

ORDINARY MEETING

OF

TAWA COMMUNITY BOARD

AGENDA

Time: 7.00pm
Date: Thursday, 11 June 2015
Venue: Tawa Community Centre
5 Cambridge Street
Tawa
Wellington

MEMBERSHIP

Graeme Hansen
Richard Herbert
Councillor Lester
Margaret Lucas (Deputy Chair)
Jack Marshall
Councillor Sparrow
Alistair Sutton
Robert Tredger (Chair)

Have your say!

You can make a short presentation to the Board at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

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Questions

1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.3 Confirmation of Minutes

The minutes of the meeting held on 9 April 2015 will be put to the Tawa Community Board for confirmation.

1.4 Public Participation

A period of at least 10 minutes shall be set aside near the beginning of Tawa Community Board meetings to enable members of the public to make statements about any matter that may be of importance to the residents of Tawa. The total time set aside for public participation may be extended with the majority agreement of the Board. A member of the public wishing to raise a substantive matter should be invited to present it under deputations.

1.5 Deputations

Unless the meeting determines otherwise, a limit of 10 minutes in total shall be placed on the members of the deputation addressing the meeting. No deputation shall be received by the Board unless an application stating the purpose of the deputation has been received by the Chief Executive and the Chairperson's approval has been obtained.

1.6 Items not on the Agenda

Any item not on the agenda may only be discussed if a motion to discuss the item is passed by a unanimous resolution of the meeting; and:

1. The item is a minor item relating to the general business of the local authority; and
2. The Chairperson explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting but no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting for further discussion; and
3. The Chairperson explains to the meeting why the item is not on the agenda and the reason why discussion of the item cannot be delayed.

2 Oral Reports

2.1 Policing in Tawa

2.2 Community Speaker

2.3 Update on Standing Orders review

2.4 Members' Reports

3. Reports

MERVYN KEMP LIBRARY QUARTERLY REPORT: JANUARY TO APRIL 2015

Purpose

1. To provide the Tawa Community Board with an update on the activities of the Mervyn Kemp Library, Tawa Community Centre and Linden Social Centre.

Summary

2. Mervyn Kemp Library offers circulation, information, outreach, class visits, preschool storytimes, holiday programmes and Baby Rock & Rhyme sessions. Tawa Community Centre and Linden Social Centre provide community spaces for event and meeting bookings, as well as recreational drop-in space.

Recommendation

That the Tawa Community Board:

1. Receive the information.

Discussion

Mervyn Kemp (Tawa) Library

3. The Library was closed this year for the 100th anniversary Anzac Day on both the Saturday and Monday. This was well-received.
4. The Library added two new collections: Adult Learning (English as a Second Language – ESOL) and graphic novels.
5. Classes from St Francis Xavier and Tawa schools visited.
6. Preschool storytimes on Mondays averaged 23 people attending.
7. Baby Rock & Rhyme sessions on Fridays averaged 32 people attending.
8. Monthly evening storytimes on Thursdays averaged 25 people attending.
9. Tawa Historical Society and Bolinda Wong (with Chinese Poems & Chinese New Year) had well-attended Thursday evening programmes.
10. Special displays have included those for NZ sign language, Chinese poems, Race Relations Day and Anzac Day.
11. **Statistics** – Storytime attendance increased 8%. Baby Rock & Rhyme attendance decreased 47%.

	<u>Issues:</u>	<u>Visitors:</u>	<u>New members:</u>	<u>Children's events:</u>
Jan-Apr 2014	43,323	33,526	179	878
Jan-Apr 2015	44,059	32,495	160	760
+/-% var	1.7%	-3.1%	-10.6%	-22.3%

Tawa Community Centre (TCC)

12. There is a new knitting/ crochet group using the space to network for Kiwi Community Assistance (KCA).
13. All Nations Christian Fellowship has taken up a Sunday afternoon slot regularly, after having had occasional bookings.
14. There was a large attendance at a one-off open-day event by one of the regular groups, Tracey Odell.
15. One school holidays programme in April was a successful craft morning through Rachael at Stampin Up. They made cards and craft boxes.
16. Another April school holiday programme was an Anzac commemoration, with 70 people attending. Staff from the Community Centre and the Library organised the event. This included a guest speaker from the RSA, a reservist displaying her gear and warpainting with the children, and holding multigenerational activities such as deciphering Morse code, baking Anzac biscuits, and making poppies.
17. KCA held a fundraising book sale, with a large crowd attending, for a successful outcome. They are planning another such sale at the Centre in October.
18. Key members of the community meet up monthly in an effort to revitalise the Tawa name/ brand, following upon the example of other communities such as Petone. This effort includes seeking funding via grant submissions.
19. There have been two meetings regarding Business Continuity for units of the Wellington City Council. Several WCC staff members from different units discussed how to prepare the Centre for such service in emergencies.
20. **Statistics** – Monthly average visitors: 2611. Quarterly occupancy rate: 21%. Occupancy includes limited-booking drop-in lounge and low January bookings.

Linden Social Centre (LSC)

21. Three new groups have begun booking, and are happy. The Doris Mills Lounge is a favourite space across both centres.
22. The Theatre Group has not held any productions yet this year so far, but plan to return in September for a presentation in November. However, this has presently freed up some Sunday afternoon space, which has been used by other groups.
23. There have been community meetings such as citizens responding to the development of odours from the Porirua landfill.
24. A commercial baker has been using the kitchen, on an occasional basis.
25. The centre could be better utilised during the daytime. However recently there has been a new six-week booking by an occupational therapist from Pathways.
26. **Statistics** – Monthly average visitors: 1062. Quarterly occupancy rate: 35%.

Attachments

Nil

Author	Jay Robinson, T/L Libraries&Community Spaces
Authoriser	Greg Orchard, Chief Operating Officer

TAWA COMMUNITY BOARD DISCRETIONARY FUND

Purpose

1. To agree to allocate the remaining funds in the Tawa Community Board Discretionary Fund for the 2014-2015 financial year.

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Confirm the purchases made in 2014/15 are accurate and there are no remaining invoices to pay or be accrued at the end of the 2014/15 financial year.
3. Agree to allocate the remaining amount of \$10,658 in the Tawa Community Board Discretionary Fund (which may be subject to change after any accruals or expenditure) for the 2014/2015 financial year.

Background

2. Tawa Community Board holds the delegation to determine expenditure of funds held in the Tawa Community Board Discretionary Fund.

Attachments

Nil

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

SUPPORTING INFORMATION

Consultation and Engagement

No consultation or engagement is required.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations associated with this report.

Financial implications

The financial implications are outlined in the report.

Policy and legislative implications

There are no policy or legislative implications associated with this report.

Risks / legal

There are no risks or legal implications associated with this report.

Climate Change impact and considerations

N/A

Communications Plan

N/A

UPDATE ON CONSULTATION WITH TAWA COMMUNITY ON MEDIUM DENSITY HOUSING AND TOWN CENTRE PLAN PROJECTS

Purpose

1. This report updates the Board on the consultation process carried out in March and April 2015 with the Tawa community regarding medium density housing and a town centre plan.

Summary

2. The Council is proposing to rezone residential land for medium density housing in Tawa to support greater housing choice and supply. A Town Centre Plan is also proposed to guide future Council investment in the centre.
3. The first stage of consultation occurred in March and April 2015 and resulted in a high level of feedback from the community about both projects.
4. Officers are now developing plans for both the town centre work and draft provisions for medium density areas and will report back to the Board before initiating further consultation with the community.

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Note that officers will prepare a draft medium density residential area plan change and a draft town centre plan. These will be reported to the Transport and Urban Development Committee. A report to the Tawa Community Board will also occur prior to the next phase of community consultation.

Background

5. The Transport and Urban Development Committee agreed in February 2015 to investigate Tawa and Karori as the next two suburbs where medium density housing areas might be adopted. This supports the city's Urban Growth Plan which seeks to provide greater housing choice and supply in Wellington.
6. Initial consultation with the Tawa community began in March and April 2015. This was held early on in the planning process before firm views were formed on the type of district plan provisions to be developed. Feedback was sought on two key questions to guide the development of the plan provisions:
 - Where the boundary should go for a medium density area, and
 - What sort of development standards should apply to ensure good-quality development.
7. Feedback was also sought on people's experiences with the town centre as part of an information gathering exercise leading to the development of a town centre plan for Tawa.

Discussion

Good level of engagement from first consultation process

8. There was a high level of engagement from the Tawa community on these two projects. 171 submissions were received, representing 280 people in the community. Attachment 1 sets out a summary of the feedback received.
9. Key themes relating to the proposed medium-density housing in Tawa include:
 - People generally accept that Tawa is suitable for medium-density housing; although the impact on existing residential dwellings is a key concern;
 - The most accepted locations for medium-density housing are around the town centre and along public transport routes;
 - Some submitters questioned the demand for medium-density housing in Tawa, given that population growth has been slow in recent years;
 - Design controls on medium-density housing are important; such as setbacks, heights, open space provisions, and sunlight and noise controls;
 - Two storeys is the preferred maximum height for medium-density housing;
 - High-quality design and materials are necessary to ensure new housing is appropriate in the local context;
 - Diversity in design of medium density housing is encouraged;
 - Neighbours approval should be sought where medium-density housing goes next to them; and
 - Design controls should be the same as or no less stringent than the existing standards.
10. Key themes relating to the town centre plan project include:
 - There is a good existing community atmosphere;
 - The community would like to see improvements to the town centre, including more seating, hanging flower baskets, trees and plants;
 - There is a good range of shops, facilities and services, however there is a need to attract new businesses to the area and a wider variety of them;
 - The number of vacant shops is a key concern as is the need to retain existing shops affected by potential competition from neighbouring centres in Porirua and Johnsonville;
 - Open space needs to be retained and even expanded upon
 - Access to the town centre is good, including active and public transport. However, improvements to the latter are required; and
 - Traffic congestion, safety and the amount of heavy vehicles that pass through the town centre are all issues that need to be resolved.
11. Over the four days officers were at the library drop-in centre, there were approximately 60-70 conversations with members of the public. On average these conversations lasted 10-15 minutes allowing us to engage in robust discussions and understand a variety of perspectives on these issues.
12. This was followed by the community meeting where around 40-50 members of the public attended. Officers gave a presentation on the two projects and followed this with a Q&A session which saw a number of different questions coming from the floor.
13. Officers have met with a number of individual landowners (with significant land holdings) to understand what potential redevelopment opportunities exist in parts of Tawa. We have also engaged with key stakeholders or organisations in the community

to understand what impacts, if any, they will experience with greater population growth, as summarised below:

- There is plenty of capacity in schools across Tawa to cope with local population growth. A number of schools take 'out of zone' children. Accordingly if the local roll were to increase, these schools would reduce the proportion of out of zone children attending their school.
- Tawa Medical and Linden Surgery has capacity to grow both facilities.
- None of the main churches located on Main Road indicated plans to develop their sites in the future.
- Discussions with three private landowners with significant land holdings revealed their interest in having medium density housing on their land.

14. Officers have met with the Vibrant Tawa group twice since the consultation period closed. An idea to develop 'place-branding' for the town centre is being considered as one tool to revitalise the Tawa town centre.

Recent flooding of Tawa

15. The 14 May 2015 flooding event has been described by Greater Wellington Regional Council as a 1 in 40 year short-term rainfall event (based on the most intense two hour rainfall period), with the 24 hour rainfall event being described as a 1 in 20 year event.
16. The Greater Wellington Regional Council has reviewed its flood hazard information for the Porirua Stream. This review shows the 1% annual exceedance probability flood (i.e. the 1:100 flood event) is expected to largely stay within the existing stream bed area, with some minor exceptions. To complement that work, Wellington Water Ltd has also sought to understand how the stormwater network in the Tawa area will respond to high rainfall events, contributing to the overall flood hazard for Tawa. The recent flood event will be used by Wellington Water to help refine its flood modelling work for Tawa, providing a more robust assessment of the flood risk for Tawa.
17. This work is ongoing and, once finished (in 2-3 months), is expected to result in the need to change the flooding hazard areas depicted in the District Plan.

Next Actions

18. Officers are currently working on developing a list of potential projects for the town centre plan and also a draft set of district plan provisions.
19. These initial project ideas will be presented to the community for feedback and to identify priority actions around August 2015.
20. Draft District Plan provisions are also expected to be ready in August 2015. Those provisions will include a map showing where the most appropriate areas are for medium density housing. A set of development provisions and design controls will also be drafted.
21. Officers will report to the Transport and Urban Development Committee and the Tawa Community Board on these draft plans before taking these out to the wider community.

Attachments

Attachment 1. Summary of Tawa Consultation

Page 15

Author	Elizabeth Moncrieff, Senior Advisor Planning
Authoriser	Anthony Wilson, Chief Asset Officer

SUPPORTING INFORMATION

Consultation and Engagement

Attachment One sets out the feedback from the consultation process.

Treaty of Waitangi considerations

All District Plan work is required to take into account the principles of the Treaty of Waitangi under s8 of the Resource Management Act 1991.

Financial implications

There are financial implications associated with identifying new growth areas and the town centre plan. These have been identified in the Long Term Plan and will be fully canvassed before any final decision is made to commit to a Plan Change process.

Costs associated with the consultation programme are to be funded from existing budgets.

Policy and legislative implications

District Plan policy development supports the outcomes of the Urban Growth Plan.

Risks / legal

This project is only at the stage of informal public consultation and there are no legal risks associated with the project at this point.

Climate Change impact and considerations

Climate change impacts will be a consideration in preparing the district plan provisions.

Communications Plan

An engagement plan and a Marketing and Communications Plan have been prepared.

Summary of Consultation

on the

Tawa housing choice and town centre planning

May 2015, City Planning and Design

Item 3.3 Attachment 1

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1.0 Introduction

1.1 Background

In 2008, Wellington City Council consulted on the potential for a number of suburban centres being zoned for increased residential density. At the time, it was agreed that two areas, Johnsonville and Kilbirnie, would be the focus of this work initially. The rezoning in Johnsonville and Kilbirnie has been completed and the planning provisions allowing medium-density housing are in effect in those areas. In February 2015, the Council agreed Tawa and Karori should be the next investigation suburbs for medium-density housing.

In parallel with the rezoning, the Council completed town centre planning and upgrade programmes for Johnsonville and Kilbirnie. The town centre upgrades support the planned increase in residents in these areas. Consequently, a town centre planning exercise and upgrade works are planned for Tawa and Karori.

1.2 Consultation process

The Council conducted an early consultation with the Tawa community on town centre planning and housing choices, from 19 March to 17 April 2015.

For this consultation, letters were posted to approximately 3900 ratepayers in Tawa. This included an information leaflet on housing choice and town centre planning, and a feedback form. The leaflet included mapping showing walkable catchments surrounding Tawa centre, in order to assist residents in identifying where medium-density housing could go. It also featured examples of medium-density housing. The key messages were:

- Best practice medium-density development is generally located around services and transport, ideally close to a town centre; and
- Medium-density housing can be done in a range of ways, sizes and formats; including two storey buildings.

Officers attended a drop-in centre at the Mervyn Kemp (Tawa) Library between 28 March and 4 April 2015. During these sessions, Council officers explained the projects and answered questions from the community. Explanatory posters outlined a number of issues and opportunities for residents to consider, including:

- There is an abundance of commercial space across several locations;
- We have installed wind screens between New World and Main Road, but there is potential to use this space more;
- Main Road is a key arterial, with a wide carriageway and angled parking. This encourages fast driving and makes pedestrian crossing difficult;
- The local train services attract a large number of park and ride commuters causing more parking on local streets;
- Tawa is well serviced with green spaces, schools, playing fields, a library, pool and other public facilities. However, changes to sites such as Coronation Park, or more consistent signage and street frontages could improve the local appeal;
- The Porirua Stream could be a town centre feature but has flood controls and is not easy to access; and
- There is land to the north and south of Tawa Junction which could be developed to complement the town centre.

The other activities undertaken during this consultation were:

- A webpage was setup specifically for consulting in Tawa, and included links to the Housing choices webpage and the town centre planning webpage. A feedback page was added to present initial consultation findings;
- A media strategy involving traditional and social methods. This included WCC webpages, Facebook, Twitter, newspaper, email alerts, etc;
- An information evening on Wednesday 1 April 2015 was attended by approximately 45 people;
- Council officers presented a paper to the Tawa Community Board;
- Council officers had a number of informal discussions with key stakeholders; and
- Tawa and Karori were featured on the 'Our 10 Year Plan' website, under Idea 6 'Strengthening Town Centres'.

1.3 Responses

The consultation resulted in 171 submissions, representing more than 280 submitters within the community. The submissions were:

- 155 submissions from the general community via the direct feedback lines. These were the feedback forms either posted, completed online, or emailed to Council officers;
- 11 submissions from 'Our 10 Year Plan website'; and
- 5 submissions from associations (KPCD Properties Limited; Simon's Pharmacy; Tawa Community Board; the Architectural Centre Inc.; and the New Zealand Centre for Sustainable Cities).

2.0 Consultation outcomes

2.1 Key themes

Common themes emerged through the consultation process. The responses highlight what submitters consider important, worth continuing or what needs improvement in both the residential and town centre parts of Tawa.

The themes related to the proposed medium-density housing in Tawa are below:

- Generally people accept that Tawa is suitable for medium-density housing; although the impact on existing residential dwellings is a key concern;
- The most accepted locations for medium-density housing are around the town centre and along public transport routes;
- Submitters question the demand for medium-density housing in Tawa, given that population growth has been slow in recent years;
- Design controls on medium-density housing are important; such as setbacks, heights, open space provisions, and sunlight and noise controls;
- Two storeys is the preferred height for medium-density housing;
- High-quality design and materials are necessary to ensure new housing is appropriate in the local context;
- Medium-density housing should not look all the same and as such, diversity in design is encouraged;
- Neighbours approval should be sought where medium-density housing goes next to them; and
- Design controls should be the same as or no less stringent than the existing standards.

The themes related to the town centre of Tawa are below:

- The number of vacant shops is a key concern;
- Retaining the existing shops is an important issue due to competition from neighbouring centres such as Porirua and Johnsonville;
- There is a good existing community atmosphere;
- The community would like to see improvements to the town centre, including more seating, hanging flower baskets, trees and plants;
- There is a good range of shops, facilities and services, however there is a need to attract new businesses to the area and a wider variety of them;
- Access to the town centre is good, including active and public transport. However, improvements to the latter are required;
- Open space needs to be retained and even expanded upon;
- Traffic congestion, safety and the amount of heavy vehicles that pass through the town centre are all issues that need to be resolved; and
- The Porirua stream needs to be enhanced and piped at some sections.

2.2 Comments by question

Housing choice

Question 1: Where should medium-density housing development happen in your suburb?

69% of submitters (192 submitters) support medium-density housing and 29% of submitters (82 submitters) oppose it. Of the 192 supportive submitters, 38% agree that medium-density housing should be located within walking distance from the town centre.

By the numbers

- **53%** of submitters **support medium-density housing around the centre or transport links.**
- **14%** of submitters **support medium-density in other areas of Tawa**, such as selected streets mostly around the town centre and in some outer areas of Tawa.
- **13%** of submitters **support medium-density housing generally and in Tawa** but have not specified where in Tawa they would like it to go.
- **13%** of submitters **do not support medium-density housing in Tawa for a reason.** This is primarily because of character concerns, although other reasons such as a lack of capacity in terms of existing infrastructure and there being no evidence of demand for medium-density housing in Tawa were also given.
- **15%** of submitters **do not support medium-density housing generally and in Tawa** but have not given a reason as to why they do not support it in Tawa nor have they specified where they do not want it to go.

Question 2: What standards should we have to manage the design of medium-density housing?

This question attracted a wide range of responses. The common themes are:

- Two storeys is an acceptable building height;
- Privacy, sunlight access and noise restrictions are important;
- Setbacks, site coverage and insulation requirements are the proposed controls;
- Medium-density housing needs to be of a high quality in terms of design and materials;
- Neighbours approval should be sought where medium-density housing will go next to them; and
- Open space is desired, preferably a private space with some acceptance of shared spaces.

By the numbers

- 41% of submitters see **setbacks, site coverage, sunlight access, privacy, noise and height as key controls**.
- 35% of submitters want controls to **limit height to two storeys and to ensure that medium-density housing is of a high quality**.
- 25% of submitters recommend medium-density housing should include or have **access to outdoor private, green or garden spaces**.
- 18% of submitters want **quality of design and types of materials included** in the controls.
- 16% of submitters suggest **neighbours approval should be obtained where medium-density housing goes next to them**.
- 15% of submitters suggest **the existing rules and controls should be used** to govern medium-density housing.
- 13% of submitters highlight **diversity in design should be encouraged and unification should be avoided**.
- 10% of submitters reference **parking controls for new development**, with the common theme being that space should be provided for off-street parking.
- 10% of submitters **support building above two storeys**, with most of those preferring a maximum of three storeys.
- 5% of submitters want **environmentally friendly development**.

Town centre planning

Question 3: What do you like most about your town centre?

Submitters mention the town centre is compact and walkable and is well serviced by train connections. There is also a strong sense of community and atmosphere. 65% of submitters like the shops, community services and accessibility of the town centre and 39% of submitters like the urban character and the community atmosphere of Tawa.

By the numbers

- 40% of submitters suggest the **town centre has a good range of shops, facilities and services**.
- 39% of submitters think the **town centre is convenient** (size and access are good, although parking is identified as an issue).
- 29% of submitters highlight **Tawa has a good community atmosphere**.
- 15% of submitters suggest **public transport services are good**.

- **12%** of submitters like the existing urban character.
- **9%** of submitters highlight they like that the town centre is not overcrowded.
- **8%** of submitters think the town centre has good car parking. This is because there is an abundance of free car parking.

Question 4: What are the most important issues for your town centre?

48% of submitters are concerned about the short and long term economic viability of the town centre. This concern stems from the fact that there is a large amount of vacant shops in the town centre, which are either run down and/or need modernising. In addition, the town centre is considered by submitters as being too small to be viable. There is also a need to retain the existing shops, and attract new ones, including a wider variety of them. 30% of submitters say there are issues in the town centre regarding its character and do not want this exacerbated by the creation of 'ghettos'.

By the numbers

- **40%** of submitters reference **transport and traffic issues**. Congestion is highlighted as a major problem during peak times, followed by car parking and public transport.
- **28%** of submitters mentioned **general infrastructure is already failing or at capacity**. Stormwater and the Porirua Stream are known issues in Tawa.
- **19%** of submitters say they have **concerns regarding the character of the town centre**. In particular, it is suggested the town centre is lacking or has no identity or heart.
- **18%** of submitters say **open spaces in the town centre need to be better maintained and upgraded**.
- **17%** of submitters suggest the **town centre needs more community services and facilities**. Some ideas include a Council office, a velodrome and a building or space for public events.
- **13%** of submitters specifically mention **retaining existing shops in the town centre is an issue**.
- **12%** of submitters suggest there needs to be **more frequent public transport services and the reliability of these services needs to be improved**.
- **11%** of submitters note the **town centre needs to be made more pedestrian friendly**. Submitters suggest this could be done by making provision for more pedestrian crossings in the town centre, with some submitters even suggesting that one or two of the existing pedestrian crossings be removed and located elsewhere.
- **10%** of submitters highlight **competition from neighbouring centres such as Porirua and Johnsonville is a concern**.

Question 5: Are there any improvements you would like to see in your town centre?

Primary improvements sought to the town centre relate to shop diversity, partial or complete redevelopment of the town centre and public realm improvements. 26% of submitters would like active and public transport improvements and 14% of submitters would like to see traffic safety measures put in place as well as a reduction in heavy vehicles that pass through the town centre.

By the numbers

- **34%** of submitters want **more local shop offerings**. Specifically, a hardware store, a butcher and another supermarket to compete with the existing one.
- **31%** of submitters **want improvements made to the public realm**, including more seats, hanging flower baskets and trees and plants.

Item 3.3 Attachment 1

- The transport issues attract a range of support and solutions:
 - 21% want the **congestion improved**;
 - 19% want **active transport improvements**;
 - 8% want **traffic calming implemented in Tawa**, which could be physical changes to the roads or a 40km/h speed limit;
 - 5% would like the **car parking improved**; and
 - 5% would like **public transport improvements** in Tawa.
- 18% of submitters **want open spaces retained and even expanded upon, including the facilities within these spaces**;
- 17% of submitters **want more community facilities and services** in Tawa;
- 16% of submitters **would like to see the town centre partially or completely redeveloped**. For instance, some submitters think that town centre should be completely demolished and rebuilt;
- 15% want **increased shopping and retail diversity** in the town centre;
- 13% of submitters would like the **existing shops to be retained and/or upgraded**;
- 12% of submitters want **pedestrian improvements**. This includes more pedestrian crossings, the removal of angle car parking along the Main Road and lights installed at all pedestrian crossings;
- 8% of submitters **want the Porirua Stream enhanced and piped at some sections**; and
- 7% of submitters would like **cycling improvements**. Such improvements include more cycle lanes and the removal of angle parking along the Main Road.

3.0 Conclusions

The main messages from the public consultation are:

- The overall response was supportive of medium-density housing around the town centre and along public transport routes.
- More meaningful consultation is required on the standards for medium-density housing. Responses were lacking detail due to the wide question posed. Limiting the height of buildings to two storeys was the only significant response.
- Submitters are concerned with new housing not fitting in with the existing local character.
- Car parking is important, and may involve a range of solutions. Primarily medium-density housing should provide space for off-street car parking.
- Active and public transport linkages are good, however improvements to these modes of transport are required. For instance, submitters want to see more pedestrian crossings as well as more frequent and reliable public transport services.
- Submitters note the short and long term economic viability of the town centre is a major issue and as such, some submitters are worried Tawa will turn into a 'ghost town'.
- The library and other civic buildings form a valuable hub for the community. However, there is a need for more community facilities and services in the town centre.
- The accessibility and range of shops, facilities and services are what submitters like the most about the town centre.
- The town centre has a good community feel and submitters do not think this should be compromised in favour of medium-density housing.

LONG-TERM PLAN UPDATE

Purpose

1. This report provides information on Council's consultation process for the draft Long-term Plan 2015-25 (draft LTP) and the next steps in this process.

Recommendation

That the Tawa Community Board:

1. Receive the information.

Background

2. Consultation on Council's draft LTP 2015-25 ran from 13 March to 17 April 2015.
3. A wide variety of communication and engagement techniques, such as ward forums, special interest and virtual ward meetings, a dedicated website and the consultation document, itself, were used to ensure residents and ratepayers were informed and had a variety of different means to provide feedback on the draft LTP.
4. A total of 1017 formal submissions were received:
 - 597 by email;
 - 232 online; and
 - 188 through the mail
5. Close to 7,000 comments were made by submitters.
6. Of particular interest was the newly designed 'our 10 year plan' website which received approximately twice the number of hits of any previous Long Term Plan website run by Council.
7. The website had 12,872 visits from 7,568 people and 2,191 pieces of feedback were left.
8. Oral hearings took place from 5 May to 12 May 2015 and 164 submitters were heard.
9. Opinions on the draft LTP were generally positive and specific to the 11 individual areas of the "Growth Agenda".
10. A number of new funding requests were received during the consultation period and Council made decisions on these during the deliberations process from 26 to 28 May 2015.

Discussion

11. After consolidation of all the deliberation decisions, officers will update the draft LTP to reflect Council decisions made during the deliberations process.
12. A final draft LTP will be audited by Audit New Zealand during early June and formal adoption of the LTP is scheduled to take place on 24 June 2015.
13. Copies of the final LTP will be sent to the Secretary, Parliamentary library and the Auditor-General, as per legislative requirements, alongside an electronic version being

made available on the Council website for members of the public and Council staff to access.

14. A letter to all submitters will be sent out with details of the deliberation decisions and funding requests and full details of the decisions will be published on the website.

Attachments

Nil

Author	Marissa Cairncross, Snr Adv Planning & Reporting
Authoriser	John McGrath, Acting Director Strategy and External Relations

REPORT ON ACTIVITIES OF PARKS, SPORT & RECREATION

Purpose

1. To update the Board on activities of Parks Sport and Recreation to the end of April 2015

Summary

2. Tawa Pool has enjoyed a significant increase in attendance for the year to the end of April due to the closure of Keith Spry Pool in Johnsonville. Attendance has also increased significantly at the Tawa Recreation Centre due to changes in School Holiday Programme and greater take up of birthday parties. Officers have been working on a proposal for a community garden at Coronation Park.

Recommendation

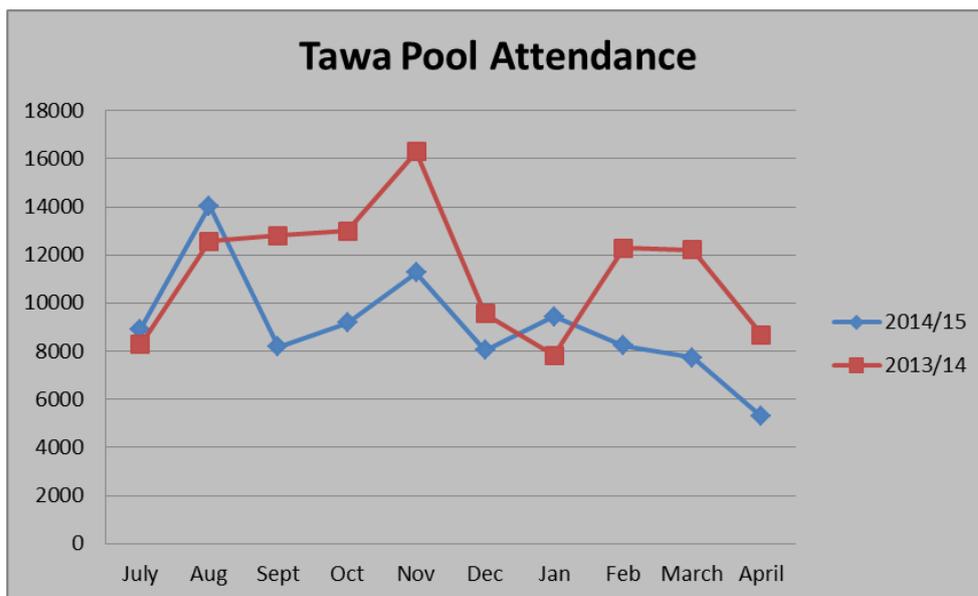
That the Tawa Community Board:

1. Receive the information.

Background

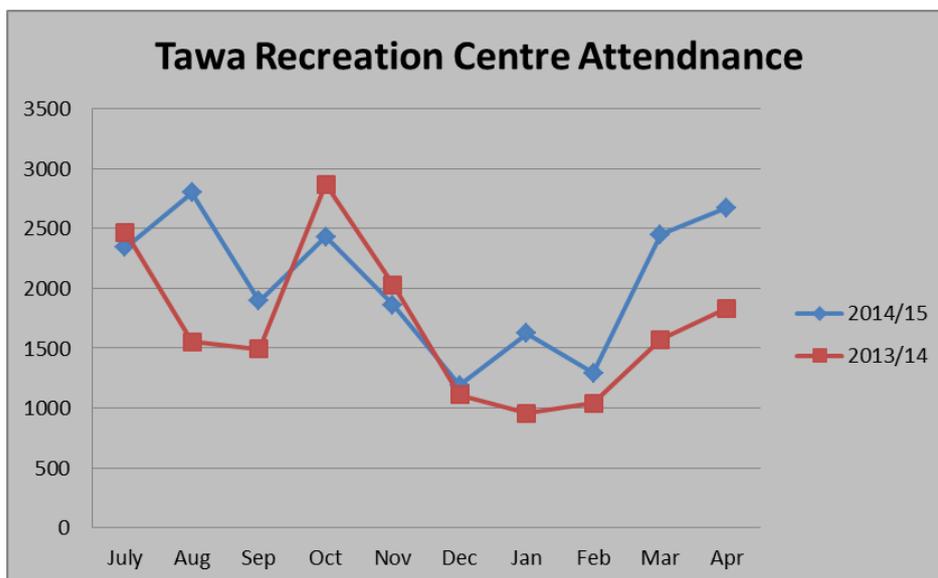
Tawa Pool

3. February saw the movement of Keith Spry Pool customers back to Johnsonville, allowing the pool team to concentrate fully on Tawa customers and growing the permanent customer base of the pool.
4. For the year to the end of April attendance for the pool was 90,243 which represents an increase of 11.5% on the same period of the previous year. While attendance since February has dropped due to the exiting of the Keith Spry Pool customers it still remains stable when compared to the same period in the previous year.
5. Changes to the management team at the pool have included the appointment of Chantal Hall as Manager at the end of last year and Chelsea Saywell as Programmes Team Leader at the beginning of April.
6. The new team are now working closely with Council's marketing team to ensure that the profile of the pool and the programmes it delivers are more widely known in the local community.



Tawa Recreation Centre

7. Tawa Recreation Centre attendance for the year to the end of April totalled 20,553 which represents a 26% increase in attendance on the same period last year.
8. Much of this increased use has been as a result of changes to our School Holiday Programmes which have been well received and an increase in the number of local families booking sports activity birthday parties. April also saw the regular attendance from Aotea College students who are undertaking a number of activities at the recreation centre while their own college facilities are renewed.



Parks & Open Spaces

9. Tawa Community Gardens, under the umbrella of Tawa Progressive & Ratepayers Association have been given a grant from Council's Social and Recreation fund to establish a community garden in Coronation Park.

10. The proposed area is part of Coronation Park (see attached), which is flat and centrally located making it an ideal focal point for multi-generational cooperative gardening in the local community.
11. Officers have been working with the garden group reviewing their proposal, and are in the process of preparing an occupation licence for a term of 5+5 years. The licence will be subject to public notification period (June 18-July 21).
12. Subject to no objections then the licence is expected to start August 1st. Special conditions of the licence will include: no use of chemicals within the Licensed Area and no fences or buildings to be erected.

Attachments

Attachment 1. Coronation Park Community Garden

Page 29

Author	Julian Todd, Recreation Facilities Manager
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

N/A

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations as a result of this report.

Financial implications

N/A

Policy and legislative implications

N/A

Risks / legal

N/A

Climate Change impact and considerations

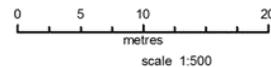
N/A

Communications Plan

N/A



Coronation Park and Play Area Community Garden
 Proposed location



Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:
 Wellington City Council
 101 Wakefield Street
 WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
 AUTHOR: presto2j
 DATE: 4/05/2015
 REFERENCE:

Absolutely Positively
Wellington City Council
 Me Heke Ki Pōneke

PROPOSED ROAD STOPPING - UNFORMED LEGAL ROAD ADJOINING 121 BING LUCAS DRIVE, TAWA

Purpose

1. To obtain the Tawa Community Board's endorsement and feedback on the proposed road stopping of land adjacent to 121 Bing Lucas Drive, Tawa. The Board's comments (if any) will be included in the Council Officers recommendation to the Regulatory Processes Committee (**RPC**), which will consider this matter on 6th August 2015.

Summary

2. The owners of 121 Bing Lucas Drive, Tawa, have applied to stop the unformed legal road immediately abutting their property.
3. The 675m² of legal road to be stopped is shown as 'Land for Road Stoppage' on the Cardno Plan NZ0110180-C111, revision 2, dated 30/4/2015 (the **Land**); refer Attachment 1.
4. Utility providers, and the Council's internal business units, have been consulted on the road stopping. All support the proposal subject to standard conditions (where required).
5. Initial consultation letters have been sent to the three immediately-adjacent neighbours of the road stopping. At time of writing one reply had been received concerning the impact of the proposal on the bulk water main.
6. If the Council agrees with the recommendation of the RPC and proceeds with the road stopping then these neighbours, along with any other member of the public, can make a submission on the proposal.

Recommendations

That the Tawa Community Board:

1. Receives the information.
2. Endorses the recommendations contained within this report to be considered by the Regulatory Processes Committee at the meeting of 6 August 2015, and provide feedback to be included in the report if necessary.

Background

7. The Land was originally created as legal road in 2007 (DP 371702) as part of the 'Rossaveel Heights' rural/residential subdivision.
8. The applicant's site, 121 Bing Lucas Drive (Lot 31 DP 384648), was created later in the same year.
9. The legal road corridor in this area is particularly wide as it accommodates both a cut batter slope (east) and main trunk water main (west).
10. In August 2014 resource consent for a two lot fee simple subdivision and related earthworks was granted (SR310857).
11. In March 2015 resource consent for earthworks and the realignment of part of the bulk water main was granted (SR325845).

Discussion

12. Road Stopping is provided for under the Local Government Act 1974 (**LGA**).
13. The Council, under section 40 of the Public Works Act (**PWA**), 'shall endeavour' to dispose of any land not required for the public work for which it was taken, and which is not required for any other public work.
14. The Council's Transport Team has confirmed the land is not required for road or access purposes. A right of way easement will be created to maintain access to the bulk water main. No other relevant business units wish to retain the land. Offer back obligations will be researched, in the event that the land is declared surplus.
15. Based on that assessment the likely conditions to be recommended to the RPC are as follows:

That the Regulatory Processes Committee:

1. *Receives the information.*
2. *Recommends to the Council that it:*
 - a. *Agrees that approximately 675m² of unformed legal road land on Bing Lucas Drive, Tawa, shown as 'Land for Road Stoppage' on the Cardno Plan NZ0110180-C111, revision 2, dated 30/4/2015 (the **Land**) and adjoining 121 Bing Lucas Drive, Tawa (being Lot 31 DP 384648, CFR 338417) is not required for a public work.*
 - b. *Agrees to dispose of the Land.*
 - c. *Delegates to the Chief Executive Officer the power to conclude all matters in relation to the road stopping and disposal of the Land, including all legislative matters, issuing relevant public notices, declaring the road stopped, negotiating the terms of sale or exchange, impose any reasonable covenants, and anything else necessary.*
3. *Notes that if objections are received to the road stopping and the applicant wishes to continue, a further report will be presented to the Committee for consideration.*

Next Actions

16. Report to Regulatory Processes Committee – August 2015
17. Complete section 40 offer back obligations and survey – est. October 2015
18. Public notification – est. October 2015
19. Outcome of public notification – est. December 2015
20. Actions beyond public notification are largely determined by whether there are objections to the road stopping or not.

Attachments

Attachment 1. Cardno Plan NZ0110180-C111, revision 2

Page 34

Author	Brett Smith, Property Advisor
Authoriser	Greg Orchard, Chief Operating Officer

SUPPORTING INFORMATION

Consultation and Engagement

Community

In May 2015 letters were sent to the 3 immediately-adjacent neighbours of the Bing Lucas Drive Land. At time of writing one reply had been received concerning the impact of the proposal on the bulk water main. As discussed in the report above the applicant has, under resource consent, re-aligned the bulk water main. Any other matters concerning the functioning of the bulk water main is a matter specifically for Wellington Water and the Greater Wellington Regional Council.

Utility Provider and Council Business Units

The applicant is obliged to obtain comment from utility providers prior to submission of the application. None objected to the road stopping and/or have provided conditional support subject to the creation of relevant easements.

Several relevant Council business units were consulted: Parks, Sport & Recreation, Transport, District Plan Policy, Planning, Vehicle Access, Urban Design & Heritage, and Wellington Water. None objected to the road stopping. Condition support was given by the Planning Team, who requested amalgamation of the Land with the applicant's site, Wellington Water, who requested the creation of an easement, and Vehicle Access who requested consultation with an adjacent landowner.

Treaty of Waitangi considerations

Iwi groups have not been consulted. The land is not located in a Māori Precinct, or other area identified as significant to Māori. The land is not being disposed of on the open market, and will not become a standalone allotment (amalgamation is proposed) on completion of the road stopping.

Financial implications

There are no financial considerations related to this road stopping. Any costs associated with the disposal of the Land are borne by the applicant.

In August 2011 a new cost sharing incentive for road stoppings was approved by the Council. The rebate amount will be determined at the end of the road stopping process, when all of the costs are known.

Policy and legislative implications

The recommendations of this report are consistent with policies of the Council; the road stopping is also being undertaken in accordance with legislative requirements.

This is not a significant decision. This report sets out the Council's options under the relevant legislation and under the Council's 2011 Road Encroachment and Sale Policy. This proposed road stopping has no significant impact on the Long Term Plan.

Risks / legal

The road stopping process is consistent with legislative, and the Council's, requirements. Any legal agreement, or action in the Environment Court, will be overseen by the Council's lawyers.

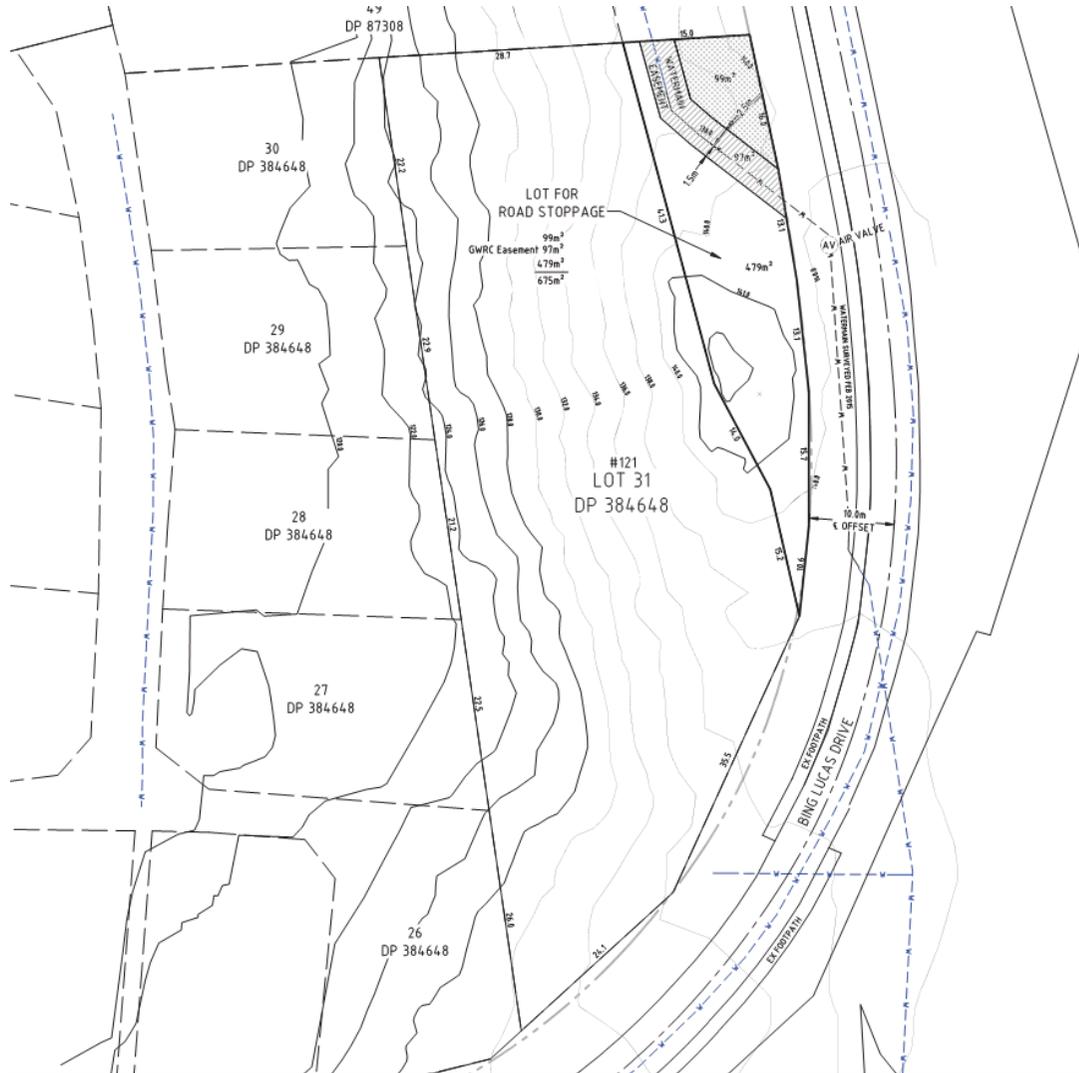
Climate Change impact and considerations

There are no climate change implications arising from this road stopping.

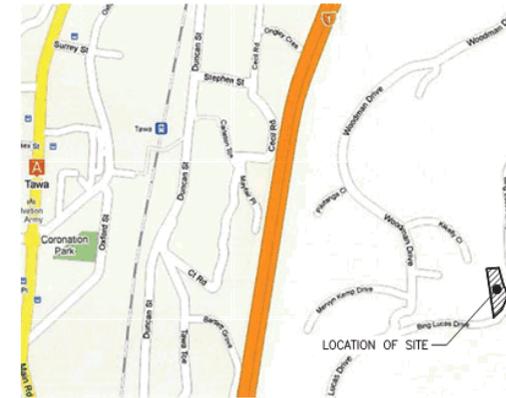
Communications Plan

Public consultation in accordance with the Tenth Schedule of the LGA will be carried out later in the road stopping process.

Item 3.6 Attachment 1



- NOTES:**
1. AREAS AND DIMENSIONS ARE SUBJECT TO A FINAL LAND TRANSFER SURVEY.
 2. EASEMENTS TO BE CREATED OVER SERVICES WHERE NECESSARY.
 3. LAND COMPRISED IN CT 338417
 4. CONTOURS FROM WCC RECORDS



LOCATION MAP
N.T.S.

NO	DESCRIPTION	DATE	BY
30/06/2015	AREAS ACCEDED FOR ROAD STOPPAGE	NSB	RP
14/06/2015	FOR INFORMATION	NSB	RP

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Drawn	NSB	Date	14/04/2015
Checked	RP	Date	14/04/2015
Designed	NSB	Date	14/04/2015
Verified	NSB	Date	14/04/2015
Approved		Date	

Client	JOHN WALSH & MARY JOSEPHINE WALSH
Project	LOT 31 DP384648 121 BING LUCAS DRIVE TAWA
Work	LAND PURCHASE



FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn	WG12000	Scale	1:250
Sheet		Block	A1
Drawing Number	N70110180-C111		
Revision	2		

RESOURCE CONSENT APPLICATIONS AND APPROVALS FOR 27 MARCH TO 29 MAY 2015

Purpose

1. In accordance with an agreement reached with the Tawa Community Board, the purpose of this report is to advise the Board of all resource consents lodged, along with decisions made by Officers acting under Delegated Authority, on Land Use and Subdivision resource consent applications.

Recommendation

That the Tawa Community Board:

1. Receive the information.

Background

2. This report advises the Community Board of resource consents lodged and decisions made during the period 27 March to 29 May 2015.

Discussion

3. For the period from 27 March to 29 May 2015, there were seven applications lodged with the Council.

<i>Service Request</i>	<i>Address</i>	<i>Applicant</i>
330610	78 Bing Lucas Drive	Angie Gow Seh Chang
Variation of conditions relating to SR331763.		
332186	19 Collins Avenue	Boss Properties Ltd
Change of conditions to SR230081 relating to boundary wall.		
330394	7 Rossiter Street	Jan Jackson
Land use consent for a proposed garage.		
331763	78 Bing Lucas Drive	Angie Gow Seh Chang
Land use consent for new dwelling relating to SR330610.		
331833	232 Main Road	Vincent Voong
Land use consent to demolish and replace buildings.		
331837	4 William Earp Place	Sean MacBean Murrie

Land use consent for earthworks.		
332251	10 Surrey Street	Wakefield Property Holdings Ltd
Subdivision consent for a two lot fee simple subdivision.		

4. For the period from 27 March to 29 May 2015, there were five applications approved under delegated authority.

<i>Service Request</i>	<i>Address</i>	<i>Applicant</i>
326410	154 Bing Lucas Drive	Richard Mowll
Change of condition to SR314585 to allow additional earthworks, a land use consent for a new dwelling with associated earthworks, and a consent notice variation.		
325008	40 Tawa Terrace	Raphaele & Hamish Stockwell
Subdivision consent for a two lot fee simple subdivision.		
325845	121 Bing Lucas Drive	John & Mary Walsh
Land use consent for earthworks.		
327343	3 Court Road	David Boot
Land use consent for earthworks.		
328263	57 Kilkelly Close	Primesite Homes Ltd
Land use consent for a new two-storey dwelling.		

Attachments

Nil

Author	Kiri Whiteman, Executive Support Officer
Authoriser	Anthony Wilson, Chief Asset Officer

RETROSPECTIVE RATIFICATION OF SUBMISSION ON GREATER WELLINGTON REGIONAL COUNCIL'S 10 YEAR PLAN

Purpose

1. To seek the Tawa Community Board's retrospective approval of its submission made to Greater Wellington regarding their 10 year plan (2015-2025).

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Retrospectively approve the submission on the Greater Wellington Regional Council's 10 year plan.

Background

2. Greater Wellington's request for submissions on their 10 year plan opened on 16 March 2015 and closed on 20 April 2015.

Discussion

3. The submission has been sent to Greater Wellington.

Attachments

Attachment 1. Tawa Community Board's submission

Page 39

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

SUPPORTING INFORMATION

Consultation and Engagement

The views expressed in this submission are that of the Tawa Community Board.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

Financial implications

There are no financial implications arising from this submission.

Policy and legislative implications

There are no policy or legislative implications.

Risks / legal

There are no risks or legal implications arising from this submission.

Climate Change impact and considerations

There are no climate change impacts.

Communications Plan

N/A.

**Tawa Community Board Submission to
Greater Wellington Regional Council Consultation
SHAPE YOUR REGION – 10 year Plan 2015-2025**

SUBMISSION FORM

*Do you want to present your views in person at a Council hearing? Yes No

1. Do you support our long-term strategy for regional infrastructure? Yes No

2. Do you support GWRC keeping doing our existing activities? Yes No

3. Which packages would you give priority to?

Indicate (by selecting the number) the priority you think is right for each of the six packages.

*1 = lowest priority 5 = highest
priority*

<i>Package</i>	1	2	3	4	5
1. Public transport infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Protecting communities from flood risks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Getting more people using public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Getting out and about (walking, cycling, running, scootering)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Keeping the water flowing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Environment and water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Do you think there are any other major issues GWRC should be focussing on for the next 10 years apart from those identified?

The Tawa Community Board would like to thank GW for the work currently in progress to expand the park'n'ride spaces available at Tawa railway station. This will provide some temporary relief on parking pressure near the New World shopping centre for shoppers, and also on park'n'ride spaces at neighbouring stations.

Also the addition of some 70 carpark spaces within the Outlet City car park spaces set aside for commuters is very helpful for this station. However, it appears that this availability needs to be better advertised so people know they are available as a commuter park'n'ride option also.

5. *Are there any other comments you wish to make about our proposals for the next 10 years?*

It is surprising given the current Local Government review of the Wellington region that there appears to be no discussion provided in the 10-yr plan where there might be savings made through greater co-operation with local councils or if more strategic and regulatory functions were undertaken centrally by GW.

Tawa Community Board

Robert Tredger (Chair)
Margaret Lucas
Graeme Hansen
Richard Herbert
Jack Marshall
Alistair Sutton

For contact purposes please contact

Margaret Lucas (deputy chair)
Tawa Community Board
Phone: 027 765 0570
Email: mm.lucas@xtra.co.nz

RETROSPECTIVE RATIFICATION OF SUBMISSION ON THE MEDIUM DENSITY HOUSING AND TOWN CENTRE PLANS FOR TAWA

Purpose

1. To seek the Tawa Community Board's retrospective approval of its submission made to the Wellington City Council regarding the Medium Density Housing and Town Centre plans for the suburb of Tawa.

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Retrospectively approve the submission on the Medium Density Housing and Town Centre plans for the suburb of Tawa.

Background

2. The Wellington City Council's request for submissions opened on 19 March 2015 and closed on 17 April 2015.

Discussion

3. The submission has been sent to Wellington City Council.

Attachments

Attachment 1. Tawa Community Board's Submission

Page 43

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

SUPPORTING INFORMATION

Consultation and Engagement

The views expressed in this submission are that of the Tawa Community Board.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

Financial implications

There are no financial implications arising from this submission.

Policy and legislative implications

There are no policy or legislative implications.

Risks / legal

There are no risks or legal implications arising from this submission.

Climate Change impact and considerations

There are no climate change impacts.

Communications Plan

N/A.

Tawa Community Board Feedback to WCC Consultation
Tawa: Medium Density Housing and Town Centre Plans – April 2015

The Tawa Community Board wishes to provide the following feedback on the April 2015 WCC Medium Density Housing and Town Centre plans for the suburb of Tawa.

In 2008, the Tawa community sent a clear message through a large response to a survey commissioned by the Wellington City Council that we did not wish to have affordable higher density housing located in the Tawa suburb. The number of submissions against the proposal far outweighed the number for the proposal and the response from Tawa was considerably larger than any other suburb in Wellington. While there will be change in the people that live in Tawa, essentially it has a stable population and a considerable number of people who were here in 2008 continue to live here in 2015.

The geographic constraints that bound Tawa create a defined sense of place and independence. Tawa therefore has a strong community cohesion, based on conservative family values, which are reflected in the many strong voluntary organisations. It is often said of Tawa that it has the feel of a village community. Many desire to live in Tawa because of its rural outlook provided by its green skyline landscape values and its existing spacious leafy residential character, while also enjoying close proximity to the city centre with good commuter connections. This is why there are such strong opinions in many areas of the community against any proposal for further ad-hoc infill developments.

Residents who have bought houses in good quality low-density fully developed suburbs have a right to expect that the planning process administered by their elected Councillors will provide some certainty in knowing that future housing re-developments in their streets will respect the existing character and established pattern of development in their streets. At present, a growing number of residents live in fear of bulky new multi-unit multi-storey infill developments being crammed on to nearby blocks of land which will reduce the character and amenity of their homes and suburbs and bring down the value of their own property investment which in many cases they have been reliant upon to see them financially through their retirement years.

On the other hand we also do see the need to cater for the future needs of residents who as they get older, and wish to remain in the suburb of Tawa, seek to downsize to a smaller allotment on the flat. And there is also a growing demand from childless couples or single people who do not wish to maintain large sections and may also be carless and desire the proximity of easy access to public transport.

We also see a need to provide commercial support for the town centres, for without businesses being successful they will close and/or follow the trend to the car-based Mega Malls, resulting in further reduced facilities for the local community. More intensive population near the commercial centres may help support these businesses but this needs to be carefully controlled to ensure it benefits the amenity of all concerned.

Tawa Housing and Town Centre Feedback, from Tawa Community Board

- page 1 of 7 -

Question 1: Where should medium density housing development happen in Tawa?

The notion that we need to focus on one hub area in Tawa is open to debate. There are 5 railway stations in the Tawa Flat area so there is a possibility of multiple hubs as possible centres for more intensive housing. Christchurch post earthquake has realised that it is foolish to only have one central hub.

Where any derelict industrial suburb is economically depressed and housing quality is of a low standard, urban renewal on larger consolidations of allotments may improve streetscapes and urban amenity, provided that the designs provide high amenity dwellings, with adequate outdoor open space, and room for tall trees. However, it is unclear where this may be applicable in Tawa and there is a need for further research, consultation, and targeting of where such housing is desirable and where it is not, so that areas targeted for redevelopment at medium densities also receive the upgrading of infrastructure, services and public open space which a greater population will need.

It is noted that the City of Melbourne during 2014 implemented zones where higher density housing will be permitted. However, due to public backlash the politically charged task of deciding where greater density would be encouraged has resulted in large swaths of existing suburbs being zoned at the most restrictive Neighbourhood Residential Zone (NRZ) level, which effectively excludes infill developments of townhouses and small-scale apartments. More generous development allowances are provided by two other residential zones, the General Residential Zone (GRZ), which allows developments of up to three storeys, has generally been assigned to areas immediately surrounding local town centres and public transport hubs, and the Residential Growth Zone (RGZ) which allows apartments of up to five storeys, has generally been limited to the inner suburbs surrounding the CBD.

A proposed suburban centre designation to support the continued viability of the existing commercial business centres is a commendable strategy. However to be successful the suburban centre area needs to be more clearly delineated so that it is clear to local residents who may be affected and more certainty provided to future residents, and further consultation taken on this to ensure buy-in from the local community.

More intensive housing to support the Tawa business centre could be encouraged within the existing commercial zone where three story buildings are already permitted, with mixed use; i.e. retail on the ground floor and offices or residential on floors 2 and 3.

- Many of the existing retail shops are single story and there should be encouragement of their conversion to 2-3 stories with residential above.
- Many of the retail shops have wasted and untidy backyard areas that could be more intensively built over.
- Car parking within the vicinity of the shopping precinct is still a necessity but there should be encouragement for the car parking areas of the likes of New Word car park and Tawa Junction car park to be built over retaining parking on the ground level with residential dwellings to level 2 and 3 to provide more intensive population support of these commercial precincts.

Only when more intensive development of this small area has been successfully demonstrated and the community seen the benefits by example should any attempt be made to gradually expand the area of greater housing intensification.

Tawa Housing and Town Centre Feedback, from Tawa Community Board

- page 2 of 7 -

Question 2: *What standards should we have to manage the design of medium-density housing? Some things to consider are maximum heights, maximum site coverage, and distances between building and boundaries.*

First, building heights should only be one storey or if greater then, that should require neighbour consent. They should never be three stories. One reason for this is that older people's mobility is more limited and a high building is not appropriate. Also, Wellington is an earthquake prone area and it is interesting that in Christchurch nearly all rebuilding building developments are one storey.

It is vital that there are enough green areas and tall trees. The existing parks should not be encroached upon and need to be supplemented by gardens in sections. The community board would not like to see a reduction in the existing distance between buildings. Also the Tawa valley floor has been heavily flooded in the past this susceptibility does not make it an ideal site for intensified housing.

Existing infill housing developments in Tawa are increasing congestion in small streets. As detached houses and gardens are demolished to be replaced with two or three units, streets are becoming more heavily used for car parking. The addition of more driveways to accommodate more dwellings is also removing car parking spaces available in streets. Examples are in Oxford Street and Roy Street. The theory that people who live in medium-density housing will use public transport is a simplistic one, in that most adults each still tend to own a car for use in travel to locations not served by public transport. Planning rules should ensure that every dwelling should provide a minimum of two off-street on-site parking spaces, with one additional car parking space for each additional two bedrooms.

Each additional dwelling increases the likelihood of overload of the existing sewer, fresh water, electricity, road, public transport, school and hospital and telecommunications infrastructure networks, and renewal and additions to these cost many times more than providing new infrastructure in a greenfield site and also for which there is no development contribution to compensate for the this infrastructure asset renewal.

Under the Medium Density Housing Plan it is likely that even a higher percentage of new dwellings could be approved by Council without any notification. Neighbours should have the right to be advised and invited to comment on new housing proposed on property next to or near to them, particularly when such housing increases residential densities. At present, most people only learn about a new residential development in their street or next-door when the bull-dozer appears – and for many this can be a very stressful time. It is our belief that good planning takes into account community concerns. By allowing local residents to have a say about proposed new developments, these new developments can be improved – to the satisfaction of all. By silencing residents, public disquiet grows. This decreases individual well-being.

The Tawa Community Board appreciates the efforts that Council offers have gone to, to have open display and one-on-one discussion opportunity sessions and public meetings within the suburb. However, in reality few people become involved in this process at this stage of the development cycle, and many of those that do can become overwhelmed by the unfamiliar language associated

Tawa Housing and Town Centre Feedback, from Tawa Community Board

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with the town planning assessments and process. When people do become motivated to become involved, i.e. at the time their neighbour is about to demolish a house, it is almost always too late for people to have any input into the development assessment process. This lack of public involvement can create a good deal of animosity and cynicism among the general community about development, development lobby groups and the Council.

Any Medium Density plan that results in extremely high site coverage, and tiny allotment sizes, will result in our suburb becoming less sustainable as denser bigger dwellings eat up space formerly set aside for shady trees and gardens which served to reduce atmospheric pollution, carbon dioxide generation and the effects of hard surfaces for rain run-off. Trees and gardens also provide important habitat for urban wildlife as well as enhance human well-being which will dwindle as housing intensification proceeds.

There is danger that smaller denser housing will be more cheaply constructed, and after their first "newness value" recedes, they become unkept and the unwanted dwellings with significantly lower rates of rise in values. New housing therefore needs to be built of durable materials that will stand the test of time while allowing a diversity from the sameness appearance across an area.

New housing needs to also be built for high energy efficiency, sustainability and a healthy living environment. High levels of insulation and the use of highly efficient electric heat pump hot-water and electric heat pump heating systems should be promoted along with home solar PV generation. The burning of wood or gas should be discouraged for new dwellings.

There is a danger that higher density housing resulting in people living ever closer together leads to reduced individual well-being, as conflict over noise and life-styles grows. Closer sited dwellings also contributes to a trend to higher rear and side fencing as residents try to protect their privacy when new dense housing is inserted into back-gardens and on adjacent properties. This can lead to a loss of neighbourliness as neighbours become invisible to each other while noise increases. This decreases neighbourhood amenity and individual well-being. When a rear garden is covered with built form, medium and large trees are removed, and the area becomes more urban than suburban, and bird visits to rear yards are diminished.

There is a belief that permitting easier subdivision into smaller dwellings allows more affordable housing to come on to the market to provide opportunities for first-home buyers. This belief is erroneous. Permitting easier rules to allow sub-division does not reduce the costs of dwellings. Instead, it pushes up the prices of older, run-down dwellings, making them unaffordable to first home buyers. This is because developers, who intend to sub-divide and reap the maximum profit, outbid 1st home buyers for perfectly liveable dwellings. The developers are able to pay much higher prices than first home buyers, and actually "push-up" the going prices in the area. They can then afford to build two (or three) new dwellings, and sell each of them for 30% - 40% higher than the price of the original house.

In conclusion – we are not totally against development. This is happening already but on an ad-hoc uncontrolled way with sometimes dubious quality outcomes. There may be opportunities for more intensive housing to support local business and public transport. But this needs to be handled sensitively to ensure that there is local community support and that there is a lot more scrutiny and consultation with regards to specific individual developments to ensure there is a quality outcome that enhances the existing amenity, streetscape and well-being for the whole community.

Tawa Housing and Town Centre Feedback, from Tawa Community Board

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Question 3: *What do you like most about your town centre?*

Tawa has a number of tremendous local community assets that are centrally located in close proximity to the Tawa town centre. These include the Tawa Community Centre and Tawa Library, and the nearby rugby club, Tawa College Recreation Centre, bowling greens and swimming pool.

Tawa has a number of quality eating establishments.

The Tawa community centre buildings are well used by a number of diverse community groups, both during the day and evenings, as are also a number of nearby church building facilities. The Tawa Library also hosts some outside events and acts as the Service Centre for WCC.

Tawa town centre has the valuable asset of the Tawa Valley Pathway nearby to encourage walking and cycling to the shopping centre through linkages to/from the pathway, and also has close proximity to the Tawa railway station.

The proximity of some green spaces within the centre of Tawa is important to us – it provides health and well-being benefits and absorbents of traffic generated pollution in the valley floor which on still windless days can become a settling pond for pollution haze. (Existing local green spaces in the flat include Tawa School and Coronation Park, Grasslees Reserve and Lyndhurst Park. The Porirua Stream also runs through the length of the valley floor)

We appreciate past enhancement to the town centre; like the cobble stoning of the foot pavement, the addition of Christmas street lighting at the instigation of the Tawa Residents Association and the hanging flower baskets at the instigation of the Tawa Community Board with support from other community groups.

With the event of online shopping and the close proximity of 2 major shopping areas it is difficult to see the value of developing a significant shopping precinct. Some members of the Board do not necessarily agree with the concept of a single town centre. In fact, it would be better to think of multi-hubs in Tawa and this would be useful when considering a natural disaster.

Over the years Tawa has seen the regrettable close of a number of neighbourhood dairy shops and also the mini-supermarket at Redwood. There are presently also a growing number of empty shops in the Main Road shopping precinct.

Question 4: *What are the most important issues for your town centre?*

There is already real concern about the density of traffic around the main road of Tawa and this will only get worse with more intensive housing. It was stated at the meeting at the Anglican church hall, that the Main Road of Tawa is one of the most polluted areas of Wellington City and therefore from a health point of view the proposed area of medium density housing is a health risk.

The crucial issue is traffic flow.

Tawa Housing and Town Centre Feedback, from Tawa Community Board

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Parking is currently a real issue and is likely to continue to be so in any town centre. It is good to see additional park-n-ride car parking being provided for the Tawa railway station and this ought to relieve some pressure for parking around the Tawa New World supermarket. But the need for additional park'n'ride car parking is expected to continue especially around the Takapu Road railway station which also attracts commuters from outside of the Tawa area.

There is a need for a space or building where larger gatherings can occur.

It is important that the Town Centre maintains its commercial viability. We are already seeing a number of empty shop spaces in the shopping precinct. If this trend continues there is a danger that it will become self perpetuating and the Tawa Town Centre will die and become attractive to criminal elements, graffiti and the down grading spiral of lower property values.

Question 5: *Are there any improvements you would like to see in your town centre?*

Traffic safety and associated air quality are issues for the Tawa central area. A transport plan to manage this traffic is a necessity as part of the Tawa Centre Development Plan. A lot of the heavier traffic also seems to be through traffic to/from the Broken Hill and Elsdon commercial areas which see the southern Tawa motorway access as an easier motorway access point to negotiate rather than at Porirua. Traffic to/from these commercial areas needs to be encouraged to access the motorway via the proposed new motorway junction at Kenepuru Drive (being provided as part of the Transmission Gully project) rather than travel through Tawa Main Road.

Another thing that would be useful in a town centre would be a performing arts centre as Tawa is nationally well known for its skill in performing arts. The unique Tawa music festival is an example of this.

The high levels of concrete and paving, which generate unprecedented volumes of storm water run-off which increases the risk of flooding and force Council to invest in upgrading storm water systems to cope with the extra run-off. Environmental quality is decreasing in our city as population grows, housing density increases, road congestion and consequent journey travel times increase, and public open space is under threat.

The Tawa Community Board would suggest the following areas for improvement for the Tawa Town Centre:

- An upgrade to the Service Lane behind the shops between Cambridge Street and the Mall to provide better pedestrian access and integration between the shopping and Community Centre, and beautification of this area.
- Potential enhancement and expansion of the Porirua Stream riparian areas and tributaries that are still un-piped. Similarly enhancement to the streetscape and the promotion of large street trees to provide the leafy suburb feeling and absorption of the effects of traffic pollution. Main Road already has established Pohutukawa trees some of which are in poor condition and may need replacement.
- Potential enhancement of linkages and signage to/from the Tawa Valley Pathway to encourage

Tawa Housing and Town Centre Feedback, from Tawa Community Board

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walking and cycling and use of mobility scooters to the shopping centre.

- Extending and enhancing the current business centre hanging flower baskets concept to help beautify the business centre and make it an attractive area to visit and put this initiative on a long-term-financial sustainability footing rather than reliance on being managed and funded by local community organisations (Community Board / Residents Association / Rotary / Lions).
- Upgrade of local street lighting to more efficient LED Smart lighting to reduce light pollution to neighbouring areas while improving the lighting for safety and criminal deterrent.
- An extension of the monitored CCTV network to include the local railway stations and main pedestrian routes around the commercial centres.
- Enhancement of walking and mobility scooter accessibility through additional pedestrian crossings – particularly:
 - Across Main Road between the Library and Lyndhurst Avenue
 - Across Oxford Street between the Library and south along the Main Road
 - Across Oxford Street between Tawa rail station and New World Mall.
 - Across Surrey Street at the Oxford Street / Tawa Junction roundabout.
- Greater support for local community events in the shopping centre like the “Spring into Tawa” event through having wider footpaths and pedestrian access areas and being able close off part of Main Road for events like “market days” and Christmas parades.
- It is understood that the Tawa Medical Centre is looking for expanded premises. It is essential that they remain connected to the local business shopping precinct as this is a large driver of foot traffic to the shopping centre for chemists and other shop visits while residents are also attending to their doctor visits.

Tawa Community Board

Robert Tredger (Chair)
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Graeme Hansen
Richard Herbert
Jack Marshall
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Tawa Housing and Town Centre Feedback, from Tawa Community Board

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RETROSPECTIVE RATIFICATION OF SUBMISSION ON WELLINGTON CITY COUNCIL'S LONG TERM PLAN 2015-2025

Purpose

1. To seek the Tawa Community Board's retrospective approval of its submission made to the Wellington City Council regarding their Long Term Plan 2015-2025.

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Retrospectively approve the submission on the Wellington City Council's Long Term Plan 2015-25.

Background

2. Wellington City Council's request for submissions on the Long Term Plan opened on 13 March 2015 and closed on 17 April 2015.

Discussion

3. The submission has been sent to Wellington City Council.

Attachments

Attachment 1. Tawa Community Board's Submission

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Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

SUPPORTING INFORMATION

Consultation and Engagement

The views expressed in this submission are that of the Tawa Community Board.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

Financial implications

There are no financial implications arising from this submission.

Policy and legislative implications

There are no policy or legislative implications.

Risks / legal

There are no risks or legal implications arising from this submission.

Climate Change impact and considerations

There are no climate change impacts.

Communications Plan

N/A.

Submission of the Tawa Community Board on the
Wellington City Council Long Term Plan 2015-2025.

The Tawa Community Board welcomes the opportunity to comment on the Draft Long Term Plan 2015-2025. The Board wishes to make an oral submission to Councillors.

We will be commenting on areas within the plan that we feel affect Tawa.

Investing For Growth

We feel that the Wellington City Council should pursue opportunities to work with the other councils in the region. The ratepayers of these neighbouring councils are likely to benefit from increased economic activity from these projects and thus should shoulder a portion of the costs.

We are weary of the rates increases proposed under this plan, in that a 3.9% p.a. increase equates to 47% over the life of this plan. The Board questions whether this level of rates increases are sustainable for the venerable residents in our communities.

Airport Runway Extension

While the Board recognises the benefits Council has outlined in the plan, and agree that this project will provide benefits to both tourism in the Wellington Region and to businesses in Wellington the Board remains to be convinced that this is a viable project and recommends that it be deferred indefinitely until there is more widespread support for this project.

In particular:

- We feel that the costs of this project should be shared between both central government and the Councils of the Wellington Region and Lower North Island.
- It is questionable that the current location of the airport is viable in the longer time given is location is susceptible to the effects of climate change and sea level rise, and natural disasters of tsunami and storm surge. A better position maybe to focus international connections from the likes of Ohakea airport to serve the lower North Island with Rongotai being maintained a city shuttle connection airport.
- The airlines themselves appear not to have a stated position on supporting any additional international flights to an expanded Wellington airport.

Film and Tech

We feel this investment will be positive for the growth of Wellington. The Council should also seek to foster greater co-operation between businesses and educational institutes to provide better links between education and employment in these industries.

The Board supports the proposed Wellington Region Economic Development Agency (WREDA), and would strongly recommend that this agency does not solely focus on the Wellington CBD, but also has regard to outlying communities in Wellington.

Promoting Housing Choice and a Vibrant Inner City

The Board supports the proposed establishment of an 'Urban Development' Agency. We feel that as part of this agency, it is vital that residents of Wellington are able to have a say in the development of projects this agency undertakes, as this is a way for Wellingtonian's to actively shape how they want their city to look in the future.

Civic Square

The Board wishes for Council to undertake detailed planning before agreeing to commit approximately \$10 million to this project.

Strengthening Town Centres

The Board strongly encourages Council to develop Greenfield areas in order to accommodate this predicted growth.

Additionally, we feel that housing choice is crucial. We cannot constrain residents to a particular type of house in order to accommodate growth in population. We must endeavour to provide, where practical, housing for all ages and tastes.

We feel that any development needs to be sensitive to the existing character of the surrounding area. Additionally, the physical, and social, infrastructure must exist in these areas before development can occur including schools and playgrounds, green open spaces, libraries and community centre meeting facilities.

Tawa Town Centre

The Board would strongly encourage Council to undertake processes to gain community buy in and participation in this development. If the Tawa Community participates in this project, the outcome will not only be better, it will be one that the community is proud of. This will return the Tawa business centre to a modern attractive and commercially viable centre that the local community is willing to support without the need to travel to the car-centric mega malls outside of the suburb.

New and Improved Venues

We feel that Council must ensure that the infrastructure is in place to support these venues. We feel that the Council should seek investment from other Councils as they stand to benefit from these venues.

An artificial turf was proposed for Tawa in the 2012/2022 Long Term Plan. This was subsequently removed by the 2014/15 Annual Plan. While there have been some recent

interim improvements to some sports facilities in Tawa there is still strong local interest in a local artificial sports ground.

It is therefore recommended that the Long Term Plan include provision for an artificial sports turf to be located in Tawa in later years of the Long Term Plan after progress with the potential impact of the Petone - Granada link road impact on existing sporting facilities and the desires of the various sporting codes have been further assessed. We feel that this is a needed community facility and would be well used by the many sports clubs within Tawa and the surrounding area.

Use Smart Technology

The Board fully supports the proposed investment in smart LED lighting. We have seen the dramatic difference these lights have made in several streets in Tawa.

Real Transport Choices

The Board feels that transport choice should be taken to mean that there is accessible and safe transport for all residents of Wellington. This includes both the young and old, and must seek to remove barriers for those residents who currently find the transport network to be inaccessible.

The Board also recommend that the Council explore the addition of a safe pedestrian and cycle route from Tawa to Johnsonville along Middleton Road. The current route is not safe, and should be a priority for Council to improve. This builds on the current valuable asset of the Tawa Valley Pathway through Tawa and links up with similar pathways to the north through Porirua.

Local Government reform

It is disappointing that mention of any form of Local Government reform is omitted from the Long Term Plan. There appears to have been no obvious allowance within the Long Term Plan for any provision for the future effects of a potential local government reform (in whatever form that might take) either in any potential savings through greater regional co-operation/sharing of resources, or in potential integration costs associated with some form of amalgamation.

Meanwhile Greater Wellington continues to shed some of its costs to Territorial Authorities; e.g in the pest management and biosecurity area, and it is unclear from the Long Term Plan whether the Wellington City Council has made provision to fully pick up its share of these costs from Greater Wellington - if not there will be a gap in coverage.

Tawa Community Board

Robert Tredger (Chair)

Margaret Lucas

Item 3.10 Attachment 1

Graeme Hansen

Richard Herbert

Jack Marshall

Alistair Sutton

FORWARD PROGRAMME

Purpose

1. To provide the Tawa Community Board with a draft work programme for its amendment and approval.

Recommendations

That the Tawa Community Board:

1. Receive the information.
2. Amend the work programme if necessary.

Discussion

2. Below is the draft work programme for the Board's approval and amendment where necessary:

Thursday, 9 July 2015	
<ul style="list-style-type: none">• Standing Items:<ul style="list-style-type: none">○ Policing in Tawa○ Volunteers Fire Brigade○ Community Speaker○ Resource Consents○ Upcoming Areas of Consultation (if any)○ Tawa Community Board Discretionary Fund○ Reports back from Board Members○ Forward Programme• Ratification of Standing Orders• Community Board Conference Report	

Attachments

Nil

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

SUPPORTING INFORMATION

Consultation and Engagement

No consultation or engagement is required.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations associated with this report.

Financial implications

There are no financial implications associated with this report.

Policy and legislative implications

There are no policy or legislative implications associated with this report.

Risks / legal

There are no risks or legal implications associated with this report.

Climate Change impact and considerations

N/A.

Communications Plan

N/A.