



MANUKAU SPORTS BOWL

DRAFT MASTER PLAN . Revision F . 2022

Revision Control

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23 Dec 2021	Draft for discussion
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Rev F_ 2022	Updated draft

Prepared by Auckland Council's Community Facilities 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.

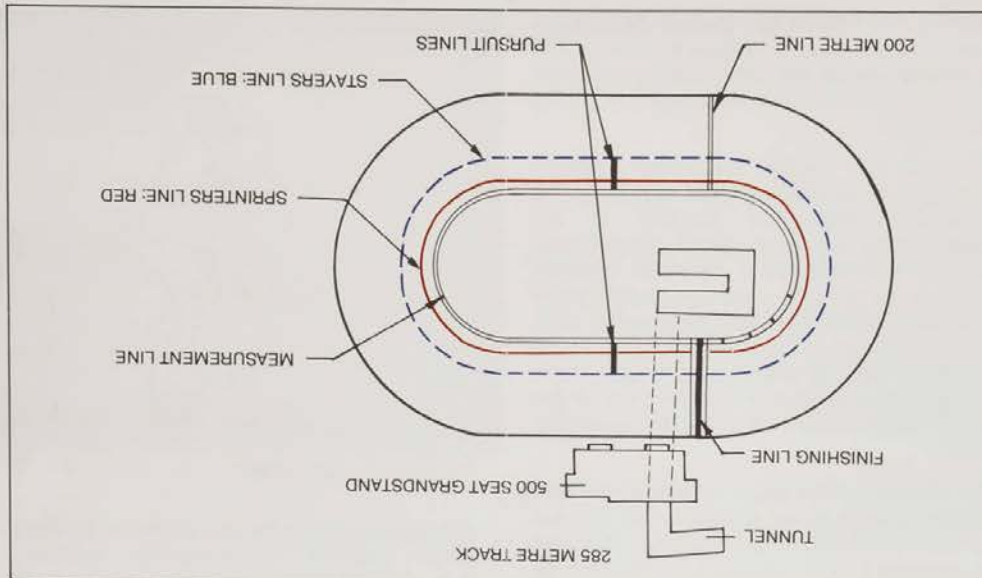
Early in 1989 the reserve was named The Manukau Sports Bowl. The Velodrome's concrete track involved 'spraying' concrete with high air pressure onto slopes of up to 40 degrees, a technical 'first' for New Zealand. An additional feature of the Velodrome is the 500 seat Grandstand adjacent to the finishing 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.



As host to the 1990 Commonwealth Games Cycling events, Manukau City Council, by providing 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
1970. Gold, Harry Kent in 1000m Time Trial
1970. Gold, Bruce Biddle (Auckland) Road Race
1970. Gold, First Road Gold

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.

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.

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

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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

workers during the Depression.

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

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

CYCLING

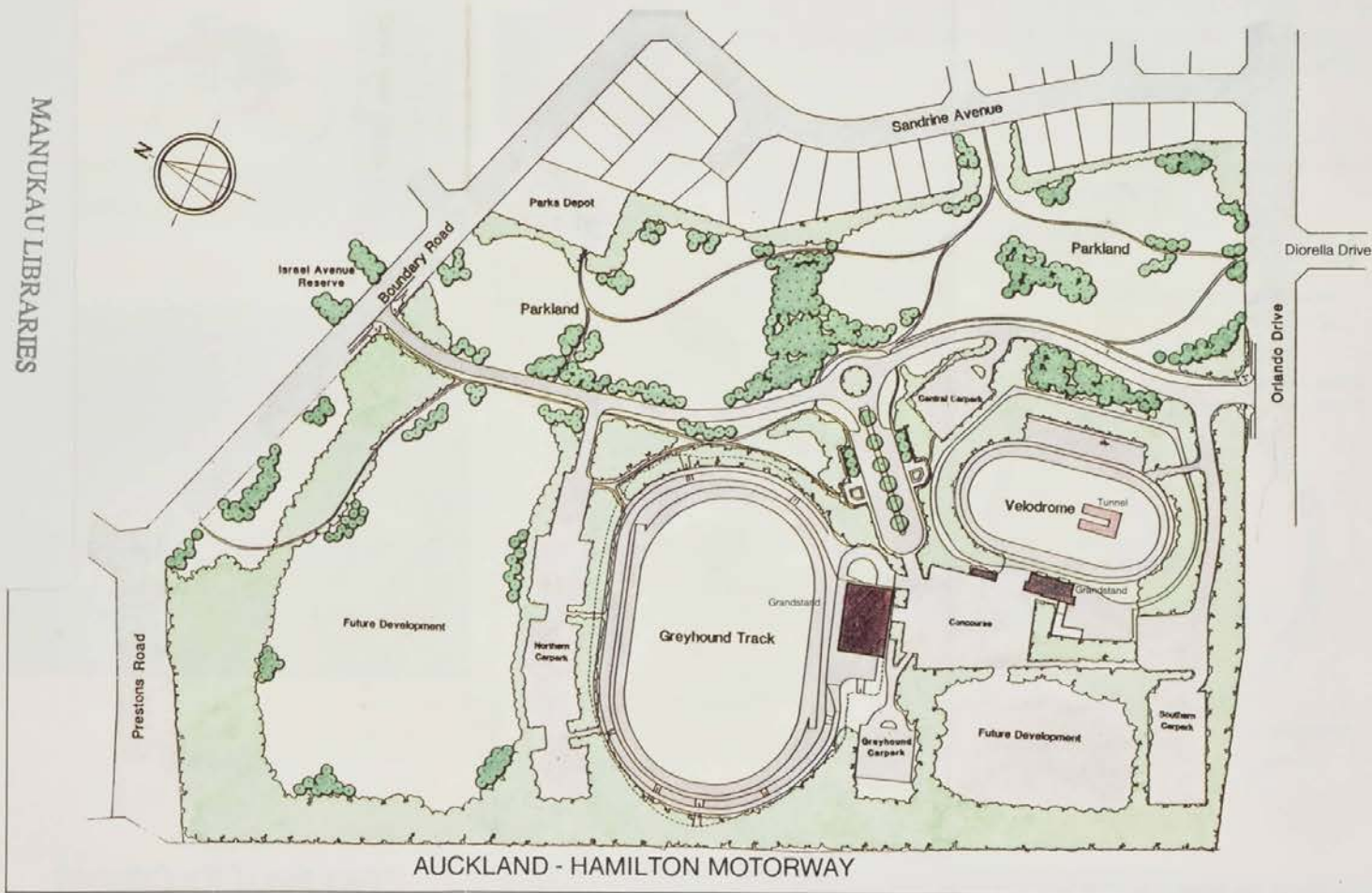


VELODROME



Manukau City Council

THE MANUKAU SPORTS BOWL

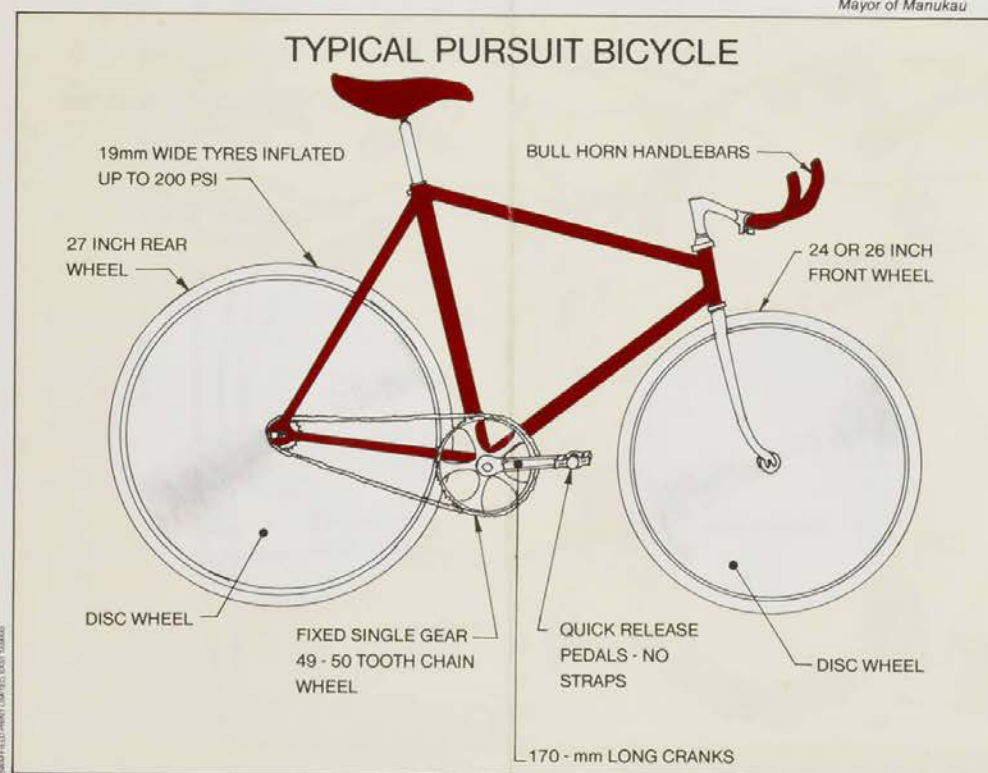


Message from the Mayor

'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



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

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

Internal Councils stakeholders and key partners include staff from the following departments will be involved in the development of this master plan:

- Community Facilities,
- Regional Service Planning, Investment and Partnerships, 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

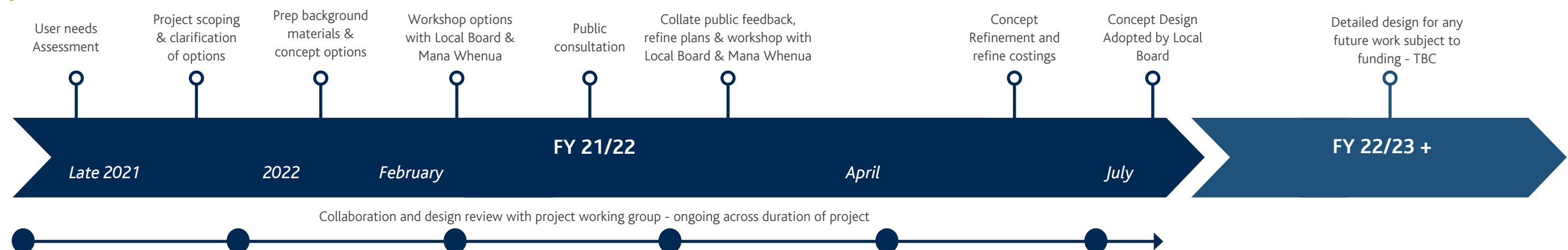
A summary of the engagement undertaken on the draft master plan is summarised in section 4 of this document.

Transform Manukau Programme

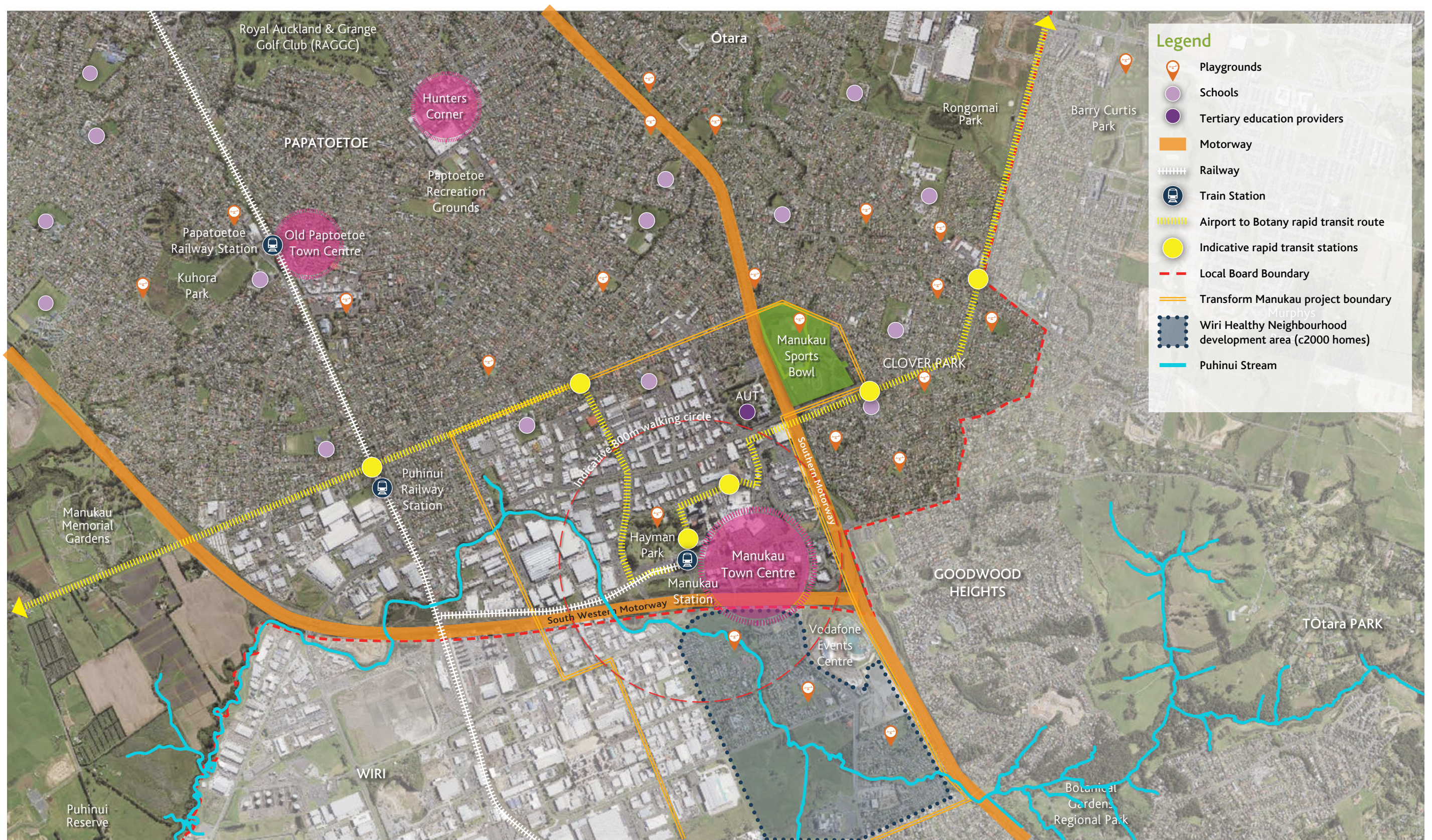
This project area, covering over 600ha within central Manukau, guides the development of Manukau over the next 20-plus years to cater for a growth in population from 6,000 to 20,000. Projects cover the spectrum of housing, urban design, transportation, open space and ecology to fulfill the vision of 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 parks 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 are characterised by few buildings and structures to maintain amenity values and open space character.

Sport and Active Recreation Zone

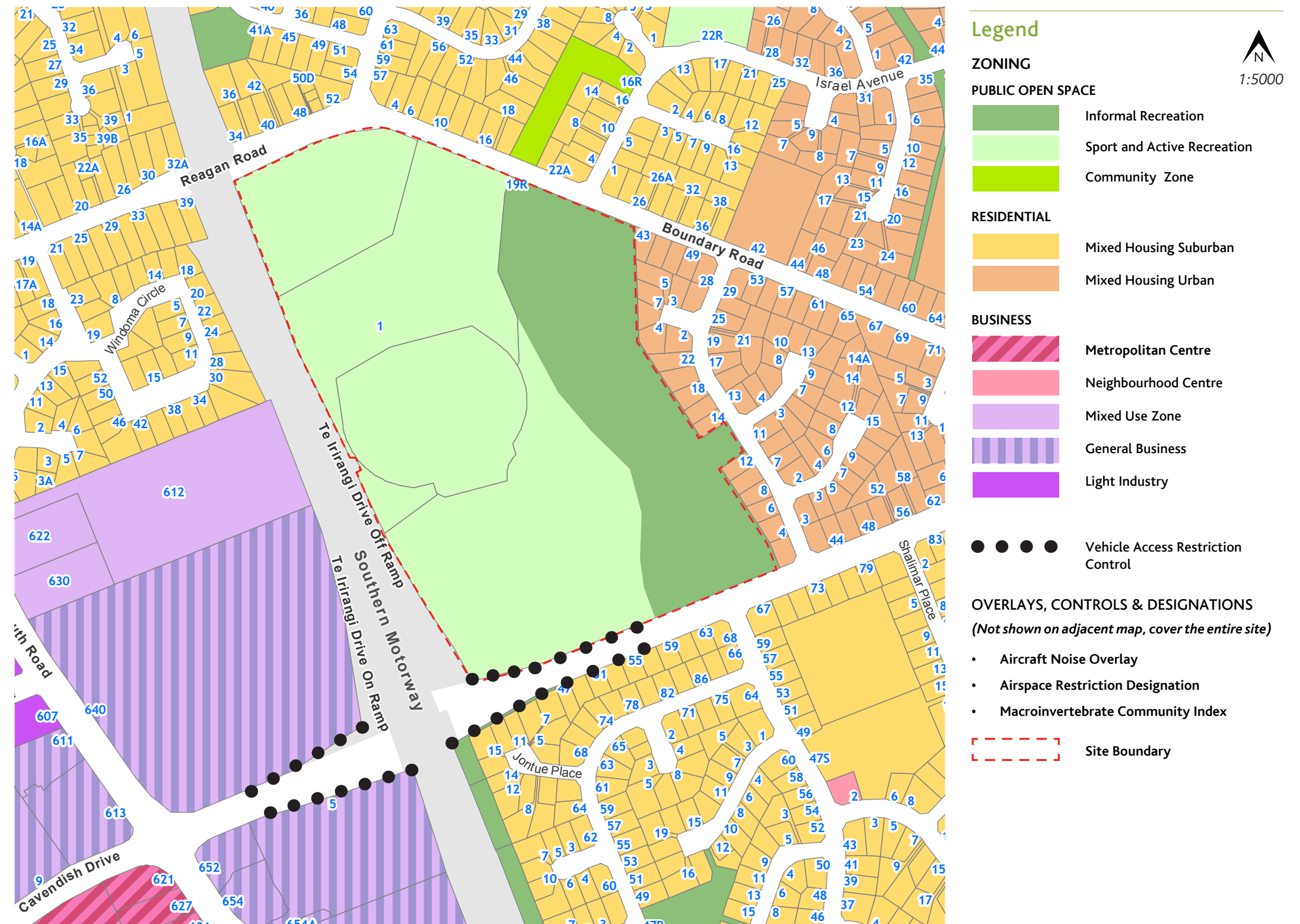
The Sport and Active Recreation zoning has the following objectives:

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*



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

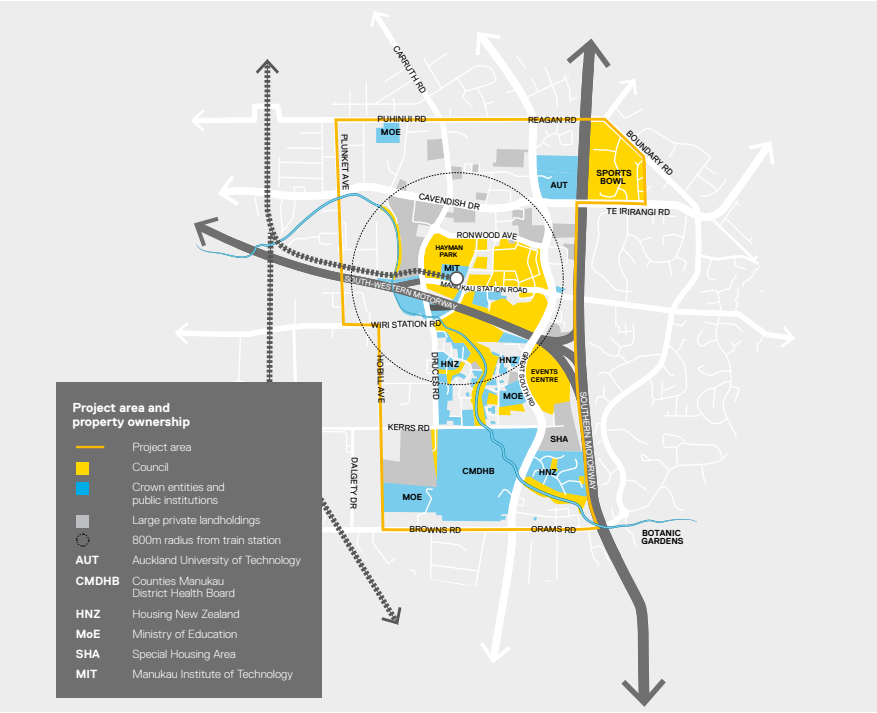
This document looks at all playspaces within the local board area and provides recommendations for their development. This report rates the play facilities at Manukau Sports Bowl as a medium development priority, with a focus on:

- 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.

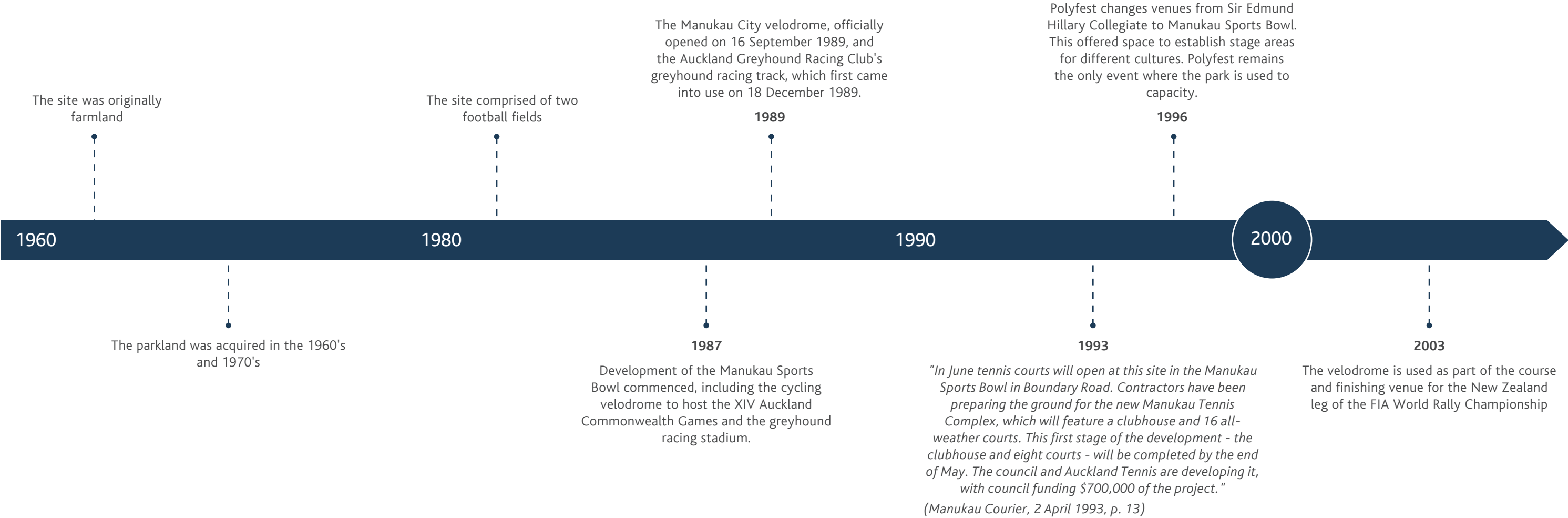
With a focus on leading the regeneration of Manukau City Centre, “Transform Manukau” follows the set of approach, including goals, principles and strategies (i.e. key moves) set out by “The Manukau Framework Plan document (March 2017)” which was developed in partnership with a wide range of stakeholder 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.

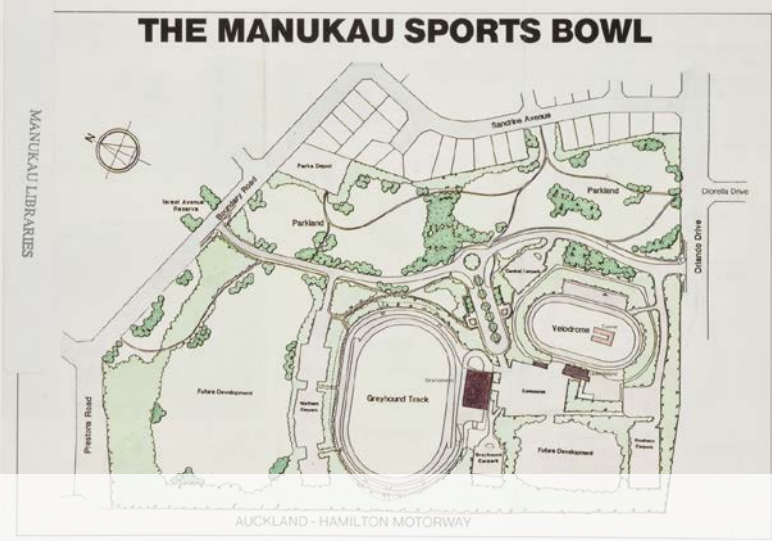
The preferred master plan will be presented to Eke Panuku Board for consideration and to ascertain investment strategy to the future Manukau Sports Bowl.

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

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

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

Urban Development

In the 1950's 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 1990's, 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 1980's shows significant growth, with additional revegetation planting along the stream and the tennis courts.



View of the colonnade alongside the concourse at the Manukau sports bowl leading to the velodrome grandstand, 1989

ALHC Footprints 08183



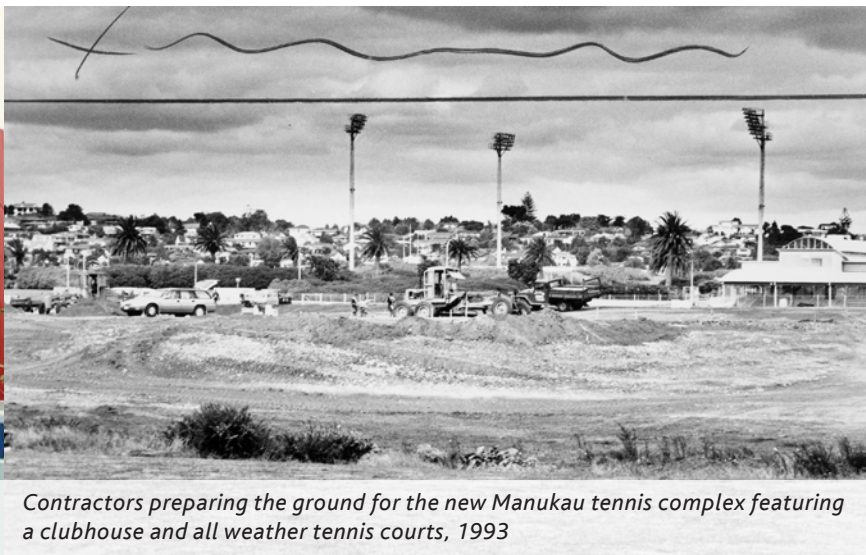
The entrance to the greyhound racing stadium, 1989

ALHC Footprints 08187



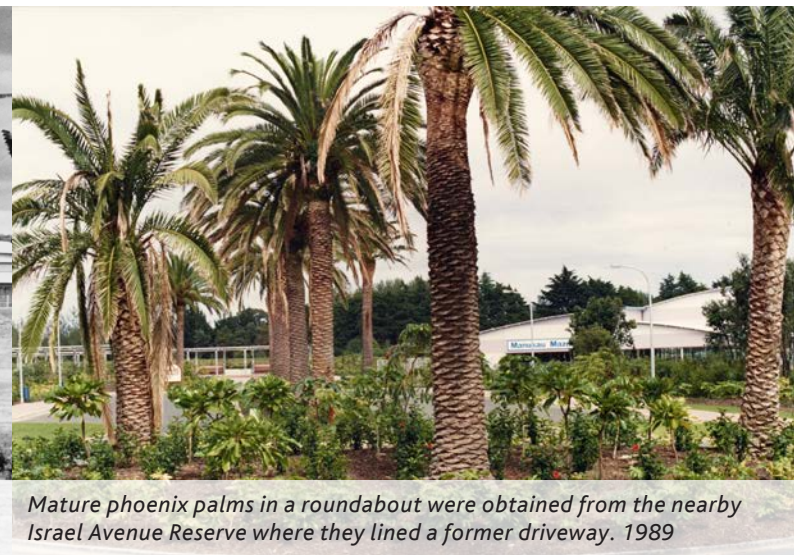
'Bright, colourful & intriguing ...' sculptural feature park entrance

1989, ALHC Footprints 08179



Contractors preparing the ground for the new Manukau tennis complex featuring a clubhouse and all weather tennis courts, 1993

ALHC Footprints 03581



Mature phoenix palms in a roundabout were obtained from the nearby Israel Avenue Reserve where they lined a former driveway. 1989

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 community 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 1980's in preparation for the 1990 Auckland Commonwealth Games. The Auckland Bike Performance Hub is based around the AUT Millennium and Manukau Sports Bowl. The Cambridge Avantidrome serves as the national performance hub and for the Waikato Region, there is a strong focus for the Manukau Velodrome to serve Auckland's track cycling needs.

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, repainting etc.

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 sprinter, middle distance and staying dogs with racers over 318, 527, 603 and 779 metre distances. Hurdlers are catered for wither racers longer than 527m,
- 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, Sport and Community Centre

The Manukau Sports Bowl is the only sub-regional or higher classification centre in South Auckland. It serves a large geographic area. This facility includes:

- 2 floodlit courts under geodesic dome (Plexipave surfacing),
- 2 floodlit courts (Plexipave surfacing),
- 4 floodlit 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 etc. 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



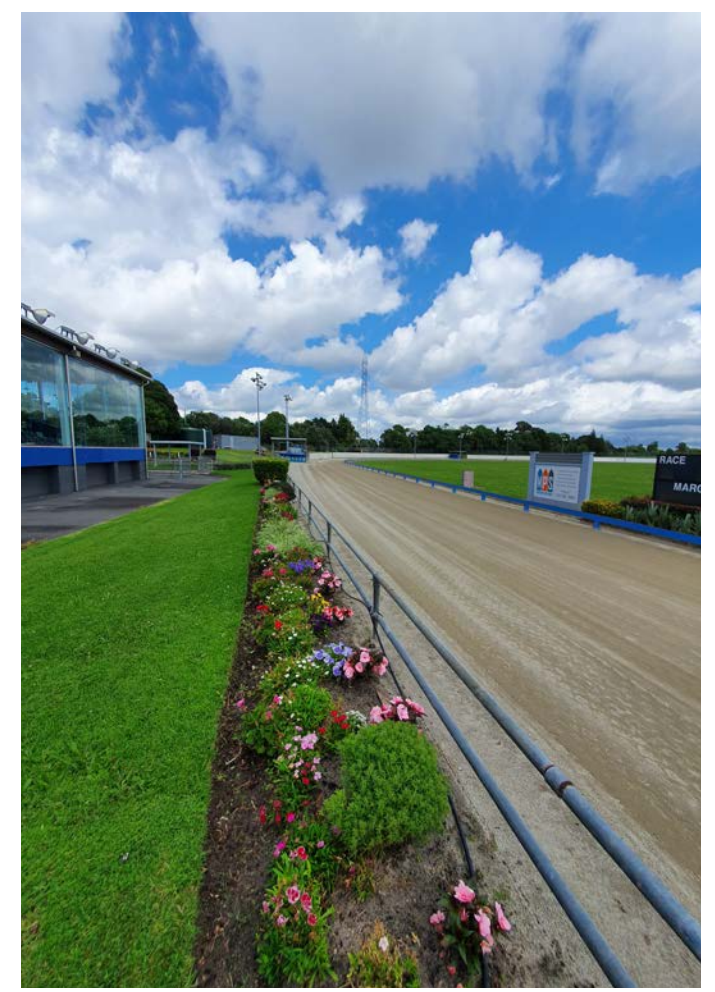
The velodrome grandstand from the concourse



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



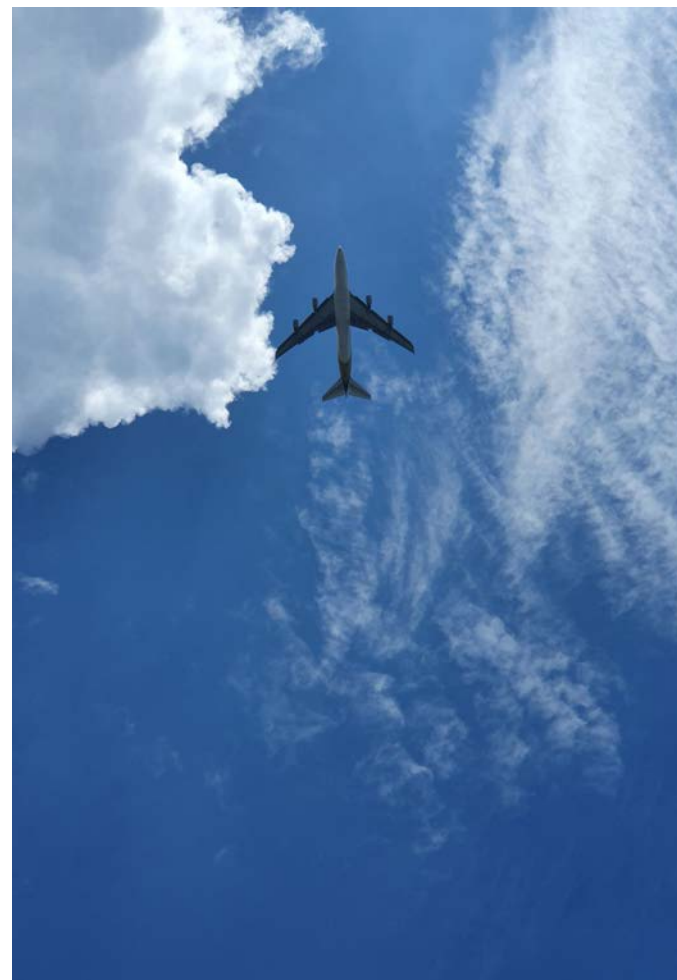
Tennis courts



Children's playground with flying fox in foreground



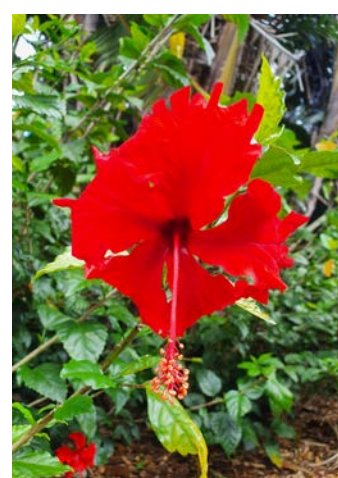
Sand area within the playground



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

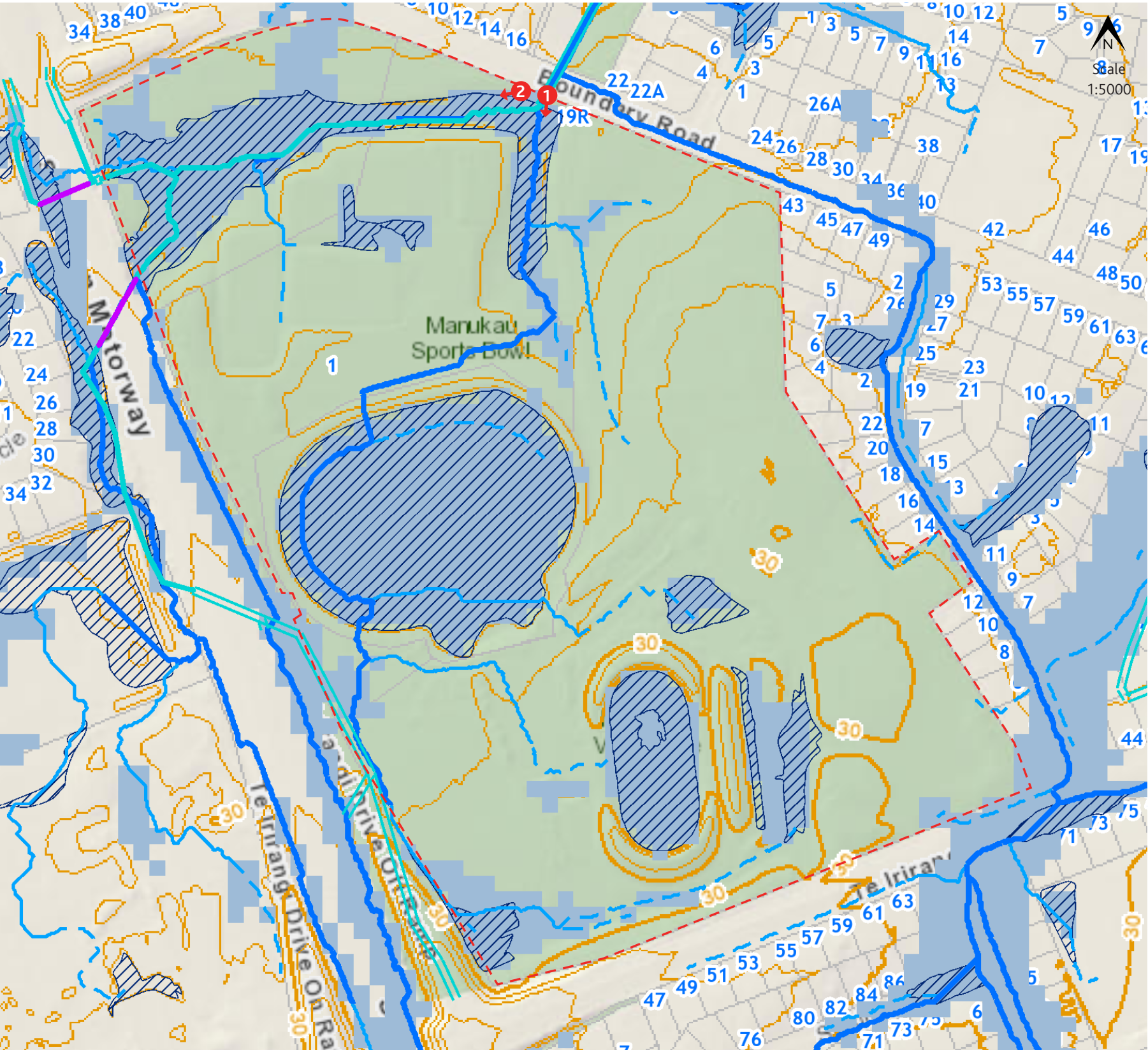


Grove of mature exotic trees south of the playground



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 as part of the Transform Manukau Area. 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 1960's when the first informal sports fields were established. The existing vegetation was established during the construction of the Manukau Sports Bowl in the late 1980's. 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 1980's. 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. A detailed assessment of the existing specimen trees will be prepared as part of the arboricultural analysis.



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 1980's 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 car parks.

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
- Existing pedestrian paths
- Existing carparking
- Bus routes and stops

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

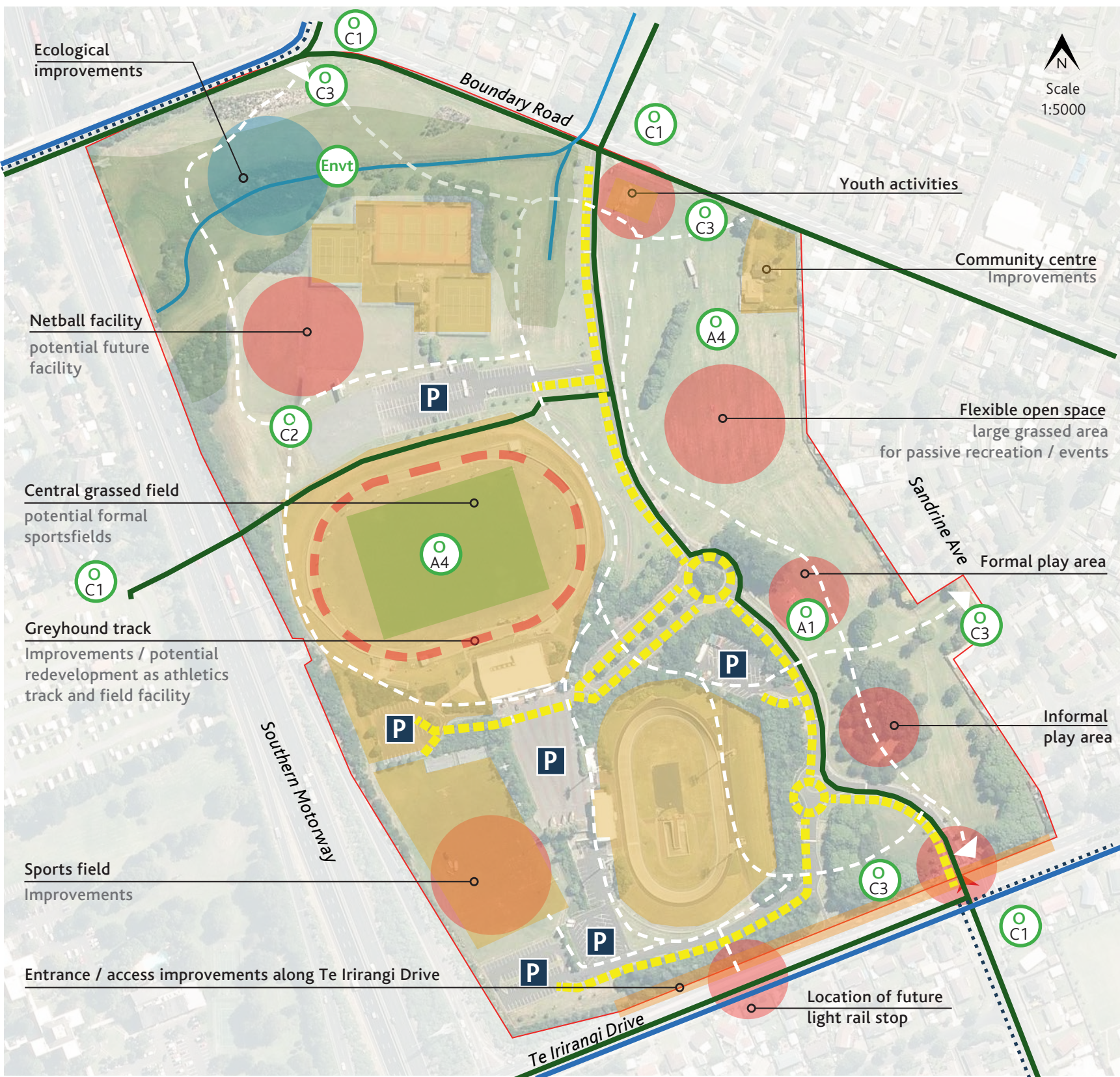
Recreation & Amenity

- C-A1: UNDERUSED GRASSED AREAS**
The site contains large open grassed fields with limited use and connectivity
- C-A2: LACK OF PLAY**
The existing playground needs to be expanded to provide for a wider range of ages and abilities
- 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: 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: UNEVEN DISTRIBUTION OF CANOPY**
The southern edge of the site contains overgrown vegetation while the north lacks canopy cover
- C-E2: STORMWATER MANAGEMENT**
(across site)
- 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: 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 surface parking on site into a smaller number of parking zones to help reduce duplication and way finding issues on 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*

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.



Safety & Connections

Improve connectivity to park and to key features within it

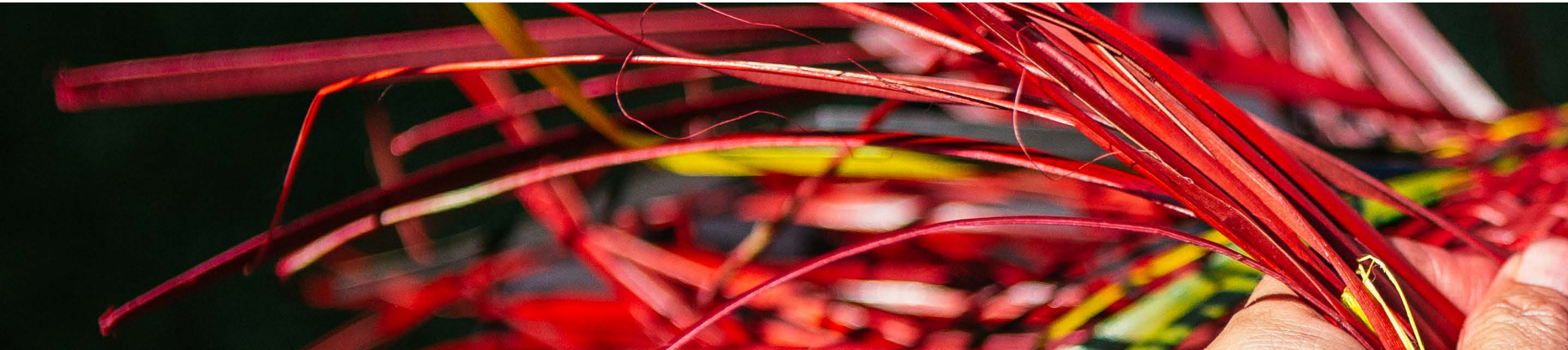
- Provide better access to the Manukau Sports Bowl for Manukau Central and Clover Park communities.
- Create a walking/cycling circuit around the park.
- Open up pedestrian/cycle access from Boundary Road & Te Irirangi Drive.
- Implement Greenway routes running through the park.
- Activate park edges (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.





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

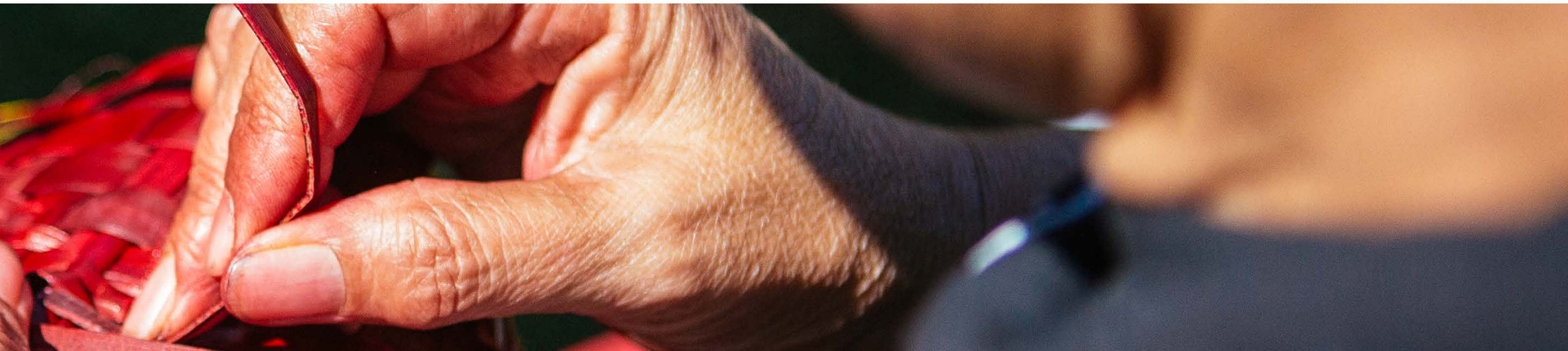
- Develop the park as a recreation and event destination without impacting on its natural character and environmental values.
- Provide a range of active and passive recreation opportunities.
- Provide a range of indoor and outdoor recreation opportunities.
- Provide a series of playspaces for all ages.
- 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.
- Achieve carbon neutrality in new assets where possible in the renewals of 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



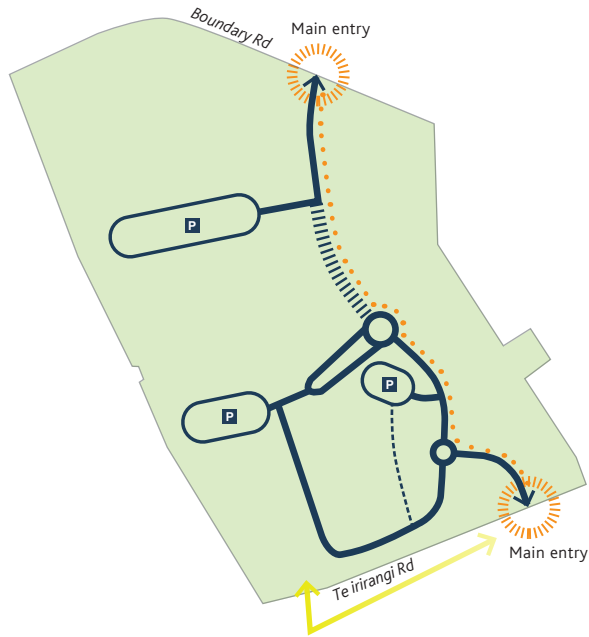
A series of stages have been considered in the development the master plan with the aim of rationalising the road and parking network and improving access and safety for park users. Safety improvements include vegetation clearance to open up views and sight lines and eliminate hiding spots and lighting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

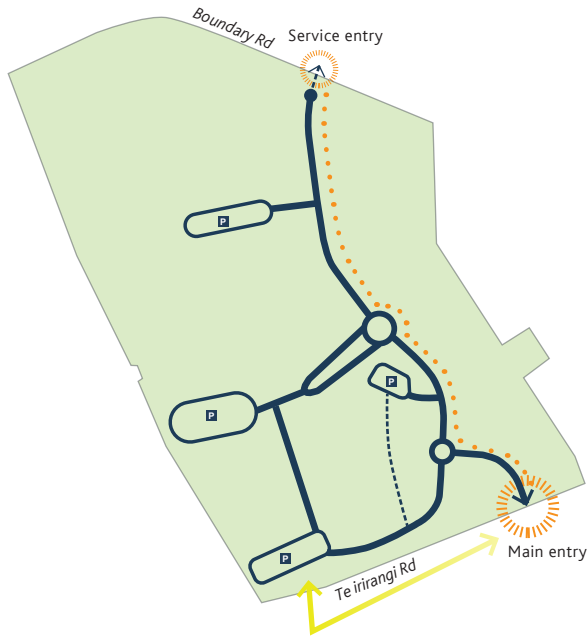
Key Moves:

- 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.



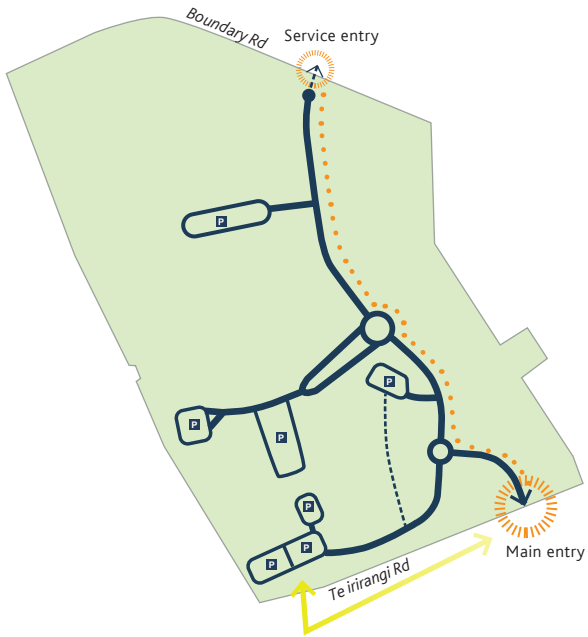
Stage 3: Long Term

- 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

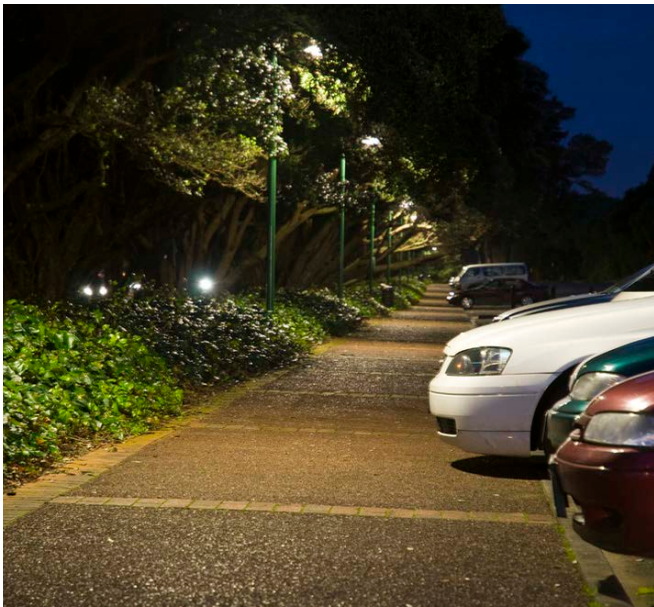
- Creation of a looped road at southern end of park
- Improvements to sight lines into the park from Te Irirangi Drive
- Consolidation of car parking areas
- Boundary Road remains closed off to general public access



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

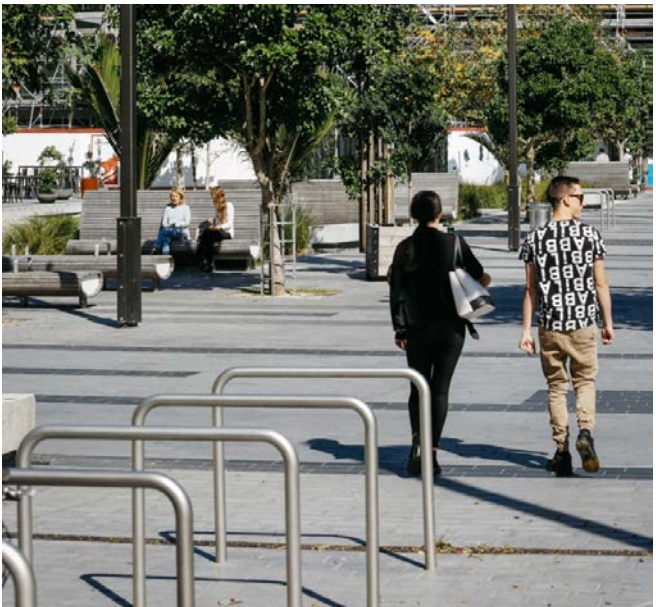
PRECEDENT IMAGERY



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.

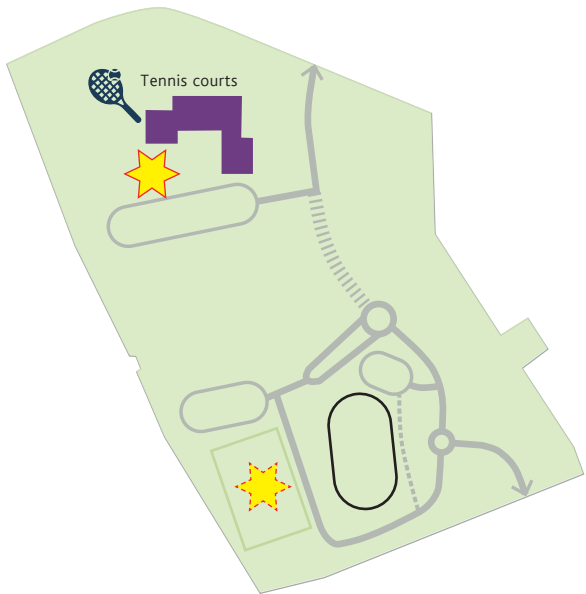
INDOOR COURTS

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 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),
- **Criterion** 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 criterion 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

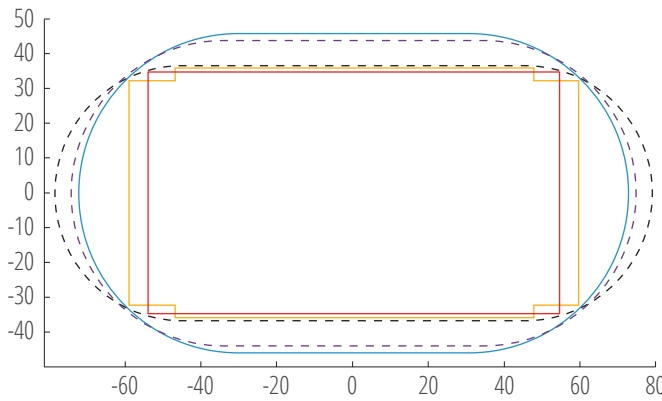
There is an opportunity to increase sports field capacity at the park by upgrading the existing sports field and accessing the infield of the track for training. The field capacity could be further increased by lighting these fields.

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 childrens 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 design to minimised ongoing maintenance.



Elements to be included:

- Childrens / 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.

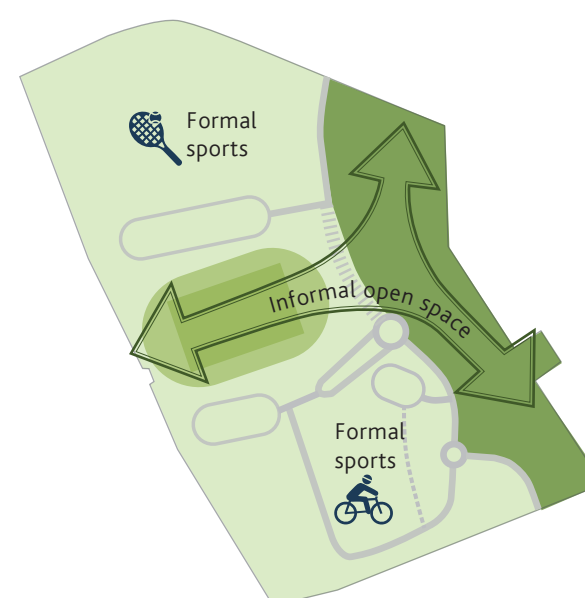
PRECEDENT IMAGERY



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

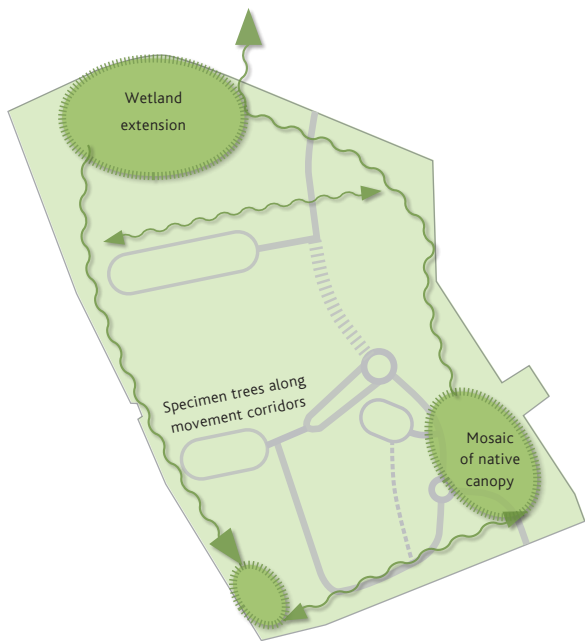
NOTE: the road layout shown on these diagrams is taken from master plan Stage 3

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.



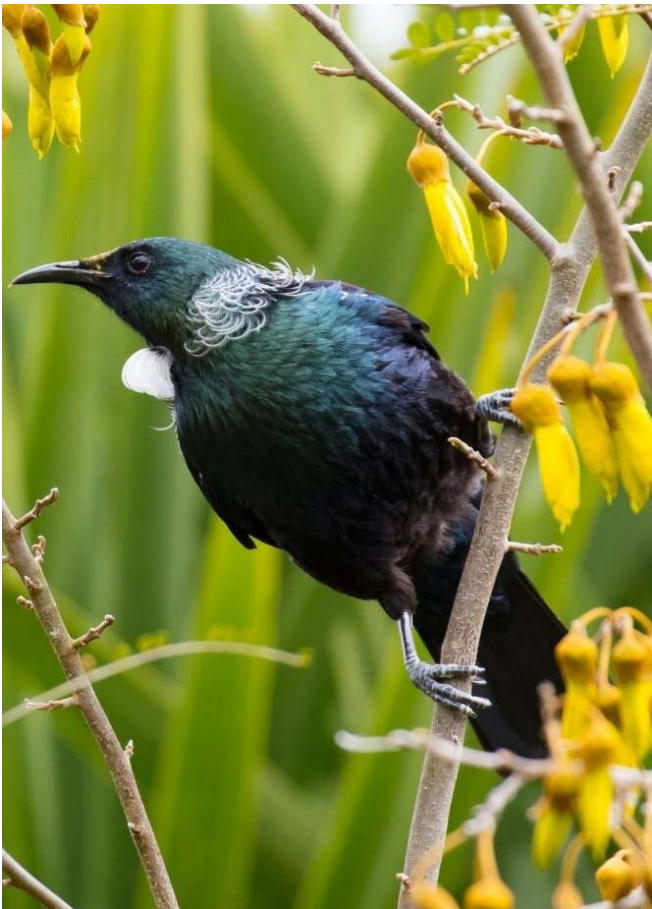
LEGEND

- Ecological nodes
- Ecological corridors

PRECEDENT IMAGERY



Revegetation with indigenous ecosystem



Planting for native fauna



Boardwalks through wetlands and riparian areas

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's a provision for the inclusion of edibles and productive plants / trees, including the 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.

3.11 Summary

PARK ELEMENT AND CRITERIA	LONG TERM 15+ Years	MEDIUM TERM 5 - 15 Years	SHORT TERM 1 - 5 Years
TRANSPORT, VEHICLE ACCESS AND PARKING	Renewed park lighting along main road	Renewed park lighting along main road	Renewed park lighting along main road
PEDESTRIAN AND CYCLE NETWORK		- Circuit path - Fitness equipment	- Gates to close road network to allow for walking / cycling/ running circuits - Distance markers - Wayfinding
 TENNIS		- As per short term, plus - Like for like dome replacement – tennis owns this asset – timing unknown	6 courts single marking 2 flexible multi-marked courts
 INDOOR COURTS	- Total of 5 indoor courts - Stacked facilities / optimisation of facilities	2-3 indoor multi-marked courts - Fitness / Gymnasium - Adjacent to tennis	Not included
AQUATIC FACILITIES			Splash pad as part of the playground renewal (refer play and informal recreation)
 CYCLING FACILITIES	Close in velodrome		- Cycle / pump track (refer play and informal recreation) - Learn to ride (refer play and informal recreation) - Mountain bike / cyclocross - Criterium - Repair the velodrome and grandstand
 ATHLETICS	Synthetic athletics track and field facility		
PLAY AND INFORMAL RECREATION	- As per short term - Larger scaled playspace (1000m2 plus - destination scale)	As per short term	- Renew playground to provide for a wider age range - Additional basketball court - Volleyball court - Cycle / pump track and learn to ride (refer cycling) - Splashpad
 Childrens hub			
 Youth hub			
 SPORTS FIELDS	Artificial turf + lighting	Sand carpet field + lighting	- Reinstate flood lights - Access to infield for training
 COMMUNITY	As per short term	As per short term	- Continue to provide for events and markets - Roots Community Orchard

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



All abilities playground



Learn-to-ride



Volley

Nature Pla

Picnic / BB

We'd be capturing any comments made at
the event for Manukau Sports Hub. To complete a share
please visit the [Vote Bay](#) page.

Open



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

Community feedback on the draft master plan took place during April 2022. Approximately 750 people provided feedback on the draft master plan via:

- Two activations at the sports bowl
- AK Have Your Say
- Social media
- Support from CLM - schools
- Libraries
- Ōtara Youth Hub
- Email.

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.

The key findings and themes from the feedback are summarised in the table, along with changes made to the master plan.



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

THEME	FEEDBACK	MASTER PLAN CHANGE
<i>Pedestrian bridge across the motorway</i>	Low support for the bridge mostly because of the cost. Many thought the walking and cycling routes on Te Irirangi Drive or Boundary Road could be improved first and the money would be better spent on improving other parts of the park.	Show the link in the master plan, to be consistent with the Greenways Plan and to show how important having a safe walking and cycling connection across the motorway is to connect the community.
<i>Tennis and indoor courts</i>	Indoor courts for basketball, volleyball and futsal were rated as a high priority	Provide for indoor courts as a medium investment/medium term activity.
<i>Cycling</i>	Support for making the park more bike friendly.	
<i>Pump track</i>	It was rated as a high priority for implementation. Many of the people providing feedback online commented that they would prefer to have a bike park. Ōtara Bike Burb petitioned the local board in 2021 to request a bike park.	Work with the community and the Ōtara Bike Burb to design a bike track which has pump elements as a priority action in the plan. This should be designed to be flexible facility and include dirt jumps.
<i>Skate park</i>	Many people asked for a skate park in their feedback	Wheeled play provision is identified as a service outcome for the park with a focus on bikes, scooter and learn to ride experiences rather than skate. There is a skate park located nearby at Hayman Park with plans underway for the delivery of a pump track. Manukau Sports Bowl has the potential to provide a complementary wheeled play experience to that planned for Hayman Park.
<i>Velodrome</i>	Many comments mentioned the potential the velodrome has to be better used by the community. Many people wanted access to the interior of the velodrome and noted it could be used as a sports field especially with the lights and the grandstand.	Work with the community to identify ways to activate the velodrome interior to increase the use of the space, for example volleyball, basketball and other small outdoor court sports and recreation activities. Renew the velodrome lighting to expand the hours the space can be used. Work with Auckland Cycling etc. to develop programmes to make the velodrome available to the local community. e.g. expand the outreach programme to include more local schools. Run activations in the velodrome to invite people into the space.
<i>Athletics</i>	An athletics track was rated highly by everyone providing feedback.	Given the high level of community support for an athletics track staff have prepared a detailed needs assessment and feasibility study for an athletics track. The needs assessment supports the provision of a synthetic athletics track and field facility at Manukau Sports Bowl in the area currently occupied by the greyhound racing track.
<i>Sports fields</i>	Many people identified the opportunity for the sport bowl to be a hub for sports in the south and to provide a venue for professional sports. The infield of the velodrome and the grandstand was seen under utilised and as an opportunity for sports and spectators.	Provide access to the infield for field sports like rugby, football and kilikitiki. Mark out one of the sports fields for ki o rahi to see if there is any community interest in playing this sport.
<i>Playground</i>	Expanding the playground to provide for a wider range of ages and abilities is well supported. Submitters mentioned the need to provide for an all abilities fenced playground at the park.	Provide for a playground for all ages and abilities which includes fencing and facilities children and their families.
<i>Splash Pad</i>	The splash pad was rated highly by the people who attended the two activations and the St Peters Chanel Catholic Church congregation and children. It was not well supported in the online feedback, people mentioned that it was a seasonal activity.	Test community interest in a splash pad and water play at the park by activating the park with water play and a water play in the summer. Install the splash pad as a high priority short term outcome for the park.
<i>Event space / plaza</i>	The plaza and event space did not receive favourable feedback from any channels. Some written comments and the Polyfest Director identified the park is one of the only locations in the south which can be used for events. It’s size, location and proximity to public transport make ideal for medium and large events.	Test the idea of creating a central plaza by closing the centre of the park and reopening the Boundary Road entry. Design infrastructure in the park to be event friendly, by installing removable bollards, reinforced paths and roads and other hard surfaces which won’t be damaged by trucks. Provide power near event locations.
<i>Safety</i>	Suggestions for improving safety: - Trim the tees - Security patrols - Add lights where the basketball courts are - Bring playground closer to the roadside Many people also remarked that increasing the range of activities on the park would improve safety. They also mentioned lighting activities like the sports fields, courts, playground, youth hub and the main walking paths in the park would not only improve safety, it would also extend the hours these facilities could be used by the community.	Light sports fields, courts, playground, youth hub and the main walking paths in the park. Ensure light does not spill into neighbouring houses. Use crime prevention through design principles to design new assets and improve existing assets in the park. Undertake a very selective crown lifting of trees on the Te Irirangi Road boundary of the park to see if it improves safety in the park.
<i>Motor sport</i>	Use of the park for skid fest, siren club and radio controlled cars was identified as an opportunity for the park.	Colin Dale Motor Sport Park is the primary location for motor sport in the region. Radio controlled vehicles can book spaces in the park for their events including the velodrome.
<i>Other ideas</i>	- A café - Teaching gardens - expansion of the 'Let’s grow boundary’ concept. - A waharoa at both ends of the park reflecting the diverse ethnicities living within the area. - An arts centre where we can hire hall or rooms out to the community to utilise.	Two people mentioned the park needed to be designed to accommodate people with disabilities and their families. This includes providing vehicle access to key destinations including the playground, providing a toilet and fencing the playground.



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 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:

Childrens 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 compete.

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, BBQ's 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 plans 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



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 are 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.

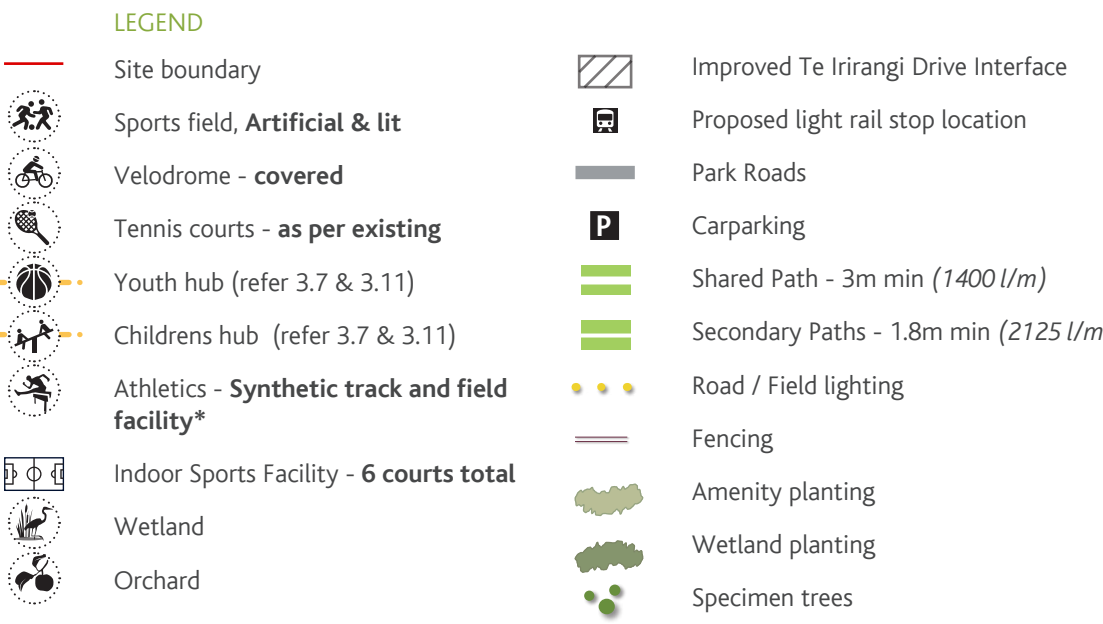
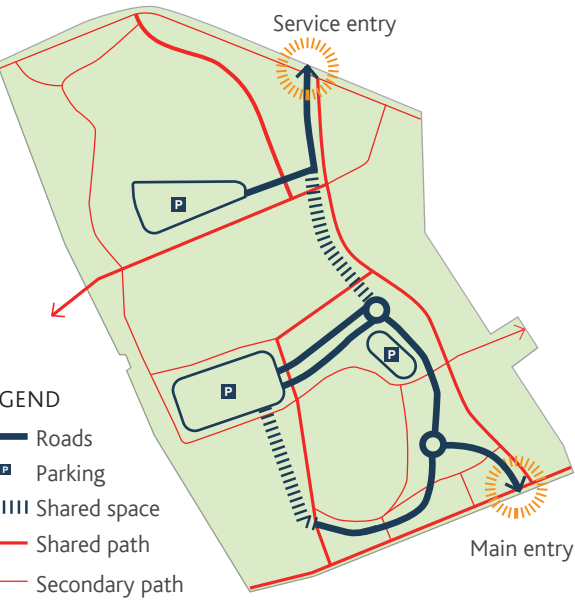
Additional circulation and access improvements of this scenario include:

- 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.



5.3 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, because it is close to the Airport to Botany Rapid Transit route could provide for 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

