

Oratia District Ratepayers' and Residents' Association Inc.
SUBMISSION
to Waitakere Ranges Local Board on the
DRAFT WAITAKERE RANGES LOCAL BOARD PLAN 2014-2017

6th August 2014

1. The Oratia District Ratepayers' and Residents' Association Inc.

The Oratia R & R is an incorporated society registered in 1952 under the Incorporated Societies Act 1908.

2. Our mandate from our community

We take as our mandate from the Oratia community the aims of the Association as stated in its rules, and the objectives of the Oratia Local Area Plan which was "the outcome of a series of conversations, meetings and workshops with members of the Oratia community and beyond"¹ and which we consider to be the the best expression of the collective vision the people of Oratia have for their community.

Our aims therefore, are:

- to co-operate with the council in looking after the affairs of the district and to secure the maximum fair expenditure of the general rates levied by the council for the benefit of ratepayers, residents and visitors.
- to pursue any activities which aim at improving or preserving the social, sporting, safety, beauty or any other utilities or amenities of the district.²
- to conduct, support and lobby for any actions which
 - protect, restore or enhance the heritage features, character, amenity and environment of Oratia as they are listed in objectives 1.1 - 1.10 of the Oratia Local Area Plan
 - provide for the social and economic well-being of the Oratia community
 - manage subdivision so that Oratia's rural character and heritage features are retained
 - provide for future uses of land that will retain Oratia's rural character
 - promote implementation and communication of the Local Area Plan.³

¹ Oratia LAP, Introduction, p3

² Oratia R&R constitution, par. 2

³ Oratia LAP Objectives, p15 - 21

3. Acknowledgement of Local Board relationship

We acknowledge the Local Board members' efforts in establishing and maintaining a relationship with the Oratia R&R by attending our committee meetings, providing us with information and following up our questions.

4. The Oratia Village Masterplan

The Oratia Village Masterplan fulfils the Oratia R&R's aims of:

- securing the maximum fair expenditure of the general rates levied by the council for the benefit of ratepayers, residents and visitors
- pursuing activities which aim at improving the social amenities of the district
- supporting and lobbying for actions that provide for the social well-being of the Oratia community.

We acknowledge and thank the Board for its support of the Oratia Masterplan. Under the Draft Plan's outcome "**Revitalised town centres and villages that support thriving communities,**" funding to cover a potential cost of \$200,000 has been allocated to implementing stages 1 and 2 of the Masterplan, while the subsequent stages 3 - 5 at a potential cost of \$793,000 remain unfunded.⁴

The Oratia Village Masterplan involves a considerable reconfiguration of the amenities on the Settlers' Hall / Small Hall area and the adjoining Oratia Domain. It also includes the building of new amenities. The Draft Plan defines stage 1 as the relocation of the Small Hall, and stage 2 as moving the playground - both to be carried out in 2015/2016. It does not describe stages 3 - 5.

The Masterplan is solely a design for a future Oratia Village. It does not include a project management plan that details how the design is to be practically achieved. Since the Masterplan was published, there has been no consultation involving the Oratia R&R to develop a project management plan. There is no rationale in the Draft Plan, or anywhere else that the Oratia R&R is aware of, for a breakdown of the project into stages, or a description of the stages, or a costing.

After each stage is complete, the amenities must still be usable and convenient, therefore careful planning of the project is very important.

WE REQUEST that the funded amount (\$200,000) be re-apportioned as follows:

- **An initial amount for a thorough scoping of the project including feasibility, workable stages of progress through to completion, and costs for each stage.**

⁴ Draft Plan p26

- **The remainder of the \$200,000 to be allocated in sequence to as many subsequent stages as it can cover.**
- **The unfunded potential cost (\$793,000) be allocated in sequence to as many of the remaining stages as it can cover.**

This will maintain the current funding position for the project, but will have a workable rationale behind it.

5. The Oratia Masterplan - further funding

The Draft Plan estimates a total potential cost of \$993,000 for the completion of the Masterplan, and has funded just over 20% of this. We would like to see at least 50% of the potential cost funded.

We note in the Draft Plan, and the Waitakere Ranges Opex and Capex spreadsheet provided by the council, that high levels of funding continue to be allocated to Te Uru (Lopdell Gallery) and Lopdell Precinct. The Oratia Village Masterplan is not named in the spreadsheet - in fact it is difficult to correlate the Draft Plan figures with the spreadsheet figures.

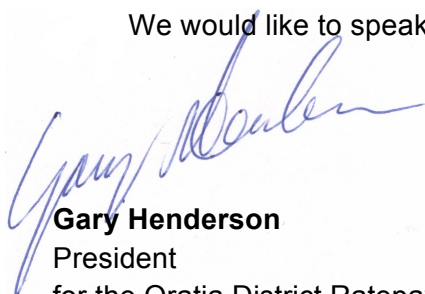
We mentioned in our submission on the Draft Annual Plan the disheartening effect of seeing so much funding "landing a stone's throw away" from us. Money has been poured into Lopdell House, and continues to be, while the rural village of Oratia is left to manage alone, and our nearest town centre, Glen Eden, falls into neglect and disrepair.

A re-allocation of funds which provides tangible results in Oratia and Glen Eden would have the same galvanising effect in these communities as the high level of funding to the Lopdell Precinct is having, and is expected to have, in Titirangi. We acknowledge that Te Uru and the Lopdell Precinct are precious amenities for all of us in the West to enjoy, but we also see that potential in Oratia and Glen Eden.

WE REQUEST that part of the Local Arts and Culture budget lines be reallocated to The Oratia Village Masterplan and to the revitalisation of Glen Eden Town Centre.

6. Speaking in support

We would like to speak in support of this submission.



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President

for the Oratia District Ratepayers' and Residents' Association Inc.

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