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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Rōpu Kia Tukua Te Paru- Stop the Pollution of Tamaki Makaurau Waterways
(Literally Groups working together to stop the Pollution of Tamaki Makaurau waterways)

Tēnā koutou kātoa aku rangatira, aku tuākana-Malo le soifua ma le lagi e mama......
We appreciate the many efforts made by the Whau Board to date to have Water Quality upgraded in the area. Kia ora rawa atu koutou. Ngā mihi nui. Well done and thank you from Residents Waterways/ Marine users and our Organisations We especially appreciate the work of Board Chair Tracy Mulholland and LBS Staff to allow us to engage with Board in detail over these matters in the last few weeks.

Nāu te rourou, Nāku te rourou, ka ora ai ngā manuhiri
By your contribution and ours, all our goals will be achieved
CRISIS TIME

- We cannot leave this “hidden” problem for the next generation
- Sewage/stormwater system is failing-has failed us
- SW carries more problems for water use/ Environ than Sewage does
- Targeted “ring-fenced” funding for SW /S required to give certainty
- Comprehensive long-term planning required
- Separation of SW /S largely completed by 2035- Decreasing amount to Mangere treatment
- Strong leadership from Council needed to set aspirational targets and approve 10-year plan/budget and set targets for AK Refreshed 30 yr Plan

WHY HAS IT TAKEN SO LONG?

- Problem known for decades- (1960-5 BHB John ...)
- Minimal budgeting and depreciation allowances for infrastructure renewal -spent by Council for other things over the yrs
- Declining expenditure on existing stormwater networks since Auckland Council formed
- Stormwater management starved of funds for monitoring and compliance- standards set- must require compliance-
- A Stormwater does not need treatment (incorrect) ideology
- Degraded areas ( Like Us )–Focus mainly on new developments which are funded by developers /others Degraded ignored
STORMWATER – MAIN CULPRIT

• Main cause of sewage overflows- it is not just diluted waste water
• Sewage mixes with stormwater through out the network
• Contains sediments, heavy metals, hydrocarbons, chemicals, illegal discharges that long term contaminate.
• Especially from roads, parking & always sewage. Large % discharged without treatment into environment- Transport contributes over 50% of all SW
• Health hazard long term- as in upper & mid Whau
• Funding set aside for Stormwater/Wastewater upgrades often redirected to other Council projects

How to require Council and WC to specifically undertake a longer term plan to clean up the Whau, the Manukau and other Waterways in the Whau LB

The problem – Waterways classified by the UP as Seriously Degraded – Degraded.. Prevents authorities from believing they need to spend money to clean it up and raise the water quality AND..

Allows developments housing, commercial light industrial ….to discharge low standard SW and Wastes because the waterway is already degraded ? So..

1) Raising the water quality is one way to get a real clean up going ? And..

2) Report all current proposed and possible uses of the waterways by identifying potential planned use areas –intensification issues require more open space water access...
3) Increase public use of the waterway/ marine area so force upgrade on the basis of usage regardless of its underlying classification? Run/ encourage organisations to run - many events at on the waterways and develop new uses Record/ document, report to HW/WC these expanded uses.

**Fund the current & future plans for immediate start** –

- Central Interceptor, WIWQIP and associated links and projects a
- “Ring-fence” Stormwater funding ($400 million)
- Require asset management to meet Auditor-General’s guidelines (and international standards)
- Prioritise maintenance of critical infrastructure – Local Government Act
- Fund retrofitting of old or obsolete infrastructure
- Bring forward full depreciation allowance for stormwater assets to 2018

- Require asset management to meet Auditor-General’s guidelines (and international standards)
  - prioritise maintenance of critical infrastructure – Local Government Act
  - fund retrofitting of old or obsolete infrastructure
  - bring forward full depreciation allowance for stormwater assets to 2018
  - Fund big expansion of the compliance regime
  - Promote joined-up planning and cooperation (Watercare, Healthy Waters and Auckland Transport)

  Kia ora ra. Fafetai tele lava malo aupito ... Thank you for the opportunity and let us keep in touch and work together Soifua / Mauriora a Papatuanuku
Our Avondale communities are here to shape our place

Context: the beginnings of Avondale Community Action

- Auckland Council recognised that Avondale did not have a strong community representation and that needed to change
- Gail Fotheringham, from Auckland Council’s Empowered Communities unit, set out to establish a group that would be a representative voice for our Community
- Our group of Avondale residents was formed in 2012
Avondale’s assets – the people!

- Avondale’s community groups and residents have local knowledge and hold information
- Resident voices provide continuity. We have the historical context that can get lost with the changeover of boards and rearrangement of Council departments
- We urge board members to please recognise the value of this knowledge base and tap into this before important decisions affecting our communities are made

In 2015 Auckland Council adopted the Empowered Communities Policy

PEOPLE SHAPE PLACES – PLACES SHAPE PEOPLE

The look and feel of the places in which we live deeply affects our wellbeing. Some places can inspire joy, a sense of connection, safety and wellbeing, while others can lead to people feeling unsafe, separated from others or uncomfortable.
We are here to share how our community has experienced the empowered communities approach

When using the term “community” we refer to a collection of groups and individuals acting together or in an individual way.

Our community has faced a lot of barriers

- Community were not included in the workshop that contributed to the Avondale Town Centre Action Plan (ATCAP)
- Our community did not get support from WLB for the activation of Central Avondale through the Hope and Unity project. Actions from Avondale Business Association were obstructive.
- Lack of feedback that submissions to WLB by Avondale Community Action have been followed up on
- Panuku and Auckland Council Committees making decisions re our town centre with insufficient community consultation
- WLB members interfering with Avondale Art Park
Nevertheless, our community is more unified and determined to take part in shaping our place

Local Board’s role in empowering communities

[Image of a diagram titled 'LOCAL BOARDS SHOWING LEADERSHIP']
Our next steps

- Reverse the endorsement to sell off public land situated at 93-99 Rosebank Road (Highbury Triangle) until community consultation has taken place
- Collaborate on creating a participative community gathering where the vision for Avondale will be communicated with/to Panuku, WLB, Auckland Transport, Whau Ward Councillor Ross Clow, Chairs of the council committees of Finance and Performance, Planning, Environment and Communities
- Advocate for funding to be included in the LTP to allow for the rebuild of our library

Next steps continued...

- Consider the impact of High Level Project Plan on wider Avondale and find solutions for anticipated or current issues
- A participative community gathering where the vision for Avondale will be communicated to Panuku, WLB, Auckland Transport, Whau Ward Councillor Ross Clow, Chairs of the council committees of Finance and Performance, Planning, Environment and Communities
- For all meetings with Panuku and other stakeholders re Town Centre to be minuted and outcomes to be considered in all decisions re our neighbourhood
Attachment A

Item 8.2

We ask the Whau Local Board and Councillor Ross Clow

- To truly take community voice into consideration
- To support local people in shaping our place
- To advocate for and communicate the vision our community has for Avondale to the relevant Committees and other council bodies
- To provide more transparency around decisions affecting our town centre

Our community welcomes intensification. However, we want to be side by side with the decision makers, influencing and shaping Avondale’s future

“...MORE CITY SHAPING SHOULD BE DELEGATED TO CITIZENS, AND GOVERNMENT SHOULD TAKE THE ROLE OF ENABLER RATHER THAN CONTROLLER”

To: Community Stakeholders in Avondale & The Whau  
From: Janet Charman, 17 Wingate St. Avondale: jan.charman54@gmail.com  

Re: Establishing a Whau Community Hub at the Highbury Triangle as a “place-making” legacy project for Avondale.

You and your networks are invited to formally support the proposition that: The Whau Local Board should at their meeting of Wed, Mar. 28, vote on the 3 points below, which Janet Charman will table in her deputation to the meeting. You are also asked to formally support further deputations to Panuku and to the Finance and Performance Committee of Council, to be arranged at the earliest opportunity, in further advocacy of the following:

1) That on their current central site at the Highbury Triangle (93-99 Rosebank Road) the reconfigured Avondale Community Centre and Library should become, jointly with a newly built Whau Recreation Centre, part of a place-making legacy project for Avondale. The Community Centre + Library + Recreation Centre for the purpose of this proposal is conceptualised as the Whau Community Hub

2) To ensure this site can accommodate The Whau Recreation Centre, Council must offer Housing New Zealand (HNZ) a land swap giving HNZ the opportunity to develop housing at the old 3 Guys site in exchange for the land HNZ has at the Highbury Triangle.

3) That the current Recreational Reserve status of the Auckland Council land at the back of Spider Square shall be retained as a green open space enabling the permanent protection of the current public access from the Avondale Mainstreet to the Racecourse fields and the Whau Awa catchment beyond.

If you and/or your stakeholder group/s are in support of these 3. propositions please send a formal letter of support to be tabled at the Whau Local Board, and at future meetings with relevant agencies, to Janet Charman at the email address above.

Background: The scope for a Whau Community Hub at the Highbury Triangle in Avondale

1. Why must the land council owns at the Highbury Triangle site be enlarged? This will allow for the Whau Recreation Centre to also be built there as part of Avondale’s reconfigured Library and Community amenities. This will ensure Avondale has the social infrastructure to properly support the people of many backgrounds and different ages who are now moving into our neighbourhoods as a result of much needed housing intensification.

2. Who will pay for the enlarged Whau Community Hub at the Highbury Triangle? Council has already budgetted substantial funds for both the replacement rebuild of Avondale’s leaking and toxically mouldy community amenities; and for the Whau Recreation Centre. Combining these spends at one key site will provide significant economies of scale. Equally HNZ has every
reason to participate in this land swap because it will allow them to develop the significant land holdings they already have adjacent to the old 3 Guys site in one tranche.

3. What are the transport advantages of siting the Whau Community Hub at the Highbury Triangle?
The Highbury Triangle is as accessible to the residents of the Rosebank Peninsula as it is to those who live on the Avondale Heights. Students from at least 4 schools pass it every day. The Highbury Triangle also enjoys pedestrian access from separate frontages on both Rosebank and Great North Roads. Furthermore vehicles transiting Avondale, whether from Waterview, or en route to and from New Lynn and further west, will be able gain access to the site from the westbound side of Ash Street, where there is room to install a slip road for the use of those vehicles that require on-site parking.

4. Would there be noise control issues at the Whau Community Hub? No. Although effective community use of the Whau Community Hub would see it activated every day of the year from early morning till late at night this intensive use will have minimal impact on its surrounds because roads on its three sides quarantine the site from adjacent properties. Of course all the amenities built there would have to be designed to minimize road traffic noise for Hub users. But as a single dedicated community space with effectively designed exterior perimeter soundproofing, the Highbury Triangle site is big enough and has sufficient building height tolerances, for it to offer its users tranquil external and internal spaces.

5. How will Mana Whenua be recognized at the Whau Community Hub?
As the eastern entry point to Avondale Mainstreet, the Whau Community Hub site would be a significant landmark. Sited as the head of the “taniwha” that is the Avondale township, it must stand out as introducing the traveller to the thousand year history of the Whau as a vibrant, people centered place of passage. The Whau Community Hub at the head of the Highbury Triangle can be represented as balancing the little St. Ninians Church and RSA memorial garden at the tail end of Mainstreet. These two key Avondale sites are the first and last significant township markers that a traveller passes before they reach the historic awa of the Whau, ancient Tangata Whenua portage connecting the harbours of the Manukau and the Waitemata.

6. Why is The Highbury Triangle’s key importance as a “place-making” site for Avondale identity and cultural and social wellbeing being ignored?
In their High Level Project Plan Panuku, the Auckland Council major project developers, have put forward the proposition that the publicly owned land at the Highbury Triangle is “surplus to requirements”. In anticipation of the Avondale community having no objections to that proposition, in November last year Panuku sought and achieved the rescindment of the reserve status of Tait Park at the Triangle. This with the intention of making The Highbury Triangle site more attractive to commercial exploitation. The funds Panuku receive from the sale of The Triangle would not necessarily be spent in Avondale. And Panuku have given
no indication to the Avondale Community as to what businesses they are seeking to interest in the privatisation of this public land.

7. **How would commercial users exploit the land at Highbury Triangle?** Commercial owners may install yet more obesogenic drive through fast food outlets on this site. Or the entrance to Avondale may come to be dominated by a big box multinational retailer like an appliance warehouse or yet another supermarket joining the three already in existence 5 minutes drive from the Avondale township.

8. **What might be the short-term effects of the commercialization of the Highbury Triangle site?** A big retailer sited at the triangle will crush the profit margins of Avondale’s existing Mainstreet businesses and directly compete with the Avondale Sunday market. Fast food outlets located there will intensively market their cheap, nutritionally empty products to both passing students and financially vulnerable families.

9. **What might be the long-term effects of commercialization of the Highbury Triangle site?** Large retail operations are shifting to on-line trading. Sooner rather than later, the Avondale township would be likely to be left with an empty cavern and carpark as the signature structure by which our suburb is known.

10. **Without big business can the Avondale Mainstreet grow as a viable shopping destination?** Yes. There are already many major retail outlets one train stop away from Avondale at New Lynn. We cannot compete with New Lynn on the mega-store front. Instead we could market our township as small is beautiful. We could preserve our retail character as a place for personalized shopping. Our mainstreet’s point of difference is its ability to offer access to the products and services of a vibrantly diverse, people-centered community, underpinned by the opportunities for meaningful social engagement at the regenerated all weather Whau Community Hub and accessible to the green spaces of the Racecourse; its playing fields; and associated walking and biking access to the Whau Awa catchment.

11. **What about the commercial rights of big business owners?** If major private retailers are determined to set up in Avondale we can’t stop them. But let them do it on privately owned land. The prime publically owned site we have at The Triangle should be dedicated to the enrichment of Avondale’s social infrastructure for the future wellbeing of the growing population of the Whau.

12. **Why is the “legacy” place-making potential of The Whau Hub Triangle being overlooked by Auckland Council?** Hard to say. But the recent fraudulent sale of part of the Avondale Bowling Club is a warning that the undoubtedly well-meaning trust us, we know best reassurances of council representatives and staff must not lull the residents of Avondale into complacency about the development of our suburb. The sharks are circling. We must therefore be vigilant to ensure that no vested interests are in a position to exploit Panuku’s lack of transparency regarding the commercial use to which they seem to have every intention of unthinkingly sacrificing our public land. However the centrally situated Whau
Community Hub has the potential to be a prestige public location. We must not allow Paunuku to squander the place-making potential this site has to become Avondale’s signature welcoming introduction to the Whau.

13. Why does Panuku want to shift Avondale’s Community Amenities?
Panuku can’t sell the land at the Highbury Triangle site unless they relocate our community amenities. That is why they have to down-scale our community centre and library to the back of Mainstreet.

14. Is there room for The Whau Recreation Centre at the site preferred by Panuku? No. This site is not big enough nor does it have sufficient vehicle access to accommodate the large numbers of users The Whau Recreation Centre would attract. If our Library and Community amenities are moved to the back of Racecourse Parade the significant commercial and social benefits associated with hosting The Whau Recreation Centre will be lost to Avondale and will likely go to New Lynn.

15. Would there be intrusive noise and traffic nuisance for residents in the intensive housing adjacent to where Panuku want to relocate our amenities? Yes. Our relocated community facilities, though significantly scaled down, can only be fully effective if they attract events, traffic and visitors at all hours. But Panuku, in preparing to relocate the Avondale Community Centre and Library behind and among the many new apartments being constructed at the back of Mainstreet, has ignored this issue. In this very intensive housing area families will repeatedly experience increased noise and traffic volumes. The range of activities that can be held at this constrained site will therefore have to be restricted to accommodate those whose domestic peace is compromised by loud community events and gatherings. However any such public/private use conflicts would not be an issue at the Highbury Triangle site.

16. Will relocation of our amenities to the land behind Spider Square mean we lose the Racecourse Parade Reserve? Yes. The hundreds of new residents now coming to Racecourse Parade, face the threatened loss, adjacent to their properties, of what is currently a much utilised basketball court beside a tranquil piece of open parkland. The only way Panuku can repurpose this green space as the site for the downscaled Avondale Library and Community Centre, is by having its current status as a recreational reserve revoked. Yet such a reclassification flies in the face of The Whau Open Space Network Plan which Panuku are tasked by Council to uphold. And it ignores the fact that Avondale has the second least amount of open recreational space in the whole Auckland Supercity. This reduction of public recreational access would occur at a time when customary public use of the private property of the Avondale Racecourse and the Avondale Primary School has been severely restricted by new perimeter fencing.

17. What will be the long-term effects on Avondale of Auckland Council’s plans to subdivide the Racecourse for intensive housing? Though the Racecourse Parade Reserve has been left underdeveloped and undervalued for decades, it is in fact a key recreational site for Avondale because it offers a
pedestrian link from the back of Spider Square on Mainstreet, down across the reserve and onto the playing fields, which Council leases annually from the Racecourse. The Racecourse Parade Reserve is the vital physical link from which the Avondale Community can assert its long-term intention to preserve public access from the Township, across the open space of the Racecourse, to the walking and bike trails on the banks of the Whau Awa. By maintaining this physical connection we will also preserve the key vista from the back of Spider Square, across the Reserve, to the Waitakere Mountains beyond. We need to ensure that Auckland Council’s longterm plans to subdivide the Avondale Racecourse for intensive housing, do not compromise our recreational opportunities.

In Conclusion: If Avondale’s housing intensification is to be successful we must assert the entitlement of Avondale people to Council investment in a decent social infrastructure for our suburb. In the next few months we have a window of opportunity in which we can stop the illconsidered plan to reduce and relocate our community amenities to a site away from their current prime central location. And instead host at the Highbury Triangle a legacy, place-making Whau Community Hub that showcases Avondale as a vibrant towncentre and as a key conduit to the protected open spaces of the Whau Awa.
To: The Whau Community Board and for the notice of associated agencies of the Auckland Supercity

From: Avondale Stakeholder/s: [name of individual and/or organization]

Re: Support for the legacy development of an Avondale Community Hub and Whau Recreation Centre at The Highbury Triangle in Central Avondale; and the retention of the Racecourse Parade Reserve as open recreational space.

The undersigned register here their support for the strengthening of the social infrastructure of Avondale in terms of the three following propositions to be put to the Whau Local Board in a deputation on Wed. March 28th

1) That the Avondale Community Centre and Library should be reconfigured jointly with the Whau Recreation Center, in a place-making legacy project on their current central site at the Highbury Triangle.
2) That to ensure the necessary enlargement of the Avondale amenities, Council will offer to Housing Corporation a land swap giving Housing Corporation the opportunity to develop the 3 Guys site as affordable/social housing in exchange for the land Housing Corporation has at the Highbury Triangle.
3) That the current recreational reserve status of the Auckland Council land in Racecourse Parade, accessed from the back of Spider Square, will be retained and protected as a green open space enabling public access from the Avondale Mainstreet to the Racecourse fields and the Whau Awa catchment beyond.

[Any additional comments]

Signed:

Contact Address of the signatory:

Date: