



**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, 5 MAY 2003,  
COMMENCING AT 7.30 PM.**

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**1 APOLOGIES**



**2 CONFIRMATION OF MINUTES**

Ordinary - Monday, 31 March 2003

**RECOMMENDATION**

That the minutes of the Ordinary Meeting of the New Lynn Community Board held on Monday, 31 March 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 PRESENTATIONS**

**A AUCKLAND REGIONAL COUNCIL**

Councillor Paul Walbran and Peter Hibbard will make a presentation to the New Lynn Community Board regarding Auckland Regional Council rates.

## **B DRAFT LONG TERM COUNCIL COMMUNITY PLAN**

Cathy Kenkel will make a presentation on the draft Long Term Council Community Plan.



## **5 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.



## **6 CHAIRPERSON'S REPORT**

### **Promises, promises...**

Last month I promised to find out why the Council processes that follow a request for information or action often seem (to us) to take such a long time. I said I would make it the subject of this month's report to you. Well! Senior Council officers are only too willing to explain - when they can find time! The first meeting with me that Lois Easton, our CEO's Representative on this Board, could manage was Monday, 28 April 2003 - past the deadline for this agenda, and even that took her lunch hour! So I learn the hard way that even my good intentions must wait their turn - in a big, complex organisation only real emergencies can jump the queue. That must be part of the answer - and the promise stands.

### **Sustainable Living Centre for New Lynn**

Watch events at Olympic Place. The cute little house that was once home to the New Lynn Station Master is now home to the EcoMatters Environmental Trust, which consists of Keep Waitakere Beautiful, the TagOut Trust and Weedfree Waitakere; it also makes room for the Friends of the Whau.

That's just the start, EcoMatters has acquired from Council the lease of the 3-bedroom weatherboard house in Olympic Park that has entry from Olympic Place and Wolverton

Street. It is to be **retrofitted** as a sustainable living centre, with systems that can be installed in most existing homes. They will include:

- **Water** - rainwater and greywater collection, water saving devices, irrigation systems, etc;
- **Energy** - efficient insulation and lighting, transportation, solar and passive heating, etc;
- **Waste** - reduction, reuse and recycling (with emphasis on composting of food and garden waste), non-toxic paints and solvents, etc.

This Centre will be open seven days a week, for information, demonstrations and sales. It will be called the **THEN HOUSE**. For more information about it, call EcoMatters on 826 4276.

The **NOW HOUSE** is on its way. It is a joint venture between EcoMatters, the Building Research Association of New Zealand (BRANZ), Forest Research, GIB Living Solutions and Waitakere City Council (which will provide the land). It will be built beside No. 4 Olympic Place, using the most up-to-date available design, materials and systems for sustainable living, and will have a live-in caretaker family to monitor their efficiency and savings in energy and money. The **NOW HOUSE** will be a demonstration and example for people building new homes. EcoMatters hopes to see the **FUTURE HOUSE** follow as a virtual home-of-the-future continuously updated to show the worldwide development of sustainable living techniques in the 21<sup>st</sup> Century, and viewable online at the **NOW HOUSE**.

#### **Catching the Future by the Tail**

It's called Planning, followed by Making it Happen. This is what the Long Term Council Community Plan is all about. It includes the 2003/2004 Annual Plan, and it's far too detailed to describe here. Read about it, and find out how to make your own suggestions, in the May special edition of Waitakere City News, free in all libraries and community centres. And for the next three weeks expect to see members of all four Community Boards out in the shopping malls and places where people gather with displays and literature. Council wants and welcomes your submission; have it in by 5 pm, Friday, 23 May 2003 to meet the deadline.

This is Trees for Babies and Community Street Trees month. Plenty of mud and fun. See you.


#### **RECOMMENDATION**






That the Chairperson's Report be received.



Elizabeth Francke  
**CHAIRPERSON**









7 **COMMITTEE SECRETARY'S REPORT**




Issue	Comments	Reporting Council Officer
1. Request for Permission to Use Reserve at Riverbank Road	<p>The viability and options of using the Reserve area for parking first raised at the Public Forum of the Board meeting on 3 February 2003, have been examined.</p> <p>The road reserve area is a vacant open space area located at the end of Riverbank Road. The area is covered in grass, weed and some minor woody shrubs. The road reserve extends down to the coastal margin of the Whau River. The users at 5 Riverbank Road had a capacity problem with the over use of their own on site car park spilling out onto the road berm and roadside. The parking on the roadside is at times fully utilised causing visitors to this property and adjoining sites double parking on the road side.</p> <p>The guiding principle for Council for decision on parking provision is that the Council provides street side parking but does not provide additional road reserve land for the parking of vehicles servicing commercial businesses. Property owners are to provide sufficient off-street parking for the operation of their own business.</p> <p>No further action will thus be taken in view of the guiding principle.</p>	Grant Jennings  836 8000 ext: 8537


Issue	Comments	Reporting Council Officer	
2. Philip Avenue - Aftermath of Road Widening	The Transport Asset section has contacted the contractor on the driveway repair work. No response has been received from the Contractor.  Transport Assets has now instructed our maintenance crew to repair this vehicle crossing within two weeks (by the 17 April 2003 if possible). The cost for the repairs will be deducted from the bonds that the developer has paid to Council.	Reg Cuthers  836 8000 ext: 8740	
3. Godley Road Side Road Controls - 'Give Way' Controls	Work progress on the "Give Way" control on the intersections of Godley Road with Bishop Street, Cleve Road, and Harrybrook Road, as approved by the Board on 4 November 2002, will be reported to the Board's June 2003 meeting.	Alan Hopkinson  836 8000 ext: 8742	
4. Clothing Bins Nuisance at Margan Avenue Site	Council officers have visited the site and noted that there were only two clothing bins at Margan Avenue and that the site was very tidy. Any complaints on clothing bins should be channelled through the Call Centre (Phone 839 0400). There is a cleaning roster that all the bins companies are following.	John McKeown  836 8000 ext: 8625	
A1-A2	5. Archibald Park Capital Works Update	The Projects Special Committee at its meeting held on 2 April 2003 considered a report on Archibald Park Capital Works Update and passed the following resolution:  <i>"1. That the information be received. 2. That this report be circulated to the New Lynn Community Board for their information."</i> (359/2003)  The report is attached for the Board's information at pages A1 to A2.	David Nelson  836 8000 ext: 8770
A3-A5	6. Accident Investigation Study 2002/2003	The Projects Special Committee at its meeting held on 2 April 2003 considered a report on Accident Investigation Study 2002/2003 and passed the following resolution:  <i>"1. That the information be received. 2. That this report be circulated to the New Lynn, Henderson, Massey and Waitakere Community Boards for their information."</i> (360/2003)  The report is attached for the Board's information at pages A3 to A5.	Reg Cuthers  836 8000 ext: 8740

Issue	Comments	Reporting Council Officer
7. Opou Road Hall	<p>The Board at its meeting held on the 31 March 2003 recommended to the Finance &amp; Operational Performance Committee to defer the decision to demolish or repair the Opou Road Hall.</p> <p>Accordingly, for the Board's information, the Finance &amp; Operational Performance Committee at its meeting held on 7 April 2003 passed the following resolutions:</p> <p><i>"1. 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.</i></p> <p><i>2. That the resolution be forwarded to the New Lynn Community Board for their information."</i>(440/2003)</p>	<p>Polly O'Brien   836 8000                      ext: 8559</p>
8. Bob Hill Reserve Toilets	<p>Demolition of the existing toilets at Bob Hill Reserve is scheduled to be undertaken in April 2003.</p>	<p>Alan Duxfield   836 8000                      ext: 8553</p>

REPORTS PENDING			
SUBJECT	DATE REQUESTED	REPORT DUE	REPORTING OFFICER
9. Proposed Walkways Network - Avondale and New Lynn	2 September 2002 (Public Forum)	5 May 2003	Ross Hill  836 8000 ext: 8737
10. Additional Directional Parking Signs for New Lynn	2 September 2002 (Public Forum)	5 May 2003	Ross Hill  836 8000 ext: 8737
11. New Footpath Construction - Final Priority List	2 December 2002	5 May 2003	Reg Cuthers  836 8000 ext: 8740

<b>REPORTS PENDING</b>			
<b>SUBJECT</b>	<b>DATE REQUESTED</b>	<b>REPORT DUE</b>	<b>REPORTING OFFICER</b>
12. Proposed Removal of Yellow Lines on Hutchison Ave and Traffic safety Concern at Pimento Place/ Hutchinson Ave	3 February 2003 (Public Forum)	5 May 2003  (As Transport Assets Staff are working on other priority projects at the moment, this report will be submitted to the Board's June meeting.)	Ross Hill  836 8000 ext: 8737
13. Proposed 15-minute Parking Control at Rosier Road/West Coast Road Shops	3 February 2003 (Public Forum)	5 May 2003  (As Transport Assets Staff are working on other priority projects at the moment, this report will be submitted to the Board's June meeting.)	Ross Hill  836 8000 ext: 8737
14. Golf Road Chip Seals Issue	First raised on 1 July 2002.	9 June 2003  (Progress Report)	Ara Ovanessoff  836 8000 ext: 8794

REPORTS PENDING			
SUBJECT	DATE REQUESTED	REPORT DUE	REPORTING OFFICER
15. Golf Road/Portage Road Roundabout	<p>The Board at its last meeting on 3 March 2003 gave approval to establish Give Way and No Stopping At All Times parking controls as part of the implementation of a new roundabout at the intersection of Golf Road and Portage Road.</p> <p>The Board was given a progress report at the last meeting advising on the need to relocate the pipes underground by Watercare Services Limited.</p> <p>Further report to the Board on the construction works will be made after the Watercare Services has relocated the Huia main pipe in the next six months.</p>	3 November 2003	<p>Hussam Abdul-Rassol</p> <p> 836 8000 ext: 8961</p>
16. Titirangi Village Parking and Traffic Issues	<p>Requested on 10 June 2002.</p> <p>(A workshop on the subject was held on Tuesday, 25 March 2003 for New Lynn Community Board Members and New Lynn Ward Councillors.)</p>	5 May 2003 (now on this Agenda)	<p>Ross Hill</p> <p> 836 8000 ext: 8737</p>
17. Asian Street Events in New Lynn or Other Parts of Waitakere	<p>3 March 2003 (Public Forum)</p>	5 May 2003 (Incorporated in Report "New Lynn Projects Update" on the Agenda.)	<p>Lois Easton</p> <p> 836 8000 ext: 8474</p>

REPORTS PENDING			
SUBJECT	DATE REQUESTED	REPORT DUE	REPORTING OFFICER
18. Paturua Foreshore Erosion - Results of Coastline Survey.	2 December 2001 (Public Forum). The Board considered a full report at its last meeting on 31 March 2003 and resolved, inter alia, that the results of the survey be reported to the Board at its June 2003 meeting.	9 June 2003	Peter Sewell  836 8000 ext: 8759

### **RECOMMENDATION**

That the information be received.

Report prepared by: Audrey Chan, Committee Secretary.



## **8 KEEP WAITAKERE BEAUTIFUL TRUST 2003 COMMUNITY STREET TREE PLANTING PROGRAMME**

### **PURPOSE OF THE REPORT**

The purpose of this report is to seek ratification from the New Lynn Community Board for the streets that have been selected for planting as part of the Keep Waitakere Beautiful Trust's Community Street Tree Planting Programme for 2003.

### **BACKGROUND**

Keep Waitakere Beautiful Trust (KWB) is a community-based, environmental trust funded by Waitakere City Council (Council). Keep Waitakere Beautiful has been working in partnership with Council since 1993 and for the past nine years, the Community Street Tree Planting Programme has been a successful core programme of Keep Waitakere Beautiful.

Keep Waitakere Beautiful delivers a wide variety of environmental projects as part of its annual calendar of events including Trees for Babies, Operation Spring Clean and Clean Stream Waitakere.

### **STRATEGIC CONTEXT**

Keep Waitakere Beautiful's Community Street Tree Planting Programme is an important component in implementing Council's Green Network and Well-being Support goals by involving the community in creating and improving their neighbourhoods. The planning of this annual programme takes into account requests from residents received throughout the year, recommendations from the Council Arborist, levels of existing vegetation (both on public and private land) and budget constraints.

## ISSUES

Keep Waitakere Beautiful is currently planning the 2003 Community Street Tree Planting Programme. The programme aims to:

- complete at least 15 suburban street tree plantings each year;
- involve the local community in planning, executing and maintaining street tree plantings;
- provide a forum for community building;
- provide a forum for promoting Waitakere City Council partnerships.

Waitakere City residents were invited to nominate their street for planting through press releases and advertising. The Keep Waitakere Beautiful Trust Board will initially review the streets nominated for planting at their meeting on 28 April 2003. These recommendations will be tabled at the May 2003 Community Board meeting for ratification.

The 2003 Keep Waitakere Beautiful Community Street Tree Planting Programme will be carried out during the month of June 2003, when there is optimum rain to maximise survival rates of the trees. As in previous years, wherever possible a local resident Street Co-ordinator will be appointed for each planting. This person is supported by Keep Waitakere Beautiful to liaise with and encourage the support of residents to undertake the planting and ideally oversee the long term care of the trees.

## RESOURCES

The funds for this project have been provided for in Council's grant to Keep Waitakere Beautiful for 2003/2004 and Keep Waitakere Beautiful and Techscape staff will provide trees, equipment, guidance and technical assistance at each planting event.

Each planting begins with a welcome from representatives of Keep Waitakere Beautiful and the Community Board, a planting demonstration follows and the planting day concludes with a community BBQ organised by residents and Keep Waitakere Beautiful.

## CONCLUSION

Keep Waitakere Beautiful will be delivering its annual Community Street Tree Planting Programme for the ninth consecutive year in June 2003. The Keep Waitakere Beautiful Trust Board will initially review the streets nominated for planting at their meeting on 28 April 2003 and these recommendations will be tabled at the May Community Board meeting for ratification.

## RECOMMENDATIONS

1. That the information be received.
2. That the New Lynn Community Board considers streets recommended by the Keep Waitakere Beautiful Trust Board for planting as part of the Keep Waitakere Beautiful Community Street Tree Planting Programme for 2003.
3. That a representative/s of the New Lynn Community Board volunteer to assist at the local plantings.

Report prepared by: Jacki Byrd, Parks & Community Projects Co-ordinator.



## 9 COMMUNITY WELLBEING FUND CHANGES TO ALLOCATION

### PURPOSE OF THE REPORT

The purpose of the report is to inform the Community Boards of the recommendations made at the Community Wellbeing Workshop, which reviewed how the Community Wellbeing Funds should be allocated.

### BACKGROUND

At its meeting on 23 February 2000, Council resolved the following in relation to the allocation process of the Community Wellbeing Fund:

1. *That Council delegate authority to the Community Facilities and Recreation Committee to consider all citywide applications to the Community Wellbeing Fund.*
2. *That the Community Wellbeing Fund be split by assigning \$40,000 to the Community Boards to allocate to local applications and \$40,000 be retained for allocation of city-wide and across ward boundary applications.*
3. *That the \$40,000 assigned to the Community Boards be distributed on a pro-rata population basis."*

373/2000

During the allocation process in late 2002 the following resolutions were passed by Waitakere and Henderson Community Boards as a result of the time it took to hear all the applicants and to make the decisions on the allocation:

*"That the Waitakere Community Board request Council to reconsider the Community Wellbeing Fund processing and assessment of applications and that options be brought back to the Community Board for their consideration."*

3161/2002

*"That the Community Wellbeing Fund applications come before the Henderson Community Board, a working party of the Board meet with officers beforehand to work through and prioritise the applications."*

3194/2002

As a result of the above resolutions a workshop was organized on Wednesday 9 April 2003 consisting of representatives of all Community Boards. This was to consider options on how best to allocate funds for 2003/2004.

### 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

As indicated earlier in this report, there are two issues that resulted in the request to re-look at how the Community Wellbeing Fund is allocated these were:

### **Increase Of Applicants To Fund**

Over the past three years the total applicants applying to the fund and the amount applied for from the Community Wellbeing Fund has increased dramatically as shown by the following:

<b>Year</b>	<b>Numbers of applicants</b>	<b>Amount requested</b>	<b>Amount of fund</b>
2000	37	\$140,182	\$80,000
2001	63	\$212,095	\$80,000
2002	108	\$365,826	\$80,000

### **Increase In The Time It Takes To Make Decisions**

Because of the increase in the volume of applications it has increased the time it takes at Community Boards to make considered decisions and to hear the number of organisations who now wish to speak in support of their applications.

As a result of the increased time pressures, following is a list of alternatives that was put forward to the workshop by the Community Assistance Administrator for consideration:

1. That a working party from each Community Board meet with officers before the regular Community Board Meeting to prioritise applications.
2. That a separate meeting of the Community Boards are set once a year to hear the applications and make decisions, so removing this issue from the regular meeting time.
3. That in future the option to speak to each application is removed, so reducing the time it takes to make the decision regarding the allocation.
4. That there is no change to the way it is currently allocated but that officers give greater guidance to the Community Boards on how to make decision making easier.
5. Amalgamate the Citywide and Community Board allocation under one subcommittee and hear the speakers at one meeting and make the recommendations on another. (Still keeping the balance of allocations to wards as currently.)
6. That the decision on allocation of the \$40,000 traditionally given by the Community Boards be allocated by a subcommittee with representatives of each Community Board in line with the Community Sport Fund and the Creative Communities subcommittees allocations.

### **Opportunity Given To Applicants For Funding To Speak In Support Of Their Application**

Due to meeting constraints and the increase in volume of applications as outlined above it is at times difficult to accommodate applicants who wish to present their case in person. It is felt that those who do present may have an advantage over other groups or individuals. It should be noted that the provision to speak in support of an application is not uniformly applicable at present.

The following recommendations came from the working party that met on 9 April 2003 to discuss the above issues:

1. That the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Community Board allocation should be \$1,000.
2. That the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Citywide allocation should be \$3,000.

3. That the Community Board portion, of the Community Wellbeing Fund remain being allocated by the Community Boards, but without the provision of speaking rights to an application.

### **RESOURCES**

There are no additional financial or staffing resources required for officers to allocate this fund. The Community Assistance Administrator administers the process.

### **CONCLUSION**

During the allocation process in late 2002 resolutions were passed asking for the way funds were allocated by Community Boards to be looked at. There are two issues that resulted in the request to re-look at how the Community Wellbeing Fund is allocated.

These were:

- increase of applicants to fund;
- increase in the time it takes to make decisions.

The following recommendations came from the working party that met on 9 April 2003 to discuss the above issues:

1. That the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Community Board allocation should be \$1,000.
2. That the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Citywide allocation should be \$3,000.
3. That the Community Board portion, of the Community Wellbeing Fund remain being allocated by the Community Boards, but without the provision of speaking rights to an application.

The reduction of the amount that can be allocated to any one applicant will bring applications more in line with the amount that can be realistically granted to an organisation.

The recommendations made to remove speaking rights will substantially remove the time it takes to allocate these funds.

### **RECOMMENDATIONS**

1. That the information be received.
2. That it be recommended to Council that the following recommendations of the working party:
  - that the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Community Board allocation should be \$1,000;
  - that the maximum amount any one applicant can apply for to the Community Wellbeing Fund, Citywide allocation should be \$3,000;
  - that the New Lynn Community Board portion, of the Community Wellbeing Fund remain being allocated by the Community Boards, but without the provision of speaking rights to an application;

be adopted.

Report prepared by: Jan Brown, Community Assistance Administrator.



## 10 LEASE TO WESTERN INDOOR BOWLING INCORPORATED

### PURPOSE OF THE REPORT

To consider granting a lease of part of Olympic Park to the Western Indoor Bowling Association Incorporated.

### BACKGROUND

A6

Olympic Park is a seven hectare reserve located in New Lynn. It is bounded by the North Auckland railway line in the north, Portage Road in the west and Wolverton Street in the south and east. It is shown as open space in the District Plan and the lots on which the Bowling Club stands (Lot 1 on Deposited Plan 36352 and section 20 on Survey Office Plan 30628) are classified under the Reserves Act 1977 as recreation reserve. The map attached at page A6 shows the location of the Bowling Club on Olympic Park.

The Western Indoor Bowling Association was formed in 1955 and was first granted a lease of part of Olympic Park in 1977. The 995 square metre hall they occupy on the park was opened in 1978. Their last lease was granted in 1989 by the New Lynn Borough Council.

The club currently has 545 members. They also have an arrangement with the Lyndale Badminton Club (which includes the Lyndale Ladies and Lyndale Juniors) to use the hall on a 70/30 timeshare arrangement.

### STRATEGIC CONTEXT

A draft Olympic Park Management Plan was prepared earlier this year and approved for public notification and consultation by the New Lynn Community Board at their March meeting (302/2003). It is anticipated that the final draft of the management plan will be put before the July 2003 meeting of the Community Board. The draft management plan for the park provides for the continuation of leasing areas within the reserve to provide for community use and well-being.

### ISSUES

The Western Indoor Bowling Club Incorporated has applied for a renewal of their lease on Olympic Park.

Section 54(1)(b) of the Reserves Act 1977 provides that Council may lease to any voluntary organisation part of a reserve for buildings for the purpose of recreational activities.

The building is owned by the bowling club and there is a continuing strong demand for the activities they provide. The arrangement by which they share with the Lyndale Badminton Club increases the usefulness of this building to the community. The Community Leases Policy sets a five year term as the standard term for a lease. The rent the group will pay has been assessed at the full cost of providing the lease.

### CONCLUSION

The bowling club is well established on Olympic Park and is providing a valuable service from this site. The draft management plan for the park provides for the continuation of leasing areas within the reserve to provide for community use and well-being. It is recommended that a lease be granted to the Western Indoor Bowling Association for the footprint of the building they occupy on Olympic Park.

## RECOMMENDATIONS

1. That the information be received.
2. That the Chief Executive be delegated authority to negotiate and execute a lease with the Western Indoor Bowling Association Incorporated under section 54(1)(b) for the footprint of the building they occupy on Olympic Park.

Report prepared by: Alastair Dougal, Legal Services, Property Officer.



## 11 NEW LYNN PROJECTS UPDATE

### **PURPOSE OF THE REPORT**

This report serves as an update to the New Lynn Community Board on the range of projects being progressed in the New Lynn town centre, in order to provide context to decision-making on New Lynn issues in the future.

### **BACKGROUND**

The New Lynn charrette 1996 addressed the question: What would a sustainable town centre look like on the ground? A detailed concept plan was developed for implementation in the New Lynn town centre, with substantial enthusiasm from local business, the local community and other major stakeholders, such as Lyn Mall owners AMP and the RSA. To facilitate the New Lynn Development Programme objectives, Council has enabled many important achievements which have been outlined in earlier reports.

### **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.

### **ISSUES**

1. **Heart of New Lynn Redevelopment, Including a New New Lynn Civic Precinct/Library, Service Centre and Citizens Advice Bureau**

The design phase of this project has been budgeted within the 2002/2003 Annual Plan. Reconfigurations of land holding within the New Lynn Heart were a pre-requisite to progressing development options. The process of securing the reconfigurations is now well underway and progressing well. The Request for Proposals document was issued in February 2003, with proposals closing on 17 April 2003. A report recommending the way forward will be presented to the Finance and Operations Committee's May 2003 meeting.

2. **Mc Café/McDonalds Land Swap**

A Resource Consent application for a new Mc Café premises fronting Memorial Avenue has now been filed and is currently being considered by Consents with comment being sought from other key business units. Informal advice from the developer suggests that matters are progressing well, with plans for an opening around Christmas 2003.

### 3. **Business and Community Relationship Management**

The newly revitalised “New Lynn Village Association” (previously “Business Association”) expressed an interest in engaging with Council on improving the business vitality of New Lynn, through an Annual Plan submission and their recent petition requesting Council reconsider the library location. Key aspects of their submission included general improvements to the pedestrian shopping environment and redeveloping the Todd Triangle. Work is progressing to appraise the group of the current work plan and constraints, and develop a shared vision and programme for the next five years. This will include commissioning some detailed work to:

- identify the reasons businesses are located in the that precinct, their level of business confidence, and identify gaps in the retail profile of New Lynn, as a basis for addressing those issues in the short and medium-term future; and
- produce a joint Council/ business community 4-5 year development plan.

### 4. **Development of New Lynn Town Centre Action Plan**

Dean Wilson of Wilson Promotions has been contracted to produce the Action Plan for the development of New Lynn Town Centre. He has an extensive background in town centre management and has spent the last couple of years working with various New Zealand towns, helping them to develop action plans to revitalise and grow their centres. Dean has also been involved in event management, fundraising and journalism and public relations and will be taking a “hands-on” approach to working with the New Lynn business community.

Over the next few months Dean and Chris Fourie, Project Manager Revitalisation New Lynn will work in partnership with the New Lynn Town Centre business community, building owners, New Lynn commercial property owners, Council staff, elected representatives, and other stakeholders. They will meet with business owners, key groups and individuals, conduct surveys, circulate newsletters, and hold workshops. The outcome will be a jointly developed Action Plan for the next four to five years.

The Action Plan will capture the collective ‘vision’ for the development of New Lynn Town Centre and outline a staged programme for its development, identifying the resources required, assigning tasks and responsibilities to those people who are committed to achieving the vision and monitoring progress.

### 5. **Retail and Economic Investigations**

Studies recently commissioned by the Council, Prosperous Places - Kemp and Macroplan, have looked at both the current situation and future prospects for the New Lynn Town Centre. A number of opportunities and challenges have been highlighted in the areas of economic, social and environmental performance, and options to address these will be pursued through the process of the Business Development Action Plan outlined above and other initiatives. There is also increasing interest in bulk retail development potential in the New Lynn working environment. It is important Council can respond to this interest, within the context of an integrated development plan focused on movement towards sustainable urban form. A further study has been commissioned by Market Place NZ to identify potential impacts of further retail development on the New Lynn Town Centre.

**6. Transport Interchange/Public Transport Development**

Since the 1996 charrette options for Rail Station development to improve conditions for rail users pedestrians and vehicles was considered a priority. A report reviewing the options for the development of the New Lynn Rail Station was put to the City Development Committee's April 2003 meeting, with further investigations to be undertaken prior to a decision being made.

**7. 'Moon' Festival for New Lynn**

A 'Moon Festival' is being planned in conjunction with Public Affairs for the first week of September 2003. This initiative is being progressed in response to a proposal by Peter Chan, to capitalise on the growing numbers of business owners and residents in New Lynn of Asian background. It is to be held in the New Lynn Community Centre hall and grounds.

**8. Todd Triangle Organic Market**

Contact has been re-established with the individuals previously interested in holding the organic market in Todd Triangle. A meeting has been suggested to help the group develop an action plan so that some degree of momentum is maintained to enable the market to become a reality.

**RESOURCES**

The New Lynn project is funded in the 2002/2003 Annual Plan, draft 2003/2004 Annual Plan and future financial years. The Project Manager: Revitalisation will continue to ensure strategic coordination of the above range of projects.

**CONCLUSION**

The New Lynn redevelopment is progressing, with key actions in the next six months relating to the New Lynn Civic Precinct and Library, the business development work and production of an action plan for the development of the main street and town centre.

**RECOMMENDATION**

That the information be received.

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



**12 TITIRANGI VILLAGE PARKING COVER**

This report was not available at the time of printing and will be circulated separately with this agenda.



13 **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.

