

Massey Community Board

**Wednesday, 3 April 2002
Commencing at 7.30 pm**

Item 16: Westpark Marine - Parking Issues

**SUPPLEMENT TO AN ORDINARY MEETING OF THE MASSEY COMMUNITY BOARD
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 3 APRIL 2002,
COMMENCING AT 7.30 PM.**

16 WESTPARK MARINE - PARKING ISSUES

PURPOSE OF THE REPORT

To provide the Massey Community Board with an update of parking matters at Westpark Marina.

BACKGROUND

A9 The matter of adequate parking provision for boat trailers and vehicles was brought to the attention of the Community Board in December 1999. Boat trailers had been parked on the undeveloped area Lot 3 (marked Area A on the plan attached at page A9). The fee simple of this land has been divested to Waitakere Properties Limited under Deed of Trust subject to the original leases in favour of Westpark Marina Limited, effective December 1988, and has been subsequently developed by a purchaser for a comprehensive medium housing development. The development was not required to address any of the parking matters concerning the public boat ramp.

In November 2000 the Finance, Policy and Property Committee resolved to explore longer term options, and in December 2000 the Acting Chief Executive was requested to:

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- Negotiate a sub-lease of part of Lot 7 (marked B on the plan attached at page A9);
 - Negotiate the construction of a temporary car park (funded from the roading programme) at an estimated cost of \$30,000;
 - Investigate appropriate traffic restrictions for Clearwater Cove (this was subsequently reported and approved at Council's December 2000 meeting - parking restrictions passed at that meeting were deferred until Lot 7 could be utilised for trailer parking).

Council's resolution to negotiate and develop a temporary car park until March 2001 (4275/2001) was not implemented due to a land valuation disagreement that is still ongoing, and therefore is now void.

Trailers are currently parking along the paved 'swale' of Clearwater Cove area to avoid unduly restricting the traffic flow.

ISSUES

Subsequent discussions between Westpark Marina Limited and Council (18 June 2001) proposed that a meeting be held so that Westpark Marina Limited could identify land for free holding to Waitakere Properties Limited. The parties agreed to an independent professional valuation and a brief was prepared, but the parties do not agree with respect to the basis of valuation to be adopted.

The only traffic study was a one-month survey carried out in October 1999. Council will commission further survey information which should lead to a comprehensive traffic management evaluation to establish the quantity of the problem and seek appropriate solutions.



STRATEGIC CONTEXT

There are a number of boat ramps throughout the coastal and esplanade areas of the City and currently there is no adopted Council policy regarding the recreational requirements for boat ramps within Waitakere City and associated parking requirements.

It is proposed in the 2002/2003 financial year to undertake an analysis of recreational needs of boat ramps within the City and identify those privately built boat ramps (adjacent to reserves) that may serve some public recreation opportunity. This work will aim at formulating a needs requirement for existing boat ramp structures and if there is any future requirement for boat ramps at strategic locations and look at associated parking needs.

CONCLUSION

The Community Board has expressed its desire for increased parking provision for boat trailers utilising the public boat ramp located at Westpark Marina. It needs to be recognised that there has been no traffic management undertaken and there is no funding provided for the construction or lease of any parking facilities and would therefore require consideration through the draft 2002/2003 Annual Plan.

It is necessary to await the outcome of the commercial negotiation and legal discussions between Waitakere Properties Limited and Westpark Marina Limited regarding the valuation of land values and associated future rental.

RECOMMENDATION

That the information be received.

Report prepared by: Lesley Wears, Manager: Group Services and Operations (City Enterprises).



