

Waitakere City Council



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PIHA DOMAIN

DEVELOPMENT OF NEW PIHA LIBRARY AND SERVICE FACILITY

Notice is hereby given that the Waitakere City Council intends to lease pursuant to Section 61 Reserves Act 1994 portion of Piha Domain to the Piha Residents and Ratepayers Association Incorporated to enable the Piha Library Committee to establish a library and small community service facility. It is intended that the lease be for a term of 5 plus 5 years.

The site is just east of the existing library, and comprises 100 square metres approximately on part of the land on DP 24667 and part Lot 71 DP 25709. The Domain is vested in Council as Recreation Reserve. The classification of the reserve is recreation, and it is proposed to survey the site of the library and reclassify it as Local Purpose (Community Facility) under Section 16 Reserves Act 1977. A plan of the area to be reclassified and details of the building are available from the Council as detailed below.

This part of Piha Domain is zoned Recreation 2. The building would be a non-complying activity under the District Plan. A Resource Consent application will be processed when the project is closer to commencement. This may or may not be notified.

As there is no existing Management Plan for Piha Domain, The Waitakere City Council invite public submissions on the proposal. These can relate solely to the reclassification, or to the proposal to lease portion of the Domain or both.

Any affected persons are invited to make submissions to the Council. Submissions close on Monday 16 January 1995 and should be addressed to:

Piha Library Proposal Submissions;
Property Section, Waitakere City Council
Private Bag 93-109
WAITAKERE CITY



PROPOSED PIHA COMMUNITY HEALTH, SERVICE AND LIBRARY FACILITY

On 29 November 1994 the Community Board approved the advertising and public consultation process for the proposed facility on the Domain. This has been carried out and 23 submissions received. Council will be asked through the Community Board to consider these and make a decision whether Council can approve of the proposal as landowner. In effect, this is necessary before fund-raising can proceed and in time, the Regulatory approvals can be sought under the Resource Management Act and Building Act by the facility group.

Summary of Submissions

The Piha Ratepayers and Residents Association Inc considered the matter at its annual General meeting on 8 January 1995 and unanimously passed the following motion:

"That the Piha Ratepayers and Residents Association support the idea of a multi-purpose building being sited on the area designated by the Waitakere City Council in the public notification."

Nineteen other submissions supported the proposal on similar grounds; namely -

- * More suitable venue for the Piha First Aid Group.
- * Purpose built rooms for medical professionals (not as at present in Barnett Hall).
- * Space for emergency services (Civil defence, Neighbourhood Watch).
- * The current library is too small and cramped, and a larger facility is required to meet present and future needs of the community.
- * The current library contributes to traffic congestion in a busy area due to its location on a designated road. The new building would improve safety.
- * A multi-purpose building would provide a community focal point.
- * Need for better facilities from increased numbers of visitors and local residents

There were three other submissions, two written and one verbal. All had concerns about traffic safety. Consideration of the speed of traffic and design of the carparks would meet some concerns. Two submitters suggested a footpath is necessary. One submitter considered the design of the building was unattractive; he also raised his fears that unless any water tank was made mosquito-proof a health hazard would result. Two others were concerned that sewerage disposal be adequate. A submission from the Community Librarian was also received.

The traffic issues were referred to the Manager: Roading and Traffic and he has commented that Waitakere Community Board regularly addresses these issues.

The Community Board resolved at its December meeting that funding of the sewerage and stormwater and water supply be considered in the 1995/96 Annual Plan. The sewerage system will be designed and installed as part of the Piha-Karekare Water Quality Study, and the concerns on treatment will be addressed.

What happens next:

1. Fuller details on the project are available to the Community Board for a decision on this proposal from a landowner perspective, say, conditional upon the appropriate planning and Building Act procedures being complied with, confirmation of funding of the Centre, and DOC approval. The details include:

- a. Specific site. this will be determined to some extent by the drainage provisions, and also by the carparking. Ultimately the effect on the remainder of the Domain is a constraint on this.
 - b. Final layout and "footprint" of building.
 - c. Clarification of the proposed occupancy/activities to be accommodated.
2. Sewerage treatment and stormwater disposal scheme approved by Tony Miguel; submitted to Council 95/96 Annual Plan for funding.
 3. Survey of the site (seen as responsibility of applicant). Costs for this and associated gazettal could be covered in the seeding grant to the applicant, with Council approving the plan before it was formally submitted for survey check by DOSLI.
 4. Agreement in principle on the terms of the lease, and seeking of DOC approval.
 5. DOC approval to the reclassification of the site from Recreation Reserve to Local Purpose Reserve would best be acquired at this point.
 6. Once funding and site considerations are finalised a lease of the site can be entered into with PRRA as an incorporated body.
 7. Resource consent applied for.
 8. Resource Consent process determined (notified/non-notified); decision given.
 9. Building Consent processed and approval given.
 10. Development commences.

(see attached flow-chart)

Peter Port Property Administrator