

# **Te Taumata Runanga**

**Monday, 14 October 2002  
Commencing at 5.00 pm**

**Item 9:      Te   Kotuku   Kura   Site  
                 Location and Wairua Issues  
                 - Te Atatu South**

**SUPPLEMENT TO AN ORDINARY MEETING OF TE TAUMATA RUNANGA TO BE HELD  
IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON MONDAY, 14 OCTOBER 2002, COMMENCING AT 5.00 PM.**

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**9 TE KOTUKU KURA SITE LOCATION AND WAIRUA ISSUES - TE ATATU SOUTH**

**PURPOSE OF THE REPORT**

To request guidance from Te Taumata Runanga on site location and wairua issues related to a proposed Kura Kaupapa adjacent to Te Atatu South Park.

**BACKGROUND**

The Ministry of Education is investigating options for the provision of a Kura Kaupapa in Te Atatu area. After extensive investigation of possible sites, the Ministry are currently in negotiation with the Waitakere City Rugby Club regarding purchase of their freehold land for the possible location of the Kura. However, because the Ministry of Education do not believe that the rugby club property is an optimum school site as it has limited ability to view activities on the park, it would prefer to purchase the club grounds with a view to exchange.

*A1* As a result of the above, the Ministry of Education have approached Council to consider the possibility of an exchange of land in the nearby Neville Power Memorial Reserve. The plan as attached at page A1 indicates the two areas of land proposed for the exchange.

*A2-A6* A report was presented to the Henderson Community Board on 3 October 2002. This report is attached at pages A2 to A6 and outlines in more detail the proposed exchange of land and the history of the project.

The report presented outlined that the proposed land exchange would negatively impact on the safety and usability of the existing Neville Power Memorial Reserve. It highlighted that good road frontage and safety in neighbourhood reserves was important and that the suggested kura location would compromise those elements. The report recommended that the land exchange not proceed, but that the Rugby Club site be supported for location of the kura and be augmented by a partnership arrangement with Council over recreation and school use of the adjacent Te Atatu South Park area.

However, during a presentation by the Ministry and representatives of the kura the issue of the "wairua" of the rugby club site was raised. The presenters felt that as alcohol had been consumed on the existing premises it was not ideally compatible with the kaupapa of an educational facility.

As a result, the Henderson Community Board passed the following resolutions at its October meeting;

*"That the Community Board support in principle the establishment of Te Kura Kaupapa on the Waitakere City Rugby Club site, however, before making a final decision the Board seeks guidance from Te Taumata Runanga on the issues raised by the presenter, particularly in regards to wairua (spiritual) issues."*

2971/2002

*"That when the final report comes back to the Board, it include aspects regarding the establishment of Neville Power Reserve."*

2972/2002



## STRATEGIC CONTEXT

### School Development

Support for Te Kotuku Kura Kaupapa Maori is consistent with two strategic platforms this Council is pursuing. Firstly, Kura Kaupapa provide teaching in the Maori language which is a deeply held aspiration of many Maori parents in this City as this both supports cultural strength and is considered a better learning environment for many young people. This should lead to better educational outcomes in the long term. Secondly, this proposal provides an opportunity to partner with another community institution to provide shared community facilities.

### Parks Strategy

Te Atatu South Park is classed as local sports park and Neville Power Memorial Reserve is a neighbourhood reserve which has strong links with Te Atatu South Park.

The Parks Strategy outlines a number of objectives for ensuring good use and enjoyment of parks. These include:

- Increasing frontages and good surveillance of parks.
- Better visibility into and through parks.

The Parks Strategy also outlines the approach to consideration of divestment and highlights that divestment should only occur if the neighbourhood park in question does not fulfil a useful neighbourhood role because of limited size, or poor/overlapping location.

The Parks Strategy also outlines objectives to encourage partnerships with schools for efficient and higher quality resource use.

Objective 5: Improve the use, range and quality of sports facilities within the city, states *"partnerships with schools to share resources to meet the community's need should be actively sought."*

The main benefits of Council - School partnerships are:

- Maximise use of sports facility.
- Avoid duplication of sports facility in the city/efficient use of resources by both parties.
- Ability for 3rd party funding for future developments.

## ISSUES

Reasons for the swap were outlined in the report to the Community Board, however, at the Community Board meeting a presenter from the kura outlined another further reason which had not previously been highlighted to Council. This involved advice they had received (from kaumatua) that the wairua of the old rugby club site did not fit with a kura, in particular because alcohol had been consumed there over the years.

The presenters stated that a letter outlining the concerns would be forwarded to Council staff. A copy of this letter, when received, will be circulated to members of this committee.

Given the above new information, the Community Board have requested advice from Te Taumata Runanga regarding the significance it should have in their consideration of the land exchange proposal.



## CONCLUSION

The Henderson Community Board are supportive of a Kura Kaupapa being located in the Te Atatu South area, and believe that the opportunities provided by the Rugby Club site and future partnerships with Council for use of the park area would provide an acceptable location.

The Community Board believes that the land swap would have a negative impact on the existing use and amenity of the Neville Power Memorial Reserve, in particular, reducing much needed road frontage and passive open space area.

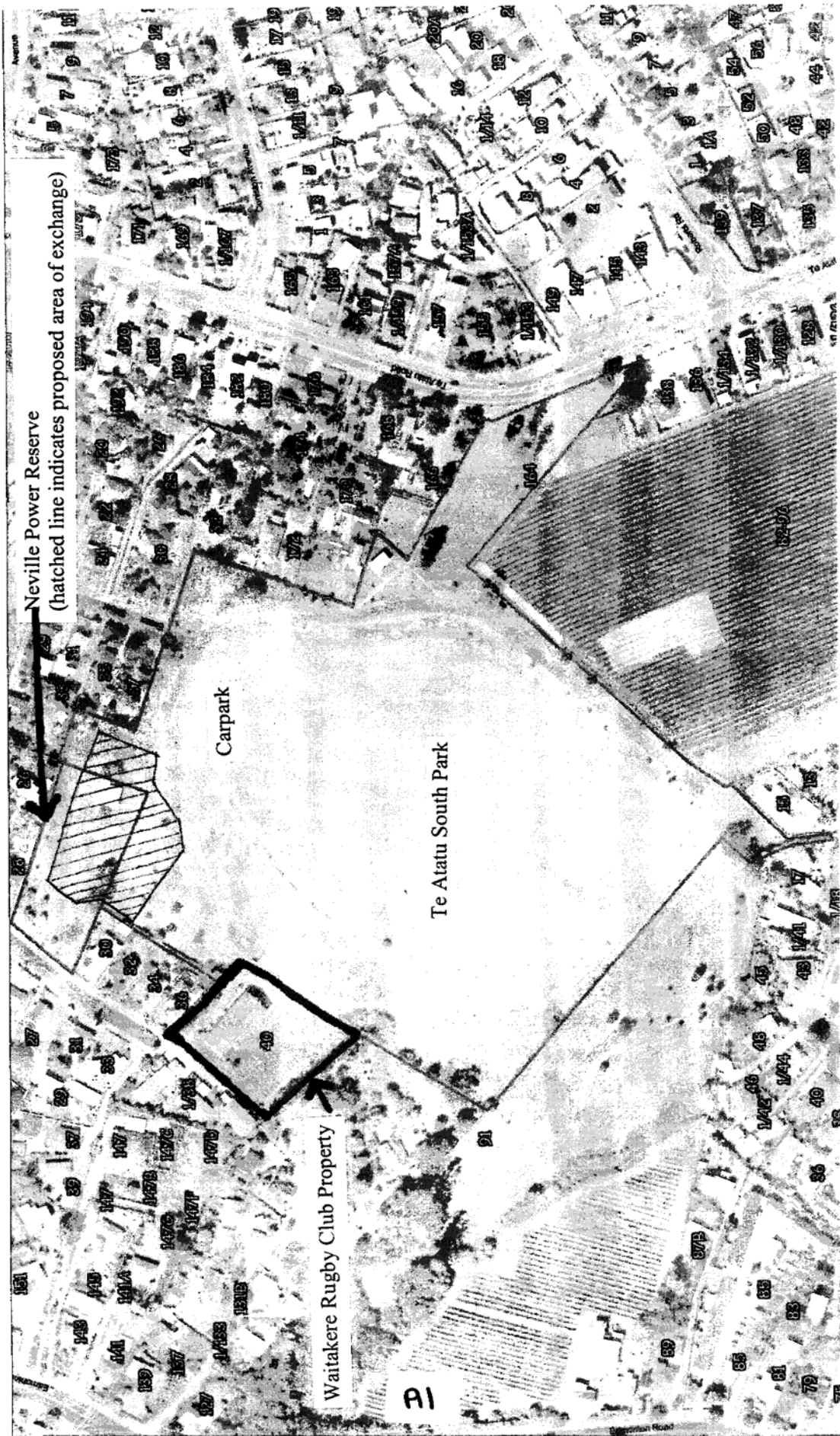
However, prior to a final decision being made the Community Board would like to have a clearer understanding of the possible implications of the wairua issues raised at the meeting and any impacts these may have on the ability for the kura to locate on the rugby club site.

## RECOMMENDATIONS

1. That the information be received.
2. That Te Taumata Runanga provide advice and direction to the Community Board to give further understanding and clarity around any wairua issues of the rugby club site and possible impacts on the ability of a kura to be located on that site.

Report prepared by: Renee Lambert, Service Manager: Landscape Development.





Aerial Photograph of Reserve Areas and Waitakere Rugby Club Property

## **TE KOTUKU KURA LAND EXCHANGE PROPOSAL - NEVILLE POWER AND TE ATATU SOUTH PARKS**

(Henderson Community Board 3 October 2002)

### **PURPOSE OF THE REPORT**

The purpose of this report is to outline to the Community Board a proposal from the Ministry of Education to provide a Te Kotuku Kura in the Te Atatu area and to outline a possible land exchange associated with this proposal.

### **BACKGROUND**

The Ministry of Education has approached Council staff with regards to a proposed land exchange between Neville Power reserve and the Waitakere Rugby Club property adjacent to Te Atatu South Park. The Council owns Neville Power Reserve while the Crown owns and has vested in the Council the part of Te Atatu South Park which is included in the proposed exchange. The Waitakere Rugby Club property adjacent to Te Atatu South Park is currently owned by the Waitakere Rugby Club. The land is required for a kura, or Maori language immersion school site. A letter outlining the Ministry of Education's desires is attached at Axx.

Te Kotuku Kura originated at Rutherford College some 10 years ago and has grown, despite not having a permanent home. It is currently in leased accommodation at the Korean Church in Edmonton Road.

There has been sufficient roll growth since establishment and continued support from the local Maori population for the Ministry of Education to take over the kura as a state funded school and undertake its establishment in new permanent premises.

The site at Te Atatu South is well situated to cater for students who have been attending the local Kohanga Reo in Te Atatu as well as being able to serve Te Ohonga Reo o Akongatia. The site also has the benefit of being close to their existing location. The site scores very well for development costs, suitability and services. Although the site is not listed for sale on the open market, the owners have confirmed its availability, and preliminary negotiations with the Ministry's land acquisition consultants have begun.

### **Other Sites**

Expansion or amalgamation of the Kura with another Waitakere Kura is not a practicable option as each of the three Waitakere Kura have a distinct whanau group. The Ministry, therefore, considers that there is only one preferred option, and that is to relocate Te Kura Kaupapa Maori O Te Kotuku to a permanent site in Waitakere City. The Treasury supports the proposal.

The Kura whanua's location preference was for a site located in the Te Atatu Peninsula. This location was supported by the Ministry in that it would best serve the catchment from the local Kaupapa. Since early 1999 three site selection reports have been prepared by consultants: Beca Carter Hollings and Ferner Ltd., Port Glen Consultancy and Barker and Associates. All three reports noted the scarcity of suitable sites in Waitakere City.

Over 20 sites were identified in the reports. Four of these sites scored well against the requirements of the Ministry and whanau and detailed site investigations. However, since the Ministry's approach last year to Waitakere Property Ltd for the Harbourview Severance land was rejected, another site option review and preliminary negotiations with the Rugby Club followed. The Waitakere Rugby Club land is freehold land adjoining Te Atatu South Park and will be surplus to the club's needs once its development at Waitakere Stadium is completed. In many respects the land use is complimentary, although planning consent would have to be applied for.

A previous meeting has been held with the Ministry of Education and Waitakere City Councillors where issues associated with use of Council land were discussed.

## **STRATEGIC CONTEXT**

### **School Development**

Support for Te Kotuku Kura Kaupapa Maori is consistent with two strategic platforms this Council is pursuing. Firstly, Kura kaupapa provide teaching in the Maori language which is a deeply held aspiration of many Maori parents in this City as this both supports cultural strength and is considered a better learning environment for many young people. This should lead to better educational outcomes in the long term. Secondly, this proposal provides an opportunity to partner with another community institution to provide shared community facilities.

### **Parks Strategy**

Te Atatu South Park is classed as local sports park and Neville Power Reserve is a neighbourhood reserve which has strong links with Te Atatu South Park.

The Parks Strategy outlines a number of objectives for ensuring good use and enjoyment of parks. These include:

- Increasing frontages and good surveillance of parks.
- Better visibility into and through parks.

The Parks Strategy also outlines the approach to consideration of divestment and highlights that divestment should only occur if the neighbourhood park in question does not fulfil a useful neighbourhood role because of limited size, or poor/overlapping location.

In terms of Neville Power reserve, the location and frontage to the existing park is good and there are a range of well-used facilities within the park, including a children's playground.

The Parks Strategy also outlines objectives to encourage partnerships with schools for efficient and higher quality resource use.

Objective 5: Improve the use, range and quality of sports facilities within the city, states *"partnerships with schools to share resources to meet the community's need should be actively sought."*

The main benefits of Council - School partnerships are:

- Maximize use of sports facility.
- Avoid duplication of sports facility in the city/efficient use of resources by both parties.
- Ability for 3rd party funding for future developments.

Examples of Council - School partnerships in Waitakere City have been:

- The purchasing of land adjacent to the new Summerland Primary school for a future community facility that will be integrated with the school.
- Partnership with Massey High for increased community use of their sports fields during the summer months.

## **ISSUES**

The Ministry of Education do not believe that the rugby club property is an optimum school site as it has limited ability to view activities on the park. However, the Ministry is still to complete the purchase of the club grounds property: As the property would not be optimum as a school the Ministry of Education would prefer to purchase the club grounds with a view to exchange.

As a result of the above, the Ministry of Education have now approached Council to consider the possibility of an exchange of land with the Council in Neville Power reserve. The plan attached at Axx indicates the two areas of land proposed for the exchange.

The Ministry of Education's preferred site for the kura is shown on the plan attached at Axx. This plan highlights a possible arrangement for the kura. The site is of an irregular shape but the Ministry believe that it would be more suitable as a school site, offering better visibility and access to playing fields and room for future expansion. Should the Council not agree to the exchange of land the Ministry will probably still purchase the club property.

### **Future Growth**

The Kura will open with an initial capacity of 2 teaching spaces for 52 students to cater for the Kura's first 2 years of operation in the new premises. An infrastructure capable of future expansion to a capacity of 150 students is planned. This would be well within the capacities of either the Rugby Club or the park site.

Competition with other schools: The likely impact on the local state network of schools of the re-siting of Te Kura Kaupapa Maori O Te Kotuku would be negligible as children attending Kohanga Reo are likely to attend a Kura Kaupapa, rather than a local state school.

### **Reserves Act 1977**

If a land exchange were to be considered a statutory process of reserve divestment would need to be undertaken according to the Reserves Act 1977 requirements. In addition, due to the Crown ownership of part of the land in question, there would need to be initial discussions with the Department of Conservation. Any subsequent proposal for exchange would then involve public notification and a submission period. Upon considering the submissions Council may then refer the proposal to the Minister of Conservation for final approval and the exchange of reserve designations.

The club grounds are already developed with a car park of amenity to park users. The Ministry is prepared to demolish the clubrooms and hand over a vacant site if required by Council if there is considered to be no further community requirement for buildings in the area. The land the Ministry seeks is vacant and would need to be developed to house a school. Any monetary difference in the respective values of each piece of land can be assessed by a registered valuer at the appropriate time and an agreement on the terms of exchange negotiated between Council and the Ministry.

### **Access/Transport**

Both sites are more centrally located than options such as Harbourview / Peoples Park allowing for children to access the site by foot as well as public transport. There is also suitable access for parents to pick up and drop-off children and due to the size of the school it is unlikely that local residents will encounter traffic problems.

A portion of the club grounds may be required by the Council for the proposed Central Park Drive link in the future, although this is unlikely, as the preferred routes are outside the club site.

## **Partnership Options for Park Usage of the Club Grounds Site**

Preliminary discussions have been held with the Ministry of Education regarding a partnership to ensure that if the club ground site were utilised for a Kura that there would be opportunity for Education-funded upgrading of one or two fields on the park in return for the kura's use of the fields during school hours.

## **Parks Issues Related to Neville Power Reserve Land Swap**

The proposal to utilise Neville Power Reserve for the kura development in exchange for the Rugby club site raises a number of issues with regard to the accessibility and provision of parks in the area.

The proposed land to be swapped is not of any direct benefit to Council as it is a hard surface area and would need significant works to occur to transform it into a passive area of equivalent quality as the existing Neville Power Reserve. This work would include removal of the rugby club buildings, which are of no current use to the Council. The area of land being proposed for exchange does not have as good a relationship with Te Atatu South Park and does not have the extensive road frontage that Neville Power Reserve has.

The loss of a significant portion of Neville Power Reserve is considered to be significant for the area as Te Atatu south has a limited number of accessible and quality local parks that provide for passive recreation. The existing Neville Power has excellent road frontage and a good relationship with the more formal sports field park adjacent. The level of amenity lost in terms of safety aspects for a public open space is considered significant. This is less the case for the kura, which would be a supervised facility with specific access.

The proposed location of the kura indicates a pedestrian access between the school and the remaining area of Neville Power reserve, however, this has potential safety issues in terms of the buildings and school itself providing a significant barrier between the two park areas. The area of the proposed new school is also larger than the area of land provided at the rugby club site. It is noted also, that the proposed school would utilise the existing parking area for Te Atatu South park for its operation and does not appear to provide parking on site for the school, which would require additional land.

Areas of open space associated with the school appear to be limited on the plan and it is assumed that a partnership approach for use of the park would be required despite any exchange of land.

In analysing the two sites, it is considered that the exchange would not provide any significant benefit to the current amenity and functioning of the park areas. The proposed exchange would have a negative impact on the current values of both Te Atatu South park and Neville Power Reserve. From a parks perspective, the location of the rugby club site is a preferable option for the school and with a partnership approach, could provide additional opportunities for the school, while maintaining and enhancing the existing reserve areas.

## **RESOURCES**

All costs incurred with any exchange of land would be met by the Ministry of Education. There would be Council staff time required to progress with the Statutory requirements of any land exchange notification and subsequent hearing.

Valuations on the land, if an exchange were to proceed, would identify any disparity in land values and subsequent negotiation between the Ministry of Education and the Council would occur to determine the most appropriate settlement of those issues.

## **CONCLUSION**

After consideration of the above issues, it is apparent that the reasons to progress with a land exchange and to place the kura on Neville Power Reserve are not strong and are not considered significant enough to initiate divestment of an existing well-established neighbourhood reserve.

The site of the rugby club provides an existing infrastructure and access and allows for significant opportunities to retrofit to create a good school site. The location of the rugby club site allows excellent access to a flat area of park land directly adjacent (currently utilised for training) which will have good surveillance from the school and which a partnership arrangement can be negotiated. For more formal and supervised activities, the main sports field area could be utilised. Neville Power Reserve is an important neighbourhood reserve within Te Atatu South and provides for a range of passive recreation opportunities. It also provides one of the main frontages to Te Atatu South Park.

The location of a kura on this piece of land would have a significant effect on the accessibility of Te Atatu South park and will create a barrier to open and safe park access. This effect would not be mitigated by the gaining of the Waitakere Rugby Club land and is therefore not considered an appropriate reserve to divest.

It is considered that the club site alongside an extensive local park provides adequate opportunity for the development of a kura without necessitating the divestment of existing reserve land.

## **RECOMMENDATIONS**

1. That the information be received.
2. That a land exchange with the Ministry of Education for the Waitakere Rugby Club site does not occur.
3. That the Community Board support the establishment of the Te Koura Kaupapa on the Waitakere Rugby Club site and negotiations with the Ministry of Education are undertaken to establish a partnership with regard to use of Te Atatu South park for school sport and recreation activities.

Report prepared by: Renee Lambert, Service Manager: Landscape Development.