

## 7. WAINONI PARK RENEWAL

**Officer responsible**  
Parks and Waterways Manager  
Director of Information and Planning

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on behalf of the Wainoni Park Project Control Group

The purpose of this report is to inform the Board of progress on the Wainoni Park Area Revitalisation Concept and to seek support for the consultative process to be followed.

### 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 Burwood/Pegasus Community 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 \$1.2 million 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.

### RELEVANT CURRENT POLICY

The Project Control Group has been guided by Section 6 of the Local Government Act 2002 in bringing the consultation process to the Community Board for comment.

### DESCRIPTION OF THE PROPOSAL

The Project Control Group has reviewed the plan that was presented to the Council in December 2002. This proposal would require the removal of a large number of houses, including four private houses, most of which are in good condition. The proposal did not, however, 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.

The Project Control Group has prepared four variations on the plan. The objectives of redefining the park boundary have remained as improving safety and visibility of the park and of having a sufficient impact to act as a catalyst for wider physical and social renewal. While Housing New Zealand wish to reduce the quantity of their housing stock in the area, they are anxious to ensure that poor housing is removed in preference to housing that is of good condition.

All of the options (attached):

- Remove only the worst Housing New Zealand stock.
- Produce no net gain in Housing New Zealand stock or keep the increase to a minimum.
- Have no requirement for the acquisition of private property.
- Provide 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.
- Maintain approximately the same area of park.

Options 1, 2, and 4 require removal of some of the shops.

Option 1 introduces two cul-de-sacs of houses facing into the park. Options 2 and 4 introduce two new through roads around the park, with houses facing into the park, and mini-roundabouts on Aldershot and Hampshire Streets. Option 3 has one cul-de-sac and one through road.

In each option different groups of houses are affected by having new houses back onto them.

Members of the Project Control Group are aware of advantages and disadvantages in all options. It is intended that following consultation, one concept (which may be a combination of options) will be confirmed and submitted for resource consent.

### **CONSULTATION**

The four plans were presented at a community hui on 18 September 2003. The plans are available for viewing and comment in the Community Information Centre on Marlow Road until Friday 3 October 2003. 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 have been informed of the plans and their comments sought. Copies of the plans will have been sent to all those identified as park users, immediate neighbours, and other key stakeholders for their comment also. The plans are on display in a noticeboard at the front of the park, and media releases will have been sent out.

It is intended to collate the comments from this round of consultation to endorse a final plan, which will be submitted for notified resource consent. Affected parties will have another opportunity during the resource consent process to submit their comments.

### **Staff**

- Recommendations:**
1. That the information be received.
  2. That the consultation process for the Wainoni Park Area Revitalisation Concept Plan be approved.
  3. That the final plan be submitted to the Board for approval before seeking resource consent.

### **Chairperson's**

- Recommendation:** That the abovementioned recommendations be adopted.