



# Community News

JUNE 1988

EDITOR: TONY BACON

I guess I'm flattered, in a backhand sort of way. To all of those who phoned up to complain about the last issue being late, my apologies. The cause was that well known bane of all volunteer groups, 'Circumstances beyond our control'. It just had to happen when there was a short-notice meeting on. As a consolation, our local affairs correspondent was in attendance at the meeting about the proposed Waitakere Ranges Authority, and there is a report later in this issue.

Why do I feel flattered? Well, at least it shows that at least a few people like the newsletter enough to miss it when it doesn't arrive.

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## COMMITTEE SPLIT SHOCK HORROR - The inside story.

I am sure that by now you have all heard or read about splits in the committee and members storming out of meetings and other like nasties - all good stuff for the local paper. This publication may be a week or two behind the Western Leader, but from our mole on the committee, here is what actually happened.

Two months ago we printed an open letter from the President that raised some issues that he believed to be of concern to the community. Some of those raised the ire of Gary Taylor, one of our local Councillors and Deputy Mayor of Waitemata City. The issue was discussed at the next committee meeting. As can happen when strong opinions are held, the temperature got somewhat raised, and two committee members did leave early.

After the discussion in the committee, a meeting was set up between Gary Taylor and our President and Secretary. There was a free and frank exchange of views, as they say at the summit meetings. Gary Taylor expressed concern that there had been no previous communication from the association about the concerns expressed in the letter, and accepted our President's assurances that no slight as to the Councillors' personal performance was intended. The meeting covered a lot of ground, and cleared the air so that there is now agreement between the Association and Gary Taylor on a number of matters, including:

Work will be done in 1988/89 to upgrade the Community Centre.

Investigations will take place into the feasibility of sealed areas near the bus stops - especially where school pickups occur. If you have an opinion on this matter, please contact the Association.

The Council will supply a truck to collect ginger plant removed by residents and left at a central collection point. The Association will organise this.

The Council will erect signs welcoming visitors to Waiaatarua. The Association will provide a design - give us your ideas.

If you know of a blocked culvert, phone our Secretary, Marilyn Trubuhovich on 8149-266, and she will contact the Council for action.

Waitemata City is to continue its strong objection to the Airways Corporation proposal for a radar tower in the Waitakeres, and the Airways Corporation is in fact now investigating an alternative site in Raglan County.

The small tower that has sprouted by the TV mast is only temporary, and will be removed when maintenance is complete on the main mast.

There is \$60,000 allocated this year for maintenance work on the Scenic Drive between Shaw Road and West Coast Road.

Last but by no means least, there will in future be quarterly meetings between the Association and Gary Taylor, so the circumstances that gave rise to this meeting don't happen again.

So all in all, it looks like the President's letter, while being a somewhat blunt instrument, ended up having a positive effect. Certainly the committee appreciates the channel of communication that has been opened up, and looks forward to much closer relations with our elected representatives in the future.

And the committee members who 'stormed out'? Well they were both at the last meeting, so it would seem that that particular storm in a teacup is over and we can all get back to work trying to look after the interests of our community.

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#### **MARGARET MAXWELL**

The death of Margaret Maxwell occurred on Saturday 14 May 1988. Margaret was well known in the district as the co-proprietor of the Waiatarua Tea Rooms. After many years of travelling the world working for the P & O Shipping Line, Margaret came to New Zealand in 1963 as friend and companion to Irene and Bob Langley.

Irene and Margaret converted the Chester Residence into the Waiatarua Tea Rooms, and over the years entertained many local and overseas visitors with their personalities and home cooking.

Margaret will be sadly missed by all who have had the privilege of knowing her. Our condolences go to Bob Langley on his sad loss.

#### **BASIL OLIVER**

Basil Oliver died suddenly on June 4th. at Panmure, in his 80th. year. For many years he and his wife gave splendid service to the Ratepayers as committee members, Chairman and in her case, Treasurer. We extend our sympathy to his widow and family.

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#### **FITNESS**

We are a few "needy of exercise" who gather every Tuesday and Thursday at 7 p.m. at the Community Centre. If you feel you want to "work out" for health, muscle tone or to lose a few kilos, join our group. The cost is \$2.50.

## ODDS AND ENDS FROM ALL OVER

### HENDERSON VALLEY SCHOOL 75TH JUBILEE

Henderson Valley School is to celebrate its 75th. Jubilee in 1990, over Easter weekend (13 -15 April). Anyone who attended the school or lived in the district at any time and wants to attend or find out more should write to:

The Secretary,  
Henderson Valley School 75th. Jubilee,  
C/o Henderson Valley School,  
Henderson Valley Road,  
R.D. 1,  
HENDERSON, 8.

### MARKET DAY

It's on again! Sunday 31st. July is the day, at the Community Centre. A stall will cost you \$5.00, or \$3.00 if you bring your own table. This is your chance to get sell all that stuff that you no longer use, but is too good to put in the rubbish. More information in the next Newsletter, but if you want to book early, phone Tony Webber on 8149-693. Last year demand for space just about exceeded supply, so it will be first come, first served.

### ABANDONED VEHICLES

If you see an abandoned vehicle, contact the Waitemata City Council and they will arrange for its removal. Be careful though, some of the vehicles you see being driven around here look like they should have been abandoned years ago!

### SOCIAL ACTIVITIES

Your committee, in its never ending search for ways to serve you better (have you paid your sub yet?) is trying to arrange social events for the rest of the year. We are currently thinking about a childrens Christmas party, a wine tasting and an event as yet undefined for our older residents - perhaps something at the Community Centre where we could organise transport for the less mobile members of the community. What would you like to do? Contact a committee member and describe your favourite social activity (not that one!), and if enough people are interested, we will try to organise something.

### SUBSCRIPTIONS

Good news(!?) We now have over 80 subscribers - a good jump on last month, but still only about 13% of our circulation. Can we make 100? See next month's issue for the next gripping instalment!

### QUOTE OF THE MONTH

"The most certain test by which we judge whether a country is really free is the amount of security enjoyed by minorities." - LORD ACTON

## WAITAKERE RANGES AUTHORITY

As you will know from the last Newsletter, there was a meeting at the Oratia Hall to hear Gary Taylor talk about the proposed Waitakere Ranges Authority. For those who didn't manage to get there, here is a synopsis of what was said. For those who were there and think I have missed out any important bits, have sympathy with my task of reducing a 17-page speech to newsletter size!

The speech covered 6 main issues:

- The current position of the Waitakeres within a local authority with a predominantly urban population.
- The relevance (or lack of it) of the administration of similar areas in the U.K.
- The proposed administrative framework and funding of any new Authority.
- The emphasis on rural and conservation issues within any new Authority.
- The next steps to be taken.
- The need for consensus before the proposal can proceed.

## THE CURRENT POSITION

Any development within a local authority is governed by the District Scheme, which zones different areas in different ways and controls the property and development rights of landowners. The scheme is reviewed every 5 years, at which time potentially everything can change. The present conservation emphasis in the District Scheme could change to a development one at any time. Already there is pressure from many 10-acre block owners to have the right to erect second dwellings on their land.

When a local authority is predominantly urban, the skills of its officers and the priorities are going to be urban as well. Waitemata is a City of 100,000 of which only 15,000 live in the outer area (which includes the Waitakeres). When the new Waitakere City is created next year the population will rise to 140,000.

One example of this predominance of urban values is in the supervision of works. Engineers apply urban standards to rural problems - the upgrading of the first part of the Piha Road into a super-highway demonstrates this. The upgrading of the second part is much more sensitive, after local pressure was applied, but it was very hard work.

The most important factor working against the preservation of rural values is rating pressure. Rural Ratepayers contribute towards the overall City costs. Rural property rates are more urban than rural in terms of the actual amounts charged. These high rates fuel development pressure. They act as a disincentive to people to keep large properties undeveloped. Areas are cleared for grazing, people want to subdivide a corner of their property to make some capital gain. The problem is that the Council is going to have more and more difficulty denying these requests, because of the basic unfairness of rating people highly and then denying them the chance to optimise the revenue earning potential of their properties.

## THE SITUATION IN THE U.K.

Gary Taylor and the City Solicitor visited the U.K. (not totally at Ratepayers expense) to look at the management of scenic lands there.

The English have far fewer controls on the development of rural land. In addition that land is basically the result of 18th. century enclosures, with none being managed with a view to letting it revert to a primordial natural state. Our landscape is much more natural, and we are fortunate to have it. The British use complex fiscal inducements to try to manage land, and we are lucky in that it is generally accepted here that the Town and Country Planning Act should limit development in the Rural Sector. There are still problems with that Act, though.

## THE ADMINISTRATIVE FRAMEWORK

It is suggested that the Authority should consist of a mix of appointed and elected people. Three should be elected - 1 more than at present, and 2 appointed, 1 from the Department of Conservation and 1 from the ARA. These agencies should be represented because they have land holdings or conservation interests in the area and are also potential sources of funds. The question of Maori representation should also be considered.

There should be a small administrative core, located in the area. There should be three key objectives.

- To conserve and enhance the natural and scenic values of the area.
- To provide for public access by the people of the region.
- To safeguard and promote the general wellbeing of the people of the area.

While approved subdivisions should be allowed to continue, there should be a prohibition on further subdivision. Subdivision leads to more intensive land use which continues the trend to urbanisation. The alternative is to keep the present conditions of the District Scheme and use the voluntary approach of management agreements. Feedback is requested on this point.

Income would be from rates, together with funds from the ARA and the Department of Conservation. It may also be possible to attract funds from the private sector for land acquisition, especially with the sesquicentenary and the 50th. anniversary of the Centennial Memorial park coming up.

## RURAL AND CONSERVATION VALUES.

Conservation would be encouraged by management agreements, rating relief and voluntary co-operation. The planning process would be used to protect native forest, open space and wetlands.

Many of the routine tasks of local government, such as dog rangers or road repairs could be contracted out, in order to keep the Authority lean.

## THE NEXT STEPS

A discussion paper will be completed by the end of June. This will be made available for public comment.

A leaflet explaining the proposal will go to every outer area resident.

After a period (4-6 weeks) for public comment, the Council working party will review the submissions.

Public meetings will be held to explain the reworked proposal.

A public opinion poll will be commissioned to accurately assess difficulties with what is proposed.

The Council will be asked to approve the final proposal (which may have been further amended as a result of the meetings).

The Council will ask the Government for necessary legislation to be put in place.

### THE NEED FOR CONSENSUS

There is no wish to force this plan on people if it is not what they want. Public meetings over the last year have increasingly voiced the concerns expressed here. It is interesting to note that all the local authorities bordering the Waitakeres have endorsed the proposal in principle.

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The main questions that followed the address concerned:

The financial viability and the effect on the rates of residents. The response was that the scheme would only work if it ended up with residents paying less rates, otherwise development pressures would continue to increase.

The position on the possible rating of the ARA land. The response was that the ARA had given no official view, as they had not been officially asked. Gary Taylor stated that the ARA would have to contribute, and also pointed out that the water supply was likely to be privatised sometime in the future, in which case a more commercial rate might be appropriate.

Gary Taylor stated that \$75,000 from the bulk water account had been allocated to research and establishment costs of the authority.

There was concern expressed from the Orchardists in the Oratia valley about the restriction on subdivision. Gary's response was that the borders of the authority were not yet fixed, and it may be that the line is drawn with the orchards outside rather than inside the area. This would be part of the consultation process.

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A late update - Gary Taylor reports that intensive research is now going on into the finances of the proposed Authority.

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### PLAYCENTRE NEWS

The year is really flying along at your local preschool. We have a steady core of about 15 families but it would be great to greet some newcomers. If you have just moved to the area, or if your under 5's are fairly sociable, please feel welcome to come to a Playcentre session to see how it works.

We are a family-based pre-school organisation that offers you and your child stimulation and support. Our sessions are on Tuesday and Friday mornings at the Waiaatarua Community Centre.

Please phone 8149-766 if you need further information.

## LIBRARY NEWS

Lots more titles have been added during May:

The Playmaker	Keneally
Bill Bailey's Lot	Cookson
The Tommy Knockers	King
Wolf Winter	Francis
Song of Songs	Hughesdon
Timebends	Miller
Autobiography	Rewi Alley
No end to Yesterday	Macdonald
The Endless Game	Forbes
3 Maigret Books	Simenon
A Bit of a Ladd	Ladd
Runaway	Irvine

We have also added a World Atlas and a Home Doctor to the Reference Section.

For those of you who are new to the District or may have forgotten, the Library opening hours are:

Tuesday	7 - 8.30 p.m.
Thursday	10 a.m. - 12 noon.
Friday	10 - 11 a.m. (term time only) 7 - 8.30 p.m.
Saturday	9.30 - 11 a.m.

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## RADIO INTERFERENCE

At a meeting in May 1987 to discuss the possible erection of a 30 metre FM mast in Quinns Road, many residents complained about interference to their appliances from the existing transmitters. Your committee wrote to the Minister of Broadcasting and the New Zealand Radio Frequency Service, who are responsible for all FM and TV transmission.

The reply we received from New Zealand Radio Frequency Service stated that they were unaware of any interference within the Waiatarua area and requested more information so they could rectify the problem. In the September/October Newsletter we asked that residents contact the committee if they had a problem with interference so we could pass the information on.

Unfortunately we received no replies to that request, so the matter was dropped. Over the past few months the complaints have resurfaced about interference to radios, stereos, TV and telephones.

New Zealand Radio Frequency Service is quite prepared to rectify any problems associated with the transmission tower, but before they can act they must know specifically what appliances are affected and when.

So if you have a problem contact Tom Baker on 8149-340. He will compile a list of residents affected and pass the information on to the New Zealand Radio Frequency Service.

ADVERTISING

WANTED TO BUY

Is there anyone who would like to get rid of a Yoghurt Maker? Will pay up to the fabulous price of \$10! Phone 8149-850.

FOR SALE

Romesse Pot Belly Stove - no flue. \$100. Phone 8149-266.

TRADESMAN WANTED

For Gibstopping, painting and papering and general decorating that we have decided we are too lazy/incompetent to do. Phone 8149-860 evenings.

WORK WANTED

TYPIST available locally, anytime. Rush weekend jobs welcome. Phone Chris on 8149-205 day or evening.

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Deadline for the next issue is Tuesday, 12th July. Please send legible copy to the Editor, Tony Bacon, 11 Cascade Avenue. All submissions must have a name and contact phone number, even if that is not for publication.

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Our thanks to Waiatarua residents Grant and Carol Longley of Longley Printing for their help in the production of this Newsletter.

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This Newsletter is delivered to all Households in Waiatarua by the Waiatarua Ratepayers and Residents Association. If you are not already a member, your subscription of \$5.00 per household (\$2.50 for single occupants) will help us to maintain and improve the services we provide. Subscriptions may be sent to the Treasurer, Gisella Kernot, 12 Tui Crescent, or left at the Library.

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Please accept my 1988 subscription to the Waiatarua Ratepayers and Residents Association.

I enclose \$5.00 (Household), or \$2.50 (Single occupant)

This is a renewal / new subscription (Delete one)

Name \_\_\_\_\_

Please send to

Address \_\_\_\_\_

The Treasurer,  
Gisella Kernot,  
12 Tui Crescent

\_\_\_\_\_

or leave at the Library

\_\_\_\_\_

Telephone \_\_\_\_\_