

NOTICE OF MEETING

WAITAKERE COMMUNITY BOARD

I hereby give notice that a Meeting of the Waitakere Community Board will be held on:-

DATE: **Tuesday, 6 September 2005** **TIME:** **7.00 pm**

VENUE: **Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City**

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

31 August 2005

Owena Schuster
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8864

MEMBERSHIP:

Mrs	CA	Shepherd, JP (Chairperson)
Ms	DJ	Goodley (Deputy Chairperson)
Cr	PJ	Booth, OBE
Ms	SF	Davies
Ms	MC	Davis
Cr	PA	Hulse
Cr	CA	Stone
Mr	RE	Taylor
Mr	KJP	Witten-Hannah, JP

(Quorum 5 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 A MEETING OF THE WAITAKERE COMMUNITY BOARD TO BE HELD IN
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON TUESDAY, 6 SEPTEMBER 2005, COMMENCING AT 7.00 PM.**

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	APOLOGIES	1
2	CONFIRMATION OF MINUTES	1
3	URGENT BUSINESS	1
4	PUBLIC FORUM	2
5	CHAIRPERSON'S REPORT	2
6	COMMITTEE SECRETARY'S REPORT	5
7	COMMUNITY WELLBEING FUND ALLOCATION 2005/2006	8
8	NEW FOOTPATH CONSTRUCTION PROGRAMME 2005/2006	11
9	WESTERN ROAD, LAINGHOLM - STORMWATER ISSUES	14
10	LEVELS OF SERVICE CONSULTATION	17
11	WAITAKERE RAILWAY STATION NAME CHANGE	19
12	DRAFT PARKS AND OPEN SPACE STRATEGY	20
13	UPDATE ON LAINGHOLM BEACH HALL	25
14	HOUSING REVIEW PROJECT	30
15	BOARD MEMBERS' REPORTS	35

**AGENDA FOR A MEETING OF THE WAITAKERE COMMUNITY BOARD TO BE HELD IN
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON TUESDAY, 6 SEPTEMBER 2005, COMMENCING AT 7.00 PM.**

1 APOLOGIES



2 CONFIRMATION OF MINUTES

Meeting Minutes - Tuesday, 2 August 2005

RECOMMENDATION

That the minutes of the Meeting of the Waitakere Community Board held on Tuesday, 2 August 2005, as circulated, be taken as read and now be confirmed.



3 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information 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 Board by resolution so decides; 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 and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Board may make a decision on a matter determined to be urgent.

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 Officer.



5 **CHAIRPERSON'S REPORT**

Five years ago when I was approached and asked to stand for election for the Waitakere Ward I was excited to think that I was going to be given the opportunity to help, facilitate and advocate for the wide variety of communities that exist within the Waitakere Ward. Mostly I have had great pleasure in doing just that, have made many new friends and achieved a great number of positive outcomes for many residents as individuals and as groups. And so have other Board Members.

I am sure that no Member on this Board is there for their own personal gain (it's certainly not for the money) or gratification and I would like to think that the good relationships that have been fostered by Board Members and staff with certain communities and groups over the last 3-4 years will continue to be supported.

Condolences to Carolynne, Gary and family (Stone & Aitken)

It is always sad to lose a loved one, and even harder to watch them fade before your very eyes. I would like to extend the Boards sympathy to Carolynne and her extended family on the loss of her father, Ron Aitken. My first contact with Ron, as with many others, was when it came to either fundraising or putting up the hoardings for the elections in 2001. Ron was a perfectionist but that didn't stop him from making an onerous task a lot of fun. I now have an additional skill, and an abundance of tools!

Local Government Conference in Christchurch

As the Deputy Representative for the Zone 1 (Auckland and Far North) National Executive I was fortunate to attend the Local Government New Zealand Conference in Christchurch at the end of July. This was a great opportunity to listen to some great speakers, do some networking and undertake a small amount of retail therapy. (A separate report will be circulated to board members at the meeting).

Keep Waitakere Beautiful Trust

I have been finding it difficult to make it to several of the Keep Waitakere Beautiful meeting recently and as I will be away next month I would like to recommend that Sharon Davies be my alternate and attend on my behalf when required.

40K Traffic Lights at Oratia Primary School

I spent a very pleasant couple of hours at Oratia Primary where the whole school turned out for the launch of a 40km school zone and flashing 40km/hr signs.

Pupils presented the go slow zone's message to a packed audience of their peers, saying that the zone "stops people from getting hurt". The children's descriptions of the signs as "giant spatulas", "Christmas pizzas", "upside-down vacuum cleaners" and "spider palaces". The school is in a 50km/h zone but, before and after school, large solar signs will flash to alert motorists to slow down to 40km/h on West Coast Road. Speed tubes have clocked cars doing speeds in excess of 100km/h outside the school on a regular basis.

Oratia is the second school in the North Island (the first also being in the Waitakere Ward at Swanson Primary School) to install the lights and school zone.

A photo of myself with my grandson Kaden Ellery (41/2), and Councillor Carolyne Stone with her granddaughter Imogen Stone (5).



Regional Community Board Meeting and Annual General Meeting

I have reproduced some excerpts from the Chairman's Report as I feel this says a lot about the current climate of what many Community Boards throughout the country are dealing with at the moment.

Over the past 12 months certain themes have been weaving together in such a way as to greatly impact on the relationships between community boards and their councils. The meshing of remuneration, representation reviews, and the level of delegations to community boards, have all been impacting on each other.

One issue in particular that continues to reappear is the ability of boards to respond on remuneration is complicated, especially if councillors appointed to the board have already voted on a position at council. In the remuneration environment in particular that we are operating in this is not an ideal situation for reaching a harmonious situation.

The shadow of representation reviews is upon us earlier than previously. We are the only part of local government that has to justify its existence as part of the review. However the process does allow for others to promote the need for effective community boards that represent true communities of interest with a level of delegations and support that will enable community boards to reach their full potential in meeting the needs of their communities'.

The Association held its Annual General Meeting on Saturday, 20 August and are pleased to welcome back Mike Cohen as Chair, welcome Bridget Graham (Maungakiekie - Auckland City) as Deputy Chair and also welcome back Garth Gilmour as Secretary/Treasurer.

Local Government New Zealand - Zone 1 Meeting

Mike Cohen (Zone 1 Representative) is overseas so I, as his Deputy, travelled to Dargaville on Monday, 29 August 2005 to present the Community Board executive report. Don Mackay a representative from SOLGM, on 'What elected members need to know about the Long Term Council Community Plan'. I found this extremely informative and would recommend if you're at all confused by it all, or just interested in learning more there is a website that is complimentary to the 'Jigsaw' workshops that are currently being presented to staff and management www.SOLGM.co.nz, go into legal compliance and click on jigsaw.



I will also travel to Wellington to attend the National Community Board Executive meeting on Thursday, 1 September, as I will be flying down the night before Sharon Davies will be presenting the Board report at the monthly Council meeting.





Farewell to Caroline McCurdie - McLaren Park Project


Unfortunately I was unable to attend the farewell for Caroline who has had to resign from the position of Project Manager for McLaren Park due to health. Caroline has done a fantastic job in establishing this project and bringing the community together to improve the wellbeing and services for an area that was starved of any recognition of need at all. I wish Caroline all the best and hope we can get together occasionally for a catch up.

Leave of Absence

I will be taking leave of absence from the Board for a month from 10 September 2005, Diane Goodley, Deputy Chairperson will be taking the role of Chairperson in my absence and will also attend and present the Waitakere Community Board report to the monthly Council meeting.

Issue	Comments	Reporting Council Officer
Community Board Minor Park Projects 2005/2006	The report outlining project proposals for the Community Board Minor Park Projects for 2005/2006 has been deferred to the October Board meeting due to the large amount of project proposals received.	Toni Grogan  836 8000 Ext: 8969
Munroe Bridge Project 'Paremuka Bridge' 6 May 2003 Resolution No: 863/2003	<p>The design of the Paremuka Bridge was carried out during 2001 to 2004 by Connell Wagner. The design was reviewed by GHD Limited. Fulton Hogan was awarded the contract and site construction started in September 2004. Work has progressed well with no noteworthy problems. Construction is on schedule. At the end of June 2005 the following milestones had been completed:</p> <ul style="list-style-type: none"> • site clearance and establishment; • all piles in place; • abutments and central pile cap placed; • stream work and culvert removal complete; • gabions placed at central pier; • gabion protection and stream reinstatement complete; • central pier column cast; • cross head beam to central pier cast; • bridge beams in place; • Munroe Road excavated to new level; • temporary surface provided for Munroe Road; • temporary ramps to properties each side of new road established; • water main placed on side of Munroe Road, connection established to Naturist Camp; • walls to all abutments completed, backfilled to abutment and floating slab cast; • <i>in situ</i> deck to bridge cast; • parapets walls constructed. <p>The following work remains to be completed as part of the bridge construction:</p> <ul style="list-style-type: none"> • roading works to both Munroe Road and Summerland Drive to be completed; • surfacing to bridge to be laid; • footpaths, kerbing and channel to be constructed; • some services to be relayed and connected across bridge; • guardrails installed; 	Edwin Dearham  836 8000 Ext: 8736

Issue	Comments	Reporting Council Officer
	<ul style="list-style-type: none"> • artwork completed and connected to bridge; • planting and landscaping required. <p>The opening of the bridge is, at this stage, being planned for 9 November 2005.</p>	
<p>Waitakere River Realignment</p> <p>6 May 2003 Resolution No: 864/2003</p>	<p>Works to realign the river are being undertaken on an ongoing basis. Parks Assets are now investigating some hard engineering options such as the installation of gabions or rock structures. These structures, however, will be subject to Auckland Regional Council consents which could be complicated and quite expensive to obtain. Parks Assets will continue with the physical works to realign the river while the other options are being investigated. A report will be submitted to the Waitakere Community Board in September this year outlining the results of the investigation.</p>	<p>Harish Singh  836 8000 Ext: 8953</p>
<p>Renaming of the Reserve In Harvest Drive, Western Heights</p> <p>31 May 2005</p> <p>Resolution No: 941/2005</p>	<p>Council officers are currently investigating this request for the renaming of the Reserve in Harvest Drive. An agenda report will be submitted to the October meeting of the Board.</p>	<p>Warren Ogilvie  836 8000 Ext: 8561</p>
<p>Piha / Karekare and Huia / Cornwallis Local Water Plans</p> <p>Issue from the Environmental Management Committee</p>	<p>The first meeting of the Piha/Karekare Local Water Plan is scheduled for 6 September 2005.</p> <p>A proposal for a demonstration project in Huia/Cornwallis is being developed in consultation with the Huia/Cornwallis Local Water Plan group.</p> <p>An update will be provided to the Waitakere Community Board once proposals for further action have been developed.</p>	<p>Tony Miguel  836 8000 Ext: 8294</p>
<p>Water Supply Dams Environmental Management Committee</p> <p>12 August 2003</p> <p>Resolution No: 1709/2003</p>	<p>Resource Consents have been granted by the Auckland Regional Council to Watercare Services Limited. It is considered that this issue is now closed.</p>	<p>Tony Miguel  836 8000 Ext: 8294</p>

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
The Laingholm Beach Hall Public Forum 9 September 2002	July 2005	October 2005	Polly O'Brien  836 8000 Ext: 8559
Piha Stream Pedestrian Bridge 6 May 2003 Resolution No: 865/2003	July 2005	October 2005	Harish Singh  836 8000 Ext: 8953

RECOMMENDATION

That the Committee Secretary's Report for 6 September 2005 be received.

Report prepared by: Owena Schuster, Committee Secretary.



7 COMMUNITY WELLBEING FUND ALLOCATION 2005/2006

PURPOSE OF THE REPORT

The purpose of the report is to enable the Waitakere Community Board to assess applications and allocate funding from the Community Wellbeing Fund.

BACKGROUND

The Community Wellbeing Fund provides small sums of money to a wide range of groups in the community, who provide local services and activities on a voluntary or 'not for profit' basis.

Currently, Council allocates around fifty cents per head of population which equates to an amount of \$92,000, of which \$46,000 is allocated to City-wide projects by the Finance and Operational Performance Committee. The balance is allocated to each Community Board on a ward population basis of which the Waitakere Community Board has \$7,820 to allocate in the 2005/2006 round.

In February 2005 the amount each applicant can apply for to the Community Wellbeing Fund Community Board allocation was amended as a result of under subscription to the fund for the past two years by the following resolution:

"That the Waitakere Community Board's maximum allocation per application from the Community Wellbeing Fund be increased from \$1,000 to \$1,500."

24/2005

STRATEGIC CONTEXT

The Community Wellbeing Fund aligns with Council's Community Assistance Policy with the goal of the Policy being to help strengthen the ability of local community groups to create a strong social base for Waitakere City and to meet local needs. In the Community Wellbeing Fund an applicant must meet one or more of the objectives from the Community Assistance Policy, which helps achieve this strategic goal.

ISSUES

In the 2005/2006 funding round the amount that can be applied for by each applicant to the Community Board's allocation of the Community Wellbeing Fund has increased from \$1,000 to \$1,500. This has resulted in the fund not being undersubscribed as it has been in the past two years. The number of eligible applications to the Waitakere Community Board has also increased, from five applications last year to seven this year.

The advertising for this funding round was as follows:

- Western Leader;
- Waitakere City News;
- Information in Community Assistance Newsletter which goes out to over 1,000 community groups;
- 6 funding workshops;
- Internet information;
- Application forms in prominent positions at Council venues;

ASSESSMENT PROCESS - Eligibility

All applications have been screened for eligibility as per the Community Wellbeing Fund Policy. All eligible applications have been put forward to the Community Board for consideration. Those applications that have been found to be not eligible have been contacted to discuss other funding options.

Priorities

Each application has been preliminarily assessed against the priorities outlined in the Community Wellbeing Fund Policy and from this a recommended amount has been suggested.

Application Information

A1-A7

The original applications are available for inspection prior to and at the meeting. Attached at pages A1 to A7 is a one page summary. All applications have been sorted from highest to lowest in terms of the number of priorities met. This assessment has been based on the information provided in the application.

It is suggested that the Community Board work through the applications in order, making a preliminary allocation on each application. The Board may then wish to go back and revisit any allocation before coming to a final decision.

FUNDING AVAILABLE

Waitakere Community Board has a total of \$7,820 to allocate via this scheme. The Waitakere Community Board has seven eligible applications to consider for financial assistance with the total amount requested being \$10,700.

	Amount applied for	Amount Recommended
Sturges West Community House Inc	\$1,500.00	\$1500
Oratia School & Community Development Group	\$1,500.00	\$1420
Bethells Beach Community Group	\$1,500.00	\$1310
McLaren Park Community Project	\$1,500.00	\$1200
Waiatarua Playcentre Inc	\$1,500.00	\$990
Waitakere Voluntary Rural Fire Force	\$1,500.00	\$990
Oratia Kindergarten	\$700	\$410
Laingholm Baptist Church	Not Eligible	\$0
Total	\$10,700	\$7,820

CONCLUSION

There are seven eligible applications for financial assistance totalling \$10,700 with an amount to allocate of \$7,820. It is suggested that the Community Board work through the applications in order, making a preliminary allocation on each application. The Board may then wish to go back and revisit any allocation before coming to a final decision.

RECOMMENDATIONS

1. That the Community Wellbeing Fund Allocation 2005/2006 report be received.
2. That the Waitakere Community Board consider applications to the Community Wellbeing Fund and allocate funding as per the process outlined in the report and the following recommended amounts:

	Amount applied for	Amount Recommended
Sturges West Community House Inc	\$1,500.00	\$1500
Oratia School & Community Development Group	\$1,500.00	\$1420
Bethells Beach Community Group	\$1,500.00	\$1310
McLaren Park Community Project	\$1,500.00	\$1200
Waiatarua Playcentre Inc	\$1,500.00	\$990
Waitakere Voluntary Rural Fire Force	\$1,500.00	\$990
Oratia Kindergarten	\$700	\$410

	Amount applied for	Amount Recommended
Laingholm Baptist Church	Not Eligible	\$0
Total	\$10,700	\$7,820

Report prepared by: Jan Brown, Community Assistance Administrator.



8 NEW FOOTPATH CONSTRUCTION PROGRAMME 2005/2006

PURPOSE OF THE REPORT

The purpose of this report is to seek confirmation from the Waitakere Community Board of the final approved list of sites for construction of new footpaths in 2005/2006 and in priority order. The list also provides some possible sites for 2006/2007 to allow pre design works to commence early in 2006.

BACKGROUND

The Board received an initial report on this matter in April 2005 and resolved the following:

“That the proposed footpath construction programme for 2005/2006 be approved in principle, subject to the Waitakere Community Board undertaking a site visit of the Ward to review the current priority list.”

563/2005

The Board subsequently nominated one of its Members Monique Davis, to liaise with Council staff and visit the sites, to ascertain their suitability for construction and review the type of construction needed.

Board Members, in conjunction with the Swanson Residents and Ratepayers Association, also carried out a letter drop and consultation process with the residents of Church Street, Swanson to clarify issues concerning the proposed path in that street.

From the work above a proposed list has been developed in a specific priority order.

STRATEGIC CONTEXT

The Waitakere City Council's 'Integrated Transport and Communication' platform provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for city travel facilitated by integrated, environmentally responsible, and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.

Provision of appropriate pedestrian facilities is an essential part of providing access and safety for pedestrians.

ISSUES

The previous report noted issues concerning the need to establish whether sites may require additional features such as kerbing, retaining or road widening. These issues have been identified for each site and costs estimated to include these items where needed.

Each site was also reviewed in terms of true estimated cost which includes costs for additional kerbing, retaining walls and other works, and to take into account recent increases in construction costs.

On completion of the site visits, liaison and consultation process the following list, as set out in Table 1, is now submitted for consideration and confirmation.

SUGGESTED PRIORITY ORDER	ROAD NAME-SECTION	DETAILS	TOTAL COST ESTIMATE	CUMULATIVE COST
1	Laingholm Drive (No 58 to Dorothy Rd) Length 300 metres	<ul style="list-style-type: none"> Last missing 300m section in 3 kilometre section. Incomplete project started 5 years ago Allows for retaining, kerb and channel and concrete footpath 	\$380,000	\$380,000
2	Township Rd (full length LHS) Length 250 metres	<ul style="list-style-type: none"> New path leads to rail station and preschool 	\$60,000	\$440,000
3	Church St (full length one side) Length 170 metres	<ul style="list-style-type: none"> Allows for kerb and channel also 	\$127,000	\$567,000
4	Pooks Road (outside 46-48) Length 25 metres	<ul style="list-style-type: none"> Section missed 5 years ago due to stormwater pipe issues, pipe now replaced 	\$10,000	\$577,000
5	Swanson Rd (North Candia to O'Neills) Length 100 metres	<ul style="list-style-type: none"> Small section missing 	\$20,000	\$597,000
6	Lookout Drive (full length one side) Length 400 metres	<ul style="list-style-type: none"> No footpath either side Even Number side best No kerbing required 	\$98,000	\$695,000
7	Tane Rd (full length one side) Length 700 metres	<ul style="list-style-type: none"> Allows for path on even number side only will need kerbing around tight bends 	\$175,000	\$870,000
8	Karen Rd (full length one side) Length 170 metres	<ul style="list-style-type: none"> Best on LHS with no kerbing required 	\$44,000	\$914,000

NOTE: This table lays out a possible priority order, details regarding each site and preliminary estimates for each. The estimates include physical works cost, a contingency sum of 10% and design/supervision costs for each site.

Table 1 - Waitakere Ward, Amended 2005/2006 Footpath Construction Programme

At the same time other footpaths have been prioritised for consideration in the 2006/2007 Annual Plan, as set out in Table 2 below.

SUGGESTED PRIORITY ORDER	ROAD NAME-SECTION	DETAILS	TOTAL COST ESTIMATE
1	Pine Ave (Parrs Cross- Forest Hill) Length 250 metres	<ul style="list-style-type: none"> • Has path on southern side; • Arterial road; • steep slope, needs kerbing. 	\$185,000
2	Shaw Rd (No 5 to No 37) Length 490 metres	<ul style="list-style-type: none"> • List suggests left hand side but existing metal path on right hand side, this should be concreted. 	\$120,000
3	Western Rd (Walkway to the end both sides)	<ul style="list-style-type: none"> • Priority should be a path on one side only(RHS); • First piece that should be constructed in Western Rd is from walkway to beach; • It is walkway to beach that has been priced. 	\$53,000
4	Sturges Rd (No 228 to No 244) Length 230 metres	<ul style="list-style-type: none"> • Existing path on RHS; • Arterial road; • Needs kerb and channel; • Should wait until new subdivision in this section is completed. 	\$157,000

Table 2 - Waitakere Ward Recommended Sites for Predesign for Possible Construction in 2006/2007

RESOURCES

Funding for new footpath construction was approved by Council in the 2005/2006 Annual Plan process.

CONCLUSION

The tentative list of sites has been carefully evaluated and some have been found to be technically not viable for construction or should be classed as low priority.

A new list of sites has been prioritised for consideration for the 2005/2006 construction programme.

It should also be noted that should staff resources permit then the priority list will be reviewed later in 2005/2006 with a view to formulating a three year programme for the Board to consider. This is to allow significant pre design to be commenced well in advance of proposed construction.

RECOMMENDATIONS

1. That the New Footpath Construction Programme 2005/2006 report be received.
2. That Waitakere Ward 2005/2006 footpath construction programme be approved, as follows:
 - Laingholm Drive (No 58 to Dorothy Rd);
 - Township Road (full length LHS);
 - Church Street (full length one side);
 - Pooks Road (outside 46-48);
 - Swanson Road (North Candia to O'Neills);
 - Lookout Drive (full length one side);
 - Tane Road (full length one side);
 - Karen Road (full length one side).

Report prepared by: Neil Prendiville, Principal Engineer, Project Services.



9 WESTERN ROAD, LAINGHOLM - STORMWATER ISSUES

PURPOSE OF THE REPORT

The purpose of this report is to advise the Waitakere Community Board of the work programme to address stormwater issues in Western Road, Laingholm.

BACKGROUND

At the 5 July 2005 meeting of the Waitakere Community Board, Kerry Atama, on behalf of the Laingholm District Citizens Association, presented a petition containing 116 signatures requesting the Waitakere City Council address ongoing problems with water run-off and flooding to properties in Western Road, Laingholm. The petition requested that the following issues be addressed:

- “1. *The installation of stormwater drains along the section of Victory Road that runs above Western Road, to alleviate run off into the Western Road area;*
2. *The installation of stormwater drainage system for run off from Warner Park Avenue;*
3. *A re-survey of the Laingholm stream as the present computer model does not take account of:*
 - a) *The flood in January 2004 which occurred at midtide not high tide;*
 - b) *The whirlpool that forms in flood conditions immediately upstream of the pipe under Sandy's Parade, that markedly reduces the flow of water through the pipe during floods;*

4. *An annual survey of the stream to be carried out by Waitakere City Council to appraise and ensure that residents who have an obligation to maintain the watercourse are fulfilling their obligations. The Council to inform the affected residents by mail prior to the inspection;*
5. *Any further measures that would ameliorate present water run-off and flooding problems involving Victory Road, Warner Park Avenue and Western Road.”*

The Waitakere Community Board received the petition and resolved as follows:

- “1. *That the petition containing 116 signatures requesting the Waitakere City Council to address ongoing problems with water run-off and flooding to properties in Western Road, Laingholm, be received.*
2. *That an update Report be brought back to the Waitakere Community Board regarding stormwater issues in the vicinity of Victory Road, Laingholm and the remainder of the Laingholm area.”*

1286/2005

STRATEGIC CONTEXT

The Council's Stormwater Strategy contributes to the outcomes sought in a number of the strategic objectives set by the Council. In the Green Network these relate to managing stormwater in harmony with the natural water cycle, keeping up with the growth of the City, reducing land slippage and erosion, protecting the health and safety of people, protecting the natural environment, and partnerships are addressed within the strategy.

In addition, stormwater solutions should be planned and designed in conjunction with the wider design initiatives being carried out within the Urban Villages platform, such as neighbourhood and town centre plans, new subdivision design and structure plans, to ensure that natural environments are integrated into the stormwater management and that ecosystems, such as streams, are a fully functional part of these areas. Stormwater management also protects public safety and contributes to the Safe City platform.

ISSUES

A number of dwellings in Western Road are situated alongside the stream and are built with little or no freeboard to provide a safety margin against storm events. Most of these were built some time ago, prior to current regulations.

Several other dwellings have been built on higher ground to the north of the stream and to achieve access property owners have culverted and partially blocked the stream.

A17

Over the past four or five years there have been several reported incidences of inundation of dwelling floors, due to either rainstorms or tidal inflows. A Catchment Management Plan has been prepared to address all issues in a comprehensive, holistic and prioritised manner. A plan showing the location of the catchment is included at page A17.

The Catchment Management Plan highlights potential flooding of a considerable area defined by Sandys Parade and Western Road. This flooding is due to the following:

- high tide levels;
- extreme rainfall conditions; and
- combinations of both factors contributing to a flooding.

These factors have been analysed to include the impact of tidal patterns and flood flows. The conclusions from the analysis are as follows:

- any increase in tide level will have substantial impacts on the area;
- 14 properties are at risk from flooding; and
- erosion in streambeds is noted as an issue to be alleviated by appropriate controls on disposal of run-off from future development in the area.

The Catchment Management Plan identifies a number of options to mitigate the adverse effects of stormwater in this catchment. These options are as follows:

- diversion of roading run-off from both Victory Road and Warner Park Avenue;
- construction of water quality devices prior to discharge to Laingholm Bay;
- further studies on the viability of an off-line quality pond at or near the point where flooding from tidal effects are superseded by flooding effects from the Laings Stream; and
- the wastewater pumping station in Western Road Reserve, which is a key facility in the area, needs to be raised to prevent inundation, which would result in wastewater overflows.

Policies regarding building floor levels and building within the designated flood plain, both tidal and stream will be introduced as well as policies on disposal of stormwater within the catchment from new dwellings.

WORK PROGRAMME

The issues raised in the petition were discussed at a community meeting held in November 2004 and the community representatives at that meeting were advised that the resolution of these issues was planned for 2005/2006.

The work programme for 2005/2006 is as follows:

Item	Timeline
Improvements to the diversionary pipelines in Victory Road built in 2003.	Construction to commence by February 2006
Improvements to stormwater drainage in Warner Park Avenue	Construction to commence by February 2006
Resurvey of Laingholm Stream	To be commenced by November 2005
Remodelling of Laingholm Stream	To be commenced in March 2006
Development of strategies to improve the management of Laingholm Stream and community consultation	To be commenced by November 2005
Other drainage improvements	To be identified after construction of Victory Road and Warner Park Avenue improvements

Table 1 - Proposed Work Programme

It should be noted that the stormwater modelling previously carried out identified that it is not feasible to mitigate flooding effects due to tidal influence. This conclusion will be validated in the updated model.

A newsletter will be prepared and sent to the community in the catchment advising them of the work programme and inviting them to another community meeting to discuss any issues. It is recommended that this meeting be held in October 2005.

RESOURCES

Funding of \$300,000 has been provided in the 2005/2006 Annual Plan to address the stormwater issues raised by the submission.

CONCLUSION

The issues raised in the petition submitted to the Waitakere Community Board on 5 July 2005 are being addressed as part of the 2005/2006 Annual Plan work programme.

It is recommended that a community meeting be held in October 2005 to advise the community of stormwater improvements in the Western Road catchment.

RECOMMENDATION

That the Western Road, Laingholm - Stormwater Issues report be received.

Report prepared by: Tony Miguel, Group Manager Asset Management.



10 LEVELS OF SERVICE CONSULTATION

PURPOSE OF THE REPORT

The purpose of this report is to advise the Waitakere Community Board of the Levels of Service Consultation Programme and to seek the Waitakere Community Board's input.

BACKGROUND

The Local Government Act 2002 requires Council to prepare a Long Term Council Community Plan which sets out Council's work programme for three years, (namely 2006/2007, 2007/2008 and 2008/2009) and an indicative work programme for the next seven years thereafter.

The key processes involved in preparing the Long Term Council Community Plan are as follows:

- Establishing community outcomes;
- Confirming the strategic direction;
- Establishing Levels of Service;
- Preparation of Activity Plans to give effect to the above; and
- Preparation and consultation on the Long Term Council Community Plan.

STRATEGIC CONTEXT

Levels of service provide the linkage between community outcomes, the strategic direction and enable work programmes to be prioritised.

ISSUES

As stated above, the Local Government Act 2002 requires a more robust three-yearly planning cycle than in the past. This also makes sense from a practical point of view, as often projects can not be completed in one year due to the time required to complete the following processes:

- Consultation;
- Preliminary and feasibility planning;
- Consenting;
- Land purchase, if required;
- Tendering; and
- Implementation or construction.

Thus it is also proposed to carry out preliminary consultation with the Community Boards to establish priorities for the next three years for the following activities:

- Transportation;
- 3 Waters;
- Parks;
- Community facilities;
- Libraries;
- Solid waste; and
- Property and pensioner housing.

As the Local Government Act 2002 requires consultation on Levels of Service, a work programme has been developed as follows:

- Focus group consultation in September 2005;
- Community Board consultations from September to November 2005;
- Citywide consultation in October 2005; and
- A series of Council workshops.

The work programme recommended for the Community Board is as follows:

- A workshop for all Community Board Members;
- The Community Boards will then be required to individually consider priorities for each Ward at a separate workshop to be held in October 2005; and
- Reporting back with the outcomes of the two workshops to the November 2005 Community Board meetings, to recommend to Council the Levels of Service and priority projects for consideration in the draft 2006/2016 Long Term Council Community Plan.

A8-A16

An example of a recently completed Levels of Service consultation carried out by Taupo District Council is included at pages A8 to A16.

RESOURCES

Funding is available in the 2005/2006 Annual Plan for the Levels of Service consultation and planning for the 2006/2016 Long Term Council Community Plan.

CONCLUSION

Levels of Service consultation is required by the Local Government Act 2002 and will enable better three-yearly planning for activities in the draft 2006/2016 Long Term Council Community Plan.

Two workshops are proposed for elected members to enable recommendations to be considered by the Community Boards in November 2005 for input to the Long Term Council Community Plan.

RECOMMENDATIONS

1. That the Levels of Service Consultation report be received.
2. That Waitakere Community Board Members attend two workshops on Levels of Service and priorities for the next three years, with the outcomes reported back to the Waitakere Community Board meeting scheduled to be held on Tuesday, 1 November 2005.

Report prepared by: Tony Miguel, Group Manager Asset Management.



11 WAITAKERE RAILWAY STATION NAME CHANGE

PURPOSE OF THE REPORT

The purpose of this report is to seek the Waitakere Community Board's feedback and support on a proposed change of the name of "Waitakere" railway station to "Waitakere Village" railway station.

BACKGROUND

The Waitakere railway station is a well established railway station in Waitakere Village.

The Henderson railway station and its surrounds are to be substantially redeveloped to form a transport interchange catering for rail, bus, pedestrians and cyclists. At the Council meeting on 5 February 2004 the Council discussed the naming of the civic centre and transport interchange development as Waitakere Central. Officers were instructed to initiate an application for a change of name of two railway stations:

- Henderson station to Waitakere Central station;
- Waitakere station to Waitakere Village station.

Consultation in relation to Waitakere Central has been conducted through the Annual Plan process, and specific feedback is being sought from Community Boards, local iwi and rail organisations - Ontrack, Auckland Regional Transport Authority (ARTA) and Connex.

STRATEGIC CONTEXT

The redevelopment of the Henderson Town Centre will reinforce Henderson's role as the central business and civic district of Waitakere City. The integrated transport interchange and civic centre are being promoted as Waitakere Central to reflect the role of Henderson Town Centre as the heart of Waitakere City. This enhancement of the Henderson station also helps deliver Council's vision for an integrated public transport system.

ISSUES

The proposed name change of Henderson railway station to Waitakere Central may cause confusion for passengers and the community about the difference between Waitakere Central and Waitakere railway stations. It is proposed that at the same time that Waitakere Central opens, which is preliminarily scheduled for August 2006, Waitakere station is renamed Waitakere Village station. This new name will serve to differentiate Waitakere Village from Waitakere Central.

Assigning geographical and hydrographic names within New Zealand is the responsibility of the New Zealand Geographic Board Nga Pou Taunaha o Aotearoa. Waitakere City Council will need to make an application to the Board proposing the name changes. The application is required to include input from the Waitakere and Henderson Community Boards, local iwi and rail stakeholders including Ontrack.

The support of the Waitakere Community Board for the change of name of the Waitakere station to Waitakere Village station would assist the application.

RESOURCES

There will be some costs involved with the proposed changes to the names of the railway stations. This will involve the cost to change rail network maps and timetable information. Council officers are in discussions with Auckland Regional Transport Authority about the costs and whether the name changes can be introduced as part of any future planned timetable changes by Auckland Regional Transport Authority.

CONCLUSION

The Community Board's support for the change of name of the Waitakere railway station to Waitakere Village station will assist the application to the New Zealand Geographic Board. This new name will serve to differentiate Waitakere Village from Waitakere Central.

RECOMMENDATIONS

1. That the Waitakere Railway Station Name Change report be received.
2. That the application to the New Zealand Geographic Board to change the name of Waitakere railway station to Waitakere Village railway station be supported.

Report prepared by: Kevin Wright, Manager Transport Strategy.



12 DRAFT PARKS AND OPEN SPACE STRATEGY

PURPOSE OF REPORT

The purpose of this report is to request the Waitakere Community Board to provide comments on the draft Parks and Open Space Strategy (hereafter referred to as the draft Strategy) and that these comments will be included in a report to the City Development Committee in October 2005 to approve public notification of the draft Strategy.

BACKGROUND

Council's existing Parks Strategy was adopted in 1999. This strategy needs to be updated to align with updated Council strategic platforms and priorities. There are also some gaps in the existing Strategy that need clearer direction to help provide improved planning for open space within the City.

A values survey was undertaken in November 2004 in the preparation of the Strategy update to help provide initial direction and gauge the values that residents of Waitakere City have of open space.

A Councillor workshop was held on the 13 July 2005, followed by a workshop for Community Board Members on the 28 July 2005. These workshops were provided to introduce the draft Strategy and gain initial feedback from Elected Members.

This report is to provide the opportunity for the Waitakere Community Board to give formal recommendations on the draft Strategy to the City Development Committee before it is approved for consultation. Copies of the draft Strategy have been distributed separately to Board Members (prior to workshops). Additional copies have been supplied in the Community Board Members Lounge and the Councillors Lounge.

STRATEGIC CONTEXT

The draft Strategy has a number of linkages to national and regional legislation and strategies such as the Local Government Act 2002, Reserve Act 1980, Regional Growth Strategy and Regional Open Space Strategy.

The draft Strategy provides the guidance, policies and direction for parks and open spaces in the City. This includes over 550 parks and reserves that occupy over 1,300 hectares, as well as other open spaces that provide amenity value such as streetscapes.

The draft Strategy has linkages to all of Council's Strategic Priorities and Platforms. However, the key platforms that drive the draft Strategy are the Urban and Rural Villages, Strong Communities, and the Green Network.

Urban and Rural Villages

"The 2020 vision is for Town Centres to be thriving, providing exciting options for people to live, work, and play. Public facilities and places and the streets are alive and busy."

The draft Strategy plays an important role in enhancing Town Centre environs to make them more pleasant places to visit, work and live. This is achieved through street improvements, Town Squares, Pocket Parks, unique playground provision and ensuring access to wider recreational opportunities.

Strong Communities

"The 2020 vision is that people are active, healthy and content. They feel safe and there is a strong sense of community. Our City is a great place for children. We enjoy our diversity of lifestyles and people."

The draft Strategy has a significant role in providing recreational opportunities for residents helping to keep the City active and healthy. The draft Strategy also guides how parks are developed to ensure that they are safe places to visit, that there is community ownership of parks and open spaces, and that they reflect community identity to provide a sense of place.

Green Network

The 2020 vision for the Green Network is that:

“The Waitakere Ranges will be permanently protected; there will be a network of bush and trees from the Ranges, through town centres and suburbs, to the coasts, bringing the natural world into people’s everyday lives and filling the streams and forests with life.”

The draft Strategy plays a significant role in providing guidance and prioritising work in the Green Network including biodiversity protection and enhancement, ecological corridors, pest control and landscape values. It also includes issues such as public access to natural areas and community assistance programmes.

ISSUES

It is timely for Council to update the Parks Strategy to align with other strategic planning Council is undertaking, including the development of the next Long Term Council Community Plan, development contributions, and the Leisure Strategy.

Waitakere is expecting significant growth over the next 50 years and at the same time we have an aging population. Council must ensure that this growth and changing demographics is planned for.

At the same time Council must meet the needs of the existing population, ensuring that parks and open spaces are provided equitably over the City. Many areas in the City have different levels of park provision due to historic activities and differing development trends. These discrepancies need to be addressed.

Council is implementing development contributions to fund open space requirements to cater for growth to ensure that the cost of growth is appropriately funded.

The draft Strategy sets out the direction on where and how Council will develop the City’s parks and open spaces.

The list below outlines the purpose and outcomes identified through the draft Strategy:

- **Capture the wider roles of open spaces**

To ensure that planning is undertaken in a holistic and integrated manner.

To capture wider roles of parks and open spaces including heritage, culture and providing sense of place that reflects the local community.

- **Diverse range of open spaces**

The draft Strategy is not limited to parks and reserves, and seeks to provide guidance on more open space types such as streetscapes, and includes the role of private open spaces that provide a large component of our natural environment.

The draft Strategy also provides more direction for a greater range of open spaces, especially in more intensive growth areas such as town centres.

- **Long term vision for parks and open spaces**

The draft Strategy seeks to provide a long term vision, and planning for a 50 year horizon taking into account population, age and ethnic growth projections. Included in this is the identification of new growth areas and nodal intensification around rail stations and town centres.

- **Robust planning structure**

To provide a consistent and robust planning structure to provide equity across the City and improve decision making processes.

To ensure that the City's open space network is affordable to purchase, develop and maintain.

- **Provide clear direction for projects to feed into Long Term Council Community Plans and Development Contributions**

To improve flow and relationship of the draft Strategy with the Long Term Council Community Plan so that projects are justified through decision making process. Provide direction for long-term planning for city growth, and determine the cost of growth and allocate it appropriately between Council and developers.

Focus areas

The draft Strategy outlines how we will develop the City's open space network. Within the draft Strategy there are four key focus areas that have been identified:

- **Green Network Corridors and Representation**

There is a need to continue to secure and develop the five key stream corridors of the Oratia, Opanuku, Swanson, Paramuka streams and the Whau River. These meet a number of strategic needs from water quality, ecological (wildlife corridors), flood mitigation, walking and cycling networks and other recreational opportunities. The Twin Streams project has significantly advanced the Oratia, Swanson and Opanuku Streams in this regard.

Council should also assess the current reserve network and ensures that underrepresented ecosystems are prioritised and protected.

- **Quality vs Quantity**

There is a need to balance community desires for parks and open spaces with affordability. Council has often inherited small areas of open space that only provide limited ecological or recreational opportunities. These areas incur maintenance costs and at the same time reduce the ability for Council to secure higher quality, more desirable parks for the Community.

Further to this Council should seek to provide equity across the City. There is an existing network of parks and open spaces with huge diversity. Even in new growth areas it is not possible for Council to develop a standard park due to limiting factors such as topography.

To this end a system has been established to provide the level of quality for every park in the City based on measurable physical features such as size, coastal aspect; facilities (e.g. sport fields) and measures these against people's expectations of what values and experiences that parks should offer.

This captures the diversity of parks in Waitakere, helps decision making for park development and upgrades and ensures that we get quality not just quantity in our open spaces.

▪ **Growth Areas**

There are a number of areas where significant growth is expected such as in the north of the City and in our town centres. Council should take the opportunity now to secure land for open spaces in new growth areas to ensure that they are a driving factor in development. At the same time Council's growth strategy seeks to increase densities within town centres. These areas must be pleasant areas to live and work to encourage quality development. Ensuring quality parks and open spaces in town centres is a major mechanism to achieve this and to offset the needs of the growing population.

▪ **Leisure walks and sports fields**

It is suggested that the key recreational opportunities Council should develop are the continued establishment of the City's sports fields to cater for the growing demand of active recreation. And additional to this Council should develop a network of high quality leisure routes in the City as walking is the most common and a growing recreational activity throughout communities (identified in the Parks Values Survey, November 2004). It is also an important recreational activity that meets the needs of an aging population.

A key in achieving all of these areas is securing land, and getting the right land in the right place before the opportunity is lost.

Proposed programme

This report will go to all Community Boards during September 2005 to provide the opportunity for formal comments to be forwarded to the City Development Committee prior to the draft Strategy being approved for consultation. The following outlines the key programme dates:

Item	Description	Date
Community Boards Recommendations	Formal recommendations to City Development on draft Strategy	5-8 September 2005
City Development Committee Approval	Provide comments from Community Boards and approve draft for consultation	10 October 2005
Public consultation	Release draft Strategy for public comment	October to end November 2005
Report to Community Boards on consultation	Summary of submissions, identification of amendments to the Strategy	March 2006
Report to City Development Committee on consultation	Summary of submissions, identification of amendments to the Strategy, and adoption of the Strategy	April 2006
Amendments to draft Strategy	Amendments to draft strategy based on submissions and inclusion of finalised Long Term Council Community Plan strategic priorities.	April - June 2006

Item	Description	Date
Chair's sign off of final Parks and Open Space Strategy amendments	Chair's sign off of amendments. Printing and distribution.	July 2006

The draft Strategy will be advertised in the local papers and Council publications (such as the internet and City News). A letter will be sent to all key stakeholders such as sport clubs, residents and rate payers groups, and other territorial authorities.

Levels of Service and Long Term Council Community Plan consultation will also provide additional opportunities for input into the draft Strategy.

RESOURCES

Staff resource has been allocated to parks and open space planning. The draft Strategy is being funded from the completion of the Parks Analysis and Planning budget approved through the 2005/2006 Annual Plan.

CONCLUSION

This report is to provide the opportunity for the Waitakere Community Board to provide formal recommendations on the draft Strategy to the City Development Committee before it is approved for public consultation.

RECOMMENDATIONS

1. That the Draft Parks and Open Space Strategy report be received.
2. That the Waitakere Community Board provide comments on the draft Strategy for inclusion in the report to the City Development Committee, scheduled to be held on Thursday, 6 October 2005.

Report prepared by: Gyles Bendall, Strategic Parks Planner.



13 UPDATE ON LAINGHOLM BEACH HALL

PURPOSE OF THE REPORT

The purpose of this report is to update the Waitakere Community Board on options for the future of Laingholm Beach Hall, Western Park, Laingholm. The report recommends that the Community Board provide their support to the Finance and Operational Performance Committee that the Laingholm Beach Hall be retained and repaired. It also recommends that the Waitakere Community Board grant the lease of the Laingholm Beach Hall to the Laingholm District and Citizens Association (LDCA), subject to the Hall being retained and repaired.

BACKGROUND

A18

There are currently two Council owned community halls situated on reserves in Laingholm. They are the Laingholm Village Hall in Victory Road (opposite the Laingholm Primary School) and the Laingholm Beach Hall (the Hall) in Western Park, Western Road. A map at page A18 shows the location of the Laingholm Beach Hall in Western Park. Both Halls are managed by the Laingholm District and Citizens Association for the community and on behalf of Council. Use of the Laingholm Beach Hall has been restricted since January 2004 after first Council officers, and then engineers, found it to be structurally unsound. The Hall is also in need of some general building renewals work. The total cost for all the work (including structural repairs, lighting, painting, heating, renewing the skylights and general maintenance) is estimated at around \$38,000. This figure also includes 10% escalation costs in addition to quotes from eighteen months ago when the building was first found to be unsound. Demolition of the Hall has been estimated at around \$20,000 including \$17,000 for demolition and \$3,000 for landscaping after demolition.

The Laingholm Beach Hall was built by the community for the local Scouts group approximately twenty years ago. The Scouts group later disbanded and in 1999 ownership of the Hall was transferred to the Waitakere City Council. In 2001 the Laingholm District and Citizens Association took over the management of the Hall as a community facility. A lease was not formalised at this time as the future of the Hall was uncertain due to the significant repairs needed and the subsequent low rate of community use. The Hall was used from time to time by community groups including a weaving group, a dancing class, and a theatre group and occasional private hirers for parties and family functions. The Laingholm District and Citizens Association have recently generated substantial community interest in retaining and using the Laingholm Beach Hall and have applied for the lease of this Hall in order to manage it as a community facility.

The following information has been submitted to the Finance and Operational Performance Committee with recommendations to retain and repair the Laingholm Beach Hall. The Finance and Operational Performance Committee will discuss the report and recommendations for the future of Laingholm Beach Hall at its meeting on 12 September 2005.

STRATEGIC CONTEXT

Community and Leisure Facilities and activities contribute to Council's Strong Communities and Urban and Rural Villages Strategic Platforms by helping 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.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

The Local Government Act 2002 defines one of Council's responsibilities as to promote the social, economic, environmental and cultural well being of communities, in the present and for the future.

ISSUES

As at 2001, the Laingholm area had a total population of 2,457. Community facilities available for use in Laingholm include the two Council owned halls and a Church Hall with school and community halls available for hire in neighbouring communities (for example Huia and Titirangi). It should be noted that the Huia and Titirangi community facilities have high usage from within their own communities. Due to their relative distance from Laingholm these facilities are not as well used by Laingholm residents as community facilities within Laingholm. The Council carries out maintenance required for Council owned halls on a case-by-case basis in cooperation with the Hall Management Committees. In addition the Council also administers the Community Halls Fund, which has \$42,000 available in 2005/2006 for grants of up to \$3,000 per hall.

Eligible Hall Management Committees can apply for funds to contribute to the maintenance and running expenses and costs of the halls (both Council and community owned). The Laingholm District and Citizens Association has applied for and been granted funds from the Community Halls Fund for both the Laingholm Village and Laingholm Beach Halls every year since 2000.

Community Consultation

Since the Laingholm Beach Hall was found to be structurally unsound the Council has worked closely with the Laingholm District and Citizens Association to determine community views and preferences for the future of the Hall. Extensive consultation has been carried out with the Laingholm community both by Council and the Laingholm District and Citizens Association in the past eighteen months on the future of the Hall. The Laingholm District and Citizens Association and the Council have updated the community on the outcomes of Laingholm Beach Hall consultation through newsletters in the Laingholm local community newsletter "the Roundabout". The Roundabout is distributed monthly to 1,800 homes in Laingholm and the wider community.

A19-A21

In April 2004 a Council generated community consultation questionnaire attached at pages A19 to A20, was delivered to 900 homes in Laingholm. A total of 163 surveys were completed and returned to the Council. Of the responses 49% believed that the Hall should be repaired, 44% preferred that the Hall be demolished, and 6% were unsure. As the result was so close Council officers advised the Laingholm District and Citizens Association that the result was inconclusive and the Laingholm District and Citizens Association then decided to carry out some further community consultation independent of the Council. The Council informed the community of the survey result through the Roundabout in September 2004 attached at page A21, advising that the Laingholm District and Citizens Association would be engaging in some further consultation. The article also advised that recommendations and results would be reported to both the Waitakere Community Board and the Council's Finance and Operational Performance Committee for a decision on the future of the Hall.

A22

The Laingholm District and Citizens Association consulted with the community in late 2004 by holding "Planning for Real" community planning sessions, carrying out door to door questionnaires and also engaging in informal discussions with residents. In July 2005 the Council advised the Laingholm community through the Roundabout, attached at page A22, that the Laingholm District and Citizens Association had a positive response to their consultation and identified at least five groups who would use the Hall if it were in usable condition. Residents were given a further opportunity to raise any concerns about the future use of the Laingholm Beach Hall before reports were submitted to the Community Board and Council Committee. They could do this by either attending the Laingholm District and Citizens Association Annual General Meeting held on 19 July 2005 or contacting Leisure Services by 5 August 2005.

Two options have been identified for the future of the Hall. These include the following:

Option One - Demolish the Laingholm Beach Hall and Revert Site to Open Green Space

Option One recommends demolishing the Laingholm Beach Hall and reverting the site back to open green space. Even though the Hall was run down and required maintenance and modernising, the Laingholm District and Citizens Association took over management of it in 2001 as they could see the potential of the Hall and did not want the community to lose this asset. However, even with minor maintenance repairs made to the building by Council it has been very difficult for the Laingholm District and Citizens Association to generate long term users for the Hall with it needing significant repairs and renewal work.

The Hall is situated in a residential area and noise from the Hall has been an issue for some neighbours in the past. However, if the Hall is retained and a lease is granted to the Laingholm District and Citizens Association for the Hall, time restrictions would be placed upon noise generated in the Hall. In addition the majority of the users the Laingholm District and Citizens Association have identified for the Hall are groups that would be using the Hall for quiet leisure activities some of which will occur during the day or early evening.

Further whilst this option would create increased open green space and recreation areas there is currently no shortage in the area. Laingholm Reserve is also situated in Western Road and is well used by locals as is the beach at the end of Western Road. Of those 44% of residents who responded in the survey that the Hall should be demolished many of them stated that they had chosen that option as the Hall was not currently used. This option is not preferred as consultation carried out on the future of the Laingholm Beach Hall has shown strong support for repairing, retaining, and using the Hall.

Option Two - Repair the Laingholm Beach Hall

Option Two involves carrying out the repairs to the Hall estimated at \$38,000 and making the Hall available and more usable for community use. The repairs required to bring the building up to standard include structural repairs, lighting, heating, painting, renewing the skylights and general maintenance. This option would preserve the Laingholm Beach Hall for long term community use and make the most of the community momentum and interest that has been generated in the Laingholm Beach Hall through recent consultation. Although there are other community facilities in the area (the Laingholm Village Hall and Laingholm Baptist Church) these are currently both well utilised. Usage of the Laingholm Village Hall has increased significantly during the last eighteen months that the Council and the Laingholm District and Citizens Association have been consulting with the community around use of community facilities in Laingholm.

A23-A26

Through their consultation the Laingholm District and Citizens Association have identified at least five groups who would use the Beach Hall if it was in usable condition attached at pages A23 to A26. These include a movie club, a canoe and kayak club, a youth club, a German speaking playgroup and a yoga instructor. These groups fit well with the types of activities local residents identified that they would be interested in through the Council survey on the future of the Hall last year. The users also fit well with the location of the Hall which is close to the beach, Laingholm Reserve, and local store. It is therefore a natural meeting point for youth, and the playgroup, as well as suiting the kayak group with close access to the beach. Therefore the proposed users would complement rather than compete with the Laingholm Village Hall which is located up a hill away from the beach. The Laingholm District and Citizens Association have also had some positive feedback from private hirers who would like to use the Hall during the day, for example staff development and planning days.

It is recommended that the repairs be funded from the Council Property Renewals Budget as the Community Halls Fund is designed to contribute to maintenance and running costs only and does not cover major capital improvements. Use of the Hall is expected to increase significantly if it is repaired and therefore repair costs may be offset over the longer term against increased community use of the Hall. This option is preferred as it would preserve the Hall for long term community use. Further, this option corresponds with the views of the community who responded to consultation on the issue.

Reserve Classification

The Hall is located on Western Reserve which is legally defined as Lot 202, Deposited Plan 19098 (part CT 394/131). This lot has been vested in the Waitakere City Council and classified under the Reserves Act 1977 as a Plantation Reserve. In order for a lease to the Laingholm District and Citizens Association to proceed under the Reserves Act it is recommended that the Reserve be classified as a Local Purpose (Community Buildings) Reserve.

RESOURCING

Commitments to date would allow for repair costs of \$38,000 to be funded from the Property Renewals Budget.

Funding for demolition costs of approximately \$20,000 are unable, under generally accepted accounting practices to be funded from the Property Renewals Budget. If the Community Board chose Option One to demolish the Hall \$20,000 would need to be included in the 2006/2007 draft Annual Plan as an operating cost. Any demolition work would be delayed until a budget for demolition costs had been approved.

CONCLUSION

The Laingholm Beach Hall in Western Reserve, Laingholm is owned by the Waitakere City Council and has been available for restricted community use only since January 2004 after Council officers and an external engineer found it to be structurally unsound. The total cost for all the required renewal work has been estimated at around \$38,000. Demolition of the Hall has been estimated at around \$20,000 including \$17,000 for demolition and \$3,000 for landscaping after demolition.

The two options that have been considered for the future of the Laingholm Beach Hall are demolishing the Hall and reverting the site to open green space or retaining and repairing the Hall. It is recommended that the Community Board endorse Option Two that the Laingholm Beach Hall be repaired and retained with funding of \$38,000 from the Property Renewals Budget. This corresponds with the majority of views of the community. Further, this option would preserve the Laingholm Beach Hall for long term community use and make the most of the community momentum and interest that has been generated in the Laingholm Beach Hall by the Laingholm District and Citizens Association through recent consultation.

The Laingholm District and Citizens Association took over the management of the Hall in 2001 after it had been donated to the Waitakere City Council by the Scouts in 1999. A lease was not formalised at that time as the future of the Hall was uncertain due to the significant repairs needed and the subsequent low rate of community use. The Laingholm District and Citizens Association have recently generated substantial community interest in retaining and using the Laingholm Beach Hall and have applied for the lease of this Hall in order to manage it as a community facility.

RECOMMENDATIONS

1. That the Update on Laingholm Beach Hall report be received.
2. That the Waitakere Community Board recommend to the Finance and Operational Performance Committee that the Laingholm Beach Hall be retained and repaired.
3. That subject to approval to retain and repair the Laingholm Beach Hall by the Finance and Operational Performance Committee (as in recommendation two above), it be recommended to Council that Lot 202, Deposited Plan 19098 (part CT 394/131) be classified under Section 16 (2A)(a) of the Reserves Act 1977 as a Local Purpose (Community Building) Reserve as specified in Section 23 of that Act for the purposes of granting a lease to the Laingholm District and Citizens Association.

4. That subject to approval to retain and repair the Laingholm Beach Hall by the Finance and Operational Performance Committee (as in recommendation two above), the Chief Executive Officer be delegated authority to negotiate and execute a lease under Section 61 of the Reserves Act 1977 with the Laingholm District and Citizens Association for the footprint of the Laingholm Beach Hall on Western Park, Laingholm.

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



14 **HOUSING REVIEW PROJECT**

PURPOSE OF THE REPORT

The purpose of this report is to inform the Waitakere Community Board about the review of the Council's housing for older adults portfolio.

BACKGROUND

The Council's housing for older adults portfolio is managed by the Property Assets section within the City Services' Project Services Group. This housing portfolio constitutes 'social housing' in the sense that it is housing which is owned by the public sector and not-for-profit organisations.

Since 2001, there have been discussions about the future role of Waitakere City Council as a provider of social housing and what it should do with the housing that it owns.

A report was presented to the City Development Committee, at its meeting held on Thursday, 7 April 2005, proposing that a review of the Council's housing for older adults portfolio be carried out to take advantage of opportunities that exist in relation to this asset. The City Development Committee resolved that a review be undertaken. This review constitutes a major workstream of the proposed housing strategy.

The review is timely given the ageing housing stock. Options that are open to the Council in relation to the housing portfolio include redevelopment, joint ventures with other parties, financial assistance to redevelop from central government, or selling to another provider or developer.

The review is comprehensive and covers all 12 of the villages that are owned by the Council, which comprise 335 units. The review is scheduled to be completed in early 2006 with a preliminary report presented before the end of 2005.

STRATEGIC CONTEXT

The Council's strategic priorities that are of particular relevance to the housing arena include 'sustainable development', and 'safe city'. Of further strategic importance when considering Council's provision for housing in the City, are the nine outcomes for sustainability that include: 'urban and rural villages', 'integrated transport and communication' by ensuring people have choices in housing and have accessibility to transport and communication links, and 'strong communities' by supporting the health and wellbeing of the community.

These sustainable outcomes are important given Council's plans for future development in response to the population growth which is occurring in Waitakere City and across the Auckland region generally. As part of the plans for future growth, Council has set a goal to ensure that high quality urban intensification occurs within and around the town centres of Waitakere City. These urban centres will be linked to transport nodes and other amenities that support such development. With this work, Council is wanting to lead the way to ensure there is good urban design and provision of adequate community infrastructure (such as parks, facilities and stormwater pipes), to help ensure that the city remains a desirable place to live, work and play, and that the sustainability outcomes are achieved.

Against this background of urban growth and planning for the future, the housing for older adult villages that are scattered across the city should be considered a resource which, if used efficiently and effectively, could help the Council achieve its stated goals.

ISSUES

1 Progress Achieved to Date

a) Planning Out the Review

The project which commenced in April 2005, has involved staff from across all the Council Directorates, with the primary sponsor being the Director: Strategy and Development. A project plan and project brief have been written. There is a core work team with staff specialising in finance, property assets, strategy, communications and quality assurance issues. There is also a reference team, where the members have agreed to act as a 'reference point' for information and specialist advice in the housing area or related area.

The aims of the review include the following:

- Define the Council's role in regards to social housing;
- Identify opportunities to enable the council to make decisions about its housing for older adults portfolio;
- Recommend to the Council which opportunities to pursue in relation to the housing for older adults portfolio;
- Present an action plan to outline the key actions required to implement decisions.

A number of workstreams have been identified:

- project management (to lead and drive the project);
- specialist support (to include legal, technical, quality assurance, and financial);
- project support (to include administrative and event preparation);
- communications and consultation (to co-ordinate the Council's approach);
- research and analysis (to provide background information);
- strategic planning (to examine and assess the options);
- partnership & advocacy (to explore potential partnerships);
- operational (to work closely with city services).

b) Communications Plan

A communications plan has been developed for the project which was approved by the Communications and Facilitations Group at its meeting on Tuesday, 2 May 2005. A steering group was set up for the development of consultation material, with 4 elected members appointed. The four elected members were: Councillor's Hulse, Cooper, Clews and Chan.

The communications plan has been followed and actions have involved sending out letters to key stakeholders, including Age Concern, Grey Power, Housing New Zealand and local MPs.

c) Tenant Consultation

The tenants of the villages have been informed about the review and have contributed to the project, as set out in the communications plan. Tenants have been sent letters advising them of the review and a series of face-to-face meetings at the villages were held over a period of 2 weeks (Friday 15 July to Friday 29 July 2005). Ten visits were made to the villages, with two of these combining tenants from two villages. This was primarily an information gathering exercise to hear what improvements the tenants would like to see and to hear their views about the villages, and provided the opportunity to explain the purpose of the review and to dispel any rumours about the future intentions of the Council with the villages. All attendees were invited to take part in a survey which they could complete in their own time and post back to the Council at no charge.

Each visit was scheduled to include an official welcome by a Councillor, a short presentation, a discussion session and refreshments to close. In combination, Councillor's Clews, Hulse and Cooper, attended all but one of the meetings as members of the consultation steering group. Several other Councillors were in attendance at a number of the meetings. At one meeting (for tenants of North and South Karaka Street) on Monday 25 July, a local MP was in attendance, who expressed views that may not have aided the residents understanding of what the review is aiming to achieve.

The visits were considered to be successful as the original aims were achieved, and a great deal of useful information was collected and continues to be collected, with completed surveys (nearly 70 at the time of writing) still being received by post. A letter is to be sent to tenants to thank them for attending the meetings and for their valuable contribution.

At the meetings care was taken not to raise unrealistic expectations of what the Council can achieve. It was made clear that not all issues raised by the tenants will be addressed, due to financial constraints and the eventual impact of the review upon future decisions about the villages. As expected, tenants used the opportunity to air their complaints or problems they are experiencing in their units or at their villages, and these were all noted down at the time.

The feedback obtained through the meetings comprised a mixture of maintenance and remedial issues as well as more substantive issues that are of relevance to the review. The following will be carried out:

- A report will summarise the feedback from the meetings including the main issues and concerns and discuss the 'strengths' and 'weaknesses' of the villages from a tenant perspective;

- All maintenance issues will be fed back to City Services where action will be taken where appropriate, and outlined in a report;
- Information that is of relevance to the Community Boards will be fed back to each Board.

d) Research and Analysis

Progress has been made on gathering background information that will be used in the decision making process. The information may relate to one or more of the potential options for the future use of the housing portfolio. A summary of the analysis of the information will be made available to the Waitakere Community Board in the future.

- Planning and zoning report - prepared by resource consent staff, indicating for each village, zoning and building restrictions, such as the potential for subdivision, density restrictions, and any contamination issues;
- Title searches - prepared by legal services, to confirm ownership of the properties, identify any hindrances or encumbrances on the titles and provide copies of the titles;
- Financial analysis - currently being prepared by Council staff, to examine the potential costs of different options, such as refurbishment, redevelopment, selling, and contracting out the management of the housing. The results of a preliminary analysis is due to be completed by mid-August and more detailed analyses will then be carried out;
- Levels of service analysis - at an operational level has been carried out by SPM consultants to examine likely costs of improving existing units from a health (eg. heating), safety, security, design and condition perspective. It will aid decisions about future management of the housing and any asset management planning issues. To be completed by the end of August 2005;
- Valuation - carried out by Bristow, Barbour and Walker to determine the market value of the villages;
- Community outcomes - via the Long Term Council Community Plan, to include the views and opinions of the public about housing.

Further research is being carried out to assist the development of the housing strategy, with the overall intention being to paint a picture of the current housing scene and help identify future trends and patterns, as follows:

- Housing needs assessment - undertaken by DTZ consultants. A research brief has been shared with Auckland City Council. An assessment of the future housing needs of older people is one area that is being covered;
- Profile of housing across the city - analysis of valuation data (from Quotable Value New Zealand Limited which produces valuations), will help to examine trends and patterns at a city level and at a suburb level. This will include maps and charts;
- Other housing providers - information is being collected about other housing providers in Waitakere City, particularly, Housing New Zealand Corporation.

2 Councillor Involvement

Workshop and Tour

A tour of some of the villages was followed by a workshop to examine some of the options with Councillors was held on Monday, 29 August 2005, as outlined in the communications plan. Members of the workteam were invited.

Formation of Staff-Councillor Steering Group

The establishment of a staff-councillor steering group for this project was recently suggested by one of the Councillors. Officers are of the view this would be beneficial to the outcome of the project, as it will enable interested councillors to contribute on an ongoing basis. As the project moves toward the decision making stage, it is likely that the involvement of the steering group members will increase, with for example, providing feedback at an early stage with the analyses and written findings.

3 Next Steps

The key steps of the review and timelines are set out below. Minor changes have been made to the anticipated end date of the project, which is now set to be February - March 2006, instead of February 2006 as outlined in the report to the April meeting of the City Development Committee.

Review Steps	Likely Timeframe
Information gathering relevant to the housing portfolio	May - September 2005
Consultation with tenants, Councillors, and Council staff (workshops, Councillor tour)	July - September 2005
Write up findings and draw preliminary conclusions	September 2005
Further consultation with Councillors and Council staff and external key stakeholders	September - October 2005
Draft policy and programme of action to Committee	October - November 2005
Consultation with key stakeholders and public	November - December 2005
Final policy and programme of action	February - March 2006

RESOURCES

Within Strategy and Development and City Services, there is sufficient budget to cover the estimated costs of \$50,000.

CONCLUSION

This report provides an update on progress with the housing review that the Council is currently undertaking. Significant progress has been in planning out the project, devising a communications plan, consulting with the tenants and gathering information vital to the decision making process. The key steps and timeline have been modified slightly since the inception of the project, although overall, the project is progressing well and support has been given to it from officers across the whole of Council and by Councillors.

RECOMMENDATION

That the Housing Review Project report be received.

Report prepared by: Zoe Cuming: Senior Analyst, Social Policy.



15 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.

WAITAKERE COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Auckland Region and Far North Community Board Association Executive Committee	Christine Shepherd Diane Goodley
Glen Eden Citizen Advice Bureau	Diane Goodley
Keep Waitakere Beautiful	Christine Shepherd
Huia/Cornwallis Local Water Agenda Steering Group	Robin Taylor Diane Goodley
McLaren Park Community Project Steering Group	Diane Goodley
Piha/Karekare Local Water Agenda Steering Group	Kubi Witten-Hannah Robin Taylor
The Weedfree Waitakere Trust	Diane Goodley
West Coast Plan Liaison Group	Monique Davis
Council/Police Liaison Group	Kubi Witten-Hannah
COUNCIL COMMITTEES	
Community Sport Fund Allocation Subcommittee	Monique Davis Diane Goodley
Hearings Committee	Robin Taylor Kubi Witten-Hannah
Kay Road Balefill Site Management Committee	Sharon Davies

