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**REPORT 2**  
*(1215/12/IM)*

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## **TAWA CENTRES UPGRADE PROGRAMME**

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### **1. Purpose of Report**

To present to the Tawa Community Board the summary of submissions that were received during the public consultation on the Tawa Centres Upgrade Programme and recommend projects that are to be undertaken.

### **2. Recommendations**

It is recommended that the Tawa Community Board:

- 1. Receive the information.*
- 2. Receive the submissions made during the public consultation period on the Tawa Centres Upgrade Programme.*
- 3. Approve the selected projects to enable development of designs and construction of the projects.*

<i>Description</i>	<i>Cost Estimate</i>
<i>White Light Project</i>	<i>\$9,000</i>
<i>Heritage Trial and Library</i>	<i>\$65,000</i>
<i>175 – 185 Main Road</i>	<i>\$40,000</i>
<i>Linden Street Frontage</i>	<i>\$45,000</i>
	<i>\$159,000.00</i>

### **3. Discussion**

The Tawa Community Board, at its February 2005 meeting resolved to undertake consultation on four projects. These projects were:

Description	Cost Estimate
White Light Project	\$9,000
Heritage Trial and Library	\$65,000
175 – 185 Main Road	\$40,000
Linden Street Frontage	\$45,000

Consultation was undertaken in the month of March with a public display in the Mervyn Kemp Library, a newspaper advert, delivery of flyers to local business and an article on Council's website.

A public meeting was also held to give more information and discuss the issues around the proposed projects and the Tawa Central Retail Safety Area – Community Crime Prevention Assessment.

A total of 50 submissions were received during the public consultation (copies of the submissions are attached). Of the submissions received there were 36 submissions in general support of one or more of the projects listed.

25 of these submissions indicated support for the works to occur in Linden and that these works should include a public toilet. Based on this level of support for a public toilet, officers have undertaken an initial investigation into the feasibility of providing one at the Linden Shops. This investigation is summarised as follows:

1. Land Ownership. Council does not own land within the Linden Retail area. The closest public land is the Linden Community Centre and is located approximately 120metres to the west of the railway lines on Linden Avenue.
2. Cost. It is estimated that the cost to install an all gender public convenience is \$70,000. This estimate is based on the cost to replace an existing facility in another local centre.
3. Public Conveniences Policy. The policy indicates that the focus of Council provision of public conveniences is to be in town centres, the city centre, key recreation areas and tourist sites. Where Council does not have land available, the policy recommends Council work with local business to facilitate the development of new public conveniences.
4. Public Conveniences Asset Management Plan. Council has a programme within the asset management plan for the upgrade and development of new facilities. Linden was not identified within the asset management plan as an area requiring a public toilet. However, the request for a public toilet at Linden can be included in the review of the Asset Management Plan and further investigation would be undertaken at that time.

Four submissions were not in support of Council undertaking any of the projects listed and wanted to see the money spent on rubbish removal and reducing rates. One submission opposed the use of tiles on the footpath as they were seen to be slippery. Nine submissions did not clearly indicate support for the projects.

#### **4. Summary of Issues and Comments**

Below is an brief summary of the submission that were received in the consultation. Complete copies of the submissions are attached.

- Some lighting in alleyway between Redwood and St Edmund
- Better lighting in all dog walking areas
- Support white light project
- Would like more lighting in car park behind Hazelwoods
- Support under verandah lighting
- Wants money spent on clearing up rubbish and more mowing of verges
- Waste of money
- Would like work undertaken to enhance the Lions Seating area with additional seating
- Support white light project, footpath work

- Upgrade stream area on the Main Road
- Make Tawa a 'dry zone'
- Suggest naming the lane behind library
- Support Linden upgrade
- Would like a pedestrian crossing and public toilets at Linden
- Upgrade other footpaths
- Would like a round about at north end of shopping area
- Wants footpath upgrade outside submitters shop at 193 Main Road
- Support Linden upgrade
- Council should put pressure on owners to upgrade buildings
- Would like a public toilets at Linden
- Would like more parking to be available around St Peters in Linden
- No tiles as they are slippery
- Plants on roundabout too high replace with tussock
- Questioned why the traffic islands have been installed and the new roundabouts
- Need to control graffiti in Linden before doing upgrade
- Could attention be paid to area on the eastern side of Main Road, between Gee and Linden
- Support heritage trail area project
- Retailers & building owners need help to control graffiti
- Main concern is ongoing maintenance of the footpaths, seats, bins and lights on the main road

## **5. Project Update**

Work on the two projects approved by the Board at its December meeting has progressed. The tree works around the two churches has been completed. Officers have developed the design for modifications to the Lions pergola and these have been approved by Council's engineers. Orders for materials have been placed with suppliers.

## **6. Conclusion**

50 submissions were received during the public consultation on the Tawa Centres Upgrade Programme. Of the submissions received over 70% were in support of one or more of the projects listed, with 50% in favour of upgrade works in Linden. Based on the submissions, it is recommended that the Community Board approves the identified projects to enable development of designs and construction of the projects.

Contact Officer: *Geoffrey Snedden – Acting Manager Urban Design & Heritage*

## **Supporting Information**

### **1) Fit with Strategic Objectives/Strategic Outcomes**

*Example: The policy supports Council's overall vision of Creative Wellington – Innovation Capital. The policy supports Council activities as a facilitator of recreation partnerships and provider of recreation services. Agreement to the policy will contribute to Council meeting the outcome of offering a diverse range of quality recreation and leisure activities (see outcome 7.1 Recreation Opportunities).*

### **2) LTCCP/Annual Plan reference and long term financial impact**

*Example: The project is contained in the Council Plan # CX651. The changes indicated here will lead to an increase in capital expenditure in the coming year. Operational expenditure to cover 0.5FTE is anticipated for each subsequent year.*

### **3) Treaty of Waitangi considerations**

*Example: The proposal is to be located on a site that Mana Whenua regard as important. The site is the former shoreline and waka used to moor there prior to reclamation. The Tenth's Trust has been approached and considers the proposal an appropriate use of the land.*

### **4) Decision-Making**

*Example: This is not a significant decision. The report sets out a number of options and reflects the views and preferences of those with an interest in this matter who have been consulted with.*

### **5) Consultation**

#### **a) General Consultation**

*Example: All affected parties have been identified. The effects of this work are confined to the street and surrounding neighbourhood. It is proposed that consultation be targeted to the local neighbourhood. We propose a letter box drop and to hold a meeting with the residents. Council is not required under legislation to consult on this matter.*

#### **b) Consultation with Maori**

*Example: Mana whenua have been provided with a draft of the policy. Their comments were limited to the timing of the project. These concerns have been noted and are covered in section 3 of the report.*

### **6) Legal Implications**

*Example: Council's lawyers have been consulted during the development of this report.*

### **7) Consistency with existing policy**

*Example: This report recommends certain measures which are inconsistent with some existing WCC policy, such as ..... These measures are recommended despite this inconsistency because.....*