

7. WAINONI PARK RENEWAL

Officer responsible Parks and Waterways Manager Director of Information and Planning	Author Kelly Hansen - Parks and Waterways Planner, DDI 941-8688 on behalf of the Wainoni Park Project Control Group
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The purpose of this report is to seek approval for a redevelopment plan for Wainoni Park.

Endorsement is being sought from the Board, the Parks, Gardens and Waterways Committee, and the Community and Leisure Committee.

EXECUTIVE SUMMARY

As part of the Aranui Community Renewal Project, a plan has been developed to enhance Wainoni Park and its surrounds. Consultation and discussion with the community has been ongoing for the last three years. The plan presented in this report has been developed as a result of a need to improve safety and visibility of the park and to enhance the park as a key community asset. The plan reflects the desires and aspirations of the community and meets the requirements for renewal of the park. It has been developed in partnership between Housing New Zealand, the community, and the Council.

CONTEXT

At its meeting of 29 July 2002, the Board was informed of options for the effective renewal of the centre of Aranui, through major restructuring of the housing surrounding Wainoni Park. The Board decided to recommend to the Parks, Gardens and Waterways Committee that a detailed analysis be undertaken by staff of the costs, engineering issues, funding and staging of options 2 and 3 in the report so that a comprehensive report may be brought to the 2003 Annual Plan process, requesting allocation of funds in future financial years.

At its meeting on 2 August 2002, the Parks, Gardens and Waterways Committee also decided that a detailed analysis be undertaken by staff of the costs, engineering issues, funding and staging of options 2 and 3 in the report.

A report was prepared for a joint meeting of the Community Plans Special Committee, Parks, Gardens and Waterways Committee, and the Board on 4 December 2002. Recommendations from this meeting were:

1. That the Council adopt the Wainoni Park Area Revitalisation Concept Plan as a redevelopment framework subject to Housing New Zealand agreeing to its participation.
2. That the Annual Plan Subcommittee be requested to include provision for the expenditure indicated in this report in the 2003/04 and 2004/05 draft Annual Plans.
3. That staff undertake further work to refine estimated costs for reporting to the Annual Plan Subcommittee in February 2003.

It was subsequently decided by the Annual Plan Subcommittee to allocate \$1,197,000 to Wainoni Park renewal, over the next three years.

A Project Control Group was established consisting of representatives from the Aranui Community Trust, Housing New Zealand, and relevant Council staff to review plans for Wainoni Park and to consult with the community in order to determine the best possible feasible design for the park that would achieve the desired outcomes.

The plan that was presented to the Council in December 2002 seemed to be the most appropriate based on the consultation and research that had been done at that time. Once the budget was secured the Project Control Group was able to explore the proposal in more detail.

Two main areas of concern arose. The proposal did not address the issue of the shops, which block views into the park, attract graffiti and vandalism, and contribute to the reduced safety in the area of park behind them. It was not considered appropriate to construct new housing behind the shops while they remained in their current state. In concentrating on the housing renewal the issue of the shops had not been pursued in any detail. Consultation with a private sector affordable house builder revealed that there would be interest in developing private housing, but only if a major upgrade of the shops took place. Secondly, we were uncomfortable that good housing stock (including four private houses) would be lost, when the priority of Housing New Zealand is to remove the worst housing. In short, spending money on removing good housing rather than tackling a poor commercial area, needed further consideration. Therefore, the Project Control Group explored a range of other options which addressed these concerns, resulting in the preparation of four variations on the plan.

At its meeting on 29 September 2003, the Board approved the consultation process for the four variations and requested a seminar before a final plan was developed. As a result of the consultation on the four options, a modified plan has been developed as a first stage and presented at a joint Board, Parks, Gardens and Waterways Committee, and Community and Leisure Committee seminar on 22 October 2003. The implementation of this stage will enable the impact of the improvements on the safety and appearance of the park and the area behind the shops to be gauged. It will enable discussion to take place with the shop owners about how the shops and their environment might be upgraded. It will leave the option open of removal of further properties around the park in the longer term.

RELEVANT CURRENT POLICY

- Social Wellbeing Policy.
- Community Policy.
- Urban Renewal Policy.
- Recreation and Sport Policy.

DESCRIPTION OF THE PROPOSAL

The modified plan (attached) for addressing the surrounds of Wainoni Park aims to:

- Increase surveillance of the park thereby improving safety.
- Improve access to the park.
- Enhance the amenity value of the park and surrounding properties.
- Improve the useability of the park.
- Enhance the park as a central focus of a vibrant community promoting further community renewal.

The plan includes:

- A new road on the north west side of Wainoni Park, from Gosport Street to Aldershot Street.
- Eight new properties on the north west side of the new road.
- A wide access way from Aldershot Street to the park - close to the access from Wainoni Road to Aldershot Street.
- Landscaping and improvements to fences on the south west park boundary.
- Assistance with improvements to the access lane and to the rear of the Hampshire Street shops.
- The opportunity to buy two private houses on Aldershot Street if the owners are willing to sell.

Implementation of the plan:

- Removes only the worst Housing New Zealand stock.
- Produces no net gain in Housing New Zealand stock.
- Has no requirement for the acquisition of private property but does allow this option to happen.
- Provides a pedestrian link between Wainoni Park and Aldershot Street, acknowledging the current illegal but well used pedestrian route through Housing New Zealand property which provides a connection via an alleyway between Wainoni Road and Wainoni Park and beyond.
- Retains approximately the same amount of park area, with only a small reduction.
- Provides for future options of further opening up and improving the park if required.
- Enables the impact of this stage of improvements to be gauged before considering whether further improvements are necessary.

It is considered that the proposed changes, along with the new play facilities, picnic and hangi area, new hard courts, and changing rooms and toilets that are being developed, will have a significant impact on the appeal and use of Wainoni Park.

The community has been informed of the results and outcome of feedback on previous options, and copies of the current plan have been distributed. Following Council approval of the plan, Housing New Zealand and Department of Conservation approval will be sought, and a resource consent will be applied for. Funding is available this financial year to begin implementation of the plan.

CONSULTATION

The current plan has been developed in response to feedback received on four options that were presented at a community hui on 18 September 2003. The plans were available for viewing and comment in the Community Information Centre on Marlow Road for two weeks. Members of the Project Control Group were on hand to explain the plans and record comments every afternoon for the first week after the community hui. In addition, all the shop owners and occupiers were informed of the options and their comments sought. Copies of the plan options were sent to all park users, immediate neighbours, and other key stakeholders for their comment also. The plans were on display in a noticeboard at the front of the park, and information was in the local newspaper.

Feedback on the options is summarised below and is reflected in the final modified plan:

- People agree that something needs to be done about the shops because they are an eyesore and attract graffiti, vandalism and rubbish, but they do not want to lose the services provided. Ideally the shops should be replaced with new ones.
- Shop occupiers prefer to stay where they are.
- People support the idea of opening the park up and having more houses looking into the park. There is a lot of positive feedback on the work done so far.
- There is a need to retain the sports fields.
- There is concern about the speed of traffic on roads around the park.
- Increased lighting of the park and shops is a common request.
- Generally there is support for new roading and housing facing into the park so long as it does not adversely affect existing residents, significantly reduce the size of the park, or create awkward spaces.

CONCLUSION

As a first stage, the current plan goes a long way towards meeting the aims of improving safety, visibility, amenity, and access of the park. It has been developed in consultation with the community and Housing New Zealand and has been altered to meet the concerns of key stakeholders. There is strong support for the plan which can be implemented within current budgets.

Staff

Recommendation: That the Board recommend to the Parks, Gardens and Waterways Committee and the Community and Leisure Committee:

1. That the final Wainoni Park Area Revitalisation plan be approved.
2. That approval be sought from the Department of Conservation.
3. That a resource consent be applied for.

Chairperson's

Recommendation: That the abovementioned recommendation be adopted.