

10. WAINONI PARK RENEWAL

Officers responsible Parks and Waterways Manager Director of Information & Planning	Author Kelly Hansen, 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 of a redevelopment plan for Wainoni Park. Endorsement of the plan has been sought and obtained from the Burwood/Pegasus Community Board, the Parks, Gardens and Waterways Committee, and the Community and Leisure Committee.

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 meeting 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.*

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

A Project Control Group was established comprising representatives of 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 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 we were 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 we had not pursued the issue of the shops in any detail. Consultation with a private sector affordable house builder revealed that they would be interested 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 was developed as a first stage and presented at a joint Community Board, Parks, Gardens and Waterways, 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.

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.

RELEVANT CURRENT POLICY

- Social Well Being 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 accessway 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 HNZ stock
- Produces no net gain in HNZ 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 HNZ 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 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 don't 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.

As Wainoni Park is administered under the Reserves Act 1977, consent will be required from the Minister of Conservation to the exchange of fee simple land for reserve land. Before the Minister of Conservation authorises the exchange, the Council is required to publicly notify its intention, allowing one month for objections. Following Ministerial consent, the Council can then resolve to undertake the exchange. Resource consent is also required under the Resource Management Act 1991. These two processes can occur concurrently.

Once the Housing New Zealand Corporation has given its approval to part of its land being classified as reserve then the Council will be able to commence the statutory procedures next year necessary to remove the reserve classification from part of the existing parts and have the Housing New Zealand Corporation land classified as reserve to be incorporated into the park by way of exchange.

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.

BURWOOD/PEGASUS COMMUNITY BOARD

The Board considered this report at its meeting on Monday 17 November 2003 and decided to recommend to the Parks, Gardens and Waterways Committee and the Community and Leisure Committee that the staff recommendation be adopted, and that the proposed new street be a narrow road with traffic calming and consideration be given to the appropriate amount of off street parking.

COMMUNITY AND LEISURE COMMITTEE

The Community and Leisure Committee considered this report at its meeting on Monday 24 November 2003 and decided to support the recommendation contained hereunder.

Recommendation:

1. That the final Wainoni Park Area Revitalisation plan be approved.
2. That a resource consent be applied for, and approval of the plan sought from the Department of Conservation.
3. That tenders for the construction of new roading, requiring Committee approval be reported to the Parks, Gardens and Waterways Committee.
4. That the proposed new street be a narrow road with traffic calming and consideration be given to the appropriate amount of off-street parking.