

5. RICCARTON/WIGRAM COMMUNITY SERVICES COMMITTEE REPORT OF 14 MAY 2003

Officer responsible Community Advocate	Author Janice Huddy, Assistant Community Adviser DDI 941-6532
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The purpose of this report is to submit the outcomes of the Community Services Committee meeting held on Wednesday 14 May 2003.

The meeting was attended by Peter Laloli (Chairperson), Lesley Keast, Bob Shearing, Ishwar Ganda, and Mike Mora.

1. HORNBY LAND – SOCIAL HOUSING DEVELOPMENT OPTIONS

Rob Dally, Property Manager, was present to provide an update on options to further develop a block of Council owned land (approximately 1.8 hectares) fronting onto the Main South Road at Goulding Avenue, across the road from the Hornby Mall. The land is zoned Living 2 and is currently being held for social housing purposes.

Approximately five years ago Council put together a concept to develop the land with social housing in an environment with significant public access (walkways etc). The original concept for this development was the subject of a significant public consultation process prior to an application through the City Plan process to reclassify the land from Open Space to Living 2.

As a precursor to the above, in 2002, the Council opened a block of 23 elderly persons' housing units on part of this land.

The Council has recently completed an Asset Management Plan for its Housing Portfolio, which limits scope for significant (additional) Council funded development over the next few years. Accordingly, there would have to be a preference for shared funding or partnership arrangements for any development for this land.

Five options have been identified:

Option 1

In this option the Council would make the land and the development concept available for subdivision by either itself or others, Council retaining ownership of the land. The Council would then lease sections to low income earning families, (meeting strict criteria) at a discounted (social) rate, with the ability of lessees to purchase the freehold. We have approached Kiwibank with a view to them providing a mortgage for houses against the security of land leases. Kiwibank have indicated an interest to further consider our proposal.

Option 2

Option 2 runs along the lines of Option 1, but with perhaps a third partner such as HNZN being involved in the lease or purchase of the property and the provision of State owned social housing. Exploratory discussions with HNZN have confirmed their interest in such an option.

Option 3

Option 3 follows on from Options 1 and 2 but with some property being free held for private purchase.

Option 4

Option 4 is where the Government, through Local Government New Zealand, have recently advised that they would be willing to fund the construction of social housing on Council owned land, (probably with certain provisos, such as caveats to ensure the initial purpose of social housing remains in perpetuity, and that social rents are charged). This has not been confirmed by Government, and recent talk in Local Government circles indicates that Government is only likely to fund a portion of construction costs for new development.

Option 5

This is the “do nothing” option. It is the option that the Property Manager would recommend if some form of partnership/Government funding cannot be achieved in the short term. As previously advised, the Housing Asset Management Plan allow for some relatively minor new development over the next 10 years.

Legal opinion on the Council’s capacity to develop the site by itself or with others, along with some risk analysis of various options has been sought and a number of suggestions in relation to each of the options has been provided.

Mr Dally suggested that the best option is likely to be a combination of the options shown above.

This report was first considered by the Housing Sub-Committee on 30 April 2003 and referred through to the Community and Leisure Committee meeting on 5 May 2003 and their recommendation will be considered by full Council at its meeting on Thursday 22 May 2003. That recommendation was that the Council advertise for registrations of interest to be involved in the development of the 1.8 hectare site.

The Committee recommendation is listed under clause 13 of this report.

The Committee moved into “Public Excluded” to discuss this item further.

Lesley Keast left the meeting at this stage.

2. RICCARTON/WIGRAM INPUT TO ARTWORKS IN PUBLIC PLACES PLAN

Jacqui Leask, Community Recreation Adviser, was present to gather further information for the Riccarton/Wigram Input to Artworks in Public Places Plan.

One further site was identified for inclusion:

Neil Street/Main South Road corner site

It was **decided** that the Community Recreation Adviser would complete the “opportunities form” for each identified site and report back to the next Community Services Committee to enable prioritisation of sites.

3. CULTURE GALORE

Jacqui Leask, Community Recreation Adviser, presented the Committee with framed photographs of this event.

In summary Culture Galore, held at Ray Blank Park on the 22nd February 2003, was a successful celebration of the cultural diversity of our Community. The event brought many people from a plethora of ethnicities together to celebrate what has become a very multi-cultural community. Culture Galore gave everybody an opportunity to demonstrate what was unique about their culture and educate the wider community of Fendalton/Waimairi and Riccarton/Wigram.

The Committee thanked the Community Recreation Advisers involved for their effort in putting together this event.

It was **agreed** that Culture Galore be staged at Ray Blank Park in February 2004 and that the Planning Committee be asked to investigate ways of encouraging more participation from residents of the Riccarton/Wigram wards, particularly from the Hornby area.

4. GARDEN GALA FOR OLDER ADULTS

This event, held at Riccarton House on Wednesday 5th March 2003, provided local older adults with a sense of belonging to and a pride in their local community. The event specifically for older adults certainly has its place in this community. There is definite value in providing an annual event, which provides older residents an opportunity to try the many leisure activities available to them in the Riccarton/Wigram community.

This year several improvements were made which added to the success of the event. Car parking was provided on the Riccarton Bush Trust southern lawn area and the event time was changed, beginning at 11.00 am and finishing at 3.00 pm to avoid the busier period on Riccarton Road at 4.00 pm.

The Committee **agreed** to support the Garden Gala event in 2004 at Riccarton House.

5. RICCARTON/WIGRAM LEISURE, PARKS AND WATERWAYS STUDY

The Community Recreation Adviser thanked the Riccarton/Wigram Community Board for its assistance and input towards the above study.

Nominations were sought for two Community Board members to become part of the project steering group to develop the 03/04, 04/05 and 05/06 implementation plan.

The Committee recommendation is listed under Clause 13 of this report.

6. TE WHARE O NGA WHETU FUNDING REQUEST

It was reported that a grant had been made to Te Whare O Nga Whetu of \$500 towards the cost of registration of 10 young people from the Riccarton/Wigram wards to attend a Taiaha Wanaanga at Motukarara camp from 17 – 21 April 2003.

This grant was paid from the Community Initiatives fund.

The information was **received**.

7. HALSWELL NEEDS ANALYSIS

The Community Development Adviser informed the meeting that over the last few years requests had been received from individuals and organisations in Halswell for a community needs analysis of the area in order that groups can become more involved in community activities that would benefit local residents.

Some discussion ensued over the use of the word "Oaklands" in the Needs Analysis title and it was **agreed** by the Committee that the word "Oaklands" be deleted.

The Committee recommendation is listed under clause 13 of this report.

**8. PROJECT UPDATE
40 HILLARY CRESCENT, UPPER RICCARTON**

It was reported that Fiji Social Services Trust continue to provide community programmes and services from 40 Hillary Crescent. The Board pays the annual rental of this facility by way of a grant.

A staff working party are currently investigating the possibility of a new community centre large enough to accommodate services and activities which reflect the needs of a wide range of cultures in Upper Riccarton at Roche Avenue/Hillary Crescent. The Committee will be kept informed of progress.

The information was received.

**9. RETURN OF HEALTH PROJECT FUNDS AND
RECOMMENDATIONS FOR FUTURE USE**

The Youth Health Trust were given a grant of \$7,800 as an establishment grant for a Youth Health Service in Hornby dependent on the Trust securing ongoing operational funding from the Ministry of Health through the Canterbury District Health Board. As this funding was not secured the grant has been returned to the Board's discretionary budget.

It was recommended by the Community Advocate that this funding be redirected towards the Community Development Health Project for Broomfield/Hei Hei/North Hornby, which would allow the project to run fully for two years.

The Committee recommendation is listed under Clause 13 of this report.

10. YOUTH DEVELOPMENT SCHEME

An application was received from Graydon Viljoen seeking assistance with the costs associated with competing at the World Skills competition in St. Gallen, Switzerland, 19th – 2nd June.

Last year Graydon, a collision repair technician, won the N Z SkillEX competition, a youth skills competition that covers all trade and industry throughout New Zealand. It recognises the best young skilled people in the country, increasing self-confidence and self-esteem.

The Committee recommendation is listed under Clause 13 of this report.

11. NEXT MEETING DATE

Wednesday 11th June 2003 – **8.00 am**

12. COMMITTEE CHAIRPERSON'S REPORT

Subsequent to the Committee meeting on 14 May 2003 I have received a further request for a grant from our Youth Development Scheme.

The details are as follows:

Alama Taula, 15 Hei Hei Road, seeks funding towards the cost of attending the Tasman Volleyball Tournament in Sydney on 9 June 2003 as a member of the South Island Secondary Schools Volleyball team.

Alama attends Hornby High School where he is a prefect. \$1,300 is required towards the trip. So far Alama has raised \$500, with application also being made to the Canterbury-Westland Sports Trust. Alama is from a family of five children, the youngest being 1 year old, with Mum a home-maker and Dad unable to work because of ill health. This application has the support of Mary Corbett, a teacher at Hornby High School and past member of the Community Board.

As this travel will commence before the next Community Services Committee meeting in June 2003, I have agreed to a grant of \$450 for Alama Taula. Board endorsement of this action is now sought.

13. COMMITTEE RECOMMENDATIONS

- That the Riccarton/Wigram Community Board support the Council's decision to advertise for registrations of interest to be involved in the development of the Council owned property bounding Goulding Avenue and the Main South Road and that the Board be kept informed of progress.
- That the Riccarton/Wigram Community Board appoint Lesley Keast and Peter Laloli as its representatives on the Leisure, Parks and Waterways Implementation Plan steering group.
- That the Riccarton/Wigram Community Board allocate \$9,000, made up of identified 2002/03 Project/Discretionary funds to contract an independent researcher to develop a community profile for the Halswell area, which would identify the strengths as well as the needs of this area.
- That the Riccarton/Wigram Community Board reallocate the \$7,800 returned from the Youth Health Trust, to the Community Development Health Project for Broomfield/Hei Hei/North Hornby.
- That the Riccarton/Wigram Community Board make a grant of \$350 to Graydon Viljoen from the Youth Development Scheme with the option of increasing the grant to \$500 if required.

Chairperson's

Recommendation: That the Board approve the financial recommendations contained in Clauses 12 and 13 above.