



NOTICE OF MEETING

NEW LYNN COMMUNITY BOARD

I hereby give notice that an Ordinary Meeting of the New Lynn Community Board will be held on:-

DATE: **Monday, 3 November 2003** **TIME:** **7.30 pm**

VENUE: **New Lynn Community Centre, 45 Totara Avenue, New Lynn, Waitakere City**

to consider the business as set out herein and to take any necessary action connected therewith.

29 October 2003

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Mrs	EG	Francke (Chairperson)
Mr	P	van der Voort, JP (Deputy Chairperson)
Cr	JM	Clews, QSO, JP
Mr	R	Kernaghan
Ms	GPJ	Marshall
Mr	BJ	Peters
Cr	GB	Presland

(Quorum 4 members)

★★★★★★★★★★

(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

AGENDA FOR AN ORDINARY MEETING OF THE NEW LYNN COMMUNITY BOARD TO BE HELD IN THE NEW LYNN COMMUNITY CENTRE, 45 TOTARA AVENUE, NEW LYNN, WAITAKERE CITY, ON MONDAY 3 NOVEMBER 2003, COMMENCING AT 7.30 PM

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AGENDA FOR AN ORDINARY MEETING OF THE NEW LYNN COMMUNITY BOARD TO BE HELD IN THE NEW LYNN COMMUNITY CENTRE, 45 TOTARA AVENUE, NEW LYNN, WAITAKERE CITY, ON MONDAY, 3 NOVEMBER 2003, COMMENCING AT 7.30 PM.

1 APOLOGIES



2 CONFIRMATION OF MINUTES

Ordinary - 29 September 2003

RECOMMENDATION

That the minutes of the Ordinary Meeting of the New Lynn Community Board held on Monday, 29 September 2003, as circulated, be taken as read and now be confirmed.



3 URGENT BUSINESS

Section 46A(7) and (7A) of the Local Government Official Information Act and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the item is a minor matter; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting; and
- (iii) the Board resolves to deal with the item.

No resolution, decision, or recommendation may be made in respect of the item except to refer the item to a subsequent meeting for further discussion.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



4 **PUBLIC FORUM**

For guidance of Community Board Members, the Council's Standing Orders have the following provisions in regard to Public Forum.

- (i) Members of the public wishing to address the Board in Public Forum shall furnish their names to the Chairperson at the beginning of the meeting; and
- (ii) The Chairperson shall determine the order of speakers, and allow five minutes for speaking time;
- (iii) Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 provides that no resolution, decision, or recommendation may be made in respect of any specific item of business not on the agenda except to refer the items to a subsequent meeting for further discussion. Therefore, no decision may be made on matters raised in Public Forum. However, written reports on matters raised may be requested from the Chief Executive.



5 **CHAIRPERSON'S REPORT**

NEW LYNN IS WAKING UP

Our new Library, Citizen's Advice Bureaux and Service Centre complex is on the drawing board of the very same team that created Auckland's dazzling icons, Sky Tower and the Viaduct Basin.

The old Community House building gives way to an upmarket, classier McDonalds, starting now.

New owners are returning Ceramco House to its former elegance.

The Organic Market is a scheduled weekly happening in the Todd Triangle.

The Moon Festival was such a terrific hit that New Lynn will never let it go. (It has revived my dream of The Magic Market, our own permanent Asia-Pacific treasure house.)

SUSTAINABLE LIVING GETS REAL

Ten minute's walk from the town centre, in a little nowhere-seeming place, events are stirring that will change the way we live, and alter, buy or build our homes. The freshly painted villa in Olympic Place (the former Stationmaster's House) is home to the EcoMatters Trust, umbrella trust to the Tagout Trust, Keep Waitakere Beautiful, and Weedfree Waitakere. EcoMatters has leased the house on the other side of the Place, a forlorn Fifties weatherboard villa tucked in beside the BP station on Wolverton Street. As I write, its address in faded lettering is 4 Olympic Place. As you read, that battered letterbox may be gone: the villa is being transformed into *The Sustainable Living Centre*.

It is being retrofitted with available, affordable products and systems that can be installed in almost any home to make it less costly in power, less wasteful of water, healthier to live in and kinder to the urban environment. This Sustainable Living Centre will be open seven days a week as a free learning centre, and approved retailers, manufacturers and designers will be able to demonstrate their wares and skills to the public. The changes to this modest 3-bedroom house may be the most important thing happening now in Eco-city.

WATER-SAVING MADE EASY - WITH FREE GIFTS

Also starting now, EcoMatters is co-operating with Council in its aim to reduce water use in the city by 23% over the next 17 years. In this financial year, two teams of two people each with hand-held PCs will visit 2500 homes in New Lynn, and with the householder's consent carry out water-use audits covering the washing machine, shower, toilet, taps, garden hose, dishwasher, water meter - all the possible sources of waste and leakage. A printout is left with the householder, with free gifts of water-saving devices - gizmos that control the toilet flush, low-flow shower heads and aerators. Council hopes that if the scheme results in these householders saving their own money and the city's water, it can be extended to every household in Waitakere City over the next five years. Note: these visitors will wear uniforms, carry ID and come in a liveried van. They need not even enter the house to get information.

Gretchen Schubeck of EcoMatters is your contact for more information about these events: call her on 826 4276. And watch this space for further news about Olympic Park and the amazing, soon-to-be-real Now House.

RECOMMENDATION

That the Chairperson's Report be received.

Elizabeth Francke
CHAIRPERSON



6 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
1. Golf Road Chip Seal Noise Issue 2201/2002 2202/2002	The re-sealing work as a remedial measure to reduce the road surface noise at Golf Road has been deferred to November 2003 due to the cold weather, which will cause the bitumen to freeze prior to chips embedding. (2201/2002, 2202/2002)	Ara Ovanessoff ☎ 836 8000 Ext 8794
2. Veronica - Ward Street P60 Parking Restriction 1975/2003	The P60 parking restriction at Veronica - Ward Street as approved by the Board on 29 September 2003 was installed on 10 October 2003.	Reg Cuthers ☎ 836 8000 Ext 8740
3. Ward Street No Stopping At All Times Control 1976/2003	The No Stopping At All Times Control At All times at Ward Street as approved by the Board on 29 September 2003 was installed on 8 October 2003.	Upali Ileperuma ☎ 836 8000 Ext 8716

Issue	Comments	Reporting Council Officer
4. Delta Avenue P60 Parking Restrictions 1977/2003	The P60 parking restriction at Delta Avenue as approved by the Board on 29 September 2003 was installed on 10 October 2003.	Upali Ileperuma ☎ 836 8000 Ext 8716
5. Golf Road/Portage Road Roundabout 47/2003	Installation of the roundabout approved at the Board's meeting on 3 February 2003, was awaiting relocation of a water main. Relocation of the water main will now start in November 2003 and is expected to be completed in December 2003. Work on the roundabout will commence in January 2004.	Hussam Abdul-Rassol ☎ 836 8000 Ext 8961
6. Pedestrian Crossing on Portage Road Member's referral in July 2003	Transport Assets staff have consulted with the resident who raised the issue of pedestrian facilities in the Portage Road area. The resident is seeking a general improvement in pedestrian facilities at a number of locations in the vicinity of Portage Road and extending towards Green Bay and New Lynn. Two of the sites identified are currently included in programmed works including pedestrian islands at Golf Road and a footpath along part of the Godley Road frontage of Titirangi Golf Course. None of the remaining sites identified are appropriate for a formal pedestrian crossing due to the low numbers of pedestrians using them. However, these sites can be considered for pedestrian islands and as a consequence have been added to the minor safety projects priority list for consideration as part of the work programme in the 2004/2005 financial year.	Adam Moller ☎ 836 8000 Ext 8750

Issue	Comments	Reporting Council Officer
<p>7. Commemorating Waitangi Day Celebrations 6 February 2004</p> <p>Te Taumata Runanga 10 October 2003 3021/2003</p>	<p>Te Taumata Runanga at its meeting held on 10 October 2003 passed the following resolution concerning the subject:</p> <p><i>“1. That the information be received.</i></p> <p><i>2. That Te Taumata Runanga recommends to Council that, subject to funding being made available by the Ministry of Culture and Heritage, it will take the lead to host citywide commemorating Waitangi Day celebrations in February 2004 on or before 6 February 2004.</i></p> <p><i>3. That it be recommended to Council that four citywide voluntary planning groups be established by the middle of November 2003 consisting of a member from Te Taumata Runanga, a Ward Councillor, a Ward Community Board member, a member from Te Roopu Puawai, a member from the Waitakere Youth Council, a member from the Pacific Island Advisory Board, a member from Te Whanau O Waipareira Trust, a member from each of the Marae of the city and a key designated staff member for administrative support for this project.</i></p> <p><i>4. That Te Taumata Runanga further recommends to Council that the voluntary planning groups provide to the December 2003 meeting of Te Taumata Runanga a programme around Te Taumata Runanga commemorating Waitangi Day festival that the voluntary planning groups will have organised to be held on or before 6 February 2004.”</i></p> <p style="text-align: right;"><i>3021/2003</i></p> <p>Subject to Council's adoption of the above recommendations at its meeting to be held on 29 October 2003, the Board is requested to nominate a representative to the citywide voluntary planning group on the Waitangi Day Celebrations in February 2004.</p>	<p>Ngareta Delamere ☎ 836 8000 Ext 8552</p>

REPORTS PENDING			
SUBJECT	DATE REQUESTED	REPORT DUE	REPORTING OFFICER
8. Opou Road Hall	31 March 2003 (335/2003) 7 April 2003 (739/2003 - by Finance & Operational Performance Committee)	The report is on this agenda.	Polly O'Brien ☎ 836 8000 Ext 8559
9. Paturua Foreshore Erosion - Results of Coastline Survey	2 December 2001 Public Forum. (343/2003 & 642/2003)	9 June 2004 (To report result of survey of coastline carried out in April 2003, and be carried out in October 2003, and April 2004)	Peter Sewell ☎ 836 8000 Ext 8759
10. Crum Park Lighting Upgrade	31 March 2003 (331/2003 332/2003 1967/2003)	1 December 2003	Grant Jennings ☎ 836 8000 Ext 8537
11. Adoption of Code of Conduct for Community Board Members	4 August 2003 (1572/1003)	February 2004	Charlie Inggs ☎ 836 8000 Ext 8854

RECOMMENDATIONS

1. That the information be received.
2. That a Board representative be nominated to the citywide voluntary planning group(s) on the celebration of Waitangi Day in February 2004, subject to Council's approval of the establishment of the group(s).

Report prepared by: Audrey Chan, Committee Secretary.



7 UPDATE ON OPOU ROAD HALL, FRENCH BAY

PURPOSE OF THE REPORT

The purpose of this report is to update the New Lynn Community Board on the progress of fundraising by the Titirangi Orpheus Sea Scouts Group to repair the Opou Road Hall and to consider an application from the Orpheus Sea Scouts to lease the Opou Hall.

BACKGROUND

Community Halls (Council or community owned) are small to medium scale buildings, used for community meetings, social events and activities. Many are located in more isolated or outer areas of the City. Council currently owns eleven Community Halls in Oratia, Massey, Glen Eden, Laingholm, Waitatarua, Waitakere Village, Herald Island, and Titirangi. These are leased to and run by independent Management Committees, all of whom are local volunteers.

The Opou Road Hall in Opou Reserve, French Bay, Titirangi is owned by the Waitakere City Council and has been unavailable for community use since April 2002 after Council officers found it to be structurally unsound. An earlier decision to repair the Hall was reviewed after further investigation found significantly more work was required than first anticipated. The total cost (including structural repairs, waterproofing the toilets and general maintenance) is estimated at around \$50,000. An update report on the future of Opou Road Hall was submitted to the New Lynn Community Board for consideration in March 2003.

The New Lynn Community Board resolved that:

“The Finance and Operational Performance Committee be requested to defer the decision to demolish or repair the Opou Road Hall.”

634/2003

and recommended that:

“Opou Hall to be leased to the Orpheus Sea Scout Group should its fundraising activities be successful.”

635/2003

A similar report was presented to the Finance and Operational Performance Committee in April 2003 recommending options for the future of Opou Hall.

The Finance and Operational Performance Committee resolved that:

“The recommendation from the New Lynn Community Board to defer any decision on the Opou Road Hall in French Bay be endorsed, and that a progress report on fundraising by the Titirangi Orpheus Sea Scouts Group to repair the Opou Road Hall be brought back to the Finance and Operational Performance Committee in six months time.”

739/2003

A subsequent report was submitted to the Finance and Operational Performance Committee in September 2003 updating the Committee on the fundraising progress of the Orpheus Sea Scouts. The report advised that the Orpheus Sea Scouts were successful in their funding applications to Opou Hall to date to the amount of \$40,652.60.

The Finance and Operational Performance Committee resolved that:

“the Opou Road Hall be retained and repaired and recommends to the New Lynn Community Board that a lease of the Opou Road Hall be granted to the Titirangi Orpheus Sea Scouts”

and that:

“up to \$10,000 from Council’s Property Renewals Budget be made available for contribution to repair costs of the Opou Road Hall”.

2030/2003

STRATEGIC CONTEXT

The Urban Villages Pathway aims to make the town centres a vibrant fun place to live, giving people choices about recreation in their town centres.

The Council's Strategic Plan is to join and improve the city's parks, bush and streams to form a link throughout the town centres.

Council's Well-being and Urban Village Pathway strategic and policy objectives aims to provide networks of appropriate and accessible public buildings as key community focal points and through a wide range of low cost, low impact community activities.

ISSUES

All Council owned Community Halls are currently run by volunteer Management Committees, usually the local residents and ratepayers, or Hall Management Committees made up of members representing varied community interests or in some cases interest groups such as the Kelston Waikumete Scout Group. The Orpheus Sea Scouts were granted the lease of the Opou Hall in 1986 and cater for up to seventy youth and their families in the area. The Orpheus Sea Scouts used the venue three evenings a week on average and were the main users of the Hall up until April 2002 when the Hall was closed and the lease had expired. The Orpheus Sea Scouts were relocated to the Paturua Residents and Ratepayers Hall, Titirangi Beach until a final decision had been made on the future of Opou Hall. In recent years the casual and regular usage of the Opou Hall has decreased (other than by the Orpheus Sea Scouts) due to a range of factors including lack of parking as the Hall is located at the end of a narrow cul de sac road and has no off street parking. The Hall is also situated directly next to houses in a residential area and noise and traffic generated by Hall users has caused problems for the community.

The recent decision by the Finance and Operational Performance Committee to retain and repair the Opou Hall will preserve the Opou Road Hall for long term community use. Repairs will be project managed by Council in accordance with standard Council practice. It is expected that work on the Hall will commence in February 2004 to be completed by May 2004. If the Orpheus Sea Scouts are granted the lease to the Hall they will be able to move back to the Hall once the repairs are completed. The Orpheus Sea Scouts prefer Opou Hall as a base due to proximity to the beach where they launch their boats, the opportunity to display scouting paraphernalia within the Hall, and the secure and safe environment. Use of the Hall by community groups would be restricted to those groups and activities appropriate to the Hall including regular weekly use by the Orpheus Sea Scouts.

The Orpheus Sea Scouts successful fundraising of \$40,652 includes \$25,000 from Portage Licensing Trust, \$12,750 from Southern Trust, \$1,402.60 from New Zealand Community Trust, \$1,000 from the Council's Wellbeing Fund, and \$500 from the RSA. The decision to repair the Hall was based upon this fundraising contributing towards approximately 80% of the repairs costs of the Hall. Most of the grants have conditions attached relating to the Scouts being awarded the lease of the Opu Hall. The Orpheus Sea Scouts are very keen to re-establish their group back in Opu Hall once the repairs are complete. They expect that the move would attract more youth to their Scout groups as they have experienced a decrease in numbers since moving to Paturoa Hall. The Orpheus Sea Scouts are part of the Scout Association of New Zealand who are the parent body who will sign any lease. The Orpheus Sea Scouts have been informed that they are welcome to attend and/or speak at the Community Board meeting.

Opu Hall is located on 7,000 square metre part of Opu Reserve which is legally defined as Lot 30, Deposited Plan 13120. This lot has been brought under the Reserves Act 1977 but has not been classified under that Act. In order for a lease to the Orpheus Sea Scouts to proceed under the Reserves Act it is recommended that the lot be classified as a local purpose (community buildings) reserve.

RESOURCING

The repairs to the Opu Hall will be funded from Orpheus Sea Scouts fundraising of \$40,652.60 so far and up to \$10,000 from the Property Renewals Budget.

Council staff time is allocated to provide information and advice to Community Hall Management Committees and to also have a role in monitoring the leases and management agreements.

Both the lease holder (Scout Association of New Zealand) and the Council are responsible for the maintenance of the Hall. The Management Committees retain hireage fees from the Hall users to be utilised toward running and upkeep costs of managing Hall.

CONCLUSION

The Opu Road Hall in Opu Reserve, French Bay, Titirangi is owned by the Waitakere City Council and has been unavailable for community use since April 2002 after Council officers found it to be structurally unsound. Repair costs for Opu Hall were estimated at around \$50,000. The most regular users of the Hall as at April 2002 were the Sea Scout Group who were leaseholders of the Hall from 1986 until April 2002 when the hall was closed and they were relocated to the Paturoa Residents and Ratepayers Hall, Titirangi Beach where they remain today. At the Finance and Operational Performance Committee meeting in April 2003 a decision on the future of the Opu Hall was deferred until the Orpheus Sea Scouts had been given six months to fundraise for the repairs. Within that time the Orpheus Sea Scouts have successfully fundraised approximately \$40,600 and are still awaiting decisions on a further application. Council's Property Renewals budget has also committed \$10,000 towards the repairs.

In September 2003 the Finance and Operational Performance resolved to retain and repair the Opu Hall and recommended to the New Lynn Community Board that a lease of the Opu Hall be granted to the Orpheus Sea Scouts. The Orpheus Sea Scouts provide one of the few youth services in the local area and are confident that the renewal of the Hall will attract further youth and their families to the scout group. Once repaired the Hall will also provide a facility for use by appropriate local groups and Opu Reserve will continue to provide public access to the coastal environment for the wider/and or local community to use and enjoy.

RECOMMENDATIONS

1. That the information be received.
2. That the New Lynn Community Board congratulate the Titirangi Orpheus Sea Scouts on their highly successful effort to raise funds to repair the Opou Road Hall in French Bay.
3. That it be recommended to Council that Lot 30 on Deposited Plan 13120 be classified under section 16 (2A)(a) of the Reserves Act 1977 as a local purpose (community buildings) reserve as specified in section 23 of that Act for the purposes of granting a lease to the Scout Association of New Zealand.
4. That the Chief Executive be delegated authority to negotiate and execute a lease under section 61 of the Reserves Act 1977 with the Scout Association of New Zealand for the footprint of the Opou Hall on Opou Reserve, French Bay, Titirangi.

Report prepared by: Polly O'Brien, Leisure Services, Project Leader Community Resources.



8 PARKING TIME RESTRICTIONS - TITIRANGI COMMUNITY CENTRE CAR PARK

PURPOSE OF THE REPORT

This report seeks approval to impose a 6-hour parking time restriction for vehicles parked in the Titirangi Community Centre Car Park at 500 South Titirangi Road.

BACKGROUND

A report was forwarded to the New Lynn Community Board on 29 September 2003 seeking approval to impose a 4-hour parking time restriction to the vehicles parked in front of the Community House at 500 South Titirangi Road. Mr Ray Tisdall appearing on behalf of the Titirangi Senior Citizens Association at the public forum of the same meeting asked the New Lynn Community Board to revise the proposal to suit the requirements of the Association.

Accordingly the Board requested a report be brought back to the next meeting after consulting all the other concerned parties.

STRATEGIC CONTEXT

Helping communities to balance the need for transport against its social and environmental effects, and encourage individual responsibility for safety and for protection of the environment, is one of the principles of the integrated Transport and Communication Platform of the Long Term Council Community Plan.

ISSUES

Recent improvements to the Titirangi Community Centre have generated an increase in visits by the public to the community house. Also, it is understood that the people who work in various establishments in Titirangi Village use this car park to park their cars all day, thus denying parking spaces to visitors of community facilities.

It is important that time limits for parking are appropriate. If the limit is too short, visitors attending meetings and various other activities at the Community Centre, the library and the plunket centre are likely to receive parking tickets. If the time limit is too long, then visitors at locations further away and people working in Titirangi Village would use this parking area, denying parking for genuine visitors to the community centre.

Council staff held a site meeting with the Titirangi Community House Committee and consulted Titirangi Senior Citizens Association, Council's Leisure Services and Library Services and the concerned members of the New Lynn Community Board regarding this proposal

A1

All the parties agreed to a 6-hour parking time restriction Monday to Friday, applied to the eleven parking spaces in front of the Community House, sketch attached at page A1.

RESOURCES

As the work involves minimal cost, it can be accommodated within the annual maintenance budget.

CONCLUSION

The proposal to introduce a maximum allowable parking time of 6 hours Monday to Friday is desirable for customer's convenience.

The work can be accommodated in the 2003/2004 maintenance budget.

RECOMMENDATIONS

1. That the information be received.
2. That in relation to **500 SOUTH TITIRANGI ROAD, TITIRANGI:**
 - (a) That all existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to Titirangi Community Centre Car Park at 500 South Titirangi Road imposed by any prior resolution (including resolution of any former authority) cease to have any force and effect as from the date of this resolution provided that any current enforcement action by way of prosecution arising from, or infringement notice issued in relation to, any non-compliance with or breach of any such parking restriction or limitation be authorised to be concluded in the normal manner.
 - (b) That, in accordance with the powers conferred by virtue of the Local Government Act 2002, The Transport Act 1962 and the Waitakere City Council Bylaw No. 7, 1991 - Traffic, the following parking limitations and restrictions be now resolved to be specified and imposed namely:
 - In the Titirangi Community Centre Car Park at 500 South Titirangi Road, "**P6 HRS MON-FRI**" six-hour time limit parking control is put in place for the 11 parking spaces in front of the Community House.
 - That the appropriate signage and/or markings, in accordance with the Traffic Regulations 1976, be hereby approved to be put in place to properly establish, delineate and record the said parking limitations and restrictions.

Report prepared by: Upali Ileperuma, Transport Engineer: Transport Assets.



9 **TODD RESERVE UPDATE**

PURPOSE OF THE REPORT

This report serves as an update to the Board on strategic town centre planning implications on the adopted landscape concept for Todd Reserve.

BACKGROUND

A landscape concept was developed for Todd Reserve, and adopted by the New Lynn Community Board in November 2002. Detailed design was to be progressed so that landscape implementation could be undertaken during the current financial year. Subsequent to adoption of the plan, roading investigations have been undertaken to address a number of issues and problems in New Lynn with a view to finding solutions with improved outcomes.

The emphasis on the roading investigation work is to cater for predicted increased traffic flows, especially prior to linking with State Highway 20, to reduce traffic congestion on Great North Road and Totara Avenue. Improved intersections and pedestrian access around the Town Centre are also priorities, to fit with the Council's strategy of creating 'pedestrian friendly' town centres. The overall scope of the roading investigation work was reported to the City Development Committee's July 2003 meeting, and received.

Another important piece of work being undertaken is a review of the 1996 charette concept. The main objective of this work is to consider the issues and opportunities that have been responded to over the last seven years. It also provides a chance to reflect on insights highlighted by the recent evaluation of New Lynn's economic, environmental and social performance, and to consider some fresh opportunities for capitalising on New Lynn's special features, especially improvements to the roading network and amenity.

As part of this work, an assessment of New Lynn's character, identity and features is being undertaken. This work is also helpful as it is feeding into the preliminary design work for the new library, and will contribute to the creation of a vision which can inspire the life of New Lynn.

These varying components of work are highlighting the need for a comprehensive approach to be taken with New Lynn, in order to inform design for currently budgeted projects and future projects. This approach is efficient in that concentrated analysis is being undertaken to capture the special qualities that differentiate New Lynn from other parts of the city. The vision can then also be used to inform design, branding, promotion and marketing of New Lynn, and development projects can be more responsive to site character, issues and functions as well as fitting with a robust overall vision.

STRATEGIC CONTEXT

New Lynn is one of Waitakere's three major "defined town centres", along with Henderson and Massey North. Sitting astride the rail line, with a significant employment and retail base, a surrounding residential community and keen developer interest, New Lynn's continuing success is vital to attaining a sustainable future for the whole city.

Improved mechanisms for moving people around New Lynn, both by vehicle and by foot is critical to achieving a vibrant and successful town centre. Equally important is people's experience of New Lynn, as a pedestrian and as a visitor. All these factors in combination, have the potential to encourage prosperity, investment, and development.

ISSUES

Strategic Considerations

Studies undertaken on New Lynn, including the staff workshops to review the charette, and interviews with New Lynn businesses, consistently indicate a strong association between lack of business vibrance and a lack of amenity in New Lynn.

Reviewing the Charette Concept 1996

Preliminary design work evolving out of the review, has identified a number of strategic opportunities that need to be addressed to enable core town centre improvements to be realised. A high degree of disconnectedness between the diverse elements in New Lynn has been highlighted. There is also an apparent need to "knit all the diverse elements together with a common thread".

Factored into the development of an overall draft town centre analysis, and master plan for New Lynn, are opportunities for amenity enhancements, pedestrian linkages, capitalising on the centres existing natural feature the Rewa Rewa Creek and its edges and associated development including retail and bulk retail opportunities. The issues were reported to the October 2003 meeting of the City Development Committee.

Roading Investigations

Roading investigation work is a significant part of the process of master planning, and there is a need to find solutions to a number of roading pressures and tensions in New Lynn. The investigations are being carried out to address the lack of capacity of the current roading network through New Lynn town centre, to be able serve the needs of the future, and to find safe, pleasant ways to move vehicles and pedestrians through New Lynn. Preliminary roading design work, done as part of the investigation, has produced a scheme that is workable.

Library Design

Design work so far for the new library has indicated a need to capture the character of New Lynn, and for the library and Memorial Square to become a catalyst for other improvements to follow, and for the various components to be developed in a way that has a site specific response, that fits with and adds to the whole. Connections are seen as key, particularly to the small public spaces around the town centre, such as from Memorial Square, Todd Reserve, Delta Triangle, Gardiner Reserve and the space associated with the community centre.

Organic Market in Todd Reserve

Todd Reserve has consistently remained the preferred site for New Lynn Village Association's weekly organic market which begins on 1 November 2003. The Association has acknowledged that once the market has been running for some time, they will be in a position to advise further on their requirements, and that some review of the concept plan may be necessary.

ISSUES

Todd Reserve Concept

Todd Reserve is in a pivotal position within the town centre, and has an important amenity role in the signalling of New Lynn, as well as in linking the different components of the town centre. The strategic perspective currently being developed, incorporating the roading investigation work, suggests a safer alternative intersection between Totara Avenue and Great North Road which may impact on the landscape concept adopted for Todd Reserve. A re-consideration of the 'adopted' concept for Todd Reserve is necessary. During the concept development for Todd Reserve key features and qualities were sought through consultation with the community. These included that Todd Avenue be closed as a road and become a pedestrian mall, that some covered area be provided for market stalls, and that the clock be preserved as an important feature of the reserve. These outcomes are considered achievable in Todd Reserve even if changes become necessary to accommodate road and intersection improvements.

Funding is programmed in the current financial year for construction of the 'adopted' landscape concept. Detailed design work has been delayed to enable a response to the new information and insights emerging from the strategic work, library design, and the organic market.

Opportunities for an Alternative Landscape Concept (draft) for Todd Reserve

An alternative preliminary draft landscape concept was produced for the New Lynn Working Party's 9 July meeting. These include Totara Avenue becoming a 'slow' road, and improved linkages being achieved to key amenity features in the town centre.

As well as achieving the outcomes sought through consultation with the community, the alternative preliminary concept suggests opportunity for stronger functional and visual links with other key spaces in New Lynn, such as the Community Centre, and capitalising on New Lynn's assets - that of being a transport hub, a business and one time manufacturing hub and its important natural asset the almost invisible waterway, the Rewa Rewa Creek, connecting the 'heart and soul' of New Lynn.

This preliminary alternative landscape concept with further development can allow for flexibility into the future for significant improvements to the way New Lynn functions, is presented, marketed, and experienced, as well as fitting with the new library and Memorial Square.

Implementation

The alternative design could be implemented in two components, the pedestrian area, an urban plaza, adjacent to the existing shops, could be created initially and could conceivably commence early in the construction season of the 2004/2005 financial year. The detail of the balance of the reserve design could be progressed once certainty on the intersection issues have been confirmed.

RESOURCES

The Project Manager: Revitalisation will continue to ensure strategic coordination of the above range of projects, including ongoing staff, and elected member and community participation in a review of the draft master plan. Funding is provided in the current financial year for design and construction work in relation to amenity and pedestrian improvements.

CONCLUSION

The City Development Committee, and The New Lynn Working Party (at its meetings 9 July 2003, and most recently at the 11 September 2003 charette review workshop), have periodically addressed town centre issues and the implications of the New Lynn roading investigations. The alternative design for Todd Reserve is a logical progression of this work.

The range of projects and considerations is being coordinated to feed lead projects such as the new library, in association with the preliminary roading design work and master planning for New Lynn to enable the delivery of integrated decisions and make the best use of resources during each successive Annual Plan. Regular progress reporting to the Board and City Development Committee, will enable the Board's involvement in the most appropriate timing and methods for public participation with the community previously consulted on regarding the Todd Reserve Concept, to be devised.

RECOMMENDATIONS

1. That the information be received.
2. That the Board approve the strategic approach regarding modifying the Todd Reserve landscape concept, as outlined in this report.
3. That it be recommended to Council that Council approves the budget allocation for Todd Reserve, Great North Road and the Ambrico pedestrian rail crossing be carried forward, to enable design work to be completed during the current financial year, in preparation for beginning physical works in the 2004/2005 financial year.
4. That it be recommended to Council that notification of road closure of Todd Avenue as a through road, to enable it to become a pedestrian mall, proceeds in preparation for physical works.

Report prepared by: Chris Fourie, Project Manager: Revitalisation.



10 PROPOSED SITING OF AN AIR QUALITY MONITORING SHED AT CERAMCO PARK

PURPOSE OF THE REPORT

To enable the New Lynn Community Board to consider an application for the siting of an air quality monitoring shed by Watercare Services Limited.

BACKGROUND

Watercare Services Limited are acting on behalf of Auckland Regional Council, who are responsible for managing air quality and for monitoring the state of the environment in the Auckland region. The Auckland Regional Council wish to expand their monitoring network and have identified the Glen Eden area as their preferred option for a new permanent 'Residential' monitoring site.

Since the Auckland Regional Council currently have a temporary monitor within the grounds of Glen Eden Intermediate School, the Auckland Regional Council had hoped to expand monitoring at this site. However, due to impending re-development of the School this is not a feasible option and as a result Ceramco Park has been identified as a potentially alternative site.

Currently there are no similar residential sites in Waitakere City, i.e. sites which monitor air quality that is primarily only affected by domestic emissions, e.g. wood burning stoves. The Auckland Regional Council have indicated that they would like to commission the new station as soon as possible - preferably within the next couple of months.

A2-A6

The new set-up would measure air quality according to the appropriate Australian/New Zealand and United States standards and would involve the permanent siting of a purpose built air-conditioned monitoring shed on Ceramco Park, at the southern end near 38 Meadowvale Rise. The location and shed details are outlined as attached at pages A2 to A6.

This monitoring shed would house instruments that monitor the following:

- Fine Particulates (PM10) - on a daily basis using a 'Sequential Partisol' sampler;
- Fine Particulates (PM2.5) - on a 1 day in 3 basis using a 'RAAS Chemical Speciation' sampler;
- Carbon Monoxide - using a real-time analyser providing continuous 10 minute data;
- Nitrogen Dioxide - using a real-time analyser providing continuous 10 minute data;
- Meteorology - including: wind speed, wind direction, ambient temperature, humidity and solar radiation.

The size of the shed is approximately 2.4m x 2m x 2m.

The shed would be placed on timber supports to provide a level surface. The maximum height of the supports will be less than one metre and, apart from a small area (1m x 2.4m) of decking at the front of the shed (to be used for access), will not protrude from underneath the shed.

The instruments in the shed would need to be accessed every other day in order to allow filters to be changed. As a result it will be necessary to gain entry throughout the year, at weekends and during public holidays. Typically these visits only take about 15 minutes.

Routine maintenance and calibration of the instruments would also be necessary but this would be on a less frequent basis - usually every 1 to 3 months. Typically these visits take several hours but are generally arranged during the working week and avoiding holidays.

In order to ensure the security of the shed Watercare Services Limited would locate the monitoring shed within a fenced compound of 2m height.

In terms of air quality, this site should meet all of the necessary requirements of AS 2922 'Ambient Air - Guide for the Siting of Sampling Units', i.e.:

- Avoid disturbed airflow around the site, e.g. due to the effect of neighbouring large buildings;
- Avoid the influence of leafy vegetation, eg. trees;
- Avoid measuring 'atypical' pollution events, eg. next to a bus stop, impact of school boiler emissions, etc.;
- Ensure the site is secure and has a low risk of vandalism, eg. it may be necessary to put security fence around the shed;
- Ensure that the site is unlikely to undergo major development/change in the near to mid future;
- Provide shed with an uninterrupted electrical power in a safe and secure manner;
- Ensure the site has good vehicle access to allow to ease of siting the shed, delivery of instruments, calibration gases, etc.

The following photograph shows a similar Auckland Regional Council air quality monitoring shed in Penrose, providing an indication of what the monitoring shed would look like.



Watercare Services Limited, are an IANZ accredited laboratory acting as contractor to the Auckland Regional Council. They provide the following services:

- commissioning of the shed and analysers;
- operation, calibration, maintenance and servicing of the instruments;
- analysis of filters;
- logging, polling and management of data generated every 10 minutes;
- provision of quality assured data to the Auckland Regional Council.

STRATEGIC CONTEXT

The Reserve Management Plan for Ceramco Park was adopted in July 2000, following an extensive period of consultation. Ceramco Park is owned by Council and has been designated for recreational reserve purposes. A number of organisations use the reserve:

- Local schools, Glen Eden Intermediate and Kaurilands Primary, utilise the fields on this reserve for school sporting activities;
- The Glen Eden Athletics and Harriers Club also use the fields during the summer for athletics;
- Other uses include kilikiti, touch, radio controlled model planes, jogging, walking, picnicing.

The landscape concept plan, drafted by Isthmus Group, May 2000, and included in the Reserve Management Plan, outlines the installation of a basketball half court, pathways and planting in the vicinity of the proposed site for the air monitoring station.

ISSUES

The reserve was previously a balefill site for Council. Consequently there are constraints in the construction of buildings because of the likelihood of ground settlement and the possible accumulation of landfill gas in enclosed spaces. Buildings currently on site are monitored for landfill gas build up. Should a building be located within the footprint of the landfill footprint, a resource consent would be required from the Auckland Regional Council for discharge of gas from the landfill. The proposed location of the air monitoring shed is outside the balefill footprint, but its location still poses a risk to Council, in regard to the health and safety issues regarding the build up of methane gas in the building from the landfill.

Ceramco Park has undergone considerable development over the past 20 years. The landscape concept plan, in the Reserve Management Plan, provides ideas on further upgrade and beautification of this reserve, to ensure the continuation of its full recreational value for the changing needs of the local community, whilst enhancing the environmental qualities, which make this area so attractive.

The concept plan does not include the construction of additional buildings.

Should approval for this air monitoring shed be granted, compensation for the loss of reserve land would be required.

RESOURCES

No Council resources are required for this project.

CONCLUSION

The proposed siting of an air monitoring shed, by Watercare Services Ltd, in Ceramco Park, is not within the objectives and policies of the Reserve Management Plan. It would also pose a risk for Council being an ex balefill site.

RECOMMENDATIONS

1. That the information be received.
2. That approval not be granted for the location of the air monitoring station on Ceramco Park.

Report prepared by: Warren Ogilvie, Senior Planner, Parks.



11 COMMUNITY BOARD MINOR PARK PROJECTS 2003/2004

PURPOSE OF THE REPORT

The purpose of this report is to introduce the Community Board Minor Park Projects and to seek decisions from the New Lynn Community Board on the appropriate allocation of budget for the 2003/2004 Financial Year.

BACKGROUND

The Community Facilities and Recreation Committee adopted the idea of a discretionary budget for allocation by the Community Boards for parks capital development projects in December 1999. In the Annual Plan for the 2003/2004 financial year, the Council has allocated a total of \$100,000 for this use, to be allocated to each ward on a needs basis. The needs have been calculated based on the current rate of population growth within the ward, and the current population within the ward as a proportion of the City. As a result the fund is to be allocated as follows:

Henderson Ward	\$24,000
Massey Ward	\$30,000
New Lynn Ward	\$29,000
Waitakere Ward	\$17,000

A memo was sent to all Community Board members in September requesting project proposals by the 11 October 2003 for consideration at the November Community Board Meeting. It was outlined to the Board that proposals had also been requested from Resident and Ratepayer groups and the Youth Council.

STRATEGIC CONTEXT

The idea of a discretionary budget for capital projects arose as a result of the work in developing criteria for funding Parks capital works projects. This recognised that there are a number of projects, generally less than \$10,000 in cost, which are raised as possible projects through the Annual Plan submissions, Community Board Open Forum and other consultation processes. These projects generally are not able to compete in terms of the Parks Capital Project Criteria, as the current proposed capital programme contains over 100 large projects. Undertaking these small projects, is however an important means of meeting local needs within the community. It is recognised that Community Boards, being the main link between Council and the local community, are the best decision making body to determine the priority for meeting these local needs.

ISSUES

The following principles provide the framework for decision-making regarding the funding of individual projects:

1. The funds are to be used for Park Development projects - this does not include projects on community buildings, grants to community groups, maintenance or renewal items.
2. A maximum of \$10,000 can be spent on any one project in each financial year.
3. Projects put forward through the Annual Plan and other consultation processes will be ranked according to the Parks Capital Works Criteria; however, the decision as to final priority rests with the Community Board.

POSSIBLE DEVELOPMENT PROJECTS

The discretionary budget allows for the allocation of funds to projects with a value of less than \$10,000. The following table outlines the approximate cost of a range of projects that can be undertaken for less than \$10,000. These costs are an average in order to give guidance to the Board, and do not take into account site-specific situations and variability.

Project Type	Approximate Cost
Basketball half court	\$8,000
Petanque court (single)	\$3,000
Sealing an existing gravel car park	\$10,000 for 10 car parking spaces
10 metre length of path	\$250 - gravel \$800 - concrete
Creating/extending a gravel car park	\$6,000 for 10 car parking spaces
10 metre length of boardwalk	\$3,000
Set of two swings with bark under surfacing	\$7,000
Seesaw with bark under surfacing	\$3,000
Small playground for children under 5 with bark under surfacing	\$10,000
Macrocarpa bench seat	\$1,000
Macrocarpa picnic table	\$2,000

Project Type	Approximate Cost
Town Centre/Urban Seat	\$600
Town Centre/Urban picnic table	\$1,800
Walkway light (by power supply)	\$4,000
Information Sign	\$3,000
Park Entrance Sign	\$1,500
Electric BBQ	\$7,000
Community Art Project	\$5,000
Small skate ramp - on existing slab	\$10,000
Planting - specimen trees	\$150 per tree
Planting - shrubbery	\$500 for 10 m ²
Barrier fencing	\$500 for 10 metres
Drinking Fountain (by water supply)	\$2,500
Drainage	\$2,000 for 10 metres
Standard Rubbish Bin	\$1,000 per bin
Timber steps and handrail	\$4,000 for 10 metres

A number of projects have been suggested through the 2003/2004 Annual Plan submissions, Community Board public forum and via written correspondence into Council. Projects have also been received from Residents and Ratepayer Groups and Community Board members. These projects are outlined below with their estimated costs.

PROJECT PROPSALS

1.0 Green Bay Ratepayers and Residents Association

Project	Description	Preliminary Assessed Cost	Recommendation In/Out
Green Bay Welcome Sign	Installation of Green Bay welcome sign	\$3,000	In
Barron Green Planting	Planting along fence line to deter graffiti	\$2,000	In

2.0 Community Board Members

Project	Description	Preliminary Assessed Cost	Recommendation In/Out
Memorial Square Sculpture Landscaping	Tidy up and plant area around the base of the sculpture/art piece	\$2,000	Out
Memorial Square Lighting	Lighting up the new sculpture and Phoenix Palm	\$6,000	In

Parks Officer Comments and Recommendations:

- Memorial Square landscaping/tidy up around the sculpture is not recommended for allocation of funding, as it will be carried out as part of this years parks minor works programme.

3.0 Community letters to Council and Annual Plan submissions

Project	Description	Preliminary Assessed Cost	Recommendation In/Out
Titirangi Community House- Seating	Installation of four seats around the Community House and Centre at Titirangi War Memorial.	\$4,000	In
Kaurilands Community Pre-school - Shade Cloths	Installation of shade cloths over Kaurilands Domain Playground	\$2,700	In
Woodlands Park Community Kindergarten - Playground	Playground under surface upgrade	\$5,000	In
Tamariki Reserve - Playground Upgrade	Playground and access way upgrade	\$6,300	In

Parks Officer Comments and Recommendations:

- Kaurilands Community Pre-School previously fundraised \$9,500, which completed stage one of their Sunshade project, which included the installation of two sunshade cloths. They are requesting the required funding to complete stage two of their project, which includes the installation of one more shade cloth and replacement of an old damaged shade cloth.
- Woodlands Park Community Kindergarten received funding of \$7,000 from the Community Board last year. The kindergarten also fundraised a further \$13,000 and in conjunction with Council a partial upgrade of the playground was undertaken. This year the kindergarten have raised further funding and they are requesting funding from the Community Board this year to complete the playground upgrade.
- Tamariki Reserve Playground is being upgraded this year as part of Council's ongoing playground renewal programme. A public meeting was held and the community have requested that the steep access way be upgraded along with the playground.
- The total cost of project proposals received that are recommended for funding allocation amounts to \$29,000 and the New Lynn Community Board allocation is \$29,000.

CONCLUSION

The Community Board has been granted a discretionary budget for park capital development projects for allocation towards projects of \$10,000 or less value in parks. This report puts forward and evaluates projects that have been raised through the Council's consultation processes. The decision on the priority for expenditure lies with the Community Board.

RECOMMENDATIONS

1. That the information be received.
2. That the Community Board determines the priority for expenditure of the 2003/2004 Community Board Minor Park Projects Budget.

Report prepared by: Katharine Slack, Parks Project Manager.



12 LEASE OF HETANA HAMLET PLANTATION RESERVE

PURPOSE OF THE REPORT

The purpose of this report is to obtain Community Board endorsement to enter into a lease over Hetana Hamlet Plantation Reserve.

BACKGROUND

A7

The Buchanan Family Trust approached the Chief Executive to request Council's consideration of allowing a strip of reserve land to be incorporated into their existing property at Parker Avenue. This request is outlined in the fax as attached at page A7.

The request was initiated due to the narrow strip of reserve being previously maintained by the owners as it backed onto their property with no fence. With new subdivision in the area, the owners at Parker Road wish to fence the eastern property boundary to prevent dog access into their property. The owners have requested that to ensure the reserve is maintained and not left as a narrow strip of weed infested and unmanaged land that the fence be put on the boundary of the reserve and the reserve land be managed as part of their property.

This narrow strip of reserve - Lot 9 on Deposited Plan 23375 - is currently held as a local purpose (plantation) reserve under the Reserves Act 1977.

STRATEGIC CONTEXT

The delegation for lease issues related to reserves lies with the Community Boards and leases are entered into under the requirements of the Reserves Act 1977.

A lease over a local purpose (plantation) reserve can be entered into with any person or group and in this instance would achieve benefits to the Green Network strategic platform by ensuring a higher level of maintenance and management of a currently unmanaged and inaccessible reserve area, thus improving and enhancing Green network vegetation linkages in the area.

ISSUES

A site visit was conducted by Council staff with Mr Bill Buchanan on the 6 October 2003. This site visit confirmed that the reserve strip is fenced off from some of the existing adjacent properties but does not have any fencing along Mr Buchanan's property and is most easily accessed from Mr Buchanan's property for maintenance. The reserve strip has not been developed at all and does not provide any pedestrian connections at present that would be lost by fencing the area.

There are a few options available as outlined below:

1. Undertake a process of reserve divestment and the associated public notification and approval through Department of Conservation in order to sell the strip of land to Mr Buchanan at market value to incorporate into his certificate of title. This process can take up to a year for completion.
2. Lease the area to Mr Buchanan for farming, grazing, cultivation, cropping or other like purpose under section 61(2A)(b) of the Reserves Act 1977. This lease would be appropriate given that the current land use of Mr Buchanan's property (being one of the few large 9,900 square metre sections remaining in the area) is grape and citrus with some small livestock.
3. Fence the existing boundary with Council contributing half the cost of the fencing, but leaving a strip of unmanaged and inaccessible land between Mr Buchanan's property and adjacent fenced properties.

The most expedient option is that of option 2. This option also addresses all the desired outcomes of Mr Buchanan and also allows future flexibility for Council and addresses a current maintenance issue. Option 2 will ensure the area can be maintained along with the rest of Mr Buchanan's property and will allow for fencing to be undertaken along the boundary where there is an issue with wandering dogs attacking livestock. The lease can be written in such a way as to allow for adaptation if the situation with Mr Buchanan's property ever changes i.e. sale or subdivision.

RESOURCES

Council has a budget in the 2003/2004 Annual Plan for half cost fencing for areas adjacent to Council reserves. The fencing of the eastern boundary of the plantation reserve meets the criteria for the half cost fencing programme and can be accommodated within the 2003/2004 Annual Plan.

All maintenance costs will be covered under the lease agreement with the Buchanan Family Trust.

The establishment of the lease, will be undertaken internally through the parks lease programme which is resourced through the Legal Services section of Council.

CONCLUSION

The option of leasing the Hetana Hamlet Plantation Reserve achieves beneficial outcomes for both Council and the Buchanan Family Trust. It will ensure a fenced boundary to the reserve land on the eastern side and will be maintained by Mr Buchanan while leased to him. It also allows flexibility for any changes which may occur in the future in relation to the Buchanan Family Trust Land while still achieving the protection and enhancement that Mr Buchanan wishes to see achieved in relation to his existing property.

All of the above lead to a recommendation that the leasing of the Reserve to the Buchanan Family Trust is the most expedient and appropriate way to address the issues outlined in the report.

RECOMMENDATIONS

1. That the information be received.
2. That the Chief Executive be given authority to negotiate and conclude a lease with the Buchanan Family Trust under section 61(2A)(b) of the Reserves Act 1977 for that part of Hetana Hamlet Plantation Reserve (Lot 9, Deposited Plan 23375) that adjoins their property and the lease be executed as negotiated.

Report prepared by: Renee Lambert, Service Manager: Parks Planning.



13 NEW LYNN RESERVES MANAGEMENT PLAN

PURPOSE OF THE REPORT

To update the Community Board on the progress of the New Lynn Reserves Management Plan, to present the working draft and seek approval for the addition of three additional reserves in this draft, and to request approval for the notification of the final draft Plan with a delayed date for notification in order to allow additional material to be included in the Plan.

BACKGROUND

In 2001, Council began preparing a Management Plan for the reserves within the New Lynn area. The reserves covered by the management plan all lie within the New Lynn Ward and include the following: Lynwood Esplanade Reserve, Queen Mary Reserve, Copley Reserve, Ken Maunder Park, Durrant Place Reserve, Manuka Park, Delta Esplanade, Miro Esplanade, Reid Esplanade, Rewarewa Esplanade, Rata St Esplanade, Whau Bridge Reserve, Portage Road Esplanade 1, Portage Road Esplanade 2, Delta Triangle, Todd Triangle, Totara Reserve, Rankin Avenue Reserve, Gardiner Reserve, Mason Park, Ambrico Reserve, Clark Street Common, Margan Green, Margan Reserve - 2, Manawa Wetland Reserve, Bessie Preston Reserve, Northall Park, Bob Hill Reserve, Seabrook Reserve, Willerton Ave Recreation Reserve, Trojan Crescent Reserve, Lawson Park, Maui Reserve, Hinau Reserve, Davern Reserve, Bledisloe Park, Grandison Green and Cutler Reserve.

The Plan was publicly notified in October 2001 and when the period for submissions closed in March 2002, 25 written submissions had been received, including several from groups and clubs and a petition of 17 signatures from the residents around Ambrico Place. A summary of submissions is attached in Appendix I to the Management Plan, which will be circulated to Members separately.

During this period, a workshop was held in the New Lynn Community Centre in February 2002, which was attended by around 20 people and there was individual ongoing consultation with identified interest groups.

An internal Advisory Group was established to oversee the consultation process and provide guidance on various aspects of the Management Plan preparation. The internal Advisory Group is made up of Council staff and Community Board representatives and also includes representatives from Forest And Bird and Friends Of The Whau.

During this initial submission period, a separate consultation process took place for Mason Park, one of the reserves included in the Plan. In September 2001, a report on rail development within the city was made to the Works and Services Committee of the previous Council. This report noted that the Fruitvale railway station platform was poorly located and had limited visibility. It was suggested that this station be moved across Fruitvale Road adjacent to Mason Park. The Committee resolved:

“That Officers investigate options for shifting the station and the development of a park and ride at Fruitvale Station as part of the Reserve Management Process and for improving pedestrian access.”

2120/2001

Accordingly, a separate consultation process to address the station relocation was undertaken by Parks Planning (then Landscape Development) in conjunction with the Strategic Group Transport section through the Management Plan process. At a request of the local community five draft options for the future of the park were presented to a community workshop in order to get public input into the design process. A local group calling itself “Save Mason Park Lobby Group” emerged and following a vigorous publicity campaign and community petition, all options showing a either a relocated station platform and/or associated Park n’ Ride were rejected. The option approved by the Community Board at a meeting in April 2002, showing no change for Fruitvale Station and Mason Park has been incorporated into this draft plan.

The draft New Lynn Reserves Management Plan was originally scheduled to be notified in 2002; however, due to delays requiring additional information to be formulated, the release has been delayed.

STRATEGIC CONTEXT

The New Lynn Reserves Management Plan is being prepared in the context of the Parks Strategy, which provides guidelines on the management of parks within the City.

The Parks Strategy, which was adopted in 1999, aims to improve the quality of parks and provide parks services in a fair and equitable way for Waitakere people within financial constraints.

The future design and development of New Lynn township is the subject of the New Lynn Town Centre Revitalisation Project - part of Council’s strategic focus on Waitakere town centres. The objective of this project is to revitalise the town centre. The town centre includes several of the reserves included in the Management Plan; Totara, Todd Triangle, Delta Triangle, Memorial Square and Rewarewa Esplanade and also links to Ambrico and Manawa Wetland.

Work on the New Lynn Town Centre Revitalisation Project began with a charette in 1996 and has resulted in significant investment in New Lynn, including new roads, pedestrian bridges, community facilities, reserves and stormwater management devices. The project is now undergoing a review to refresh the vision. As part of this review, consultants have been employed to develop an overall concept plan for the township that will include the township reserves.

The Plan will also promote the Green Network, which is an approach to integrate native ecosystems on private and public land by recreating a vegetated link between the Waitakere Ranges and the city’s harbours. The goals of the Green Network, promoted in the draft plan are to: provide ecosystem protection, form ecological corridors, enhance the landscape, enhance public access to natural areas, mitigate hazards and protect water quality.

ISSUES

In addition to the original 39 reserves included when the intention to prepare the Plan was first notified, there are three additional reserves now proposed to be included in the draft Plan. These reserves are Memorial Square, Chettle Reserve and the Manawa Wetland Reserve extension.

Memorial Square was originally not included in the plan; however, as Memorial Square is included in the New Lynn Revitalisation Project and is currently under review due to its strategic location in the town centre, it would be appropriate to include concept plans in the draft plan for submissions. Chettle Reserve was not included due to an oversight/proposed land swap which eventually did not occur. In addition, EcoWater Solutions have recently purchased the land adjacent to Manawa Wetland Reserve for additional stormwater remediation. This site will be developed as a reserve and Parks Planning are now in the process of developing a Concept Plan for this piece of land in consultation with the local community. It is proposed to include this additional piece of land in the Plan.

The Management Plan seeks to address the management and development of all the reserves within the New Lynn area in an integrated fashion. At the same time, issues that relate to individual reserves are dealt with separately and where appropriate, by way of individual concept plans. Concept Plans are currently being developed for the Manawa Wetland Extension, Todd Triangle and other township reserves through processes outside this Management Plan. These will soon be available to include in the draft.

The bulk of the draft Reserves Management Plan has been written. This draft has been before the internal Advisory Group. However, sections of the draft plan are not yet complete due to the following outstanding work:

1. **Legal Work including searches of titles and classification** - Councils legal dept has been unable to undertake this work until recently due to resourcing issues the work is now underway and due to be completed in December 2003.
2. **Report to assess the heritage values of the New Lynn Reserves** - currently being undertaken by Landscape Heritage consultants - due December 2003.
3. **Town Centre Revitalisation Work** - concept plans are currently being prepared by consultants for Strategic Projects - due December 2003.
4. **Manawa Wetland Reserve Extension** - Concept Plan being developed - also due December 2003.

Therefore it is proposed to request that the Community Board approve the completed sections of the draft Plan for notification with a following report being presented to the board in February 2004, by which time this information will be available and can be included in the Plan.

RESOURCES

Work on the New Lynn Reserves Management Plan is being undertaken by the Parks Planning (Landscape Development) Section of Waitakere City.

The 2003/2004 Annual Budget has allocated funding to undertake this and other management plans.

The purchase of the land adjacent to Manawa Wetland reserve has been funded by EcoWater Solutions. In addition, \$200,000.00 for the development of the Manawa Reserve extension has been allocated in the 2003/2004 EcoWater budget. This will be used to fund work required to develop the design and construction of the works required for stormwater remediation. Parks Planning are undertaking the community consultation and design work required to develop the final concept plan for the Reserve extension which will be included in the Management Plan.

EcoWater are currently preparing an application to Infrastructure Auckland for 100% of the costs associated with the development and construction of the reserve including stormwater infrastructure.

CONCLUSION

The development of an integrated Management Plan for the reserves within the New Lynn area is well underway. Objectives and policies have been developed that are based on the submissions received in the first round of public consultation.

It was anticipated that the draft Plan would be brought to the Community Board for approval to notify for a second round of submissions in late 2003. However, due to the fact that there are other projects occurring in New Lynn that overlap with the Plan, in particular the review of the New Lynn Town Centre Revitalisation work, the publication of the draft has been delayed to include the outcomes of other projects.

RECOMMENDATIONS

1. That the information be received.
2. That the Community Board approve the inclusion of three additional reserves in the New Lynn Reserves Management Plan - Chettle, Memorial Square and Manawa Wetland extension.
3. That the draft New Lynn Reserves Management Plan for the New Lynn reserves be approved for public notification in February 2004.
4. That the additional material be brought to the Community Board in February 2004 for approval to be included in the draft New Lynn Reserves Management Plan prior to notification.

Report prepared by: Mandy McMullin, Reserves Management Planner.



14 WAITAKERE CENTRAL LIBRARY DEVELOPED DESIGN

PURPOSE OF THE REPORT

The purpose of this report is to update the Board on the development of the Waitakere Central Library and surrounds, including the associated UNITEC campus expansion.

BACKGROUND

The design for the Waitakere Central Library commenced on 3 April 2003. The preliminary design was presented to the Council meeting of 23 July 2003 and at that meeting it was resolved:

“2. *That the preliminary design for the Waitakere Library be approved as a basis for further design development.*”

1516/2003

At the presentation, the Council raised a number of issues and identified aspects of the design which they wished to see amended. Following that meeting, the design was presented to all the Community Boards, the Taumata Runanga, and the Pacific Island Advisory Board. In addition a number of workshops have been held with the Henderson Community Board and a workshop has been held with the local Henderson Businesses regarding the preliminary design. A deputation was also made to the City Development Committee by the landowner of the 357 Arcade which abuts the site.

Throughout the process input into the design has been received from internal stakeholders and appointed advisors (Iwi representatives, lead artists, quantity surveyor) with coordination from a joint Project Control Group assisted by an independent project manager.

Councillors from Waitakere City Council and UNITEC have also formed an Elected Members working party to advise staff on this project and other matters relating to Waitakere City's and UNITEC's partnership.

This process of communication and receiving comment, have led to a progression of the development to the point where the developed design phase is now complete.

STRATEGIC CONTEXT

The Waitakere Library/UNITEC campus development is one of a number of projects that support the Henderson 20 Year Strategic Plan (1995) and the Henderson Town Centre Concept Plan (2002).

The principles of the Henderson 20 Year Strategic Plan are to:

- Encourage mixed use development and improve the quality of the built environment.
- Develop the streams and the green networks and improve the leisure facilities.
- Improve public transport, road and walking linkages.
- Encourage a range of economic activities to sustain a robust economy in an adaptable innovative and dynamic way.

The Henderson Town Centre Concept Plan was produced to guide the future development of Henderson in a planned and co-ordinated way to ensure that Henderson consolidates its critical position as a key working environment and local employer, furthering Council's key objectives in creating a sustainable city.

This plan identified specific economic strategies for Henderson's revitalisation and identified three key redevelopment clusters including a Business/Community/Education cluster in the Trading Place/Ratanui Street area. The requirements to make the Business/Community/Education cluster successful were identified as:

- Combining community facilities, business development and tertiary education in the most integrated way possible.
- Offering high quality, safe, vibrant public spaces and amenities facilitating a mixture of uses that encourages the development of a 24 hour life area that extends the commercial trading viability of the town centre.
- Being easily accessible by car to assist trade.
- Having a new road and bridge link from Edmonton Road.
- Offering sufficient parking to replace the existing provision and providing more for new uses.
- Maintaining good access from the mall.
- Having an integrated civic library and tertiary education development.

The preliminary design meets the strategic goals of these two plans.

UNITEC has long been aware that a large proportion of its students come from Waitakere, and many more Waitakere citizens were not accessing tertiary education. Planning for the establishment a UNITEC presence in Waitakere City has been progressing for many years with significant recent progress with the opening of their Henderson campus in 2001 and signing a Memorandum of Understanding with Waitakere City Council in 2002 that identifies ways in which both organisations can work together in the future.

ISSUES

Progression of the Design to Developed Design

The developed design is a significant progression from the preliminary design as presented to the two Councils. This has been both in response to the comments made, in order to improve the functionality of the library building and to minimise the visual impact of the car parking building. Specifically the design has been progressed as follows:

- Elongation of the library building to give a greater floor print to maximise functionality - the building now fronts a substantial portion of the length of Waitakere Lane and has reduced in height from 4 to 3 stories with the bulk of the public library component on the first two floors.
- Sleeving the car parking building behind the library and adjacent to the right of way access to the Great North Road properties.
- Sleeving the bottom of the car parking building as it fronts the Great North Road entry plaza with the Citizen's Advice Bureau - providing both a separate and slightly private address for the Citizen's Advice Bureau as well as good linkages with the adjacent library and public space.
- Providing the main pedestrian entry and exit point from the car parking building out into the Great North Road entry plaza.
- Providing for a lecture theatre and associated reception areas in the Trading Place end of the UNITEC building - designed in such a way that it can be operated separate from the rest of the facility and therefore be used for other than UNITEC requirements.
- Providing three public spaces within the development - a Library courtyard, the Ratanui Plaza and the Great North Road entry plaza.

- Providing for narrow laned two way traffic along Waitakere Lane in order to slow traffic and provide better access into the development.
- Developing detailed arts opportunities and proposals in both the open space and buildings.
- Developing detailed sustainability opportunities associated with all three buildings and the open space areas.

Identifying the materials proposed for use on each of the buildings and in the open space

RESOURCES

The budget for the Waitakere Central Library has been allocated over three years within the Long Term Council Community Plan for a total cost of \$11.8 million.

CONCLUSION

The Developed Design phase of the Waitakere Central Library has been completed, on time and to budget, while incorporating significant change as a result of feedback received on the project.

RECOMMENDATION

That the information be received.

Report prepared by: Lois Easton, Group Manager: City Development Projects.



15 BOB HILL PARK PROPOSED LAND EXCHANGE

PURPOSE OF THE REPORT

The purpose of this report is to bring a proposal for a land exchange between Housing New Zealand Limited and Bob Hill Park to the Board for their consideration.

BACKGROUND

Bob Hill Park is a neighbourhood park in New Lynn located adjacent to Hill Crescent. The park has a limited road frontage (approximately 11 metres) and has been assessed as one of the poorest quality parks in New Lynn. The park is surrounded by housing on three sides and a large industrial building on one side. It has very poor surveillance from either houses or the street and has very poor amenity. There is an old, poorly functioning skate park currently located in the park.

In the wider context of New Lynn, Bob Hill Park provides a significant area of green space in an area poorly provided for, however it's low quality and poor road frontage mean that it receives very little use.

Many of the houses that front onto Hill Crescent, and back onto Bob Hill Park, belong to Housing New Zealand. Though a detailed historical search of the reserve has not yet been undertaken, it is likely that Housing New Zealand vested the reserve as part of their original development of Hill Crescent.

Housing New Zealand has approached Council with a proposal to redevelop their existing housing development and the park in conjunction with a land exchange with Council. Housing New Zealand are working in partnership with a developer, Redwood Group, who have purchased much of the surrounding industrial land (including the site which backs onto Bob Hill Park) and are proposing to develop that land as an apartment development. This development of the adjacent industrial land, as well as the redevelopment of the existing Housing New Zealand residential properties creates an exciting opportunity for Bob Hill Park to become a useful and safe part of the reserves network

STRATEGIC CONTEXT

Parks Strategy

The Parks Strategy identifies improving the quality of neighbourhood parks as high priority. It is recognised that the provision of green space alone is not sufficient to meet community needs, but that the space needs to be safe, accessible and provide for a range of uses. During the parks safety audit undertaken through the development of the Parks Strategy, Bob Hill Park was identified as having poor amenity, safety and accessibility. This was because it has very limited road frontage and poor passive surveillance, rolling topography and poor drainage, and is bounded on two sides by industrial development - one side of which is a large warehouse abutting the reserve.

Urban Strategy

Council's Urban Strategy sees 75% of population growth over the next 20 years in Waitakere City occurring in the existing urban area, much of this around town centres. Bob Hill Park is within a 10 minute walk of the New Lynn Town Centre and provides the largest area of green space in it's locality. As such it will be a key reserve in the future intensification of New Lynn around the Town Centre. In areas where intensification is to occur, the Urban Strategy identifies the need for high quality and amenity in neighbourhood reserves in order to offset the reduced areas of private open space provided in intensive housing development.

ISSUES

A8

Housing New Zealand have proposed to Waitakere City Council that a land swap of approximately 2500 m² of Bob Hill Reserve for approximately 2500m² of their land be undertaken with Waitakere City Council, as well as approximately 1275m² of land from Bob Hill Park be transferred to road reserve to enable a link between Bob Hill Park and the adjacent proposed apartment development. An indicative plan of the land swap is attached at page A8. Future stages of the development on land adjacent to Bob Hill Park, if approved, would add approximately 900m² additional land to Bob Hill Park as part of proposed reserve contributions.

The proposed land swap would significantly improve the frontage and safety of Bob Hill Reserve. Currently the road frontage onto Hill Crescent is very narrow - 11 metres wide, whereas the frontage onto Hill Crescent after the land swap would be 75 metres.

In addition the land swap would allow the upgrade of Bob Hill park to provide a more extensive and accessible recreation facility in an area that is limited in high quality neighbourhood reserves. This upgrade is necessary to mitigate the impacts of the increased residential population and will have the benefit both the existing residents and the future residents of the proposed development.

The transfer of land to road reserve would also benefit the reserve in terms of safety and accessibility - resulting in a road frontage along one side of the reserve with an approximate length of 140 metres.

The proposed land swap and transfer of land to road, would however mean the existing skate facility on the park would have to be removed. While run down and degraded this facility is one of only a small number providing for youth in the New Lynn area. It is therefore recommended that as part of any land swap, replacement of the skate facility with one of a more appropriate design is included in any agreement.

There are some other detail issues around the design and access to the proposed new reserve which will require further refinement through development of the concept and developed design process. It is proposed that a detailed concept outlining the proposed reserve, including all pedestrian access points and park infrastructure will be brought back to the Board for further comment. The Waitakere City Council Parks Planning section will liaise with the Housing New Zealand designers to ensure the concept meets the requirements of the area and other Council parks requirements prior to bringing back to the Board.

It is therefore suggested that the New Lynn Community Board recommend to the Hearings Committee, that any reserve contribution from the development be directed towards the upgrading of Bob Hill Park with children's play equipment, furniture, paths and appropriate planting so that the reserve is completed at that time

RESOURCES

Initial funding for the notification of the proposed land swap will be paid for out of the New Lynn Planning and Co-ordination budget. While the proposed land swap would result in a larger area of land vested as reserve than was previously the case, reserve contribution for the associated Housing New Zealand development should offset the cost differential, as well as allowing some additional reserve land to be vested and park development to be undertaken by Housing New Zealand during the development of future stages.

CONCLUSION

A proposal has been received for a land swap that appears to create a significant benefit to the reserves network. It is recommended that this proceed with the provision that reserve contributions from the Housing New Zealand/Redwood Properties development are directed towards the upgrading of Bob Hill Park as part of the agreement between the parties.

It is also recommended that a detailed concept be brought back to the Board for consideration when further investigation on recreation requirements and design work has been completed.

RECOMMENDATIONS

1. That the information be received.
2. That the proposal to exchange approximately 2500m² of Bob Hill Park (Allot 520 SO 59986 PT29) with approximately 2500m² of land forming Lot 8 DP 39769, part of Lot 10 DP 39769, part of Lot 11 DP 39769 and part of Lot 12 DP 39769 be notified for public submissions in terms of the Reserves Act 1977, with any submission(s) to be brought back to the Board for consideration.

3. That in the absence of any submissions that the proposal to exchange approximately 2500m² of Bob Hill Park (Allot 520 SO 59986 PT29) with approximately 2500m² of land forming part of forming Lot 8 DP 39769, part of Lot 10 DP 39769, part of Lot 11 DP 39769 and part of Lot 12 DP 39769 be recommended to Council.
4. That the proposal to reidentify approximately 1275m² of Bob Hill Park (Allot 520 SO 59986 PT29) from Recreation Reserve to Road Reserve be notified for public submissions in terms of the Reserves Act 1977, with any submission(s) to be brought back to the Board for consideration.
5. That in the absence of any submissions that the proposal to reidentify approximately 1275m² of Bob Hill Park (Allot 520 SO 59986 PT29) from Recreation Reserve to Road Reserve be recommended to Council.
6. That it be recommended to Council that any reserve contribution from the Housing New Zealand/Redwood Properties development in the Hill Crescent/Astley Ave/Portage Road area be allocated in the first instance to the upgrading of the Bob Hill Reserve at the time of development.
7. That a detailed concept plan for the new Reserve area be brought back to the Board for comment.

Report prepared by: Lois Easton, Group Manager: City Development Projects.



16 **BOARD MEMBERS' REPORTS**

Provision has been made on this agenda for Board Members should they so wish to submit a report on their activities during the month in regard to matters within the scope and delegations of the Board. However, to comply with the provisions of the Local Government Official Information and Meetings Act 1987, no decision may be made on matters raised in Board Members' reports.

NEW LYNN COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Auckland Region Community Boards' Association Executive Committee	Gayle Marshall
Keep Waitakere Beautiful Committee	Elizabeth Francke
Glen Eden Citizens Advice Bureau	Ray Kernaghan
Glen Eden Community House Management Committee	Gayle Marshall
Green Bay Community House Management Committee	Pim van der Voort (Alternate: Brent Peters)
COUNCIL COMMITTEES	
Hearings Committee	Elizabeth Francke (Alternate: Ray Kernaghan)
Community Sports Fund Allocation Subcommittee	Brent Peters

WORKING GROUPS	
Harbourview "People's Park" Working Party Voluntary Membership	Pim van der Voort
Wai Care Programme	Gayle Marshall Ray Kernaghan Elizabeth Francke
Project Whau Steering Group	Ray Kernaghan
Herbicide Reduction Working Party	Elizabeth Francke
New Footpath Construction: Budget Allocation	Pim van der Voort
New Lynn Reserves Management Plan - Internal Advisory Group	Pim van der Voort Brent Peters
Olympic Park Reserves Management Plan Advisory Group	Brent Peters
Project Twin Streams Steering Group	Ray Kernaghan

