



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

NEW LYNN COMMUNITY BOARD

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

DATE: Monday, 5 September 2005 **TIME:** 7.30 pm

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

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

31 August 2005

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Mr	P	van der Voort, JP (Chairperson)
Ms	SL	Taylor, JP (Deputy Chairperson)
Mr	WD	Buchanan
Cr	JM	Clews, QSO, JP
Cr	RI	Clow
Mrs	EG	Francke
Ms	GPJ	Marshall

(Quorum 4 members)

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(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 NEW LYNN COMMUNITY BOARD TO BE
HELD IN THE NEW LYNN COMMUNITY CENTRE, 45 TOTARA AVENUE,
NEW LYNN, WAITAKERE CITY, ON MONDAY, 5 SEPTEMBER 2005,
COMMENCING AT 7.30 PM**

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1 APOLOGIES



2 CONFIRMATION OF MINUTES

Meeting Minutes - 1 August 2005

RECOMMENDATION

That the minutes of the Meeting of the New Lynn Community Board held on Monday, 1 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 PRESENTATION

Dan Greig, Chairman of the West Auckland Sculpture Trust, will give a presentation on a proposal to place a piece of art work Tai Tutaki at the Olympic Park in New Lynn.



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 Officer.



6 CHAIRPERSON'S REPORT

After a short break in a warm climate at the little island of Rarotonga with a pleasant temperature of 20°-26° at this time of the year and a size of 32 kms round trip by a half-hourly bus service, ideal for bike riders.

Being away from one's hometown, one would have thought it unlikely to meet anyone from that area. However, we met several people from Titirangi, all looking for sea and sun.

A1-A2

Being a person who always finds something on other country's Council Projects, sure enough I took note that the speed limit was 30km through villages and 40km on open road. The next item I found was a document that the Chinese government appears keen in giving aid funds for roading, pedestrian improvements and beautification work. (See attachment at pages A1 to A2). Maybe soon we might qualify for aid requested at our next visit to our Chinese Sister City.

The Waitakere City Wardens (New Lynn)

Lorraine Morunga and Pauline Eccles have done over 10 years of community work in New Lynn as wardens and gained the trust and respect of many young people in the town centre who are often involved in some type of trouble. Now due to personal reasons, these two hard workers are going to retire and will be sorely missed. Lorraine and Pauline have been awarded a Certificate of Service to their Community. On behalf of the Council and Community Board, flowers were also given to both women.

West Auckland Sculpture Trust

I have been approached by the Trust Chairman Dan Greig, asking for the Board's approval to place a piece of art work Tai Tutaki at the Olympic Park.

I understand that there is provision for art work in their development plan. Mr. Dan Greig will present the plan at this meeting.

TV ONE NEWS

In Rarotonga you can listen to TV one news without seeing it. Just turn on your radio.

RECOMMENDATION

That the Chairperson's Report be received.

Pim van der Voort, JP

CHAIRPERSON




7 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
Traffic Issues at Oates Road/Glendale Road Intersection 7 February 2005 (Resolution 84/2005)	A detailed investigation of this intersection has been carried out and a scheme for a potential reconfiguration of the intersection as a minor safety project has been devised. A report seeking approval for this scheme will be presented to the Board at its meeting to be held on 3 October 2005.	Paul Schischka ☎ 836 8000 Ext 8742
Glen Eden Street Signage Project 7 March 2005 (Resolution 305/2005)	All components are finished and have been delivered back to the manufacturer's workshops. Final assembly is near completion ready for erection. The various sites around the town centre have been verified with the manufacturer and installation contractor and foundation positions marked. The two identified trees at the West Coast / Glenview Road corner have been removed. It is anticipated that the foundations will have been drilled and final erection commenced by the September NLCB meeting.	Peter Joyce ☎ 836 8000 Ext 8140
Titirangi Walkway 7 March 2005 (Resolution 293/2005)	The walkway through Soldiers Memorial Reserve was closed due to a considerable drop in excess of 3 metres, over much of the walkway from the summit down to Titirangi Road. Appropriate fencing has been erected and the walkway re-opened.	Toni Grogan ☎ 836 8000 Ext 8969

Issue	Comments	Reporting Council Officer
<p>Totara Avenue Pedestrian Crossing Outside the New Lynn Bus Transfer Station</p> <p>30 May 2005</p> <p>Public Forum (No resolution)</p>	<p>Preliminary investigation of this location shows that kerb projections would provide safety benefits at this crossing, without adversely affecting the operation of the buses.</p> <p>The work is being considered for inclusion in the 2005/2006 Minor Safety Works programme.</p>	<p>Paul Schischka ☎ 836 8000 Ext 8742</p>
<p>Rankin Avenue Pedestrian Crossing</p> <p>30 May 2005</p> <p>Public Forum (No resolution)</p>	<p>A survey of pedestrian movements at this crossing has been completed. Analysis of the survey data will be carried out to determine if relocation or reconfiguration of the crossing to improve pedestrian safety is warranted.</p> <p>The outcome will be reported to the Board at its October meeting.</p>	<p>Paul Schischka ☎ 836 8000 Ext 8742</p>
<p>Requested Footpath Repairs at Taupo Street, Tauhara Street and Thuja Street</p> <p>4 July 2005 (Resolution 1242/2005)</p>	<p>The roads have been inspected. Some footpath faults were noted. These will be placed on the programme for repairs for the New Lynn ward commencing October 2005 during the 2005/2006 construction period.</p>	<p>Brent Piggott ☎ 836 8000 Ext 8716</p>
<p>Waitakere City New Lynn Wardens Premises: Building and Lease Arrangements</p> <p>Chairperson's Report</p> <p>4 July 2005 (Resolution 1245/2005)</p>	<p>The lease terms have been agreed with the Waitakere City New Lynn Wardens.</p> <p>A draft lease has been prepared and on the basis of those Terms the Director of City Services has approved a memorandum to proceed.</p> <p>The Final Lease agreement will be prepared and on its completion will be signed by appropriate delegated authority within Council and the Waitakere City New Lynn Wardens.</p>	<p>Rex Harland ☎ 836 8000 Ext 8739</p>

Issue	Comments	Reporting Council Officer
Barrons Green Proposed Carpark 4 July 2005 (Resolution 1248/2005)	As resolved by the Board at its meeting held on 4 July 2005 the resource consent for the proposed car park has been lodged. A letter drop advising residents of the Board's resolution and the current status of the project has also been undertaken.	Harish Singh ☎ 836 8000 Ext 8953
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 Board meeting 3 October 2005 due to the large amount of project proposals received.	Toni Grogan ☎ 836 8000 Ext 8969

Subject	Date Requested	Report Due	Reporting Officer
Paturoa Foreshore Erosion - Results of Coastline Survey	3 December 2001 Public Forum (Resolution 2751/2001) 31 March 2003 (Resolution 642/2003) 5 July 2004 (Resolution 1182/2004)	3 October 2005	Harish Singh ☎ 836 8000 Ext 8953
Friends of Whau Steering Group	January 2005	3 October 2005	Tony Miguel ☎ 836 8000 Ext 8294
Glen Eden Revitalisation Update	2 May 2005 Public Forum (Resolution 710/2005)	3 October 2005	Peter Joyce ☎ 836 8000 Ext 8140
Traffic Issues at Oates Road/Glendale Road Intersection	7 February 2005 (Resolution 84/2005)	3 October 2005	Paul Schischka ☎ 836 8000 Ext 8742
Safety Hazards Caused by Speeding Traffic at Rua Road	4 July 2005 Public Forum 1 August 2005 (Resolutions 1242/2005 and 1439/2005)	3 October 2005	Paul Schischka ☎ 836 8000 Ext 8742

Subject	Date Requested	Report Due	Reporting Officer
South Titirangi Road – Guard Rail	1 August 2005 (Resolution 1452/2005)	3 October 2005 (Consultation has been carried out with Fire Brigade)	Brent Piggott  836 8000 Ext 8716

RECOMMENDATION

That the Committee Secretary's Report for 5 September 2005 be received.

Report prepared by: Audrey Chan, Committee Secretary



8 COMMUNITY WELLBEING FUND ALLOCATION 2005/2006

PURPOSE OF THE REPORT

The purpose of the report is to enable the New Lynn 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 New Lynn Community Board has \$13,340 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 New Lynn Community Board’s maximum allocation per application from the Community Wellbeing Fund be increased from \$1,000 to \$1,500.”

93/2005

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 applications to the New Lynn Community Board has also increased, from ten applications last year to seventeen 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 and there are no ineligible applications to the Community Board funding in this round.

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

A3-A20

The original applications are available for inspection prior to and at the meeting. Attached at pages A1 to A20 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

New Lynn Community Board has a total of \$13,340 to allocate via this scheme. The Board has seventeen applications to consider for financial assistance with the total amount requested being \$21,018.

	Amount applied for	Amount Recommended
Kelston Community Trust	\$1,500	\$1,380
Glen Eden Community Protection Soc Inc.	\$1,500	\$1,290
Auckland Sexual Abuse HELP Foundation	\$1,500	\$1,200
Fetu Pupula Aoga Amata	\$1,500	\$1,015
Glen Eden Stroke Club	\$1,200	\$810
Glenora Rugby League Old Boys Assoc	\$1,500	\$1,015
Community Care Programme of the Friendship Centre Trust	\$1,500	\$920
Glen Eden Community House	\$550	\$340
Glen Eden Kindergarten	\$1,500	\$920
Titirangi Community House	\$600	\$370
United Sri Lanka Association (Auckland)	\$860	\$530
Glen Eden Baptist Budgeting Services of the Friendship Centre Trust	\$1,500	\$830
The Emergency House Programme of the Friendship Centre Trust	\$1,500	\$730
New Lynn Kindergarten	\$1,171	\$575
Rosier Road Kindergarten	\$1,034	\$510
Kaurilands Community Pre-School	\$603	\$260
The Salvation Army - Glen Eden	\$1,500	\$645
Total	\$21,018	\$13,340

CONCLUSION

There are seventeen eligible applications for financial assistance totalling \$21,018 with an amount to allocate of \$13,340. 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 New Lynn Community Board consider applications to the Community Wellbeing Fund and allocates funding as per the process outlined in the report and the following recommended amounts:

	Amount applied for	Amount Recommended
Kelston Community Trust	\$1,500	\$1,380
Glen Eden Community Protection Soc Inc.	\$1,500	\$1,290
Auckland Sexual Abuse HELP Foundation	\$1,500	\$1,200
Fetu Pupula Aoga Amata	\$1,500	\$1,015

Glen Eden Stroke Club	\$1,200	\$810
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New Lynn Kindergarten	\$1,171	\$575
Rosier Road Kindergarten	\$1,034	\$510
Kaurilands Community Pre-School	\$603	\$260
The Salvation Army - Glen Eden	\$1,500	\$645
Total	\$21,018	\$13,340

Report prepared by Jan Brown, Community Assistance Administrator.



9 LEVELS OF SERVICE CONSULTATION

PURPOSE OF THE REPORT

The purpose of this report is to advise the New Lynn Community Board of the Levels of Service consultation programme and to seek the 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.

A21-A29

An example of a recently completed Levels of Service consultation carried out by Taupo District Council is included in pages attached at A21 to A29.

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 Community Board Members attend two workshops on Levels of Service and priorities for the next three years, with the outcomes reported back to the November 2005 Community Board meeting.

Report prepared by Tony Miguel, Group Manager Asset Management



10 DRAFT PARKS AND OPEN SPACE STRATEGY

PURPOSE OF REPORT

The purpose of the report is to request the New Lynn 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 New Lynn 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 City 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 under-represented 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 goes 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
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 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 New Lynn Community Board provide comments on the draft Strategy for inclusion in the report to the City Development Committee scheduled on 6 October 2005.

Report prepared by: Gyles Bendall, Strategic Parks Planner



11 MANAWA WETLAND RESERVE BOARDWALK MAZE SAFETY

PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the New Lynn Community Board for the proposed level of response to safety concerns with the new boardwalk maze and wetland at the Manawa Wetland Reserve.

BACKGROUND

In August 2004, the New Lynn Community Board adopted the New Lynn Reserves Management Plan. The New Lynn Reserves Management Plan, for 42 New Lynn reserves, includes the Manawa Wetland Reserve extension. The New Lynn Reserves Management Plan was developed through an extensive process of public consultation including the two submission periods required under the Reserves Act 1977.

The process of preparing the New Lynn Reserves Management Plan began with public notification of the intention to prepare a plan in November 2001 with the submission period closing in March 2002. A public workshop was held in the New Lynn Community Centre in February 2002, which was attended by around 20 people and there was individual ongoing consultation with identified interest groups.

An Advisory Group including members of the New Lynn Community Board, Council staff and interested parties was established to oversee the development of the New Lynn Reserves Management Plan.

A total of 25 written submissions were made during the first round of consultation and 21 written submissions made to the draft New Lynn Reserves Management Plan when it was notified in March 2004.

During this period, Council finalised the purchase of the 0.8ha site at 6 Margan Avenue, and a separate consultation process was undertaken with the local community to develop a Concept Plan for the site. The local community had been engaged in the development of the Manawa Wetland Reserve some years earlier and had established the Manawa Advisory Group. This group actively engaged in the consultation, acting as community liaison throughout the process. There were 1,200 flyers distributed locally, in both English and Chinese and 2 workshops held at the church hall in Margan Avenue, both of which were well attended by local residents, including many Chinese. As a result of this process, a draft Concept Plan was developed by the local community and was included in the draft New Lynn Reserves Management Plan which was publically notified in March 2004.

This Concept Plan was further amended as a result of submissions and, following final approval by the Manawa Advisory Group and a public hearing of submissions, was formally adopted by the New Lynn Community Board in August 2004, as part of the New Lynn Reserves Management Plan.

Both iwi groups that exercise authority in West Auckland; Te Kawerau a Maki and Ngati Whatua, have been consulted during all stages of the preparation of the New Lynn Reserves Management Plan which included this proposal for the Manawa Wetland Reserve extension. The New Lynn Reserves Management Plan Advisory Group, established to oversee the processing of the New Lynn Reserves Management Plan, included a representative from Te Taumata Runanga. In addition, this proposal has approval by Te Kawerau a Maki and Ngati Whatua.

Youth Consultation

Council's Parks Strategy requires that *"teenagers and young adults should be involved in decisions on the type and design of facilities provided on parks"*. During the preparation of the New Lynn Reserves Management Plan, Council employed consultants, 'Visitor Solutions' to undertake a separate 'youth perspective consultation' exercise for Manawa Wetland in order to ascertain the perceptions and needs of youth in regard to the reserve and its facilities.

The resulting report was referenced in the development of the concept Plan. The *Manawa Wetland Reserve Management Plan – Youth Consultation* report identified that while youth appreciated the ecological aspects of the wetland they also required opportunities for active recreation. An earlier Concept Plan included a flying-fox to cater for youth needs. However, this proposal was subsequently rejected at a public meeting to discuss the Concept Plan. As the majority of local residents opposed any form of designated play facility, such as a flying fox or skate park for children and youth adults, the Concept Plan was amended to include the wetland maze and the 2m wide concrete path for shared use, including bikes and skate boards. The community supported these amendments to the Concept Plan to address the need for youth facilities and this Concept Plan was later adopted.

The consultation and development of the Manawa Wetland Reserve extension was undertaken based on the guidelines of the Parks Strategy 1999, which sets out Council's objectives for the future development of parks as well as overall standards for parks provision. The Parks Strategy has been prepared under the framework of Council's Greenprint. The Parks Strategy identifies New Lynn as an urban area with a low ratio of open space for the density of population and also, as an area with a shortage of children's' playgrounds.

The Parks Strategy sets out standards for different categories of reserves, based on function and geographical focus. The three categories of reserves are local, neighbourhood and City-wide. Manawa is in the category of a local reserve, which is defined as a reserve being:

- 1-3 ha in area.
- Providing passive and active activities.
- Within 2kms of all homes in the urban area.

The Parks Strategy also sets out the requirement to 'Involve communities in the design and management of parks'.

STRATEGIC CONTEXT

This proposal that addresses safety concerns regarding the Manawa Wetland Reserve contributes to the 'Safe City' priority identified by Council in the 2003/2013 Long Term Council Community Plan and requires the Council to consider safety issues alongside other project objectives.

ISSUES

Since the implementation of the Concept Plan and the opening of the Manawa Wetland Reserve extension on 18 July 2005 there have been some informal comments made questioning the safety of the boardwalk maze feature within the reserve and the lack of fencing around the wetland.

As a result of this feedback, it was felt that there might be some additional work that could be undertaken that would address some of these concerns without reducing the amenity and recreational value of the boardwalk maze and wetland.

The following outlines the details of the design that was undertaken for the boardwalk maze and confirms the safety issues that were addressed through the design of the boardwalk maze.

Depth of Water

The wetland is a shallow area full of reeds and rushes and wetland plants - not a body of open water. However, it will take a while for the wetland plants to establish. The wetland has been contoured as a large, shallow dish with a meandering channel to direct water flows. It has been planted with hundreds of native rushes that will eventually spread throughout and colonise all wet areas.

At present the water level fluctuates depending on rain. The wetland is fed by stormwater and site runoff and the level of the water is controlled by the height of the spillway. At present, the Margan Avenue stormwater is not entering the system and the spillway height is low, reducing the intake of water and at the same time allowing more water to drain out. This will keep the water level low while the plants in both the swale and the wetland itself are establishing.

When the plants are sufficiently established, it is expected that the stormwater pipe into the Margan Avenue swale will be opened, and the level of the spillway adjusted to allow a greater body of water to be captured and retained by the system.

With the spillway at full height (as it is designed to be), water will be no more than 600mm deep (at its deepest in the channel), grading out to 0mm around the edges. With the water at current levels, the greatest depth in the channel would be less than 500mm, with approximately 70% of the water lying over shallow shelves approximately 100mm – 200 mm deep.

A30-A32

The drawing attached at pages A30 to A32 shows the details of the boardwalk maze design and highlights the depths of the wetland on which the boardwalk sits.

Boardwalk

The boardwalk maze is consistent with the District Plan and Building Code definitions as follows:

District Plan

BOARDWALK - “Means a *structure* under one metre in height that provides pedestrian access over a wetland, along the coast or through bush in order to protect vegetation and or roots”

Boardwalks and bridges are considered to be buildings. Under the Working Environment Rules, they are permitted activities and due to size etc these did not require building consents.

Building Code

Clause F4 - SAFETY FROM FALLING

F.4.3.1 requires that a barrier is provided “where people could fall 1 metre or more”.

The boardwalk is less than 1 metre in height, being 850mm above the bottom of the wetland at its greatest depth and therefore does not require a barrier to prevent falling.

Fencing of the Wetland

There is no requirement within the building code or any other national legislation that requires the fencing of ponds, wetlands or streams. This applies to private land as well as public, i.e. if someone built a pond water feature within their own property it wouldn't require fencing. However, a swimming pool would. In addition, a swimming pool only requires a barrier if it is greater than 400mm in depth. The majority of the wetland is less than 400mm in depth and it was therefore considered that fencing was not required.

In addition to the above Council does have its own current standards for assessing the need to provide barriers around ponds and wetland developments. A guideline document that was developed by Opus International Consultants which assesses the steepness of the slopes into any water feature and determines the need for fencing based on that.

If there are slopes which are 1 in 5 or gentler around the pond or wetland then it is considered that anyone who may enter or fall into the water can easily walk out as the slopes are gentle enough to allow for that.

In the case of the wetland that has just been created at Manawa, the slopes are much less than 1 in 5 and are therefore considered to be gentle enough to not require fencing or any barriers.

The maze has been designed as a feature to provide interest within the reserve area. It does however (as with any feature adjacent to water) require adult supervision of small children and due to its storm water function, people entering the water should be discouraged. It is recommended that two interpretive signs should be installed to highlight these points and also provide an explanation of the function of the wetland. It is proposed that these signs would be the same style as the Paremuka interpretive signs.

The details and design of the proposed interpretation sign will be presented at the meeting.

Independent Review by Watersafe Auckland

A33-A34

The boardwalk maze and wetland feature has been independently reviewed by the Project Manager of Watersafe Auckland. The letter attached at page A33 to A34 outlines Watersafe Auckland's recommendations for actions that can be taken to improve the safety of the boardwalk maze. All of these recommendations are feasible and are proposed to be incorporated into the additional work to be undertaken on site as outlined in this report.

Watersafe Auckland have highlighted that any water area poses some risks, particularly to pre-school children, but have indicated that the measures proposed such as signage and a leaflet drop to residents will reduce those risks.

Proposed Open Space Water Safety Policy and Design Guide

The Safe City platform of Council highlights that there is a requirement to ensure the safety of residents in Waitakere City. In some instances this means going beyond national standards or Building Code requirements. This requires a subtle balancing between safety issues and design innovation for the incorporation of interesting and attractive features within open space areas through the City that provide good access to streams, wetlands and ponds.

Currently, there is no defined policy to assist Council staff in determining appropriate design features adjacent to water within open space areas.

A policy and guideline document is currently being prepared by Council staff to determine how a good balance between safety and innovation can be achieved within our open space network. This will be taken to the City Development Committee in November 2005 for consideration.

RESOURCES

Remaining budget from the 2004/2005 Annual Plan for the construction of the Manawa Wetland Reserve extension has been accrued and is being utilised for the implementation of the proposed interpretive signs.

The policy and guideline document is being prepared within current staff resources.

CONCLUSION

Safety issues were considered in the design of the wetland and boardwalk maze at the Manawa Wetland Reserve. Due to the shallow depths, very gentle slopes and minimal fall heights (below Building Code requirements), it was considered that the boardwalk maze was an appropriate feature within the context of the wetland. In addition, extensive consultation was undertaken with the community during the design phase and no safety concerns were raised during that process.

An independent review by Watersafe Auckland has highlighted the need for some signage and other minor works to be undertaken to minimise the risks associated with the boardwalk maze. There is also an opportunity to provide some interpretive signage which will help to explain the wetland function while also ensuring people using the reserve are aware that small children should be supervised on the boardwalk and that pushchairs and bikes should not use the boardwalk maze.

It is considered that the boardwalk maze with the addition of safety and interpretive signage, alongside a flyer drop to local residents, is an appropriate feature within this type of natural reserve area.

A policy is currently being developed which will assist in clarifying design issues associated with areas of water within the open space network of Waitakere City and ensure that any future work is based on a clear balance between innovative design, access to water for recreation and enjoyment and safety issues.

RECOMMENDATIONS

1. That the Manawa Wetland Reserve Boardwalk Maze Safety report be received.
2. That the New Lynn Community Board confirm that the boardwalk maze is appropriate and remain as a feature within the Manawa Wetland Reserve.
3. That the New Lynn Community Board approve the installation of two interpretive signs at the entrances to the boardwalk maze to ensure parental supervision and discourage people entering the water while also explaining the function of the wetland and that rocks be placed alongside the stepping stones to prevent bike access to the boardwalk maze.
4. That a flyer be distributed to local residents highlighting the safety and associated supervision aspects required for the boardwalk maze and explaining the function of the Manawa Wetland Reserve.

Report prepared by: Renee Lambert, Service Manager Parks Planning



12 ARCHIBALD ROAD, KELSTON – NEW PARKING CONTROLS

PURPOSE OF THE REPORT

The purpose of this report is to seek the New Lynn Community Board's approval for installation of new 'No Stopping' parking restrictions in Archibald Road, Kelston.

BACKGROUND

A resident of a property in Archibald Road has approached Council with concerns that vehicles are parking in a position that obstruct access to his vehicle crossing.

The resident's property is opposite Kelston Boys High School. The vehicles obstructing access to the resident's vehicle crossing are believed to belong to children at the school.

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.

'No Stopping At All Times' controls can be applied to ensure efficient, safe movement on roads by keeping traffic lanes and visibility lines clear.

ISSUES

A35

Council's initial reaction to the resident's original request that Council investigate ways in which to discourage drivers from parking in a position which obstructs the vehicle crossing was to install 'hockey stick' parking edge markers adjacent to both sides of the vehicle crossing. These markings do not create a new parking restriction but are instead intended to indicate to drivers that one metre minimum legal clearance around a vehicle crossing in which they may not park. A photo of this type of marking is included in the page attached at A35.

In the majority of cases where 'hockey stick' parking edge markers are installed the problems with vehicles parked in a manner which obstructs access to a vehicle crossing are resolved. However, in the case of the vehicle crossing in question the resident reported that they were unsuccessful and that vehicles were on occasion parking within the one metre clear zone.

The length of clear kerb line between numbers 57 and 59 Archibald Road is 9.7 metres. Ordinary passenger cars are typically around 4.5 metres long, although some cars are up to 5 metres long. After accounting for the 1 metre clear zone around each crossing the remaining 7.7 metres of kerb line is insufficient to park two vehicles.

It is proposed to install road markings for a single parking space mid-way between numbers 57 and 59 Archibald Road and to mark 'No Stopping' lines over the vehicle crossings of numbers 57 and 59 Archibald Road. By encouraging the first vehicle to park at the mid point between the vehicle crossings and more clearly marking the 1 metre clearance around the vehicle crossings as 'No Stopping' areas it can be ensured that drivers do not park too close to resident's vehicle crossings.

The resident who originally contacted Council has stated that he would prefer that Council install small traffic islands adjacent to the vehicle crossing to prevent parked vehicles encroaching over the vehicle crossing rather than parking markings. Traffic islands are significantly more expensive than road markings and implementing the resident's proposed solution would cost several thousand dollars. For this reason parking restriction parking markings are the recommended solution to the parking problems encountered around the resident's vehicle crossing.

The occupants of adjacent properties were consulted regarding the proposed change by letter. Members of the Community Board will be informed of any response to this letter received by Council before the meeting.

A35

The location of the proposed new parking control is shown on the aerial photograph attached at page A35.

RESOURCES

The proposed markings and signage changes can be implemented under the 2005/2006 maintenance budgets.

CONCLUSION

The proposed installation of 'No Stopping' parking restriction markings in Archibald Road is recommended to discourage drivers from parking over resident's vehicle crossings.

RECOMMENDATIONS

1. That the Archibald Road, Kelston - New Parking Controls report be received.
2. That in relation to **ARCHIBALD ROAD, NEW LYNN**:
 - (a) That, in accordance with the powers conferred by virtue of the Local Government Act 1974, the Land Transport Act 1998, the Transport Act 1962 and the Waitakere City Council Bylaw No.7, 1991 - Traffic, the following controls be now resolved to be specified and imposed, namely,
 - (i) on the east kerb line of **ARCHIBALD ROAD** starting from a point 2.5 metres south along the kerb line from a point adjacent to the property boundaries between numbers 57 and 59 **ARCHIBALD ROAD** and extending to a point a further 9.5 metres north along the kerb line a new '**NO STOPPING AT ALL TIMES**' control be put in place.
 - (ii) on the east kerb line of **ARCHIBALD ROAD** starting from a point 16.5 metres south along the kerb line from a point adjacent to the property boundaries between numbers 57 and 59 **ARCHIBALD ROAD** and extending to a point a further 8.5 metres north along the kerb line a new '**NO STOPPING AT ALL TIMES**' control be put in place.
3. That the appropriate signage and/or road markings, in accordance with the provisions of Land Transport Rule: Traffic Control Devices 2004 – Rule 54002 be hereby approved to be put in place to properly establish, delineate and record the said parking limitations and restrictions.

Report prepared by: Paul Schischka, Transport Engineer.



13 **HOUSING REVIEW PROJECT**

PURPOSE OF THE REPORT

The purpose of this report is to inform the New Lynn 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 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 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 a meeting on 2 May 2005. A steering group was set up for the development of consultation material, with 4 elected members appointed: Councillors 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, Councillors 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 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 officers, 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 (Strategy and Development Unit).



14 BOARD MEMBERS' REPORTS

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

NEW LYNN COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Auckland Region and Far North Community Board Association Executive Committee	Gayle Marshall (Alternate: Pim van der Voort)
Keep Waitakere Beautiful Committee	Elizabeth Francke
Glen Eden Citizens Advice Bureau	Gayle Marshall
Glen Eden Community House Management Committee	Gayle Marshall
Green Bay Community House Management Committee	Pim van der Voort (Alternate: SL Taylor)
Council/Police Liaison Group	Elizabeth Francke SL Taylor
New Lynn Citizens Advice Bureau	Elizabeth Francke
Glen Eden Community House Management Committee	Gayle Marshall
Youth Advocacy Advisory Group	Gayle Marshall (Alternate: WD Buchanan)
Waitakere Road Safety Steering Group	WD Buchanan (Alternate: EG Francke)
COUNCIL COMMITTEES	
Hearings Committee	Elizabeth Francke (Alternate: SL Taylor)
Community Sports Fund Allocation Subcommittee	WD Buchanan (Alternate: Gayle Marshall)
Long Term Council Community Plan and Annual Plan Special Committee	Pim van der Voort (Alternate: Gayle Marshall)
COMMUNITY BOARD SUBCOMMITTEE	
New Lynn Community Board Street Events Subcommittee	WD Buchanan

