Television coverage of night events essential for the Commonwealth Games and for proposed future events to be held at the Velodrome, such as the Oceanic Championships.

Both the Velodrome and the Greyhound Racing Track, being developed by the New Zealand Racing Authority, will be utilised for other activities and sports. The Centre of the Greyhound track accommodates a full size sports field suitable for sports such as rugby and soccer, whilst at the Velodrome, summer concerts, boxing, archery and tennis are a few of the proposals currently under consideration.



CYCLING

Records show that at the turn of the century cycle racing, both road and track, was very popular with the younger set. The cycles of the day were very heavy with large wheels and very wide tyres, an average machine was single seat and weighed in excess of 30 lbs. These days a modern, fully equipped 12 speed cycle weighs approximately 18 to 20 lbs.

The roads in those days were of heavy metal and the tracks were grass. Usually the tracks were marked out in farmers paddocks or Council owned parks.

Early track races in Auckland were held on the Lion Brewery owned land in Khyber Pass, these cycle meetings were lit with gas lights. Western Springs Track was built in the mid-1920s and the Papatoetoe Stadium in the late 1920s. Both tracks were constructed by workers during the Depression.

One of the major events on the Western Springs Stadium was the visit of Hubert Opperman in January 1930 when the Manukau Club and the Professional Auckland Cycling Club staged a

joint meeting. Two of the best known amateur performances of that day were by Jack Wade and Angus Mackie.

The 1950 Empire Games Cycling Events were held at Western Springs and on the first night there were 10,566 paying spectators, the second night 9,352 and the third night 13,446 - a total of 37,364, this brought a total revenue of £9,089. 9s. 6d, a great boost for New Zealand cycling.

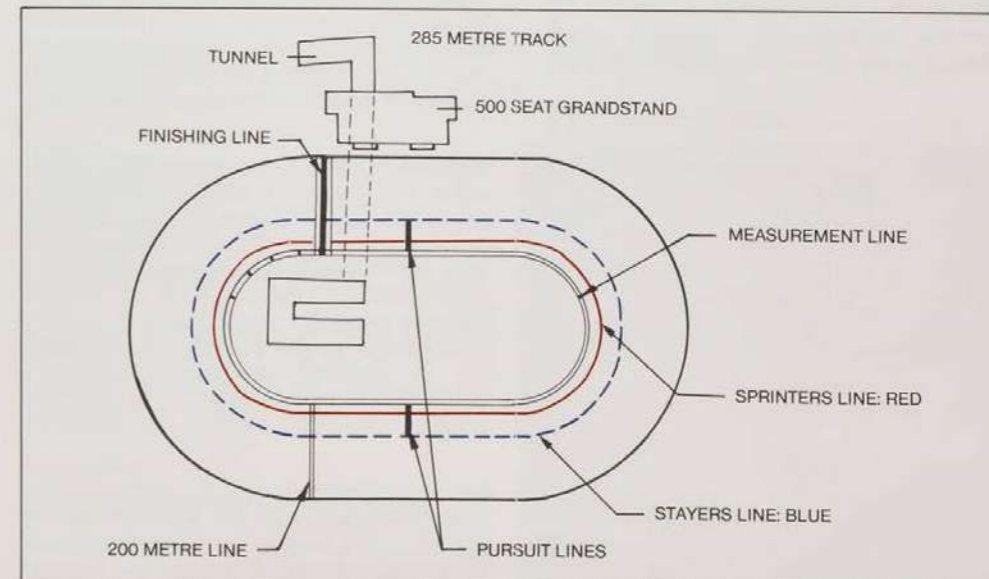
Since the turn of the century cycling has been a growing sport in New Zealand, with the ever increasing popularity of Triathlon boosting the need for formal cycle training venues.

As host to the 1990 Commonwealth Games Cycling events, Manukau City Council, by construction of a world class velodrome, has provided the means for New Zealand Cyclists to become firmly established in the field of International Cycling.

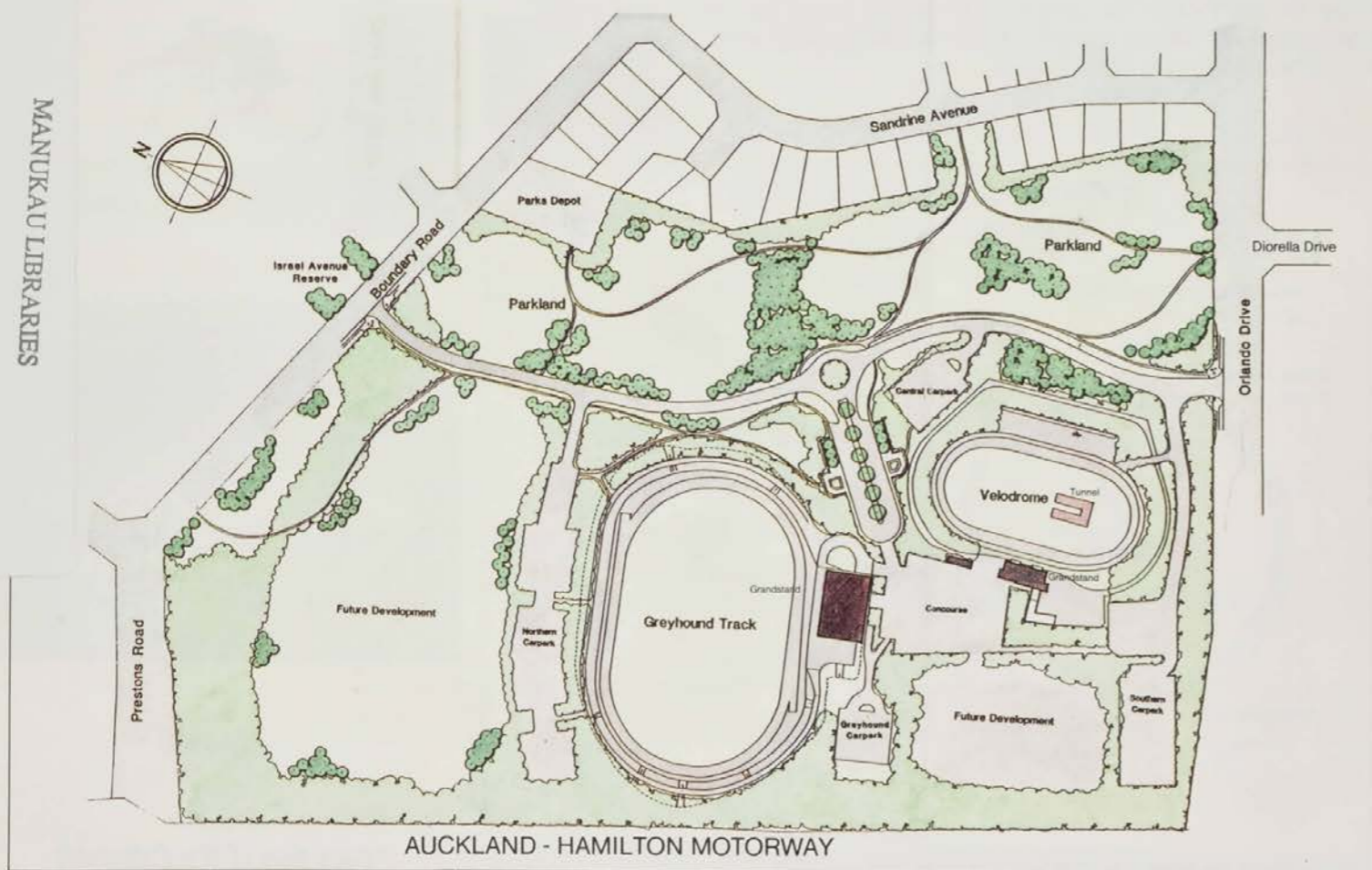
First Commonwealth Games Medal
1938. Bronze, George Giles in 1000m Sprint

First Track Gold
1970. Gold, Harry Kent in 1000m Time Trial

First Road Gold
1970. Gold, Bruce Biddle (Auckland) Road Race



THE MANUKAU SPORTS BOWL



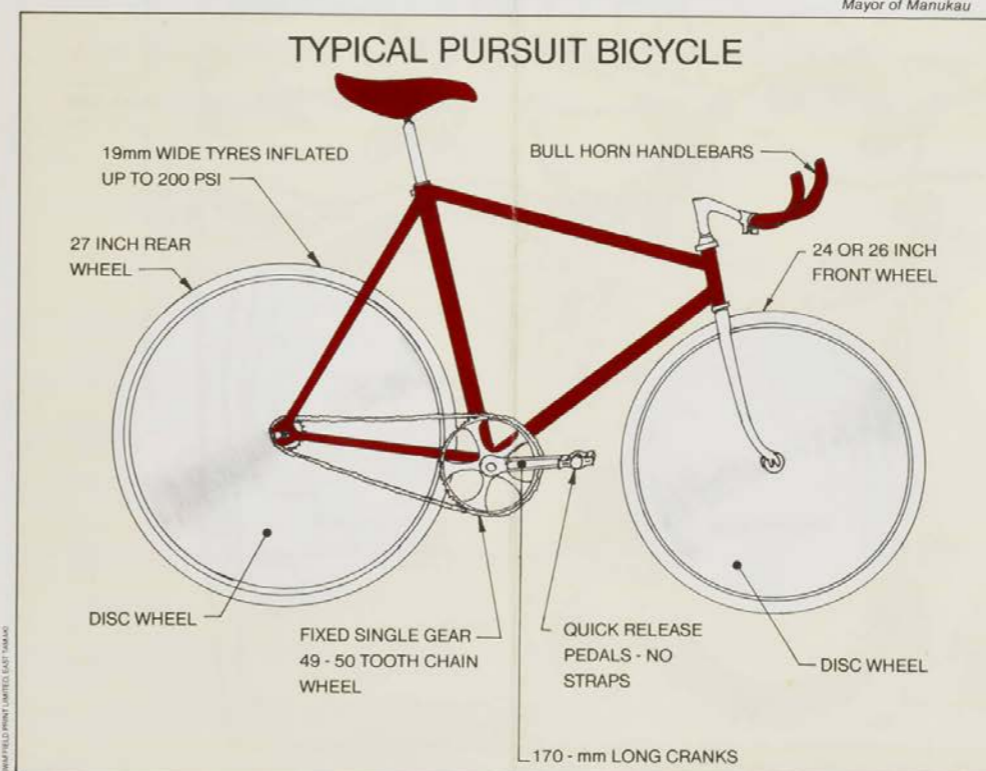
Message from the Mayor

'The Velodrome on the Manukau Sports Bowl is a magnificent asset for our City. It will provide a wonderful venue for the Commonwealth Games and will ensure that Manukau becomes the home of cycling in New Zealand.'



Barry Curtis
Mayor of Manukau

VELODROME



FOR FURTHER INFORMATION CONTACT THE DIRECTOR OF COMMUNITY ACTIVITIES. PH: 278-0900



Manukau City Council

SECTION 1: INTRODUCTION
WĀHANGA 1: KUPU WHAKATAKI

1.1 Introduction and background *Kupu whakataki me te kōrero horopaki*

Introduction & Project Scope

Manukau Sports Bowl, comprising 21.5966 hectares of open space is located at 1 Te Irirangi Drive, near the Manukau City Centre. The Southern Motorway runs along the park's western boundary.

The park is home to a range of formal and informal recreation activities. Facilities include the Manukau Velodrome, greyhound track, a function centre, tennis centre, sports fields, internal roads and associated carparking areas, a basketball court and a children's playground. A number of these facilities are in a tired condition and in need of repair or upgrade. The park also plays host to various community events.

The project scope is to develop a preferred master plan to guide the future development of Manukau Sports Bowl. The process will involve developing concept options at various levels of intervention for the individual facilities and existing or proposed functions within the park. This is an iterative process. The options will be tested with the public during public consultation.

Planning & Programme

The Community Facilities design team will be working in collaboration with Eke Panuku Development Auckland (Eke Panuku) throughout the development of this master plan. Refer to the project timeline below for more details.

Key Partners

Council's stakeholders and key partners include staff from the following departments who will be involved in the development of this master plan:

- Community Facilities,
- Regional Services and Strategy, and
- Eke Panuku.

Eke Panuku

The Ōtara-Papatoetoe Local Board are working in collaboration with Eke Panuku throughout the development of this master plan. This is an important relationship as Manukau Sports Bowl is located within the Transform Manukau programme area. Transform Manukau is a programme led by Eke Panuku to develop Manukau to serve future generations and significant population growth so the master plan needs to give effect to this wider vision for the area.

Concept design for the final master plan, indicative costings and an indicative implementation plan are due to be completed by the end of the financial year. The master plan will be implemented in stages as the funding becomes available. Potential funding sources include asset renewal, Eke Panuku capital expenditure, the application of service property optimisation and external funders. Once the Manukau Sports Bowl master planning project is complete, a separate work stream will explore with the local board any opportunity to utilise service property optimisation as an alternative source of funding.

Mana whenua

Staff and the local board have worked closely with mana whenua to develop the vision and principles for Manukau Sports Bowl. At the two hui the key issues identified were the need for the park to:

- reflect the local community
- provide activities for the whole family
- be more welcoming to the local community.

Representatives from Te Ākitai Waiohū and Ngaati Whanunga were on the evaluation panel to identify the priority uses for the park. Of particular concern to mana whenua was that the cycling offer was inclusive to all ages and skills, not focused on the velodrome.

Mana whenua will continue to be involved in the development of the master plan ensuring the design delivers on the vision and objectives.

Engagement

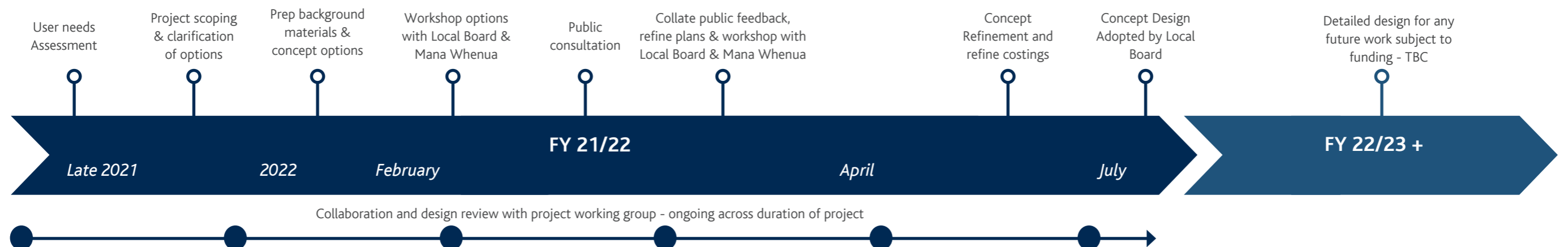
A summary of the engagement undertaken on the draft master plan is summarised in section 4 of this document.

Transform Manukau Programme

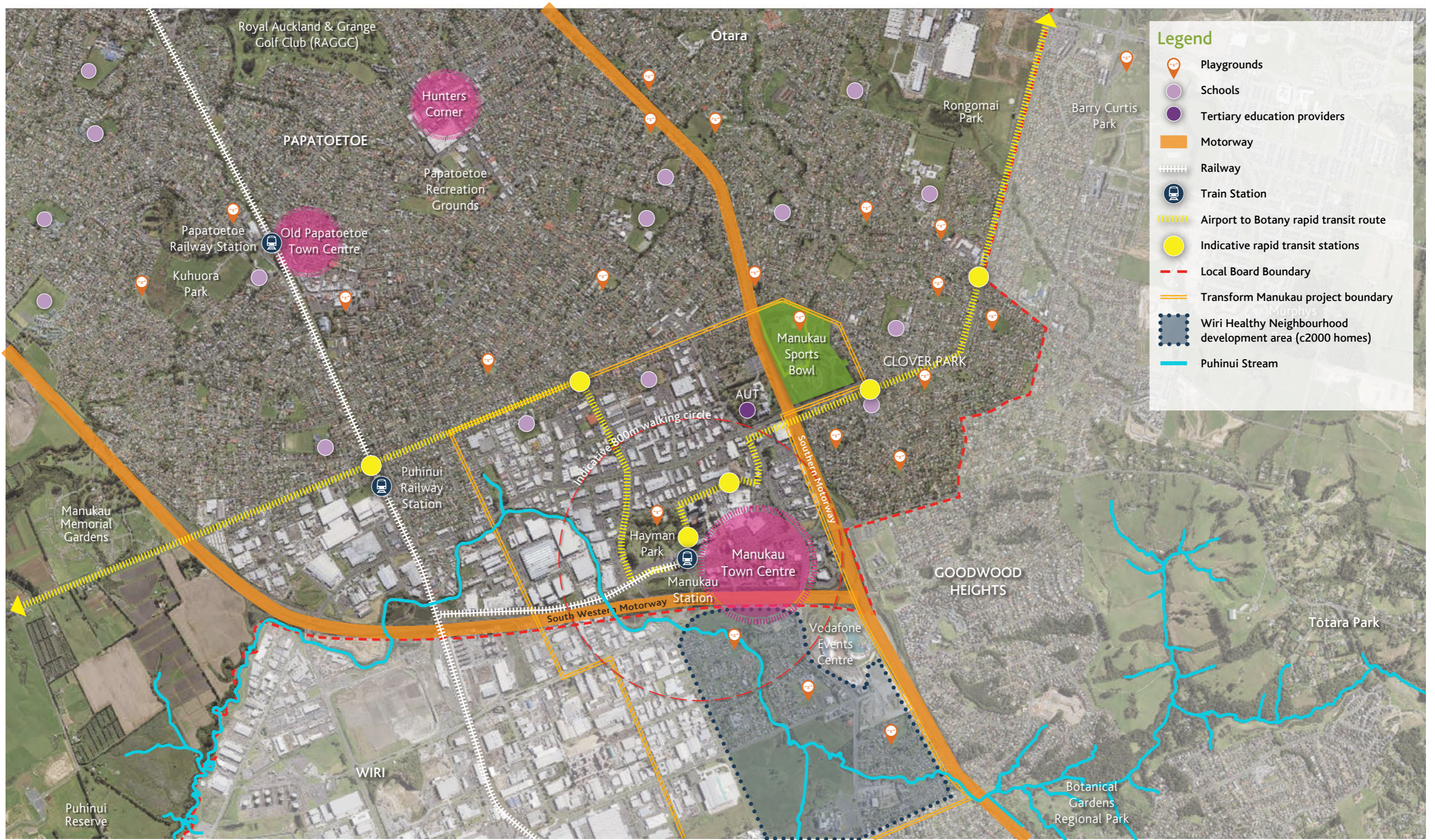
This project area, covering over 600ha within central Manukau, guides the development of Manukau over the next 20-plus years to cater for a growth in population from 6,000 to 20,000. Projects cover the spectrum of housing, urban design, transportation, open space and ecology to fulfill the vision of making Manukau the thriving heart of the south.

Refer to 1.3 for more specific detail on the goals and outcomes of the Transform Manukau project as they relate to Manukau Sports bowl.

Project Timeline



1.2 Location map *Mahere whenua tauwāhi*



1.3 Strategic context *Te horopaki rautaki*

Auckland Unitary Plan

The Auckland Unitary Plan controls land use and development within the Auckland region. The Unitary plan includes zoning which outlines the appropriate uses for the land, as well as additional controls based on the special values relating to specific areas.

The majority the Manukau Sports Bowl is zoned *Sport and Active Recreation*, with a strip of *Informal Recreation* along park's eastern edge.

Informal Recreation Zone

Informal Recreation land is used for a variety of outdoor informal recreation activities such as walking, running, picnics and enjoying the environment. These uses are characterised by few buildings and structures to maintain amenity values and open space character.

Sport and Active Recreation Zone

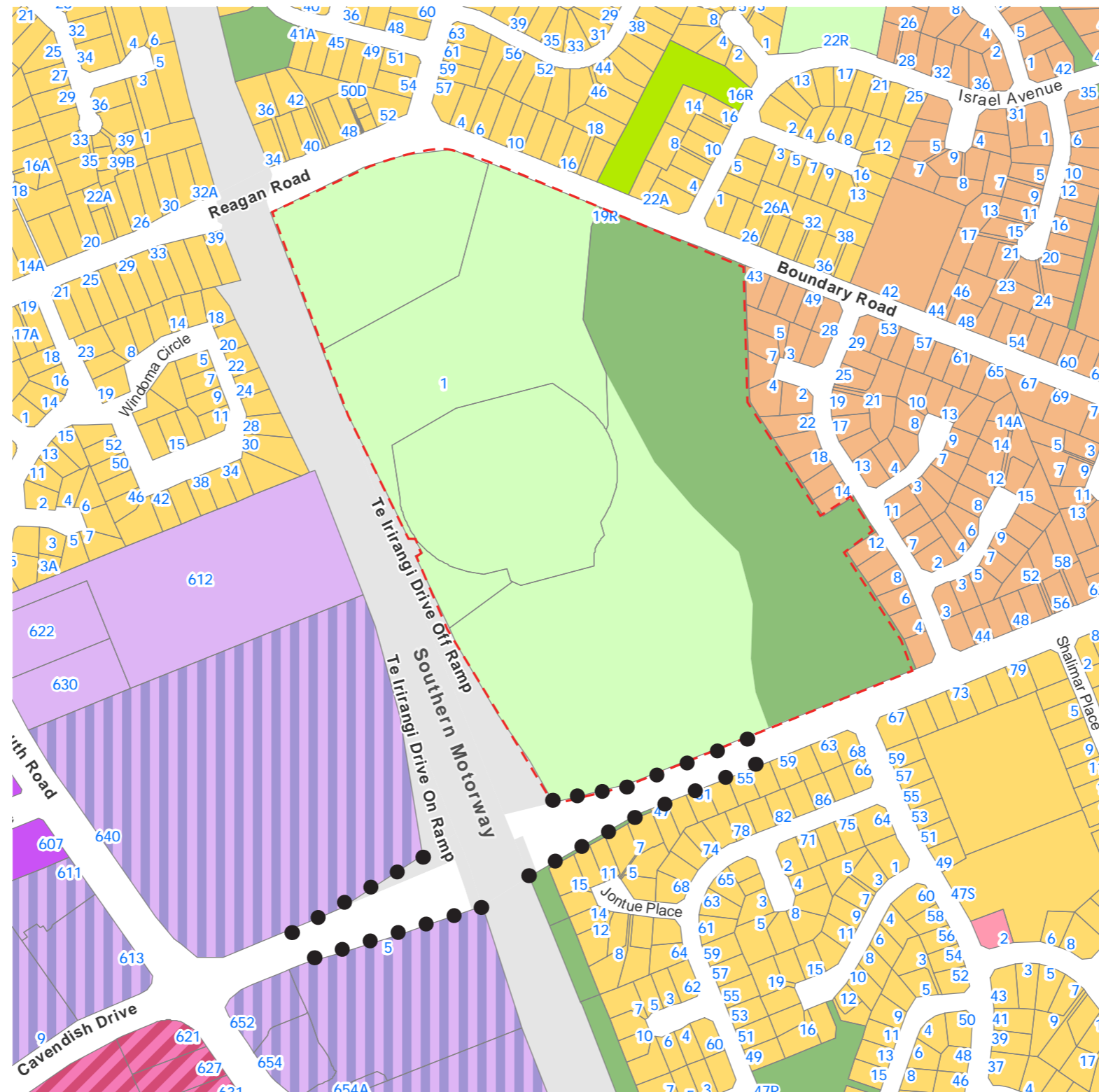
The Sport and Active Recreation zoning has the following objectives:

1. Indoor and outdoor sport and active recreation opportunities are provided through a network of quality public open spaces that meet the community's needs.
2. The use of public open space for sport and active recreation is maximised.

Overlays, Controls and Designations

The following additional controls also apply to the whole of Manukau Sports Bowl:

- Aircraft Noise Overlay
- Airspace Restriction Designation
- Macroinvertebrate Community Index



Legend

ZONING

PUBLIC OPEN SPACE

- Informal Recreation
- Sport and Active Recreation
- Community Zone

RESIDENTIAL

- Mixed Housing Suburban
- Mixed Housing Urban

BUSINESS

- Metropolitan Centre
- Neighbourhood Centre
- Mixed Use Zone
- General Business
- Light Industry

- Vehicle Access Restriction Control

OVERLAYS, CONTROLS & DESIGNATIONS (Not shown on adjacent map, cover the entire site)

- Aircraft Noise Overlay
- Airspace Restriction Designation
- Macroinvertebrate Community Index

- Site Boundary



1:5000

Other Strategic Documents

The development of the Manukau Sports Bowl master plan will also align to the wider strategic outcomes as set out in the following documents:

Auckland Plan 2050

The Auckland Plan includes a target to maintain and extend an integrated network of quality open spaces across the region that meet community needs and provide a diverse range of recreational opportunities by 2040 with the aim of making Auckland 'the World's most livable city'. The key outcomes of this vision include:

- A fair, safe and healthy Auckland
- A green Auckland
- A well connected and accessible Auckland
- A beautiful Auckland that is loved by its people
- A culturally rich and creative Auckland

Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan

Optimising public spaces

- Ensure public spaces support a low carbon, climate resilient Auckland and optimise multi-functional benefits

Mana Whenua Kaitaki Forum Nga Pou outcomes

- Our culture and identity is seen, heard, felt and celebrated across Tāmaki Makaurau
- Te Taiao, te wai and te hau in Tāmaki Makaurau are thriving and cared for
- Our whānau in Tāmaki Makaurau are happy, healthy, thriving and cared for
- Mana Whenua are an economic force in Tāmaki Makaurau at the whānau, hapū and iwi levels

Auckland Sport and Recreation Strategic Action Plan

- **Participation:** More Aucklanders living physically active lives through participation in informal physical activity, recreation and sport
- **Infrastructure:** Access to open spaces, harbours, coastlines, waterways and a fit-for-purpose network of facilities that enable physical activity, recreation and sport at all levels.

Parks and Open Space Strategic Action Plan

- Treasure our parks and open spaces
- Connect our parks and open spaces
- Enjoy our parks and open spaces
- Utilise our parks and open spaces

Auckland Design Manual

Local Path Design Guidelines

Ōtara-Papatoetoe Local Board Outcomes

- Transform Manukau
- Thriving, inclusive and safe community
- Connected area and easy to get around
- Sustainable, healthy, natural environment
- Parks and facilities that meet our people's needs
- Prosperous local economy

Ōtara-Papatoetoe Greenway Plan

Play Network Gap Analysis, 2019

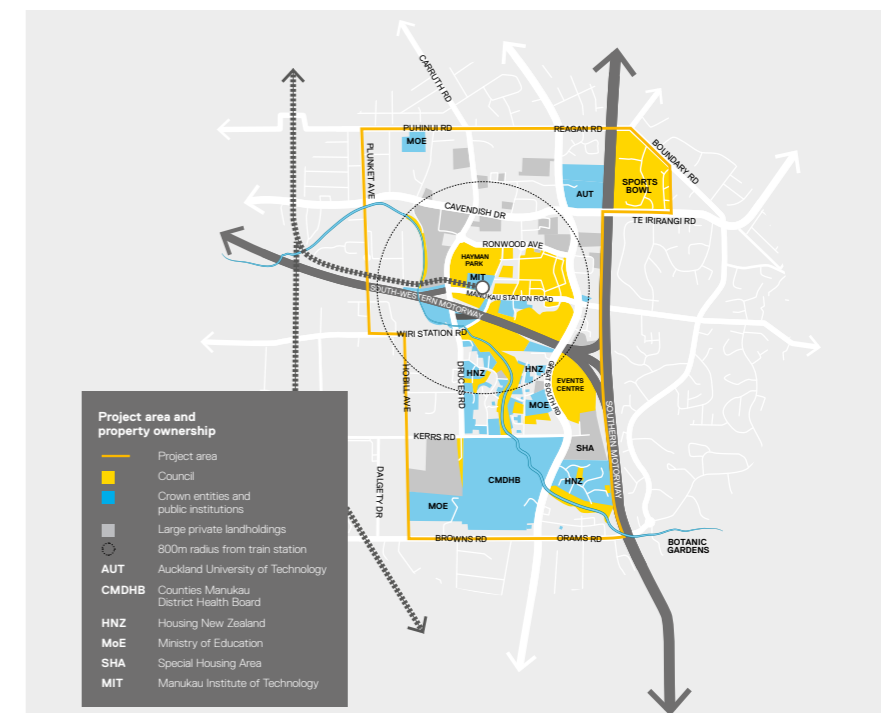
This document looks at all playspaces within the local board area and provides recommendations for their development. This report rates the play facilities at Manukau Sports Bowl as a medium development priority, with a focus on:

- Improved play for senior (9-12yrs) and/or youth (13+) age groups
- Improved specialised play provision i.e. wheeled play (pump / scooter track)
- Possible inclusion of jumping and rocking experiences and improvements to sand play

Auckland's Urban Ngahere (Forest) Strategy

Transform Manukau

Eke Panuku Development Auckland (Eke Panuku) is a council-controlled organisation. Eke Panuku seeks to achieve an overall balance of commercial and public interest outcomes in carrying out its functions. Eke Panuku's activities help support sustainable and well-functioning urban environments and thriving, resilient communities. It has an important role to contribute to the outcomes of the Auckland Plan 2050 and implement the plan's strategic direction.



The Transform Manukau area. The subject site is in the northwestern corner.

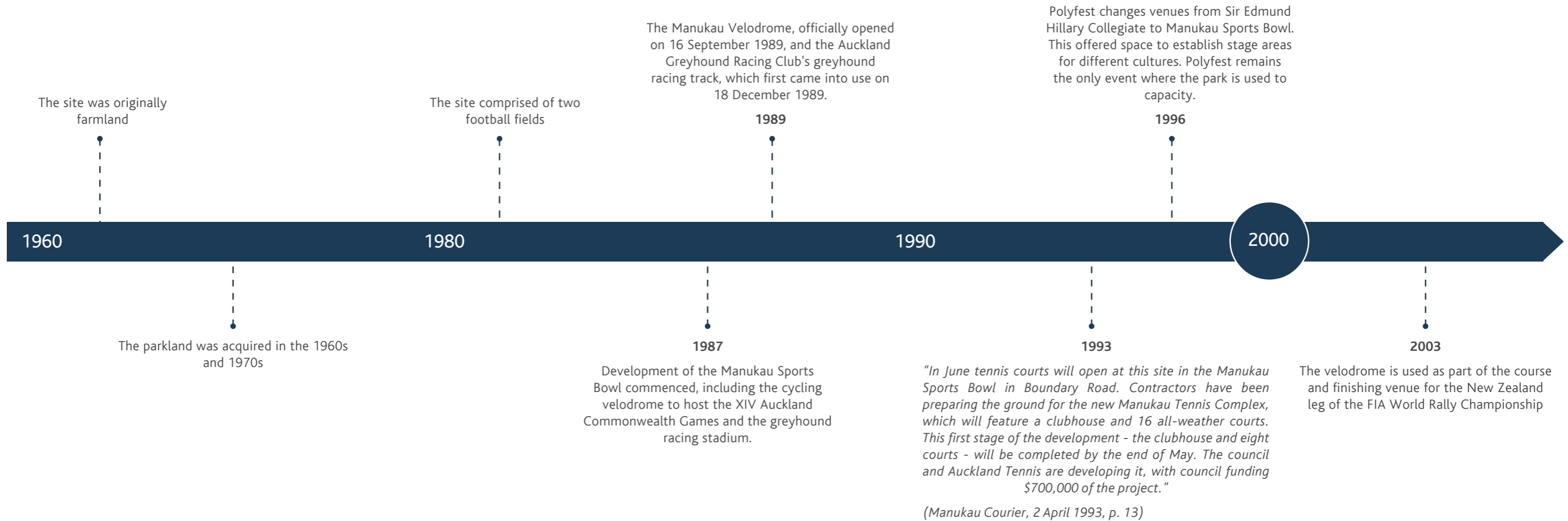
With a focus on leading the regeneration of Manukau City Centre, "Transform Manukau" follows the set of approach, including goals, principles and strategies (i.e. key moves) set out by "The Manukau Framework Plan document (March 2017)" which was developed in partnership with a wide range of stakeholder including government and the Auckland Council family, including the Ōtara-Papatoetoe and Manurewa local boards. The objective is to bring about long-term social, economic, environmental, and cultural transformation to the area with the vision to make Manukau a thriving heart and soul for the south.

The Manukau Framework Plan has identified Manukau Sports Bowl as a long-term (5-15+ years) development project for Manukau. Working in partnership with council and mana whenua throughout the development of this master plan, it to achieve attractive sports and recreation development outcomes, public realm upgrades and community building, plus coordinating initiatives that focus on building local job skills and employment opportunities.

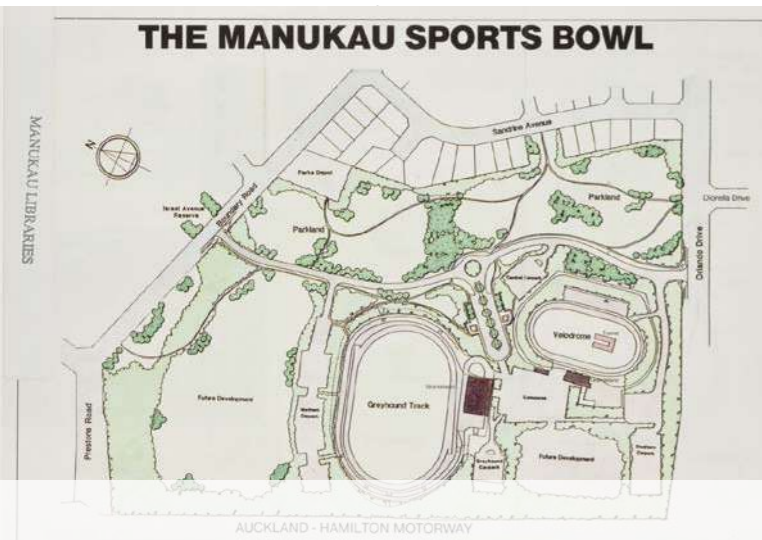
The preferred master plan will be presented to Eke Panuku Board for consideration and to ascertain investment strategy to the future Manukau Sports Bowl.

1.4 History of the park *Kōrero tuku iho mō te papa rēhia*

Selected timeline



Heritage photographs



Aerial view of the Manukau Sports Bowl taken during construction with the velodrome, greyhound stadium and the concourse between the facilities, 1989

ALHC Footprints 08178



Entrance feature at the velodrome at Manukau Sports Bowl constructed from tubular steel and coloured Perspex panels, 1989

AHLC Footprints 08181



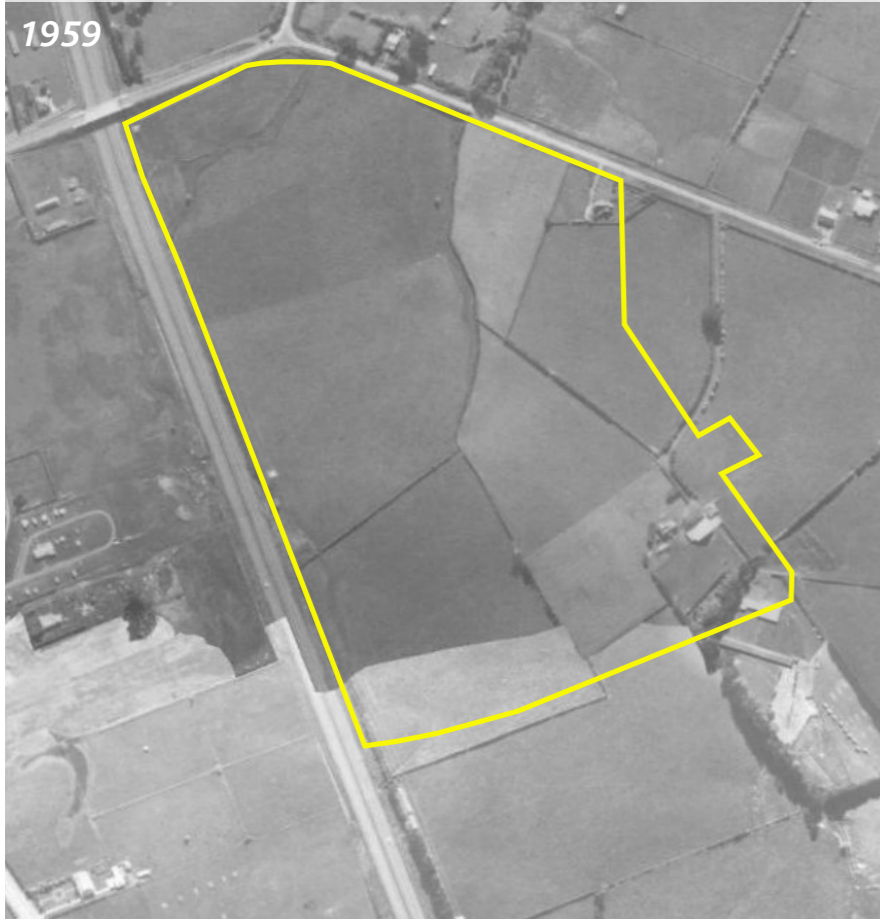
Entrance to the cyclists subway at the velodrome. Photograph taken during the later stages of construction, 1989

ALHC Footprints 08195

Urban Development

In the 1950s the site was part of the farmland between the townships of Papatoetoe and Manurewa. The dominant structure is the recently finished stretch of SH1, with farm buildings scattered between large lots of pasture.

The depression visible in the northern section along Boundary Road is the overland flow path of the ephemeral stream which still exists.



Manukau Sports Bowl was completed in the beginning of the 1990s, around 10 years before this aerial photo was taken. The main facilities are complete, with the network of streets and building densities similar to the current urban form. The AUT campus features a grassed carpark and less buildings. Native planting along SH1 was recently completed. The streambed in the northern corner is grassed and the main tennis court is not covered.

Traditional residential development congregated around the Manukau municipal centre. Development east of SH1 surrounding the sports bowl has taken the form of a network of curved streets with cul-de-sacs and dwellings typically backing the reserves.



The aerial photo from 2017 shows the sports bowl during the ASB Polyfest, with temporary parking and structures in the grassed areas.

Vegetation planted in the 1980s shows significant growth, with additional revegetation planting along the stream and the tennis courts.



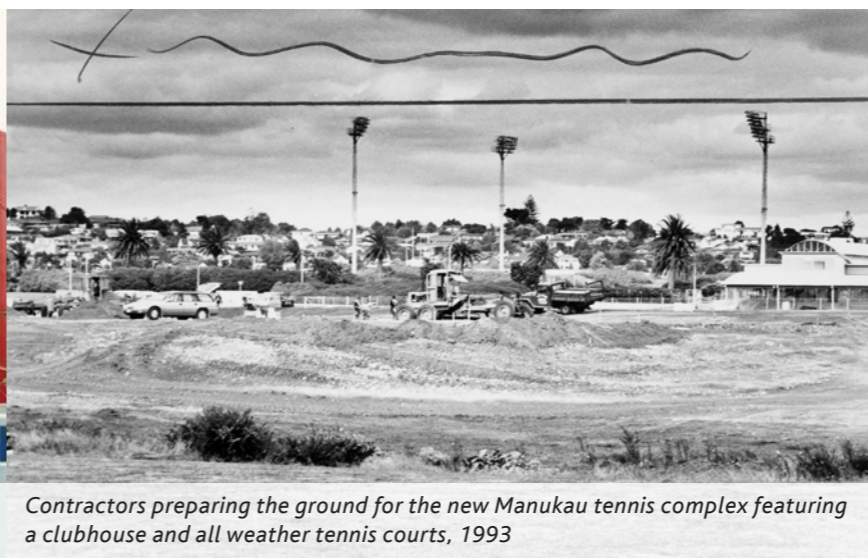
ALHC Footprints 08183



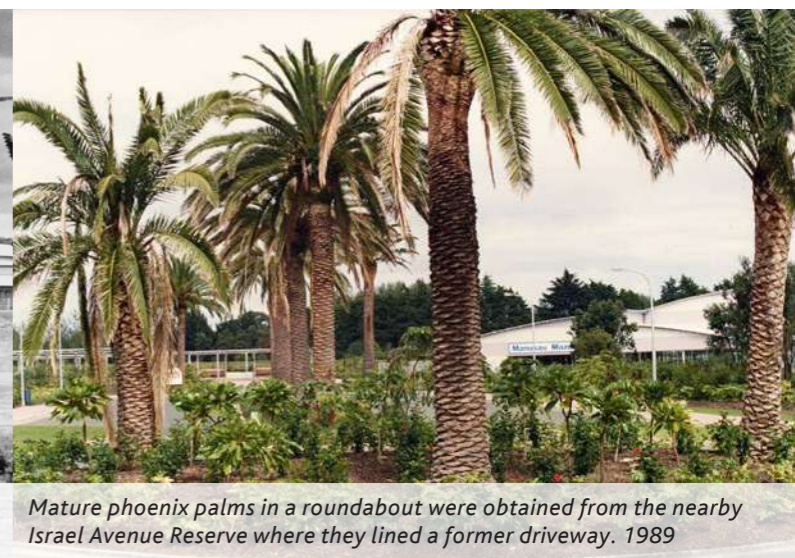
ALHC Footprints 08187



1989, ALHC Footprints 08179



ALHC Footprints 03581



ALHC Footprints 08193

1.5 Existing buildings, structures and recreation facilities *Ngā whare kua tū kē, ngā whakatūranga me ngā whakaurunga ā-rēhia*



Note: 2017 Aerial photograph from AC GIS - Aerial flown during Polyfest so many of the structures and areas of carparking visible here are temporary only

1.6 Current clubs and groups on the park *Ngā karapu, rōpū hoki i te papa rēhia*

The following clubs and groups are based at the park as of the publication date of this master plan (2022).

Manukau Velodrome

The Manukau Velodrome was constructed in the late 1980s in preparation for the 1990 Auckland Commonwealth Games. The Auckland Bike Performance Hub is based around the AUT Millennium and Manukau Sports Bowl. The Manukau Velodrome needs to cater to Auckland's track cycling needs, just as the Cambridge Avantidrome serves as the national performance hub for the Waikato Region.

The main track cycling season is September to April and there are currently three cycling clubs based at the velodrome.

The facility includes:

- A 285m concrete oval velodrome with 42 degree banked turns,
- Access tunnel, and
- Covered grandstand and press box and a grassed viewing bank.

Upgrades and repairs are required at this facility including infilling of cracks in the riding surface, lighting repair and repainting.



Auckland Greyhound Racing Club

The Auckland Greyhound Racing Club is the only standalone greyhound racing track in New Zealand. The track is used all-year round for training and race-days with approximately 150 attendees.

- The track and facilities cover approximately 3 hectares,
- The track is a sand-loam surface,
- The outer track circumference (1m out) is 466.77m, circumference at inner rail is 460.48m,
- The facility caters for racing at all grades over 318, 527, 603 and 779 metre distances.
- The facility includes a purpose built glassed in viewing grandstand. Race kennels are located under the grandstand. Facilities are in a good condition.
- A section of the grandstand can be hired for events and includes a catering kitchen.

The Greyhound lease is up for renewal in December 2022.



Manukau Tennis, Sports and Community Centre

The Manukau Tennis, Sports and Community Centre (MTSCC) is a hub for community sports in the South Auckland region. This facility includes:

- 2 floodlit indoor courts under a geodesic dome (Plexipave surfacing),
- 2 floodlit outdoor courts (Plexipave surfacing),
- 4 floodlit outdoor Astroturf courts, and
- Community pavilion with meeting rooms, currently leased to CLM Community Sport.



The Roots Creative Entrepreneurs

The Roots is a collective of creative industries in art, architecture, design and performing arts. Its aim is to empower and inspire the next generation through creativity, environmental awareness and sustainability. It is based on the five values of:

- Roots,
- Creativity,
- Sustainability,
- Inter generational, and
- Community.

Located in the house in the north western corner of the reserve on Boundary Road, this facility provides a number of services to the community, including:

- Bike recycling,
- Architecture, and
- Food rescue.



1.7 Existing site photographs



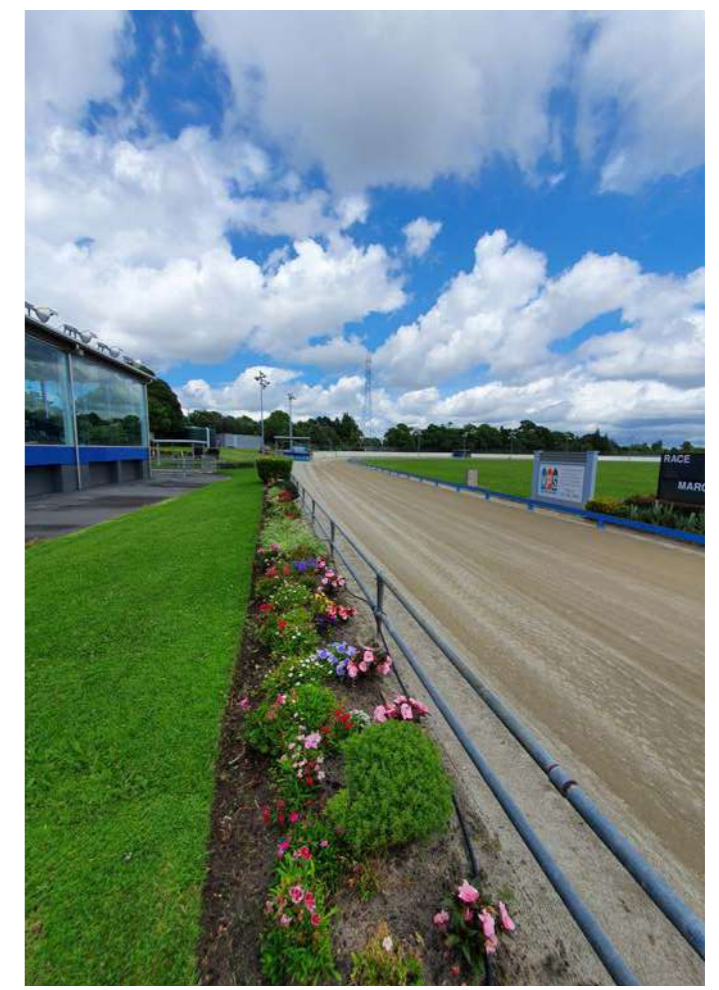
The velodrome grandstand from the concourse



Cycle tunnel at the velodrome



Interior of the velodrome



Greyhound race track



Gravel Bocce courts



Football field



Greyhound grandstand and function centre



Greyhound race track



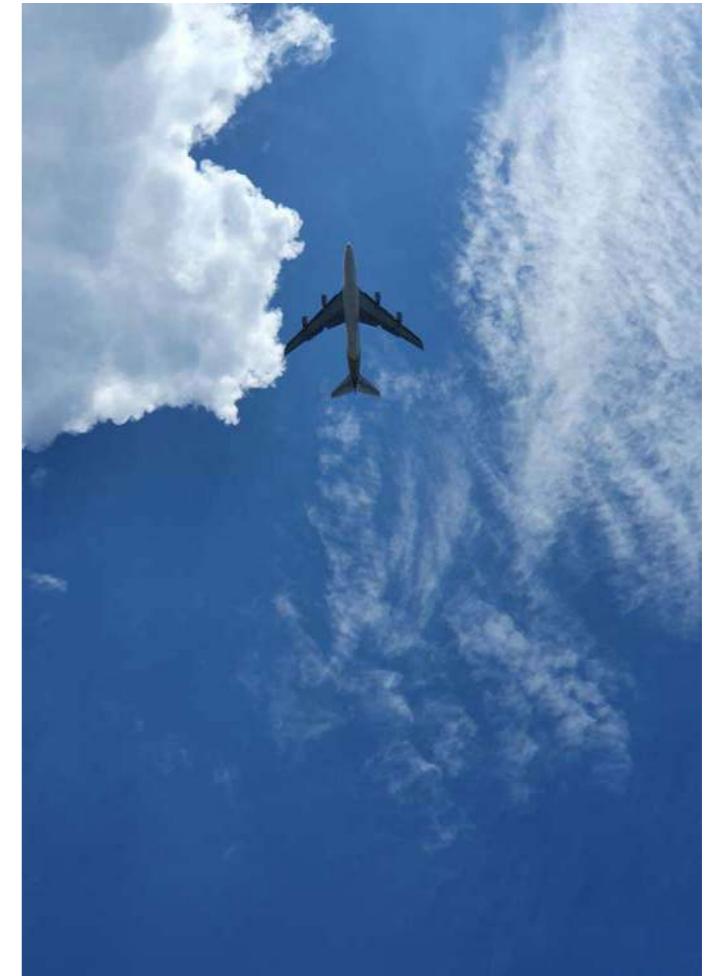
Tennis courts



Children's playground with flying fox in foreground



Sand area within the playground



Airport flight path is located over the bowl



Buildings associated with the tennis club



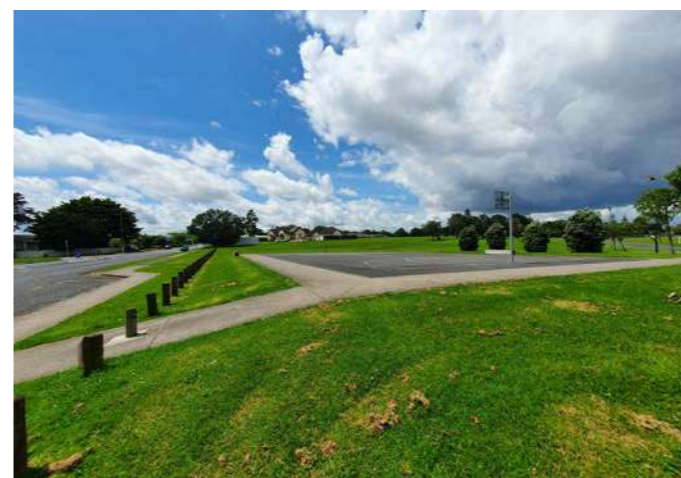
Proliferation of colour in the tropic, pacifica themed plantings in amenity areas across the site



Open space beside the tennis courts



Vegetated waterway at the northern end of the bowl



The Boundary Road entrance is blocked off to vehicles

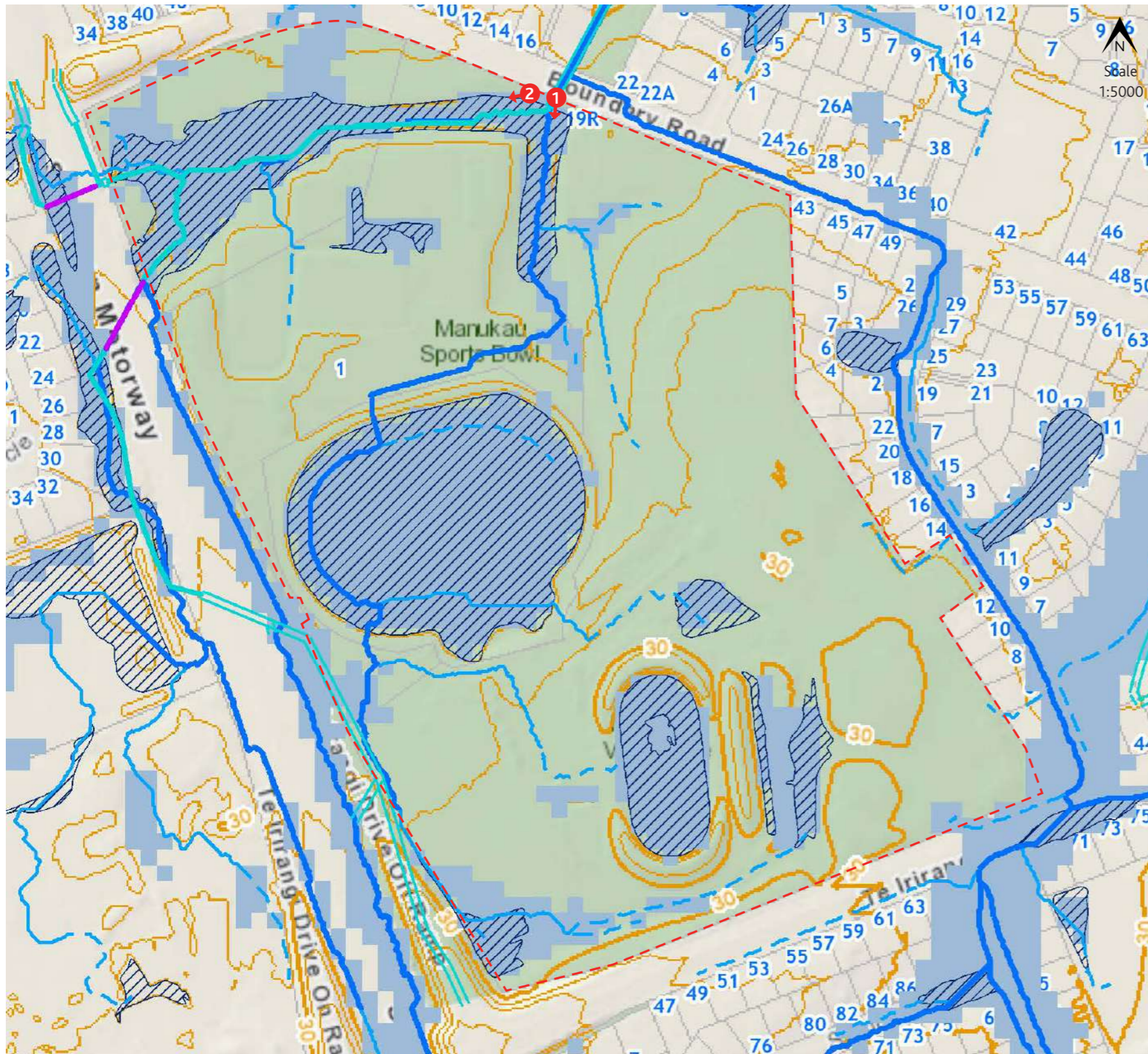


Grove of mature exotic trees south of the playground



SECTION 2: SITE ANALYSIS

2.1 Hydrology and topography *Mātai arowai me te takoto whenua*



The adjacent map sets out the hydrological context for this project.

Manukau Sports Bowl sits entirely within the Ōtara Creek stormwater catchment, with streams north of Redoubt Road flowing northeast, emptying into the Tamaki Estuary. An unnamed western tributary of Ōtara Creek crosses the northern corner of the reserve in a west-east direction, disappearing into a culvert under Boundary Road. Under the Auckland Unitary Plan, the stream catchment area is scheduled for significant redevelopment and growth. Mitigation of this growth and the effects of climate change might require further protection of low lying areas of the reserve which are prone to flooding. These include the velodrome, the greyhound track, the southern entrance and the area north of the tennis courts.

The provision of vegetated stream margins and wetland margins will improve the overall water quality by trapping silt and sediment, reducing hydrocarbons and other contaminants and reduce stream temperatures along the waterway.

Initial geotech investigations* at the site set out the following high level summary:

"The key geotechnical risks at the site are expected to be potentially high groundwater which may impact the design, planning and construction of buried structures, as well potential soft or liquifiable soils around the wetland to the north-west. It is recommended further geotechnical investigations and assessment are undertaken once more details around the development are confirmed, in order to minimize risks and support the design of the Manukau Sports Bowl upgrades."

*Stantec, Manukau Sports bowl Master plan High-level Geotech Assessment, Rev-0 (April 2022)



Legend

- | | |
|-------------------|-------------------------------|
| Site boundary | Culvert |
| Contours (10m) | Overland flow paths |
| Contours (2m) | Flood prone areas |
| Streams | Flood plains |
| Piped watercourse | Location & direction of photo |

2.2 Vegetation Otaota



Existing character

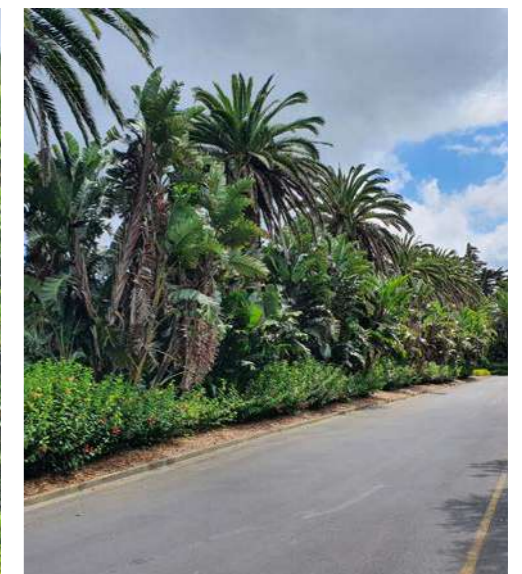
The original puriri forest ecosystem once characteristic to the site was largely modified before European settlement. By the early 19th century it was cleared and replaced with pasture / farmland up until the 1960s when the first informal sports fields were established. The existing vegetation was established during the construction of the Manukau Sports Bowl in the late 1980s. Mature vegetation is mostly associated with parking areas and roads predominantly south of the greyhound track. The northern portion of the site has an open character with informal grassed fields. Native revegetation was carried out around the depression and ephemeral stream south of Boundary Road ① and along SH1 ② on the western boundary of the reserve. Amenity / understory planting is sparse and can be found along the southern entrances and bordering paved surfaces around the central parking areas. This uneven distribution of existing vegetation limits the ecological value to the planted stream bed and the clumps of mature trees in the southeast corner, with limited habitat and missing links in the green corridors.

Specimen trees

Large specimen trees (mostly pohutukawa (*Metrosideros excelsa*), phoenix palms (*Phoenix canariensis*) and a selection of exotic deciduous trees were transplanted from drainage reserves north to the site in the late 1980s. The clumps of vegetation in the southern half of the site ③ include a mix of native and exotic species, with a subtropical character around the central parking areas ④ including stands of birds of paradise (*Strelitzia reginae*), puka (*Meryta sinclarii*) and Norfolk pines (*Araucaria heterophylla*). The existing specimen trees are valuable in providing shade and can form the backbone for future development of the green infrastructure. Recently planted specimen trees along the northern entrance ⑤ from Boundary Road include native species such as puriri (*Vitex lucens*), and more established exotic species such as bottle trees (*Brachychiton sp*) ⑥. A clump of macrocarpa trees is prominent north of the playground ⑦. A row of exotic podocarps stand in the middle of the open grassed area ⑧ in the northeastern boundary creating a visual barrier.



Existing clump of puka



Rows of phoenix palms and birds of paradise

2.3 Access and circulation *Āhei ki te uru me te haereere*











The current road layout was formed at the end of the 1980s as part of the construction of the main sports facilities. The main driver was providing access to these facilities, with secondary roads branching out of the primary north-south road connection between Te Irirangi Drive and Boundary Road. The adjacent map shows the roading network and parking areas in relation the existing and proposed walking and cycling routes.

The only permanent vehicle entry and exit point is off a busy intersection to Te Irirangi Drive. Visibility around the entrance and into the park is poor due to the curved road alignment and the distribution of dense patches of vegetation. The northern entrance off Boundary Road is only open during large events to prevent through traffic using the reserve as a shortcut.

Large, individual paved areas serve as parking for each facility. The result of this configuration is that the parking areas are underused during most of the year. During large events grassed areas are used as overflow carparks.

The off-street walking and cycling network is largely missing in the park, except for a footpath between the tennis court carpark and the main carpark of the velodrome. This poor connectivity within the reserve creates safety issues as pedestrians often use the road network. The proposed greenway routes within the park and the connections to the wider network from the Local Board plan are shown with green on the adjacent map.

LEGEND

- | | | | |
|---|------------------------------|---|-------------------------|
|  | Existing vehicle circulation |  | Vehicle entrance |
|  | Existing pedestrian paths |  | Pedestrian entrance |
|  | Existing carparking |  | Cycle networks |
|  | Bus routes and stops |  | Proposed greenway route |

2.4 Land use /activity



The main north-south road across the reserve divides the sports bowl into two different zones: a sport and active recreation zone to the west of the road and an informal recreation area to the east.

The western sport and recreation zone includes the main venues (tennis courts, greyhound track, the velodrome and an informal sports field) as well as supporting facilities like connector roads, carparks and a toilet block. This area provides opportunities for the potential expansion of the venues and the establishment of new ones. There's also potential to expand the green and blue infrastructure and improve walking and cycling connections across the largely grassed open spaces between the facilities.

The eastern informal recreation zone includes a basketball court, the community centre and a playground. These amenities are spaced apart and with no suitable walking and cycling connections linking them all together. Pedestrian connections to Te Irirangi Drive, Boundary Road and Sandrine Avenue are also missing. There is opportunity to create a well connected and accessible passive recreation route with improved facilities and amenity for the community.

The ecological value of the reserve can be enhanced in both zones.

LEGEND

- Sport and Active Recreation Zone
- Informal Recreation Zone
- Existing carparking
- Facilities

2.5 Site constraints and known issues *Ngā kōpiringa me ngā take e mōhiotia ana*



Safety & Connections

- C S1** **C-S1: MAIN ENTRANCE & TE IRIRANGI DRIVE BOUNDARY**
Sight lines are obstructed causing visibility issues, connection off busy intersection
- C S2** **C-S2: SECONDARY ENTRANCES**
Lack of connections to the wider network
- C S3** **C-S3: LACK OF CONNECTIVITY**
Missing links in the pedestrian and cycling network (across site)
- C S4** **C-S4: SURVEILLANCE**
Hidden corners with dwellings backing the reserve
- C S5** **C-S5: RESIDENTIAL INTERFACE**
Sensitive interface with residential development to the east

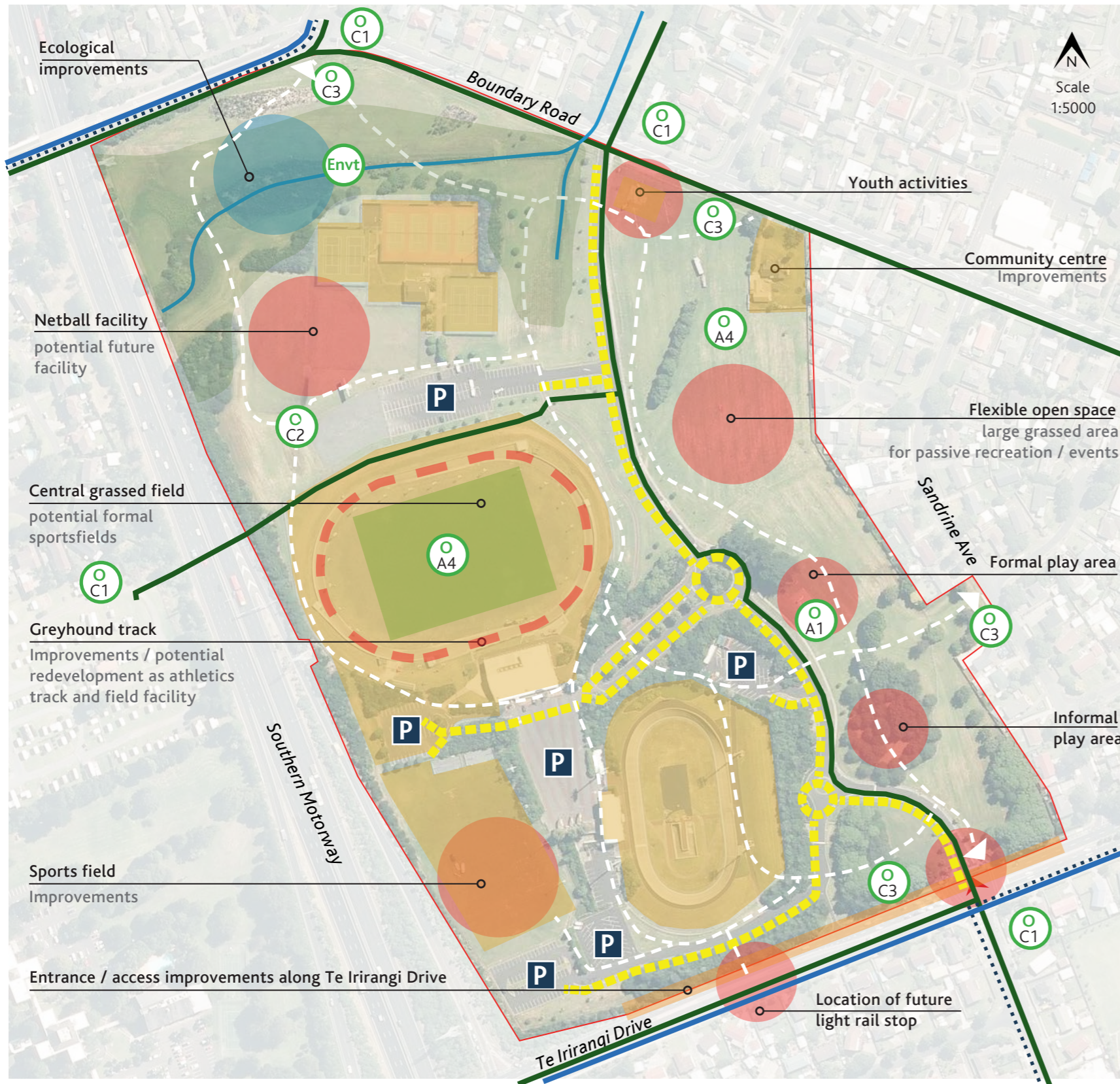
Recreation & Amenity

- C A1** **C-A1: UNDERUSED GRASSED AREAS**
The site contains large open grassed fields with limited use and connectivity
- C A2** **C-A2: LACK OF PLAY**
The existing playground needs to be expanded to provide for a wider range of ages and abilities
- C A3** **C-A3: LACK OF ACTIVITIES**
Currently the site doesn't cater for informal passive and active recreation, such as informal play, loop walks or community spaces (across site)
- C A4** **C-A4: SOUND AND POLLUTION FROM SOUTHERN MOTORWAY**
The southern motorway runs parallel with the western boundary which makes the area unsuitable for residential or play activities

Environment

- C E1** **C-E1: UNEVEN DISTRIBUTION OF CANOPY**
The southern edge of the site contains overgrown vegetation while the north lacks canopy cover (across site)
- C E2** **C-E2: STORMWATER MANAGEMENT**
(across site)
- C E3** **C-E3: LACK OF HABITAT**
The existing vegetation doesn't provide suitable terrestrial habitat and the stream bed lacks aquatic habitat for native species (across site)
- C E4** **C-E4: WATER QUALITY**
Water quality issues in the wider Ōtara Creek catchment (across site)

2.6 Site opportunities *Ngā āheinga ā-wāhi*



Safety & Connections

- O-C1: CONNECTIONS TO THE WIDER NETWORK**
Create connections in relation to the proposed wider walking and cycling network
- O-C2: UPGRADE PATH SYSTEM**
Create a primary (3m wide) and secondary (1.8m wide) footpath network (across site)
- O-C3: STREET INTERFACES**
Improve entrances, surveillance and sight lines, including to Sandrine Ave and Boundary Road
- O-C4: CONNECTIONS TO FACILITIES**
Create suitable connections and interfaces with proposed and existing developments / facilities (across site)
- O-C5: CONSOLIDATE PARKING**
Consolidate parking on site into a smaller number of parking zones to help reduce duplication and way finding issues (across site)

Recreation & Amenity

- O-A1: FORMAL PLAY**
Playground upgrade to cater for all age groups and promote an extended stay in the reserve
- O-A2: INFORMAL & NATURAL PLAY**
Informal play elements associated with the path network (across site)
- O-A3: FURNITURE**
Provide street furniture such as picnic tables, formal and informal seating, bins, cycle racks and drinking fountains. Opportunities for cultural expression (across site)
- O-A4: FLEXIBLE SPACES**
Provide large grassed areas for active recreation, sports, training and events
- O-A5: PASSIVE RECREATION**
Create loop walks, community hubs, observation points and other opportunities for all age groups (across site)

Environment

- Envt REFER TO DESIGN PRINCIPLES**
A set of environmental opportunities are present in the site, refer to the design principles page for proposed outcomes (these include habitat creation, creating healthy waterways, infrastructure improvements, enhancing ecology, reduce waste and minimise carbon emissions)



SECTION 3: DESIGN STRATEGY

3.1 Design principles *Mātāpono hoahoa*



Safety & Connections

Improve connectivity to park and to key features within it

- Provide better access to the Manukau Sports Bowl for Manukau Central and Clover Park communities.
- Create a walking/cycling circuit around the park.
- Open up pedestrian/cycle access from Boundary Road & Te Irirangi Drive.
- Implement Greenway routes running through the park.
- Activate park edges (limit high fences) to physically and visually attract visitors to the park.
- Provide signage (wayfinding / interpretative etc), including at park entrances and key junctions to assist in wayfinding around the park.
- Support mode - shift by improving the quality of pedestrian environment and cycling facilities.



Community

Provide opportunities for the local community to meet, learn, develop, participate and have fun

- Provide a series of gathering space(s) to improve social connectedness and cohesion.
- Enhance the park for peaceful respite.
- Provision of picnicking and BBQ facilities.
- Provide a cohesive and unified park furniture suite.
- Provide an events space for music/markets/movies etc.

Master plan Vision

For Manukau Sports Bowl to be an inviting and inclusive destination park for everyone in our community

The following design principles underpin and guide all develop on the park. These principles are in alignment with Eke Panuku's suitability principles and the visions set out in the Transform Manukau project. Mana whenua cultural values and Te Aranga design principles are incorporated and integrated into the following principles.





Environment

Protect and enhance the natural environment

- Protect and enhance native ecosystems.
- Provide opportunities to connect with nature.
- Maintain a balance of open grass, specimen trees, wetland /riparian and amenity areas.
- Protect existing biodiversity and iterative transition to native planting.
- Minimise the environmental impact of community assets.
- Carry out wetland and stormwater enhancements to Boundary Road.
- Investigate stream daylighting options to improve water quality of stream on Boundary Road.
- Investigate exotic species, and replacement\enhancement with native species.
- Increase net tree canopy cover at the park in line with the Auckland Urban Ngahere Strategy.



Recreation & Amenity

Improve the park as a recreation destination

- Develop the park as a recreation and event destination without impacting on its natural character and environmental values.
- Provide a range of active and passive recreation opportunities.
- Provide a range of indoor and outdoor recreation opportunities.
- Provide a series of playspaces for all ages.
- Provide opportunities for inclusive play.
- Provide appealing opportunities to engage AUT students.
- Weave educational themes and narrative (birds, history, ecology etc.) into play items.
- Use the park road network for a cycling criterion.



Sustainability

Create and environmentally sustainable park

- Utilise water sensitive design to manage stormwater flow, quality and minimise sediment in stormwater runoff.
- Minimise urban heat island effect by minimising hardstand and building footprints, and create a cooler environment through use of vegetation, tree canopy cover and water in the landscape.
- Minimise waste and focus on the reuse of materials during design, construction and/or deconstruction.
- Work towards carbon neutrality with any new assets and when renewing existing assets. Minimise embodied carbon. Achieve a minimum 5-Star Green Star rating (or equivalent) on the development of all new assets with a budget of over \$10m.



3.2 Transport, vehicle access and parking



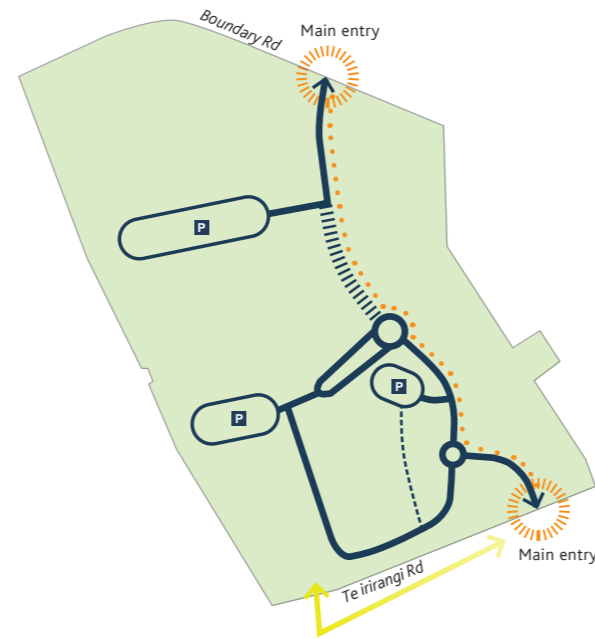
A series of stages have been considered in the development the master plan with the aim of rationalising the road and parking network and improving access and safety for park users. Safety improvements include vegetation clearance to open up views and sight lines and eliminate hiding spots and lighting of main roads.

These stages are based on a staged implementation of the long term plan.

The pedestrian and shared path network will be designed to work with any changes to the vehicle access and parking.

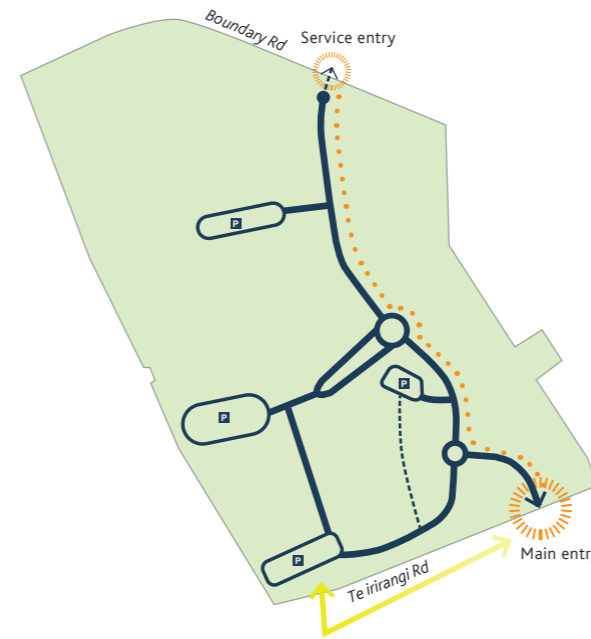
Key Moves:

- Rationalise carparking,
- Rationalise internal park road network, including opening up Boundary Road entrance and creation of loop road at southern end of the park,
- Improve vehicle access from Boundary Road and Te Irirangi Drive,
- Creation of flexible / shared spaces in the centre of the park,
- Improve safety for park users (lighting, safe crossings, sight lines along Te Irirangi Drive), and
- Consideration of public transport connections, including future light rail stop on Te Irirangi Drive.



Stage 3: Long Term

- Creation of a looped road at southern end of park
- Improvements to sight lines into the park from Te Irirangi Drive
- Consolidation of car parking areas
- Boundary Road is opened to traffic, shared space introduced into the centre of the park



Stage 2: Medium Term

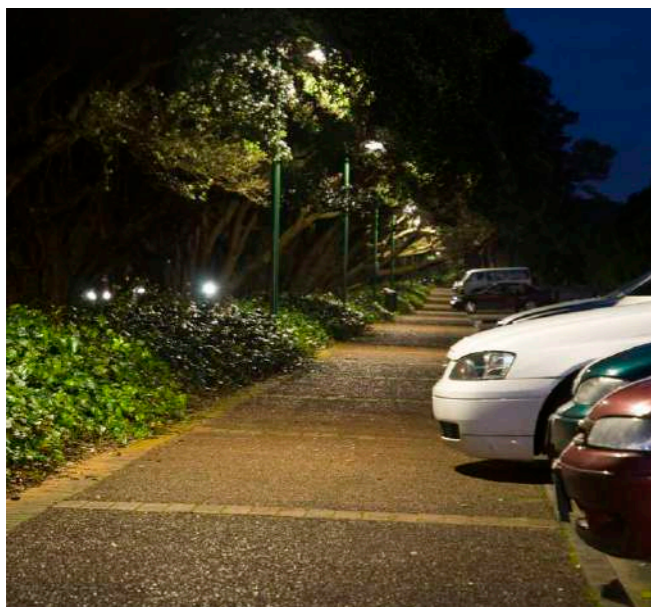
- Creation of a looped road at southern end of park
- Improvements to sight lines into the park from Te Irirangi Drive
- Consolidation of car parking areas
- Boundary Road remains closed off to general public access



Stage 1: Short Term

- Road network and carparking remains unchanged
- Improvements to sight lines into the park from Te Irirangi Drive
- Boundary Road remains closed off to general public access

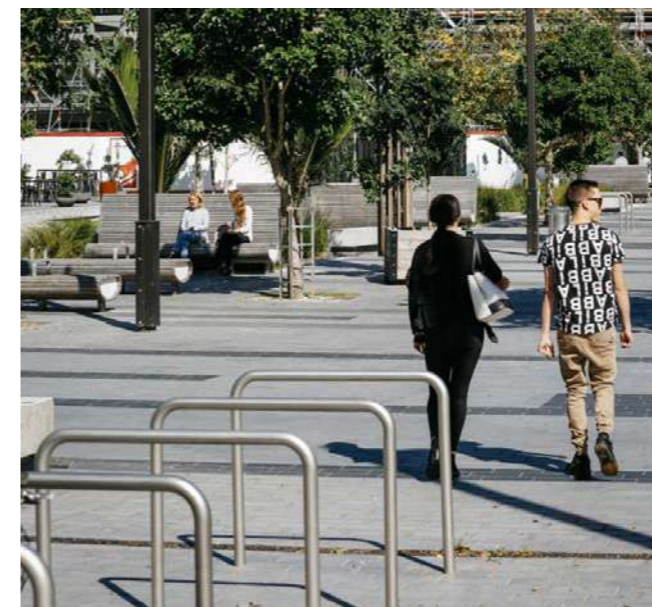
PRECEDENT IMAGERY



Park lighting



Safe road crossings



Shared / multi functional spaces

LEGEND

- ← Roads
- |||| Shared Space - restricted vehicle access
- Service vehicle access only
- P Parking
- Improved sight lines into park
- Road lighting

3.3 Pedestrian and cycle network



Walking is the most popular recreational activity in Auckland. The current park pathways are limited and fragmented and there are linkages missing to the surrounding street network. This master plan provides the opportunity to improve and strengthen pedestrian and cycling connections to and within the park. Improving the entry and exit points to the main roads will also increase safety and visibility and activation of park edges.

The implementation of a network of integral looped paths and cycleways will improve the recreational use of the park for active and passive recreation such as walking, running/jogging and cycling.

A suite of directional signage is also important to improve wayfinding around the park.

The implementation of the Greenway shared paths through the park will improve the north/south connections through the park. A connection across SH1 to AUT via a new bridge is a long term plan as the bridge will require a high investment. These paths provide important connections to the Manukau Town Centre, education institutes (AUT) and the residential community to the north and north-east of the park.



Key Moves:

- Implement the Greenway priority routes,
- Create a clear path hierarchy with a network of minimum 3m wide shared paths and 1.8m wide connector paths,
- Improve connectivity to the wider network including a bridge connection to AUT (long term aspiration),
- Create access to proposed and existing facilities,
- Create a series of loop paths for recreational use,
- Provision of shared spaces for multi- functional use,
- Create an experience of 'Journeying' by connecting areas of interest, and
- Improve signage to assist with wayfinding around the park.

LEGEND

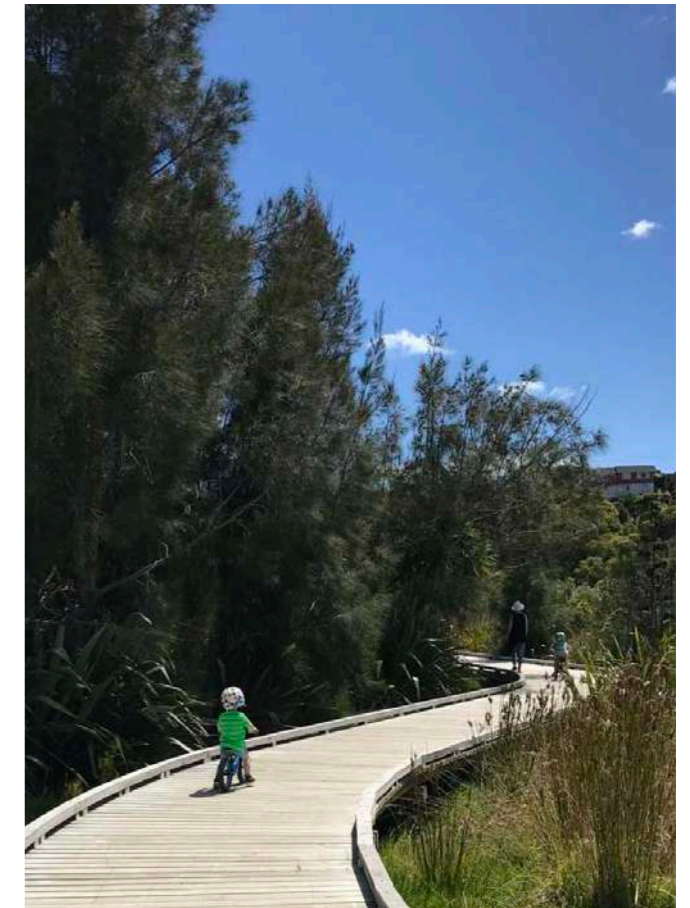
- ← Greenway priority routes (north/south connection and AUT connection)
- Standard park paths *
- - - Informal park paths*
- Bridge connection required

*shows key moves only not final path locations, refer to master plan options for specific path location details

PRECEDENT IMAGERY



Shared paths used by walkers and cyclists



Boardwalk through wetland



Bridge crossing



Internal park paths have recreational uses

NOTE: the road layout shown on these diagrams is taken from master plan Stage 3

3.4 Tennis & indoor courts



PRECEDENT IMAGERY



Multi marked, indoor courts



Multi marked, indoor courts



Gym facilities

TENNIS

The user needs assessment has found that it is important that the tennis court provision is maintained within the local and wider network. The following facilities will be maintained at the park:

- 6 courts single marking courts.
- 2 flexible multi-marked courts.

The dome will also be replaced (timing unknown - the dome is the asset of the tennis club).

This layout of the tennis facilities on the master plan will look as per the status quo.

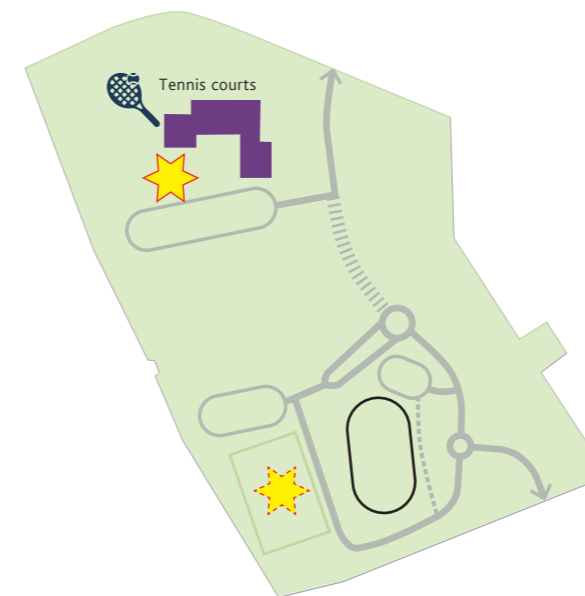
INDOOR COURTS

It is identified that a court hub could be established at Manukau Sports Bowl to accommodate various code and community needs, while gaining operational efficiencies and future proof regional indoor court provision. The master plan identifies a two stage approach.

- 2-3 indoor courts – multi-marked,
- Expanded facility providing 5 indoor courts as demand and funding permits to provide a regional indoor court facility.

Both options are to include:

- Spectator seating and associated ancillaries to support tournaments/events, and
- Fitness gymnasium (to support financial sustainability of the centre).



LEGEND

- ★ Potential indoor court facility location in conjunction with tennis facility
- ★ Potential indoor facility location, subject to relocation of existing field

NOTE: the road layout shown on these diagrams is taken from master plan Stage 3



3.5 Cycling facilities



PRECEDENT IMAGERY



Learn-to-ride path



Covered velodrome



Modular pump track



Criterion utilising existing road network



Shared paths accommodate recreational cyclists

This master plan provides the opportunity to build on the existing cycling activities currently offered on the park. Many of these elements are to be developed in conjunction with wider play improvements. Implementation of a shared path network across the park also improves the park for access and recreational use.

The velodrome track, infield and grandstand can be better used by the community by using the infield for small field and court sports like volleyball, basketball and pickleball. Renewing the velodrome lighting will extend the use of the velodrome and the infield into the evening.

Elements to be included:

- Learn-to-ride track (in conjunction with the childrens playspace - target age group 2-5 years),
- Flexible bike / pump track with dirt jumps (in conjunction with the youth hub target age group 8+ years),
- Criterium course utilising park roads,
- Improvements and upgrades to velodrome and associated facilities including covered velodrome with a stretched membrane material enabling all-weather use,
- Creating safe shared spaces,
- Light the velodrome, bike tracks and paths, and
- Work with the cycle clubs to develop programmes to make the velodrome available to the local community.



LEGEND

- Pump Track
- Learn-to-ride
- ★ Velodrome improvements
- Indicative criterium course*

*route indicative - course will utilise park roads - road configuration TBC

3.6 Athletics & sports fields



ATHLETICS

There are currently no athletic facilities at Manukau Sports Bowl. There is the option to add in a full synthetic athletics track and field facility at the park. A synthetic track and field facility would operate all year round. Lighting the track would mean it could be used in the evening.

The track would provide for competition and training for local athletics clubs and schools.

Outside of these times the track will also provide for casual use by the community for walking and running and training for other sports.

Athletics clubs using the track would also have access to the proposed indoor facility for junior and strength and conditioning training.

The track will be designed to be wheelchair accessible to provide for a wide range of users.

Due to the spatial requirements of a full athletics field this can only be located where the greyhounds are currently located so this option is contingent on the greyhounds no longer being located on the park.

SPORTS FIELDS

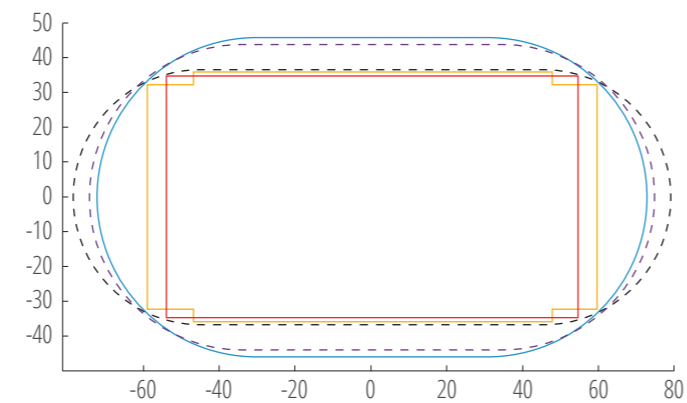
There is an opportunity to increase sports field capacity at the park by upgrading the existing sports field and accessing the infield of the track for training. The field capacity could be further increased by lighting these fields.

Several surfacing options will be investigated in the master plan options including sand carpeting and synthetic surfacing. All stages will reinstate the floodlights.

Increasing field capacity will support overflow bookings in winter and improve field condition to support the park when in event mode.

If land availability permits, a second floodlit sand-based field could support a club domiciling at the park and provide flexible open space for social activity and for accommodating both emerging and high participation sports. Fields could be marked for sports like ki o rahi.

Athletics track and sports field configurations Scale 1:2000



LEGEND

- Optimal track
- - - Standard track
- - - Shorter straight standard track
- Football field
- Rugby field



LEGEND

- - - Paths with distance marking

PRECEDENT IMAGERY



Synthetic athletics track at Mt Smart with full size rugby fields in centre



Sports fields



Distance markers on shared paths

NOTE: the road layout shown on these diagrams is taken from master plan Stage 3

3.7 Play & informal recreation

PRECEDENT IMAGERY



Opportunity to expand and upgrade basketball courts



Playspaces can function as community hubs / family gathering spaces



Nature play could be included amongst existing mature trees



Fitness hubs target users of all ages



Opportunities to expand existing childrens playspace

There are numerous opportunities to improve the recreational offering at the park. These facilities will be located within the open space along its eastern edge. These improvements will create hubs focusing on youth and children/families.

The design of these facilities should enable people of all ages and abilities to access a full range of experiences at the park.

The youth hub can be located at the northern end near the existing basketball courts targeting older, more independent children.

The children's hub will be centred around the existing playground. It is anticipated this playspace will be extended and will also include the development of a splash pad and an area of nature play within the grove of mature deciduous trees to the south of the existing playpace.

These hubs will be supported by facilities such as BBQ(s), picnic tables, shelter(s), toilets, seating and other site furniture as required.

The existing flat grassed areas for informal and semi-structured play between these two hubs is to be maintained.

These play improvements will be aligned with the other recreational improvements around the park including cycling and sports fields.

Lighting pathways and other park elements such as the playground and courts would extend the use of the park into the evening.

Splash Pad

Given the current dedicated play provision within the local board area is relatively low, a splash pad is to be considered alongside the playspace.

Splash pads have increased in popularity within Auckland in the last decade.

The ideal criteria for a splash pad is as follows:

- Small to medium sized,
- Integrated into play facilities,
- Located in a sunny protected area away from mature deciduous trees which can impact on water circulation, and
- Robustly designed to minimise ongoing maintenance.



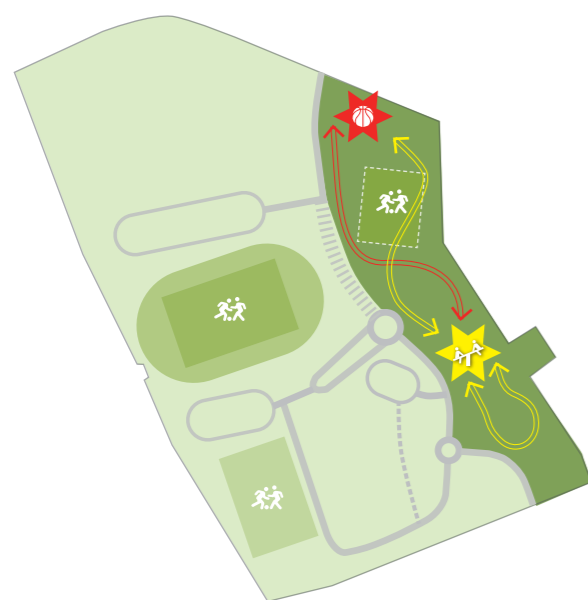
Elements to be included:

- Children's / family hub may include:
 - Expanded play facilities,
 - Specialised and inclusive play,
 - Nature play,
 - Learn-to-ride tracks, and
 - Splash pad.
 - Youth hub may include
 - Additional basketball / hard courts,
 - Volleyball,
 - Outdoor fitness hub, and
 - Pump track.
 - Site furniture
- Informal open space / flat grassed area(s)
 - Graffiti wall
 - Lighting
 - Pathways,
 - Playground,
 - Splash pad,
 - Courts, and
 - Velodrome infield.

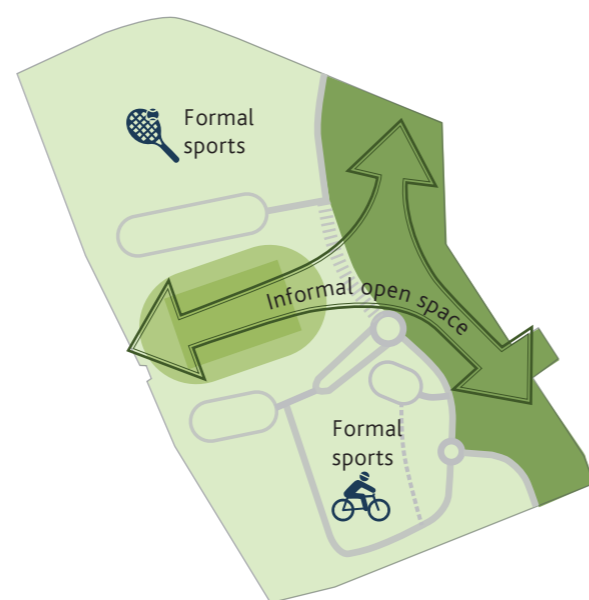
PRECEDENT IMAGERY



Splash pad



- LEGEND**
- Youth hub
 - Children/family hub
 - Informal open space
 - Connections / Play trails



- LEGEND**
- Tennis facility
 - Velodrome
 - Sport and Active Recreation Zone
 - Informal Recreation Zone

NOTE: the road layout shown on these diagrams is taken from master plan Stage 3

3.8 Community hubs, education & knowledge



PRECEDENT IMAGERY



Shelter structures create community gathering spaces



Open lawn areas can double up as events space



Plaza spaces can double up market venue



Community orchard



Picnic/BBQ spaces to facilitate community gatherings

Manukau Sports Bowl currently hosts regularly occurring events. The master plan provides suitable open spaces for markets, festivals and other large community events, providing suitable parking and facilities.

The provision also includes a community orchard in the proximity of the existing Roots Collective hub and public plazas associated with the pedestrian and cycling network.

The proposed amenity hubs will be complete with street furniture, signage and informal spaces for education, gatherings and family spaces.

Site furniture includes seating, bins, cycle racks, picnic tables, drinking fountains, BBQ's, toilets etc. Park furniture and elements need to be designed to be event friendly e.g. removable bollards and reinforced paths.

Elements to be included:

- Community orchard,
- Events spaces for markets and festivals,
- Amenity hubs / BBQ and picnic areas,
- Public plaza areas, and
- Suite of site furniture and signage.



LEGEND

- ★ Community / family hub
- Events areas
- ⋯ Plaza Space

NOTE: the road layout shown on these diagrams is taken from master plan Stage 3

3.9 Ecology & biodiversity



There are opportunities to improve the ecology and biodiversity of the park by implementing the following measures as part of the design:

- Wetland reconstruction and enhanced riparian planting at the north western end of the park,
- Additional native planting,
- Create / strengthen ecological corridors within the park,
- Selection of plant species to provide a food source and shelter for native fauna,
- Additional street trees,
- Incorporation of shade/lawn trees in areas of passive recreation (i.e. picnic / BBQ areas) for natural shade,
- Integrate planting into the proposed walking and cycling network,
- Additional amenity planting in association with new recreational amenities and the shared pathways, and
- Investigate incorporation of rain gardens into any upgraded or new carparking areas.

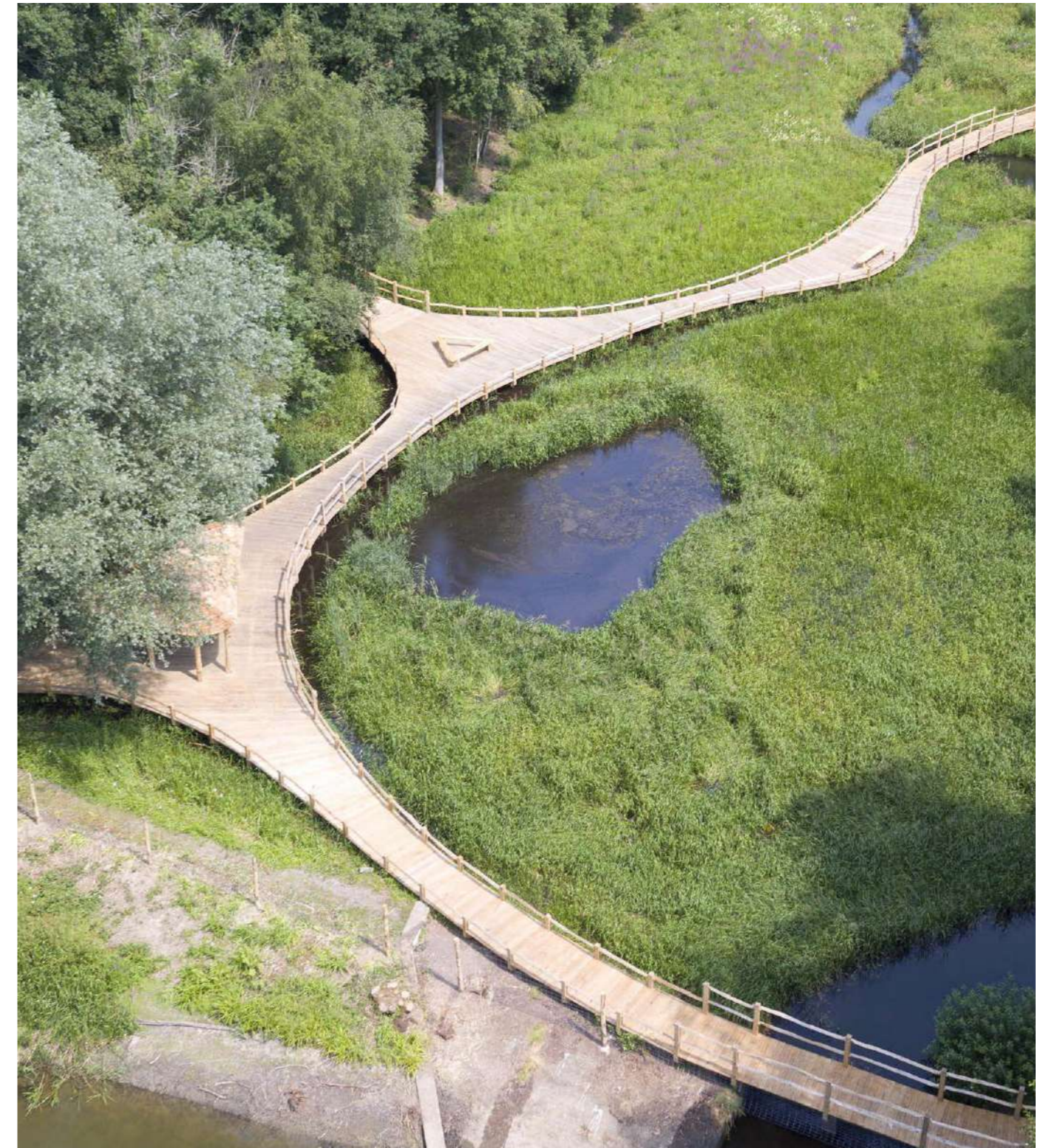
PRECEDENT IMAGERY



Revegetation with indigenous ecosystem



Planting for native fauna



Boardwalks through wetlands and riparian areas



LEGEND
 Ecological nodes
 Ecological corridors

3.10 Vegetation *Ngā tarutaru*



PRECEDENT IMAGERY



Timber bridge crossings through riparian planting



Existing amenity planting has a tropical theme



Amenity planting associate with playground



Shade trees in open lawn



Edibles

The existing planting is most prominent in the southern section of the Sports Bowl. The planting around the main car park has a strong subtropical flavour with the inclusion of brightly coloured flowering shrubs. The proposed planting palette will draw on the existing park character, whilst enhancing the biodiversity of the park using eco-sourced native amenity planting. Extensive quantities of riparian and wetland planting will be included in the stormwater and riparian planting upgrades focused around the ecological node along Boundary Road.

The site contains numerous existing mature trees - some of which were transplanted on site when the facilities were developed for the Commonwealth Games (including palms and pohutukawa). Large clumps and lines of native specimen trees are proposed associated with the movement corridors to balance the mix of exotic species. The proposed specimen trees aim to provide a year-round food supply for birds once the trees are established, while clumps of shrubs with a rich understory of ferns and sedges will provide habitat and shelter for the lizards, amphibians and insects.

In preparing the planting palette, the project team will work closely with Auckland Council's biodiversity team to reflect the types of plants that would be found growing naturally in this type of habitat. The planting will be broken down into different zones, relevant to the local soil and hydrological conditions. All native planting is to be eco-sourced as far as possible, using seed stock from the local ecological district. Not only does this help preserve regional genetic distinctiveness, but plants sourced locally also tend to grow better, as they are adapted to the conditions on site.

Overlaid across the ecological intent are aspects of cultural narrative - by way of rongoa (medicinal) and raranga (weaving) planting - and considerations around viewshafts and personal safety. There is provision for the inclusion of edibles and productive plants / trees, including a community orchard.

A measure of vegetation clearance is proposed in strategic locations, as required, to improve sight lines, safety and visibility to and within the park. In public reserves we need to create viewshafts with low growing vegetation to keep these areas safe, limiting densely vegetated patches to the perimeter of the reserves.

Trees will be crown lifted to provide sight lines into the park to improve surveillance.



How can we create
a better space for
children and families.
What do you want to
see?



All abilities playground



Sports



Learn-to-ride



Volleyball



Nature Play



Picnic / BBQ

Our Board. We'd be capturing any comments made at
the event for Manukau Sports Row. To complete a share
please visit [this page](#).

Our



SECTION 4: ENGAGEMENT
WĀHANGA 4: TE WHIPĀNGA

4.1 Engagement *Te whipanga*

"This is a proper upgrade from being a spot where there are some more exclusive sports on the land to becoming a proper park with good facilities."

" I like that it will become more family friendly."

Community Feedback

Two rounds of public consultation, undertaken in April 2022 and August-September 2022, confirmed that the community generally supports the master plan including plans to upgrade the park to make it a welcoming space for local families. The provision of an athletics track and indoor courts were also strongly supported.

Community feedback on the draft master plan in April 2022 found the following:

- People were generally excited about the opportunity the master plan offers for the sports bowl. They want to use the park more and think it is time the park was upgraded.
- People liked the mix of activities and many note how the master plan created a family friendly park.
- Ensuring the park and its facilities are free to use was a key theme in the feedback from school children.

Feedback on the first draft of the master plan and a further needs assessment undertaken in July 2022 for an athletics track and field facility identified an athletics track and field facility should have priority over greyhound racing at Manukau Sports Bowl. Public consultation on this updated draft master plan occurred during August and September 2022 to test the proposal to have a focus on athletics at Manukau Sports Bowl.

We asked the community how they felt about what is prioritised in the updated draft plan and if they had further feedback about the updated draft master plan for the Sports Bowl.

This final round of consultation confirmed wider community support for the updated draft master plan including the community's preference for indoor courts, covering the velodrome, and an athletics track and field facility over a greyhound racing facility.



A selection of photographs from the two community activation sessions at the Manukau Sports Bowl in April 2022





SECTION 5: MASTER PLAN
WĀHANGA 5: TE MAHERE MATUA

5.1 Introduction *Kupu whakataki*

The development of the master plan has been divided into three development stages over a fifteen plus year period. Staff have also identified a series of short term activations to test the community demand for facilities before capital investment is programmed.

Activations are also proposed to increase use of under utilised facilities in the park like the velodrome.

Stage 3: Long Term

This is the aspirational long term plan for the park, it provides for all of the elements identified in the needs assessment including indoor courts, upgraded sports fields, closing in the velodrome, a synthetic athletics track and field facility and a destination playspace.

Stage 2: Medium Term

This stage builds upon the stage one plan (short term) and includes the provision of indoor courts which were rated as a high priority in the needs analysis.

Stage 1: Short Term

Provision of informal recreation activities is the main feature in this stage, it also provides for walking and cycling and tennis. Delivers on all the high priority elements identified in the needs assessment. The stage includes the following facilities:

Children's Hub:

- expanded play facilities to cater to a wider age range,
- specialised and inclusive play,
- nature play,
- learn-to-ride tracks, and
- splash pad.

Youth hub:

- additional basketball / hard courts,
- volleyball court,
- outdoor fitness hub, and
- cycle / pump track.

Indicative Potential Development Areas

The draft plan indicates two potential development areas that could be investigated for service property optimisation if the local board wishes to explore alternative funding opportunities.

A separate work stream will explore this opportunity, with a conclusion not expected until after the Manukau Sports Bowl master planning project is complete.

Other General Notes on the Scenario Plans

Built Facilities:

The new built facilities (including the indoor multi-court building) as shown in these master plan stages have not been designed, but are included primarily to show location, the overall anticipated maximum building envelope and the bulk and mass of the structure. They are based on local precedents of a similar size and scale.

The design of these buildings and the other recreational facilities will be undertaken once the concept design for the site has been confirmed.

At this time a number of professional inputs will be required, including but not limited to:

- Design (architecture / landscape),
- Planning / consenting,
- Arboriculture,
- Stormwater,
- Geotech,
- Engineering (structural/civil),
- Ecology / biodiversity,
- Sustainability, and
- Auckland Transport.

Furniture and Signage:

A comprehensive suite of site furniture (including seating, picnic tables, cycle racks, BBQs drinking fountains, bollards, bins etc) and signage (entry, interpretative / information and wayfinding) are important elements of all scenario options. These will be included in any developments within the site.

Specific detail and graphic representation as to where these elements will be located on site is not shown on these scenarios due to the plan's scale. These will be addressed at the next design phase.

FURNITURE PRECEDENT IMAGERY



L-R: Cycle racks, Drinking fountain, rubbish bin



BBQ



Picnic sets



Seating

5.2 Long Term Spatial Plan



* From a spatial planning viewpoint this location is the only part of the site that would fit a full sized athletics track.

The plan provides for the staged implementation of the long term vision for the park. It includes a number of new facilities that would cater to the expected population growth within the area. These new facilities located along the western edge of the park include:

- Athletic facility - synthetic track and associated buildings*
- Multi-sport building, combined with existing tennis centre

This stage either builds on, or includes, a number of the features of stages one and two including improved safety, ecology and biodiversity, and informal recreational offerings.

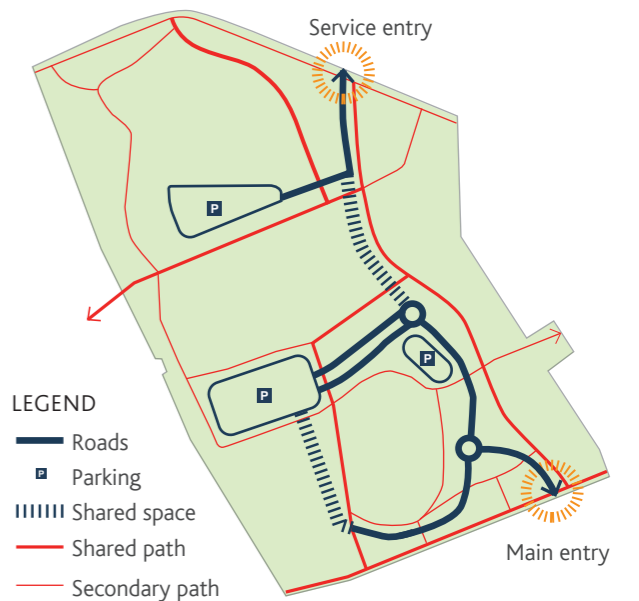
Additional circulation and access improvements of this scenario include:

- Consolidated and expanded carparking, number of carparks decreased but their capacity is increased. They are located to service multiple facilities.
- Boundary Road is opened up to vehicles
- A looped road is created at the southern end of park
- Roads are connected in centre of the park by a shared space, (vehicle access is restricted to events only to avoid use of park as a cut through from Boundary to Te Irirangi Roads).
- Easy access to the large catchment of AUT students via a future bridge crossing over SH1.

Informal recreation dominates the central portion of the park. The area is opened up for safety and visibility, with minimal use of fencing or physical barriers.

The childrens playground is a destination scale (total area shown 1300m²) with an integrated splash pad (total area shown: 450m², this includes space for splashpad, associated paths, furniture and planting etc).

Ample space is provided for community gatherings and events.



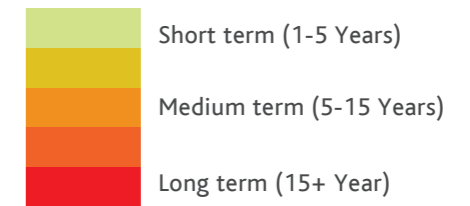
- LEGEND
- Roads
 - Parking
 - ||||| Shared space
 - Shared path
 - Secondary path

- LEGEND
- Site boundary
 - ⚽ Sports field, Artificial & lit
 - 🚲 Velodrome - covered
 - 🎾 Tennis courts - as per existing
 - 🏠 Youth hub (refer 3.7 & 3.11)
 - 👶 Childrens hub (refer 3.7 & 3.11)
 - 🏃 Athletics - Synthetic track and field facility*
 - 🏟 Indoor Sports Facility - 6 courts total
 - 🌿 Wetland
 - 🍏 Orchard
 - ▨ Improved Te Irirangi Drive Interface
 - 🚊 Proposed light rail stop location
 - Park Roads
 - P Carparking
 - Shared Path - 3m min (1400 l/m)
 - Secondary Paths - 1.8m min (2125 l/m)
 - Road / Field lighting
 - Fencing
 - 🌳 Amenity planting
 - 🌿 Wetland planting
 - 🌳 Specimen trees

5.3 Implementation Plan

- The Implementation plan should balance project improvements for overall usability and amenity of the park with larger, transformational projects.
- The elements presented in the master plan can be delivered as a series of interconnected but separate projects.
- The table below shows the associated projects, potential sequence of development, and potential funding sources. Projects are not currently funded unless specified.
- Costing estimates are current as of September 2023
- There are significant funding implications that each project will need to address before proceeding. Individual projects will be subject to approval of a business case.
- The table indicates the prioritised sequence of initiating the projects in the master plan. This is based on community feedback and local board priorities.
- Individual projects can be supported by facilities such as BBQ, picnic tables, seating, shelter, toilets, lighting, signage, art, and other furniture as required.

PRIORITY:

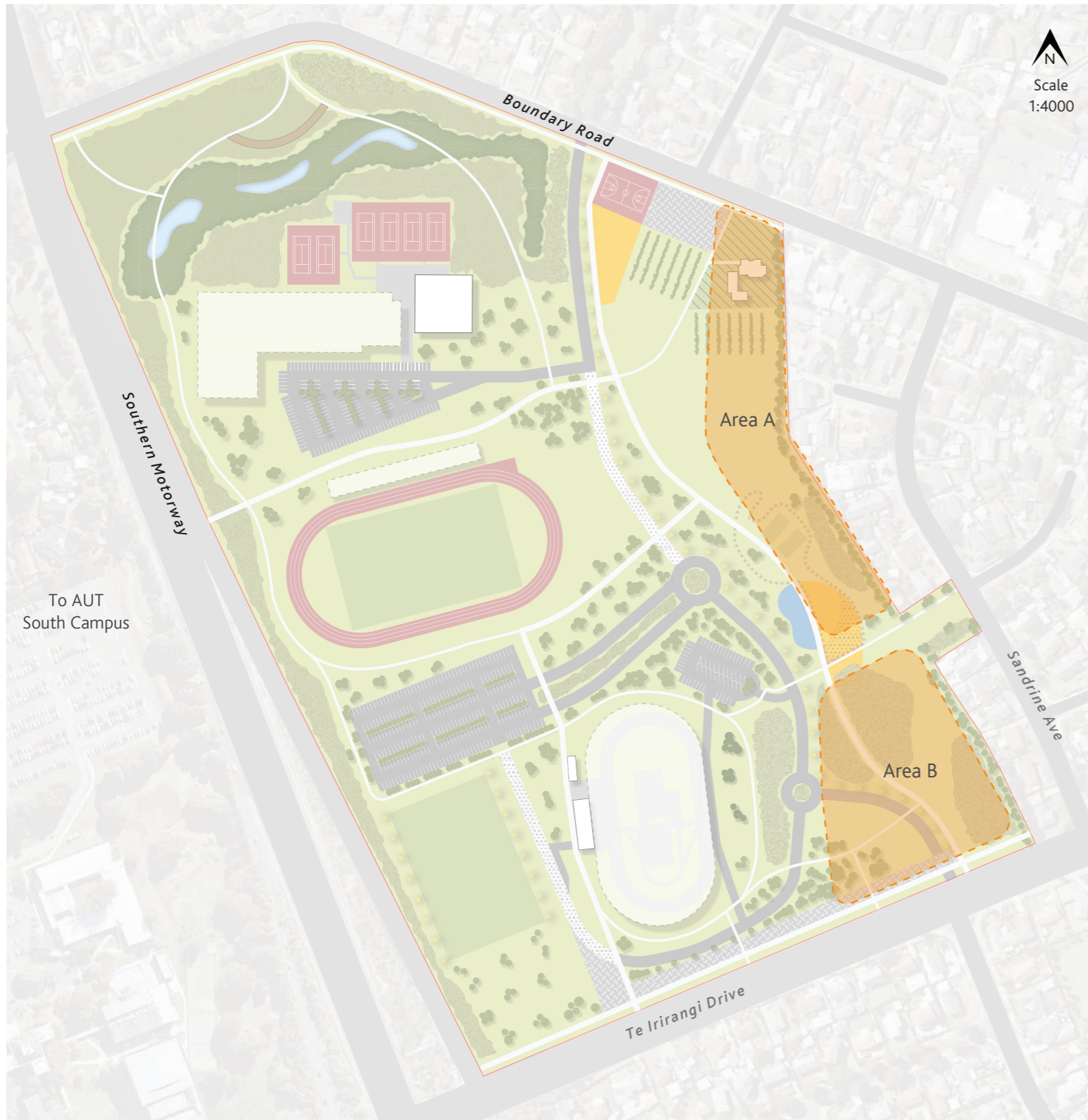


Project	Project Description	Staging	Anticipated Cost	Anticipated Funding*	Notes
Formal sports Athletics track	<ul style="list-style-type: none"> • Synthetic athletics track • 6-8 lane 400m track • Infield access for sports field • Lighting • Facilities upgrade / new facilities for clubrooms and storage 	Short term	\$10.5 - \$38.75m	Renewals / LDI Capex / Others (Eke Panuku)	Athletics track and associated facilities can be delivered in stages subject to available funding. <ul style="list-style-type: none"> • Synthetic Athletics track. • Infield availability – for sports field uses/training. • Potential for existing infrastructure to be upgraded and repurposed for club rooms and storage. • New grandstand and facilities – subject to need and available funding.
Formal sports Indoor courts	<ul style="list-style-type: none"> • Indoor facility of up to 5 multi-marked courts • Spectator seating and associated facilities to support events • Potential for gymnasium / commercial spaces (e.g. for physiotherapy, etc) 	Medium term	\$16.5 - \$28m	LDI Capex	<ul style="list-style-type: none"> • The delivery of indoor courts can be delivered in stages subject to available funding, e.g. initial development of 2-3 multi-marked courts. • Commercial opportunities e.g. gym, offices, meeting spaces and commercial services spaces can also provide financial sustainability for the project and should be provided at the first stage of development.
Formal sports Velodrome upgrades	General Repairs and renewal	Short term	Already budgeted	Renewals / LDI Capex/ Other	Repairs and renewals in current work programme: <ul style="list-style-type: none"> • Renew grandstand and toilets and changing rooms – FY24/25. • Renew track surface, fence and accessway investigation – FY24/25. • Lighting velodrome – FY24/25 design and FY 25/26 physical works.
	Investigate community uses for velodrome infield e.g. small field and court sports	Medium term	Not costed	Renewals / LDI Capex/ Other	
	Velodrome roof	Long term	\$24m	Renewals / LDI Capex/ Other	
Formal sports Existing sports field upgrade	Artificial turf, fence and lighting	Short term - Medium term	\$1.14m	LDI Capex / Renewals	<ul style="list-style-type: none"> • Upgrade to existing sports field can be delivered in stages subject to available funding. • Artificial turf will require fencing. • Lighting will provide extended hour use opportunities.
Informal recreation / play space Youth Hub and Community Hub – northern end of park.	Additional outdoor courts – basketball, volleyball	Short term	\$522k	LDI Capex	<ul style="list-style-type: none"> • All projects in this area may be subject to any spatial requirements for future development areas as part of service property optimisation. • Individual projects to be supported by facilities, furniture and signage as required. • Community orchard and gardens can also be included in the planting plan (see Environmental Action – Planting programme).
	Outdoor fitness hub	Medium term	Not costed	LDI Capex	
	Pump track – target age 8+ years	Medium term	\$258k	LDI Capex	
	Community orchard	Medium term	\$98.8k	LDI Capex	

Informal recreation / play space Children's hub	Learn to ride – target age 2-5 years	Short term	\$171k	LDI Capex / Renewals	<ul style="list-style-type: none"> All development in the children's hub will be subject to confirmation of the spatial requirements for Botany to Airport Bus Rapid transit designation. LDI Capex Individual projects to be supported by facilities, furniture and signage as required. Elements can be trialled as activations initially to test e.g. splash pad, learn to ride. Development of a destination playground will be dependent on long term growth requirements.
	Splash pad – small to medium size	Short term	\$1.77m	LDI Capex / Renewals	
	Playground upgrades – including specialised inclusive play space	Short term - Medium term	\$1.25m	LDI Capex / Renewals	
	Nature play	Short term - Medium term	\$515k	LDI Capex / Renewals	
	Destination playground	Long term	Not costed	LDI Capex / Renewals	
Informal recreation / play space Shared spaces	Shared spaces e.g. plaza for meeting / gathering / events	Long term	\$799k	LDI Capex / Renewals	<ul style="list-style-type: none"> Dependent on the spatial requirements of other projects.
Environmental actions Planting programme	Planting plan	Short term - Medium term	\$1.25m for comprehensive planting across entire site	LDI Capex / Maintenance	<ul style="list-style-type: none"> Develop a plan for implementing a programme of planting across the site. Plan should include native planting, street and shade trees, planting to support other development e.g. paths and new recreational amenities, and nature play opportunities. Community and mana whenua to be involved in the planting plan development and implementation.
	Ecological planting and amenity planting	Short term - Medium term		LDI Capex / Maintenance	
	Improved sightlines at Te Irirangi Drive interface	Medium term – Long term	Not costed	Others (Auckland Transport)	<ul style="list-style-type: none"> Crown lifting trees at road boundary to improve sightlines. Dependent on timing requirements of Botany to Airport Bus Rapid transit designation.
Environmental actions Wetland restoration	Wetland planting programme and restoration works	Short term - Medium term	2mil +	LDI Capex	<ul style="list-style-type: none"> Wetland restoration planting as part of the wider planting plan.
	Explore stream daylighting at northwestern end of park	Long term	Not costed	LDI Capex	
Stormwater management	Retention ponds as part of Botany to Airport Bus Rapid Transit designation requirements	TBC	Not costed	Others (Auckland Transport)	<ul style="list-style-type: none"> Requirements subject to designation confirmation.
Access and Movement Pedestrian and cycle network	Implement the greenways plan	Short term - Medium term	Not costed	LDI Capex	<ul style="list-style-type: none"> Path requirements include: <ul style="list-style-type: none"> minimum 3m wide shared paths, 1.8m wide connector paths, and distance markers and signage. Furniture, fountains, bins, tables and seating to be determined.
	Create loop paths for recreational use and amenity	Short term - Medium term	\$3.33m	LDI Capex	
	Cycling criterium utilising park roads	Short term - Medium term	Not costed	LDI Capex	
Access and Movement Access and parking	Upgrade the park lighting on main road	Short term	\$832k	Renewals	<ul style="list-style-type: none"> Upgrade light poles. Extend lighting within the park.
	Consolidated parking areas	Medium term – Long term	\$6.24m	LDI Capex / Renewal	<ul style="list-style-type: none"> Carpark consolidation to be staged and subject to formal sport facilities and other projects design and location.
	Loop road at south end of park	Medium term – Long term	\$862k	LDI Capex / Renewal	
	Open Boundary Road to traffic	Medium term – Long term	Not costed	LDI Capex / Renewal	
Access and Movement Signage and wayfinding	At park entrances and key junctions, to assist wayfinding	Short term	\$88.4k	LDI Capex / Renewals	<ul style="list-style-type: none"> Wayfinding and Interpretive Signage can be staged, associated with other projects, or delivered as a complete project. Public art can also serve to highlight park entrances and increase visibility. Key priorities – wayfinding at park entrances and key junctions.

* Alternative funding source can include - partnerships, sponsorships, optimisation, targeted rate, etc

5.4 Indicative Potential Development Areas



Potential Development Areas

Service property optimisation has been identified as a potential source of funding to achieve the outcomes identified within the master plan.

- Area A is located on the eastern edge of the park parallel to the existing housing and would provide for more housing overlooking the park.
- Area B is located in the eastern area of the park adjacent to Te Irirangi Drive. Due to its proximity to the Airport to Botany Rapid Transit route this area could provide residential and some small business activities.

This will be supported by the development of a business case and discussed with the local board once the necessary due diligence is complete.

A separate work stream will explore this opportunity, with a conclusion not expected until after the Manukau Sports Bowl master planning project is complete.

LEGEND

- Site boundary
- Potential area for development

