



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# HENDERSON COMMUNITY BOARD

(Western Heights, McLaren Park, Henderson, Lincoln North, Te Atatu South and Te Atatu Peninsula)

I hereby give notice that a meeting of the Henderson Community Board will be held on:-

**DATE:** Thursday, 4 February 2010 **TIME:** 6.30 pm

**MEETING ROOM:** Council Chamber

**VENUE:** Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere

to consider the business as set out herein and to take any necessary action connected therewith.

28 January 2010

Ngareta Delamere  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8552

### MEMBERSHIP:

Mrs	EAG	Grimmer, MNZM (Chairman)
Mr	WS	Bainbridge (Deputy Chairman)
Cr	BA	Brady, JP
Cr	MM	Jolley
Mr	SJ	McDonald
Mr	LJF	Nobilo, JP
Ms	S	Savage

(Quorum 4 members)

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(Meeting Room could be subject to change)

(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE HENDERSON COMMUNITY BOARD TO BE HELD IN  
THE COUNCIL CHAMBER AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,  
HENDERSON, WAITAKERE, ON THURSDAY, 4 FEBRUARY 2010,  
COMMENCING AT 6.30 PM**

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COMMENCING AT 6.30 PM**

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**1 APOLOGIES**



**2 CONFIRMATION OF MINUTES**

Meeting Minutes – Thursday, 3 December 2009

**RECOMMENDATION**

It is recommended that the Henderson Community Board resolve to:

**Receive** the minutes of the meeting of the Henderson Community Board held on Thursday, Thursday, 3 December 2009, as circulated, and that they be taken as read and now be confirmed.



**3 URGENT BUSINESS**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Board by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Board may make a decision on a matter determined to be urgent.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



**4 CONFLICTS OF INTEREST**

The Council has acknowledged in its Code of Conduct that Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



## 5 PRESENTATION - NEW ZEALAND POLICE

Provision has been made on this agenda for a representative from the New Zealand Police to update the Board on matters in the Henderson area.



## 6 PUBLIC FORUM

**Public Forum will take place at 7.00 pm.**

For guidance of Community Board Members, the Council's Standing Orders have the following provisions in regard to Public Forum:

- (i) members of the public wishing to address the Board in Public Forum shall furnish their names to the Chairman at the beginning of the meeting;
- (ii) the Chairman shall determine the order of speakers, and allow five minutes for speaking time; and
- (iii) questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 provides that no resolution, decision, or recommendation may be made in respect of any specific item of business not on the agenda except to refer the items to a subsequent meeting for further discussion. Therefore, no decision may be made on matters raised in Public Forum. However, written reports on matters raised may be requested from the Chief Executive Officer.



## 7 CHAIRMAN'S REPORT

### RECOMMENDATION

1. **Receive** the Chairman's Report dated 4 February 2010.
2. **Agree** that appropriate signage stating 'the Roy Ranby Walkway' be erected along the walkway between Renata Crescent and Noall Street, Te Atatu Peninsula.
3. **Agree** that appropriate signage, in memory of Roy Ranby, be placed by the grove of trees that are located at Taipari Strand.
4. **Agree** that the interpretational signage on the history of the development of Taipari Strand, that is to be erected by Council, incorporate an acknowledgement of ongoing support from the community.

### REPORT

1. The year finished on a high with two wonderful events. The first being the Carols at the Falls which saw the park full of families and the rain holding off until after the event. The entertainers were outstanding and all present had a wonderful night.

2. The second event was the Walkway of Fame, which was held on Saturday, 12 December 2009, and once again this was probably one of the most successful induction ceremonies I have been privileged to attend. The two recipients for the Walkway of Fame 2009 were Alan Barber and Graham Henry.
3. On behalf of the Henderson Community Board I would like to congratulate the Public Affairs Unit, in particular the Events and Special Projects Manager and her team on the excellent organisation and expertise for both of these events.

#### **Taipari Strand**

4. A community event is proposed to be held in March 2010 at Taipari Strand to open the Walkway. At a workshop, the Community Board recommended that the late Roy Ranby be acknowledged for his hard work around Taipari Strand and three recommendations are set out for the Community Board to consider.

#### **Starling Park Sports Trust**

5. In December 2009 I attended the "turning of the sod" ceremony for the development of the community facility which will be the headquarters for softball and soccer clubs. This is a much needed facility that will be available to the whole community, and the wonderful thing is that it will be built debt free.

#### **Obituary**

6. Last year Ivan Vodanovich, one of our long standing identities, died. Vodanovich Road is named after the family as this is where the family established its orchard.

#### **Sturges Road Bridge**

7. The bailey bridge has been successfully installed and despite some problems was done within the time constraints notified to the public. A power cabinet is to be installed on a local reserve and this will require Community Board approval.

Elizabeth Grimmer, MNZM

**CHAIRMAN**



## **8 BOARD MEMBERS' REPORTS**

Provision has been made on this agenda for Board Members should they so wish to submit a report on their activities during the month in regard to matters within the scope and delegations of the Board. However, to comply with the provisions of the Local Government Official Information and Meetings Act 1987, no decision may be made on matters raised in Board Members' reports.

### **HENDERSON COMMUNITY BOARD APPOINTMENTS**

<b>OUTSIDE ORGANISATIONS</b>	<b>APPOINTMENT</b>
Auckland Regional and Far North Community Board Association Executive Committee	Steve McDonald Shirley Savage (alternate)

OUTSIDE ORGANISATIONS	APPOINTMENT
City Safety Action Group	Leo Nobilo Shirley Savage
Henderson Town Centre	Elizabeth Grimmer
Henderson Valley Park Reserve Management Plan	Leo Nobilo
Henderson Ward Local Reserves Management Plan	Shirley Savage Wayne Bainbridge Steve McDonald (alternate)
Keep Waitakere Beautiful Committee	Steve McDonald
McLaren Park Henderson South Community Initiative	Steve McDonald Shirley Savage (alternate)
School Travel Plan Working Group	Shirley Savage Leo Nobilo
Taipari Strand Community Group	Leo Nobilo
Te Atatu Peninsula Town Centre Business Improvement District	Wayne Bainbridge
Waitakere Citizens Advice Bureau	Gayle Marshall Shirley Savage
Walkway of Fame Selection Committee	Elizabeth Grimmer Wayne Bainbridge
COUNCIL COMMITTEES	
Creative Communities Scheme Allocation Subcommittee	Wayne Bainbridge Elizabeth Grimmer (alternate)
Long Term Council Community Plan and Annual Plan Committee	Elizabeth Grimmer Leo Nobilo (alternate)
Street Events Subcommittee - Henderson Ward	Wayne Bainbridge



## 9 COMMITTEE SECRETARY'S REPORT




### RECOMMENDATIONS

It is recommended that the Henderson Community Board resolve to:

1. **Receive** the Committee Secretary's Report for the Henderson Community Board dated, 4 February 2010.
2. **Agree** that the Henderson Community Board appoint a representative(s) to attend the Anzac Day Parades on Sunday, 25 April 2010 as follows:
  - Henderson - 10.30 am
  - Te Atatu - 10.00 am

	Issue	Comments	Reporting Council Officer
1.	Te Atatu Peninsula Walkway Development - Stage One Officer's Report	Physical work on Stage One of the Te Atatu Peninsula Walkway - Taipari Strand to Renata Crescent was completed in December 2009.	Andreas Lilley ☎ 836 8000 Ext: 8553
2.	McLeod Park Toilet, Henderson, Upgrade Officer's Report	This project was completed in December 2009.	Tracey Hamilton ☎ 836 8000 Ext: 8969
3.	Cranwell Park/Tui Glen Reserve, Henderson, Footbridge Replacement Officer's Report	As part of the Council's ongoing structures renewal programme, the existing Cranwell Park footbridge behind Westwave connecting to Tui Glen Reserve, Henderson, will undergo a major upgrade in the 2009/2010 financial year. Upgrade works are scheduled to commence in March 2010. Disruption will be experienced during this time by the closing of the footbridge for works to be undertaken. However, any disruption to public use of the footbridge will be minimised as much as possible. Due to the high public use of the footbridge, notification of the planned works will be undertaken advising all stakeholders well in advance of works commencing.	Andreas Lilley ☎ 836 8000 Ext: 8553
4.	Tui Glen Reserve, Henderson, Stage Three Development Officer's Report	The last portion of work remaining to be completed for the Tui Glen Reserve, Henderson, Stage Three Development was the installation of the pedestrian lighting. Physical works were completed in January 2010.	Andreas Lilley ☎ 836 8000 Ext: 8553
5.	Shona Esplanade Reserve, Henderson, Footbridge Upgrade Officer's Report	As part of the Council's ongoing structures renewal programme, the Shona Esplanade Reserve, Henderson, pedestrian footbridge, known as the zigzag bridge, underwent a minor upgrade in the 2009/2010 financial year. Physical works were completed in December 2009.	Andreas Lilley ☎ 836 8000 Ext: 8553

	Issue	Comments	Reporting Council Officer
6.	<p>Allocated Parking at Cranwell Park, Henderson, Following the Construction of the Henderson Youth Facility and Upgrade of the Recreation Centre</p> <p>Resolution No. 3311/2007 Nos. 5 and 6 3 September 2007 Henderson Community Board</p>	<p>This project was successfully completed in December 2009.</p>	<p>Katharine Slack ☎ 836 8000 Ext: 8779</p>
7.	<p>Cranwell Park, Henderson, Lighting Officer's Report</p>	<p>As part of the Council's ongoing lighting renewal and development programme, the design and installation of new pedestrian and car park lighting at Cranwell Park, Henderson, is proposed for the 2009/2010 financial year.</p> <p>A master lighting plan for Cranwell Park, Henderson, is currently under development. Physical works for stage one of the lighting plans are scheduled to be implemented in April 2010. Stage Two of the physical works is programmed for the 2010/2011 financial year.</p>	<p>Andreas Lilley ☎ 836 8000 Ext: 8553</p>
8.	<p>Cranwell Park, Henderson, Car Park Reseal Officer's Report</p>	<p>As part of the Council's ongoing car park renewal programme, the back half of the car park at Cranwell Park, Henderson, has been renewed. Physical works were completed in December 2010.</p>	<p>Andreas Lilley ☎ 836 8000 Ext: 8553</p>
9.	<p>Te Pai Park, Henderson, Lighting Stage Two Officer's Report</p>	<p>As part of the Council's ongoing lighting renewal and development programme, stage two of the master lighting plan for the car park at Te Pai Park, Henderson, is scheduled for implementation in the 2009/2010 financial year. Stage one of the car park lighting upgrade was completed in May 2009.</p> <p>The second stage of the project involves installing lighting throughout the remainder of the car park, off Te Pai Place, Henderson. Physical works for Stage Two are scheduled to be completed by early February 2010.</p>	<p>Andreas Lilley ☎ 836 8000 Ext: 8553</p>

	Issue	Comments	Reporting Council Officer
10.	Te Pai Park, Henderson, Landscaping Stage One  Officer's Report	The first stage of the landscaping works around the new netball pavilion at Te Pai Park, Henderson, commenced in July 2009 and included paving, planting, and some realignment of the car park. This work is now completed. The second stage of the project will involve further planting, footpaths, drainage swales, and car park realignment and will be completed in the 2010/2011 financial year.	Andreas Lilley  836 8000 Ext: 8553
11.	Playground Designs  Officer's Report	As part of the Council's ongoing playground renewal programme, the playgrounds below are being designed this financial year for construction in the 2010/2011 financial year: <ul style="list-style-type: none"> <li>• Bruce McLaren Memorial Park, Henderson;</li> <li>• Tui Glen Reserve, Henderson;</li> <li>• McLeod Park; Te Atatu South and</li> <li>• Bosun Walk, Te Atatu Peninsula, playground removal, replacement playground to be installed at Kelvin Strand, Te Atatu Peninsula.</li> </ul> <p>Mail drop surveys were distributed to the surrounding community in early August 2009 to obtain feedback on what equipment local residents would like in the playgrounds.</p> <p>Feedback is being collated and concept designs are being developed.</p>	Tracey Hamilton  836 8000 Ext: 8969
12.	Halyard Common and Waimanu Bay Reserves, Te Atatu North, Vehicles on Park Issue  Resolution No. 1386/2009  6 August 2009  Henderson Community Board	This project was successfully completed in December 2009.	Tracey Hamilton  836 8000 Ext: 8969

	Issue	Comments	Reporting Council Officer
13.	Awaroa Park, Henderson, Refurbishment  Officer's Report	<p>Refurbishment works are scheduled to take place at Awaroa Park, Henderson, in the 2009/2010 financial year.</p> <p>Works include the construction of a path connection from Awaroa Road to Great North Road, Henderson, along the western boundary of the park. An avenue of trees will also be planted along the path and bollard signage will be installed to advise of the connection.</p> <p>It is anticipated that physical works will commence in March 2010.</p>	Tracey Hamilton ☎ 836 8000 Ext: 8969
14.	Bridge Avenue, Te Atatu South, Public Toilet Investigation  Officer's Report	<p>The toilet block at Bridge Avenue, Te Atatu South has come to the end of its serviceable life and Council officers are currently in the process of investigating the use of the toilet block.</p> <p>At the December 2009 meeting of the Infrastructure and Works Committee approval was given to proceed with the design phase for the renewal of the public toilet.</p> <p>A professional services contract was awarded in late December 2009 and design will commence in late January 2010. It is anticipated that the concept design will be brought back to the Henderson Community Board meeting scheduled to be held on Thursday, 6 May 2010.</p>	Tracey Hamilton ☎ 836 8000 Ext: 8969
15.	Parking Stakeholder Consultation  Resolution No. 319/2009 5 March 2009  Policy and Strategy Committee	<p>The draft Parking Plans were adopted by the Policy and Strategy Committee on Thursday, 3 September 2009.</p> <p>Unfortunately delays have been experienced in finalising these plans. Additional resources have been made available and it is now expected that copies of the final Parking Plans will be available in February 2010.</p>	Charlie Inggs ☎ 836 8000 Ext: 8554
16.	Draft Waitakere City Freight Plan Consultation  Officer's Report  Resolution No. 1359/2009 6 August 2009  Policy and Strategy Committee	<p>Public consultation on the draft Waitakere City Freight Plan concluded on Friday, 20 November 2009. The outcome of the consultation will be reported back to the Policy and Strategy Committee on Thursday, 4 February 2010 and it is now expected that copies of the final Waitakere City Freight Plan will be available in March 2010.</p>	Charlie Inggs ☎ 836 8000 Ext: 8554

	Issue	Comments	Reporting Council Officer
17.	<p>Update On Corban Green Community Facility Officer's Report</p>	<p>The Corban Green Community Facility design and build contract has gone out to tender to three selected tenderers. The closing date was to be 17 December 2009, but unfortunately one of the tenderers was unable to meet this closing date. After careful consideration of possible effects on the timeline it was decided to extend the closing date until late January 2010 to enable all tenderers to meet Council's requirement of gaining a competitive price comparison and to meet Council's procurement requirements. The effect in the timeline will be minimal as adjustments have been made to the tender evaluation timeframe as well as the reporting time back to Council committees.</p> <p>It is expected that the successful tender will be awarded in March 2010.</p>	<p>Jan Brown ☎ 836 8000 Ext: 8514</p>
18.	<p>Relocate Mainline Steam from Parnell to Paremuka Resolution No. 736/2009 7 May 2009 Henderson Community Board</p>	<p>Consent Services have advised Kiwirail that it has formed a preliminary view that Mainline Steam will require resource consent for its relocation to Paremuka and that it cannot rely on the rail corridor designation for the proposed development. Kiwirail does not agree with this view and is seeking its own legal advice.</p> <p>Once Kiwirail's legal advice is received, the Council will review its position on this issue. In the event of it being confirmed that resource consent is required, Kiwirail has advised that it will reconsider whether or not it proceeds with the proposed Mainline Steam development.</p>	<p>Darren Davis ☎ 836 8000 Ext: 8635</p>
19.	<p>Sturges Road, Henderson, Railway Station – Pedestrian Crossing Resolution No. 1646/2009 8 October 2009 Henderson Community Board</p>	<p>Council officers have investigated the possibility of constructing a pedestrian underpass off Sturges Road, Henderson, with the forthcoming replacement of the Sturges Road, Henderson, overbridge. The budget and timeline for the project does not allow the pedestrian underpass to be constructed at the same time but the design of the overbridge future proofs the option for an underpass.</p> <p>Council is about to complete concept design work for a rail corridor walk and cycleway between the Whau River bridge in New Lynn and Swanson Station, which will form the basis for discussions within the Council and ONTRACK, with a view to finding some 'quick win' sections that can be implemented relatively easily. The Sturges Road pedestrian crossing</p>	<p>Vinh Bui ☎ 836 8000 Ext: 8793</p>

	Issue	Comments	Reporting Council Officer
		<p>will be included in these discussions.</p> <p>This will be reported back to the Infrastructure and Works Committee once the concept design work is complete.</p>	
20.	<p>Project Twin Streams Arts Update Officer's Report</p>	<p><b>Cranwell Park Early Childhood Centre</b> – Project Twin Streams (PTS) Arts have been working with the children at the Cranwell Park Early Childhood Centre. The children have made a mosaic panel of eels and the word 'Barnados'. The mosaic panel will be installed in early February 2010 near the Cranwell Park Early Childhood Centre's adopted area of the Henderson Creek in Tui Glen Reserve. Community Board Members will be sent invitations to attend the unveiling of the mosaic panel once a date has been confirmed.</p> <p><b>Henderson Primary School</b> – The fish on the fence at the Henderson Primary School are a PTS Arts engagement project and a brief summary explaining the background of the fish will be erected shortly.</p> <p><b>Sunderland Primary School</b> – A book has been published by PTS Arts called "Going with the Flow".</p> <p>Art work, technology and quotes have been compiled from the Sunderland Primary School for the book which is to be launched on Wednesday, 17 February 2010 at 6.00 pm in the Council Chamber to which Community Board Members will be invited.</p> <p><b>Holy Cross Primary and Sunnyvale Primary</b> – PTS Arts will be installing two art posts as identity markers for the schools that have adopted their particular area of stream bank. These were made by the students of Holy Cross and Sunnyvale Primary Schools. Both are a mixture of mosaics and clay model creatures and designs inlaid into old wooden posts recycled from the old New Lynn railway bridge.</p>	<p>Janet Holt ☎ 836 8000 Ext: 8460</p>
21.	<p>Sturges Road Bridge, Henderson, Replacement Project Update Officer's Report</p>	<p>The old Sturges Road bridge was demolished over the Christmas period and temporary pedestrian and one-lane traffic bridges have been installed. The vehicular bridge (controlled by traffic lights) opened to the public on 10 January 2010. The bridge will be in place until July 2010 when the first half of</p>	<p>Sam Shumane ☎ 836 8000 Ext: 8516</p>



	Issue	Comments	Reporting Council Officer
		and times are as follows:  Henderson 10.30 am Venue: Henderson RSA Address: 66 – 70 Rainside Avenue, Henderson  Te Atatu 10.00 am Venue: Te Atatu RSA Address: 1 Harbourview Road, Te Atatu Peninsula	

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
Investigate the Administration of Boat Ramp at End of Selwood Road by Council	Public Forum 4 June 2009	8 April 2010	Katharine Slack  836 8000 Ext: 8779
Investigating Parking Option outside 10 Ti Nana Crescent, Henderson	Resolution No. 918/2009 4 June 2009	4 March 2010	Sue Liddell  836 8000 Ext: 8736
Road Calming Measures to be Investigated at the Great North Road, Te Atatu Road and Norcross Avenue Roundabout	Public Forum 4 June 2009	8 April 2010	Sue Liddell  836 8000 Ext: 8736

Report prepared by: Ngareta Delamere, Committee Secretary.



## 10 TAIPARI STRAND – GOLF PROPOSAL

### GLOSSARY

Henderson Community Board (the Board)  
 Waitemata Harbour Foreshore Reserves Management Plan (the Management Plan)

### EXECUTIVE SUMMARY

This report is presented in response to the Henderson Community Board's (the Board) direction on 7 May 2009 to further investigate the proposal for a nine-hole golf course on Taipari Strand, Te Atatu Peninsula.

This report outlines where the proposal is included within the Waitemata Harbour Foreshore Reserves Management Plan (the Management Plan) and provides additional information on the suitability of Taipari Strand to be used as a golf course considering both design and community requirements.

Council's long-term planning does not support such a development on Taipari Strand both in terms of planning policy and budget allocation. The proposal would require a formal review of the Management Plan.

A key focus of this report is to provide feedback from initial consultation. Initial consultation with the community indicates that the retention of the reserve at Taipari Strand for passive recreation is preferred, in line with the provisions of the current Management Plan.

Overall, it is considered that Taipari Strand would not be suitable for the development of a nine-hole golf course. It is recommended that the status quo remain with Taipari Strand continuing as a passive recreational reserve.

### **RECOMMENDATIONS**

It is recommended that the Henderson Community Board resolve to:

1. **Receive** the Taipari Strand – Golf Proposal report.
2. **Agree** that Taipari Strand is an unsuitable location for a nine-hole golf course at this time and should be retained as a passive recreation reserve.

### **BACKGROUND**

- A1
1. A resident presented a proposal to the Board for a nine-hole golf course to be established at Taipari Strand, Te Atatu Peninsula, and requested that a feasibility study be undertaken. A copy of the proposal is attached at page A1.
  2. On 7 May 2009, the Henderson Community Board directed Council officers to investigate the Taipari Strand golf proposal further and to report back to the Board on the issues and options for consideration.

- A2
3. For the purposes of this report, the land area that could be considered for the proposal is approximately 9.3 hectares, indicated on the map attached at page A2. This area is currently used for passive recreation, and does not have any existing leases. The majority of the area is an old land fill.
  4. Policies relating to the management of Taipari Strand are held within the Management Plan which was adopted in September 2007. Policies that relate to Taipari Strand include:

*Policy 6.5: "To retain the open space area in Taipari Strand for passive recreational use."*

*Policy 11.1: "To encourage community stewardship and ownership of the reserves, to strengthen a sense of place in communities along the Waitemata Foreshore."*

*Relevant implementation bullet point under policy 11.1:*

*"Recognise the community input of the Taipari Strand Association in Taipari Strand, and recognise their desire to see Taipari Strand developed for passive recreation only."*

5. For the purpose of this report it is assumed that Council would not develop or manage the golf course, but provide a lease/licence to a third party who would develop, manage, and maintain the golf course and associated facilities.

## DECISION MAKING

6. This report discusses the issues and options surrounding the proposal for a nine-hole golf course at Taipari Strand, Te Atatu Peninsula and recommends the proposal not be endorsed and Taipari Strand be retained as a passive recreational reserve.

### Options Identified

7. The following two options have been identified:
  - i) Retain the status quo with Taipari Strand continuing as a passive recreational reserve;
  - ii) Review the Management Plan proposing changes in policy to allow for the construction of a nine-hole golf course on Taipari Strand.

### Assessment of Options

#### Waitemata Harbour Foreshore Reserves Management Plan (2007)

8. The management and development of Taipari Strand is directed by the Management Plan. The Management Plan was prepared in consultation with the local community, including the Taipari Strand Association.
9. Policies 6.5 and 11.1 (see paragraph 4 in this report) of the Management Plan relate specifically to Taipari Strand and seek to retain the reserve for passive recreation use and create a sense of place, ownership and stewardship within the local community.
10. The development of the Management Plan received submissions from members of the public requesting that Taipari Strand be improved with regards to drainage, access, restoration planting and improved playgrounds.
11. The local community has undertaken significant weed maintenance and restoration planting on Taipari Strand. The Taipari Strand Association takes an active interest in the management of Taipari Strand. This relationship is formally acknowledged in the Management Plan by Policy 11.1 which recognises the Taipari Strand Association and their desire to see Taipari Strand developed for passive recreation only.
12. The Management Plan does not provide for Taipari Strand to be developed for use as an 'active' park which would provide sports club facilities, such as golf.
13. For a nine-hole golf course to be established on Taipari Strand the Management Plan would have to be amended to allow for the new use, car park extension and club rooms.

#### Suitability of Taipari Strand for a nine-hole golf course

14. The land area that could be considered for the proposal is approximately 9.3 hectares. Informal advice from the North Harbour Golf Association, the body that administers the game within Waitakere, suggests that an area this size could accommodate a Par 3, short-hole course suitable for children and/or beginners. A course of this size for children and/or beginners is required within the region. An example of a similar size course is within the in-field area at Ellerslie Racecourse in Auckland City.

15. Taipari Strand is a former landfill that was constructed within Henderson Creek with two periods of tipping between 1963 and 1975. The landfill has been capped and is monitored by the Council's Aftercare Section. Initial discussions with Council's Aftercare Section indicate that golf activities could be accommodated on the site with specific issues or restrictions relating to the management of the landfill being dealt with during the design stage.
16. A golf course is an extensively landscaped area that requires free-draining sandy topsoil and well maintained greens. Significant works would need to be undertaken to achieve this at Taipari Strand which is clay capped and marshy in places.
17. Vehicle access to Taipari Strand is located at the northern end with car parking adjacent to the club rooms and boat ramp, which the Waitemata Rowing Club, Kenley Water Ski Club, and the Waitemata Canoe and Multi Sports Club utilise. The construction of a golf course would also require new club facilities and additional car parking.
18. The Taipari Strand currently provides for multiple users with a walkway/cycleway running around the perimeter of the grassed open space. The formation of a golf course would pose safety concerns for other users (e.g. stray golf balls). While some of these matters could be resolved through fencing this could detract from the amenity of the open space and will limit existing uses.
19. The proposed golf course would likely create greater use of Taipari Strand, but would take up a significant area of the Taipari Strand which would reduce passive recreational opportunities of the open grass space.
20. Overall the design and construction of a nine-hole golf course on Taipari Strand would face a number of constraints. A feasibility study would be required to ascertain the practical and economic realities of developing a golf course on Taipari Strand.

#### **Summary of Assessment**

21. Taipari Strand is of a size and shape that could (theoretically) contain a small scale nine-hole golf course. A course of this size would be welcomed in Waitakere to cater for children and beginners.
22. Given the current ground conditions a significant amount of drainage and earthworks would be required for construction. A feasibility study would be required to determine the environmental and economic suitability of Taipari Strand.
23. The Management Plan does not support the development of a golf course and a change to the plan would be required. The development of a nine-hole golf course would significantly change the character of Taipari Strand and could limit prospects for passive users including walkers and dog walkers.
24. Lastly, the local community takes an active interest in the maintenance and management of Taipari Strand and this has been formally acknowledged in the Management Plan which was adopted in 2007. Formal consultation would be required if the Management Plan was to be amended.

### Consideration of Community Views

25. Council officers have received numerous telephone calls and emails from local residents which raise concerns about the proposal. Issues raised include loss of amenity through fencing and additional traffic volumes, as well as car parking concerns and the loss of a recreation area where people can walk their dogs and allow children to play.
26. Council officers met with the Taipari Strand Association in May 2009 and outlined the proposal. There were a number of concerns raised at the meeting including:
  - Retention of access, and freedom of access;
  - Construction phase disturbance;
  - Use of sprays and other chemicals to maintain the grounds;
  - Retention of areas of community planting; and
  - Desire to retain intention of the Management Plan.
27. Through the initial consultation there was no support provided for the proposal from the Taipari Strand Association.

### Preferred Option

28. Overall, it is considered that Taipari Strand would not be suitable for the development of a nine-hole golf course. The recommended preferred option is to retain the status quo with Taipari Strand continuing as a passive recreational reserve.

### STRATEGIC CONTEXT

29. Council's Strategic Direction seeks to build a network of resilient, prosperous and productive communities. The six strategies set out to achieve this direction include the promotion of social and cultural wellbeing as well as developing a strong sense of democracy where people feel they can participate and make a difference.
30. The 'Strong Community' community outcome is a key outcome in achieving the Council's strategic direction as set out in the Long Term Council Community Plan 2009-2019. Strong communities are achieved through the creation and maintenance of attractive places for communities to meet for a variety of activities. Strength in communities is also achieved through enabling and facilitating ways in which people can contribute to their communities and the up keep of their local environment.
31. These outcomes are also supported by the Waitakere Parks and Open Space Strategic Plan (2009) that includes objectives to 'ensure equitable access and diversity of recreational opportunities and experiences' as well as 'empower communities with stewardship and sense of identity'.
32. The Management Plan clearly acknowledges the input of the local community in the decision making process regarding the management of Taipari Strand and seeks to retain the reserve for passive recreation use.

## CONSULTATION

33. Initial consultation with the community and users of Taipari Strand was undertaken for the preparation of the report.
34. Internal consultation with Parks Planning, Parks Assets and Leisure Services occurred for the preparation of this report.
35. Consultation with North Harbour Golf Association was undertaken to determine site suitability of the Taipari Strand.
36. Consultation with Te Taumata Runanga or iwi has not been undertaken at this stage.
37. If the Board proposed changes to the Management Plan to allow for a nine-hole golf course at Taipari Strand, a formal consultation process would need to be undertaken as required by the Reserves Act 1977.

## RESOURCES

A2

38. The proposal is assumed to be funded externally, assuming a scenario that Council allows for the activity on the land and provides a lease/licence to a third party that develops and manages the facility. Council would need to address the risk if the third party was unsuccessful and returned the land in poor condition by way of contractual agreement.
39. If funded externally, this could provide a benefit of reducing existing maintenance costs for any land that would be managed by a third party. Based on existing mowing rates, and for the land area at Taipari Strand of 9.3 hectares this could equate to savings in the order of \$25,278 per annum as shown on the map attached at page A2. Additional savings could be made if existing planted gardens around the edges of Taipari Strand were also included and maintained under a lease to a golf club.
40. Council may also gain revenue through the lease of the land. No valuations on possible revenue have been undertaken at this stage.
41. Work on a feasibility study to provide detailed information and a risk on the proposal has not been budgeted for and is currently not in the staff programme.

## IMPLEMENTATION ISSUES

42. The preferred option to maintain the status quo will require no further work.

## AUCKLAND COUNCIL TRANSITION ISSUES

43. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Kate Morrissey, Parks Planner and Gyles Bendall Service Manager: Parks Planning





## DECISION MAKING

### Assessment Criteria for the Divestment of Reserves

4. The decision to divest a reserve requires assessment against criteria set out in the Strategic Plan. These criteria relate to the Reserve's suitability for open space purposes and the provision of services to the local community. Further the proceeds of the sale should be directed towards the provision of open space or the upgrading of existing facilities in the local area.
5. Any divestment or revocation of reserve status must meet the Reserves Act 1977 requirements. The intention to revoke and divest a reserve must be publicly notified and submissions considered when Council decides whether to proceed with the proposal. The Minister of Conservation is then to be provided with the decision of the administering body and public submissions and needs to approve Council's decision.

### Options Identified

6. The following options are considered in this report:
  1. To revoke the reserve status of the Reserve and sell the property.
  2. To retain the reserve status of the Reserve. The property would remain as a recreation reserve as classified currently under the Reserves Act 1977.

### Assessment of Options

#### Policy Criteria for Divestment: Parks and Open Space Strategic Plan 2009

7. The assessment of policy criteria from the Strategic Plan relating to the divestment of parks and reserves have been considered in relation to the Reserve. This assessment is set out below. The Reserve:
  - Does not meet any current or potential ecological or public access functions; and
  - Is a grassed open space area - an ecological assessment undertaken in May 2008 by Te Ngahere Limited in conjunction with preparation of the Management Plan concluded that the Reserve had little ecological value.
8. Given the location of the Reserve and the adjacent footpath, it is clear that the Reserve itself does not serve a public access function.
9. The land does not have a high level of attractive appearance or role within the urban form. Instead the Reserve:
  - Is a grassed vacant lot, and with no distinguishing features the Reserve does not have a prominent role within the urban form of the surrounding residential area. There are a number of larger, more developed reserves within a 200 metre radius that provide recreation and visual amenity to the local area. These reserves are Roby Reserve, Jack Pringle Sports Park, Waimumu Bay Reserve and Harbourview – Orangihina; and
  - Has remained as grassed open space since being vested with the Council and there are no plans for future development.

10. There is no historical/cultural significance, including the way that the land was acquired. The Reserve does not hold any historical or cultural significance to the surrounding area. Ownership of the reserve was transferred from the Crown in 1996. At the time the surrounding area was beginning to be subdivided for residential development.
11. In conclusion, it is considered that the Reserve meets the divestment criteria of the Strategic Plan. Furthermore, as noted in paragraph 3, the Management Plan also supports the divestment of the Reserve. Therefore, it is appropriate to consider the Reserve for divestment pending public consultation.

#### **Discussion - Advantages and Disadvantages**

12. The section above has demonstrated that the Reserve meets Council criteria for divestment. This section will discuss how the sale of the land would meet and/or impact on the objectives and policies of the Strategic Plan.

#### Retain the Reserve Status of the Reserve

13. The alternative to divestment is to retain the status quo. The Management Plan states that the Reserve should be investigated for divestment in conjunction with appropriate community consultation. There are no plans for development of the Reserve.
14. The public consultation undertaken prior to the adoption of the Management Plan only received one comment regarding the Reserve (suggesting the reserve be sold). The process to revoke the reserve status and sell the land provides the public with an additional opportunity to voice their opinions on the future of the Reserve.

#### Revoke the Reserve Status of the Reserve and Sell the Property

15. The Strategic Plan states six objectives to be considered when planning for parks and open spaces within the City. These come under the following headings: Environment; Recreation and Urban Form; Culture and the Community; and Economic and Management.

#### *Environment*

16. The Reserve is currently a 600m<sup>2</sup> grassed open space with no other vegetation and has been previously assessed as having low ecological value. There are no natural features that would benefit from continued protection as a reserve. Further, there are three larger reserves within 200m of the Reserve that provide greater ecological value (Roby Reserve, Wainamu Bay Reserve and Harbourview – Orangihina).
17. As the site is a vacant lot, it may be possible for the Reserve to be landscaped in a manner that would provide greater ecological value to the City's Green Network. However, given the small size and its location, it is unlikely that the Reserve would provide significant benefits to the local ecosystem. Subsequently, the sale of the Reserve as it is now would not have a significant adverse effect on the City's Green Network.

*Recreation and Urban Form*

18. The Reserve was vested in Council in 1996 and has remained as a grassed open space. There are no structures or signs on the site that identify the land as a reserve. As such, the reserve as it stands now does not provide any significant recreational opportunities or enhance the urban form of the surrounding residential area.
19. The Reserve could be enhanced through the provision of signage and landscaping however development of the reserve is of low priority within the Henderson Ward, and the recently adopted Management Plan does not provide for such development. Again, its size is a limiting factor in what can be achieved on the Reserve.
20. Given the provision of reserves within the immediate area and lack of planned development of the site, the sale of the Reserve would not significantly reduce the opportunities for recreation (passive or active) within the local community.

*Culture and Community*

21. The Reserve does not contain any cultural heritage features and this is reflected in the Management Plan. In line with the comments regarding the environment and recreation and urban form above, the lack of development on the reserve to date suggests that the sale of land would not have a significant impact with regards to heritage protection and community identity.
22. The revocation of the reserve status and divestment of the Reserve would not adversely affect the relationship of Maori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other taonga. The Reserve has not been identified as having any archaeological or cultural significance and is located in a recent developed residential area.

*Economic and Management*

23. This objective seeks to continually improve planning and management of open spaces and seek safe, sustainable and healthy environments. The management of the Reserve is guided by the Reserves Act 1977 which has been implemented through the adoption of the Strategic Plan and the recently adopted Management Plan. As previously discussed, the Reserve meets Council's criteria for divestment and there are no future plans for development of the Reserve. The Management Plan suggests that divestment is investigated with appropriate community consultation.
24. The sale of the land will yield monies that will be deposited in Council's Reserves Fund for use in the development and upgrading of reserves in the local catchment. Such works could include new land acquisitions for local parks or a new playground in the northern parts of the Te Atatu Peninsula which have been identified as having a lack of small open spaces and playgrounds.
25. The process required in order to revoke the reserve status and divest of the land will itself generate costs to Council including, valuation, advertising and plan change fees. These costs are further outlined in the resources section of this report.

26. The retention of the Reserve will incur ongoing maintenance costs in the form of lawn mowing.
27. The following table summarises the advantages and disadvantages of the stated options:

	Revoke the reserve status of the Reserve and sell the property	Retain the reserve status of the Reserve
	<b>Disadvantages</b>	<b>Advantages</b>
<b>Social</b>	The land would be removed for future community use.	Improve open space or facilities elsewhere in the catchment.
<b>Economic</b>	Cost of the divestment process.	The proceeds from the sale of the Reserve would be used to fund development and upgrade works on open space in the local catchment.
<b>Cultural</b>		There are no historical or cultural significance to the reserve.
<b>Environment</b>	Nominal	Proceeds could be used to improve environmental outcomes on other open space.

28. Overall it is considered that there is no significant advantage to the local community in retaining the Reserve. The Reserve is not providing useable open space and there are no plans to further develop the land to provide a community service or landscape it to benefit the amenity or the environment.

*Auckland Transition Agency*

29. If the Henderson Community Board were to recommend that the divestment of the Reserve proceed, approval from the Auckland Transition Agency will be required. This will inevitably lengthen the timeframe for the process.
30. It should also be noted that a moratorium on the sale of property above \$250,000 is included in the third bill for the organisation of the Auckland region's governance (Local Government (Auckland Law Reform) Bill 112-1 2009, which may place further restrictions on the sale of the Reserve. This moratorium is placed on the Auckland Council from 1 November 2010 to 1 July 2012. While this moratorium binds the Auckland Council and not Waitakere City Council, this could be the time period when the actual sale of the land may occur and could further delay the outcomes for the community.

### **Consideration of Community Views**

31. Consideration of community views to meet the requirements of section 78 of the Local Government Act 2002 and the Reserves Act 1977 would be included as part of the process to divest the Reserve. Under the Reserves Act 1977 the option to revoke the reserve status and sell the land needs to be publicly notified for a period of not less than one month. The Council must, during the decision-making process give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.
32. The public notification process required by both the Local Government Act 2002 and the Reserves Act 1977 can occur concurrently.

### **Preferred Option**

33. It is considered that the historical and physical characteristics of the Reserve meet the criteria for divestment as set out in the Strategic Plan.
34. However, due to resource limitations and Auckland Council transition issues outlined later in this report it is not recommended to proceed with any divestment at this time.

### **STRATEGIC CONTEXT**

35. The revocation and divestment of the Reserve will need to meet the requirements of the Reserves Act 1977 which is outlined in the body of the report.
36. The divestment of the Reserve will not have any adverse affect on any community outcomes or strategic direction.
37. The Strategic Plan provides objectives and policies to guide decision making for parks and open spaces, including divestment. The body of this report provides an assessment of both the objectives of the Strategic Plan and the divestment criteria.

### **CONSULTATION**

38. Consultation has been undertaken within the Parks Planning and Parks Assets teams. This report is intended as a discussion document for the Board. Wider consultation with external agencies would occur if the proposal was supported in principle. Key stakeholders such as iwi would be consulted and comments brought back to the Board prior to seeking approval for public notification for revocation and divestment. All other consultation would be undertaken as part of the revocation and divestment process.

### **RESOURCES**

39. To date internal staff resources have been used to consider the options set out in the report.
40. If the Henderson Community Board were to proceed with divestment, budget will need to be allocated to undertake the process (including valuation, advertising and plan change costs). Staff resource would also be required to manage the process.

41. The cost to revoke and divest reserves is generally in the order of \$10,000 - \$20,000 plus staff costs. There has been no funding put aside to pay for the costs of revocation and divestment in 2009/2010 or 2010/2011.
42. While costs can be funded from revenue received from the sale of the land, if the proposal is rejected by the community and the Board then there could be unbudgeted costs incurred by Council.
43. The capital value of the Reserve is \$305,000.

#### **IMPLEMENTATION ISSUES**

44. While the proposal to revoke and divest the Reserve meets Council's divestment criteria the key implementation issues are available resources to undertake the project (noted above) and added complications that the transition to the Auckland Council will create for this project (also noted above).

#### **AUCKLAND COUNCIL TRANSITION ISSUES**

45. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Kate Morrissey, Parks Planner, and Gyles Bendall, Service Manager: Parks Planning, City Services.



## **12 COMMUNITY WELLBEING LOCAL FUND ALLOCATION - FEBRUARY 2010**

### **GLOSSARY**

Henderson Community Board	(the Board)
Community Wellbeing Local Fund	(CWLF)
Community Assistance Fund Policy and Guidelines	(Policy and Guidelines)

### **EXECUTIVE SUMMARY**

The purpose of this report is to provide the Henderson Community Board (HCB) with information on the Henderson Ward application to the Community Wellbeing Local Fund (CWLF).

One Henderson Ward application was received for the February 2010 round of the CWLF and is deemed eligible.

## **RECOMMENDATIONS**

It is recommended that the Henderson Community Board resolve to:

1. **Receive** the Community Wellbeing Local Fund Allocation – February 2010 report.
2. **Agree** to consider the Henderson Ward application to the Community Wellbeing Local Fund Allocation – February 2010 and allocate funding as per the Community Assistance Fund Policy and Guidelines.

## **BACKGROUND**

1. The CWLF provides small sums of monetary assistance, in the way of grants, to a wide range of groups in the community providing local services and activities on a voluntary or 'not-for-profit' basis.
2. The Council allocates an amount of \$113,000, of which \$56,500 is allocated to Citywide projects by the Finance and Operational Performance Committee. The balance is allocated to each Community Board on a ward population basis.
3. The CWLF is open throughout the year. If applications are received two weeks prior to the Community Board report being due, they are processed and reported to the respective Community Boards.
4. In April 2008, the Finance and Operational Performance Committee agreed to the criteria of the Community Wellbeing grants as part of the Community Assistance Funds restructure and policy development:

*“The Finance and Operational Performance Committee resolved to:*

2. **Approve** the recommended option for the Community Assistance Funds restructure and policy development.”

580/2008

5. In May 2008, a final workshop was held with representatives of the four Community Boards to outline the policies and procedures. At the workshop the Community Boards agreed:
  - The criteria be expanded to include applications from individuals;
  - That every eligible applicant be given the opportunity to present their application to the respective Community Board;
  - To enable organisations to apply for cultural activities;
  - That catering costs may only be accepted as part of a larger programme or activity to a maximum sum of \$250; and
  - In general, support will not be provided to organisations that request assistance for activities that promote religious and or political beliefs unless they are proven to have community benefit.

## **DECISION MAKING**

### **Assessment of Options**

6. The Board has one eligible application to consider for financial assistance with the total amount requested being \$1,500.

7. Council officers have assessed the application against the Community Assistance Fund Policy and Guidelines (Policy and Guidelines) and deems the application to be eligible for consideration by the Board. Below is a summary of the application and the amount requested:

Applicant	Funds Requested	Amount Recommended
Henderson Market	\$1,500.00	\$1,250.00
<b>TOTAL:</b>	<b>\$1,500.00</b>	<b>\$1,250.00</b>

8. The funding is recommended on the fact that the event/project only meets one of the community outcomes set by Council.
9. The total amount available for the 2009/2010 financial year is \$17,277 of which \$10,300 has been allocated, leaving \$6,977 available for the remainder of the year. After the February 2010 funding round the unallocated balance will be \$5,727, if the recommended amount above is approved.
10. The assessment of the application has been based on the information provided in the application and alignment to the eligibility criteria outlined in the Policy and Guidelines.
- A4
11. Once the decision on funding has been reached at the Community Board meeting, confirmation of approval is sent to Council officers to distribute funding to the successful applicants. All other conditions are set out by the individual Community Boards. A summary of the application is attached at page A4.

### STRATEGIC CONTEXT

12. The Policy and Guidelines state that the funds must go to projects and activities that provide assistance in line with Council's strategic priorities and the community outcomes. The Council recognises that the activities undertaken by community groups, not-for-profit organisations and individuals make a valuable contribution to the community outcomes and the strategic outcomes pursued by the Council.
13. The CWLF contributes to the following: Mauri Ora, Strong Communities, Toiora, Urban and Rural Villages, Vibrant Arts and Culture and Working Together.
14. Council has recently adopted a new strategic framework of six core strategies. The CWLF delivers on all the strategies and in particular the Social and draft Cultural Wellbeing strategies. The CWLF delivers on the "building strong resilient communities" and "informed, resourceful and skilled people" outcome areas. The grants also contribute to achieving the strategic priorities of the Treaty of Waitangi, Sustainability, First Call for Children, Safe City and Lifelong learning.

### CONSULTATION

15. In May 2008, consultation on CWLF policies and procedures and how these would work in practice occurred between Leisure Services and the Community Boards.

## RESOURCES

16. The Board has a total of \$17,277 to allocate during the 2009/2010 financial year. There is \$6,977 remaining for this financial year. After the February 2010 funding round the balance of unallocated funding will be \$5,727, if the recommended amounts are granted.

## IMPLEMENTATION ISSUES

17. There are no implementation issues.

## AUCKLAND COUNCIL TRANSITION ISSUES

18. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Kim Hammond, Community Grants Officer.



## 13 PEDESTRIAN FACILITY IMPROVEMENTS AROUND WAITAKERE TRAIN STATIONS

### GLOSSARY

Auckland Regional Transport Authority (ARTA)

### EXECUTIVE SUMMARY

The purpose of this report is to inform the Henderson Community Board of a programme for improvements to the pedestrian facilities around Waitakere train stations. This report is going to the Infrastructure and Works Committee meeting on 3 February 2010 to seek approval for improvements to the pedestrian facilities around Waitakere train stations.

### RECOMMENDATION

It is recommended that the Henderson Community Board resolve to:

**Receive** the Pedestrian Facility Improvements Around Waitakere Train Stations report.

### BACKGROUND

1. Urban rail services in the Auckland region have improved considerably from the early 1990s when a close down of the then skeletal urban passenger network was being considered. At that time, the western line rail services ran approximately hourly at peak times and two hourly at off peak times during the week days.

2. Over the past 12 years, the western line rail patronage has increased by 400% and is projected to double between 2009 and 2016. The following table has a week day station by station breakdown of the patronage increase. The Auckland Regional Transport Authority (ARTA) notes that this information is only a snapshot of observations taken on a particular day at a particular time. There can be significant daily fluctuations in patronage due to factors such as weather, day of the week, time of year, and whether or not schools and tertiary institutions are in session.

Weekday Western Line patronage											
	1997			2003			2009			Change '97 - '09	
	Board	Alight	Total	Board	Alight	Total	Board	Alight	Total	No	%
Auckland	342	319	661	390	484	874	3,169	2,876	6,045	5,384	815%
Newmarket	408	390	798	535	503	1,038	964	919	1,883	1,085	136%
Boston Rd	150	90	240	311	298	609	421	493	914	674	281%
Mt Eden	94	105	199	153	186	339	277	331	608	409	206%
Kingsland	109	103	212	159	181	340	520	565	1,085	873	412%
Morningside	66	62	128	94	115	209	235	254	489	361	282%
Baldwin Av	123	97	220	160	134	294	375	364	739	519	236%
Mt Albert	364	328	692	392	382	774	722	726	1,448	756	109%
Avondale	122	127	249	236	242	478	519	534	1,053	804	323%
New Lynn	364	328	692	617	616	1,233	1,114	1,451	2,565	1,873	271%
Fruitvale Rd	82	97	179	162	127	289	419	389	808	629	351%
Glen Eden	205	224	429	410	362	772	791	752	1,543	1,114	260%
Sunnyvale	93	97	190	170	218	388	469	472	941	751	395%
Henderson	341	429	770	524	601	1,125	1,090	1,282	2,372	1,602	208%
Sturges Rd	98	134	232	315	265	580	584	560	1,144	912	393%
Ranui	188	92	280	363	307	670	518	471	989	709	253%
Swanson	83	79	162	186	143	329	213	248	461	299	185%
Waitakere	97	90	187	93	111	204	124	103	227	40	21%
Huapai							8	5	13		
Waimauku							1	1	2		
Helensville							3	7	10		
<b>Total</b>	<b>3,329</b>	<b>3,191</b>	<b>6,520</b>	<b>5,270</b>	<b>5,275</b>	<b>10,545</b>	<b>12,536</b>	<b>12,803</b>	<b>25,339</b>	<b>18,794</b>	<b>289%</b>

3. In Waitakere, double tracking of the western rail line has been completed between Titirangi Road and Swanson Station. The New Lynn rail trench, and double tracking the remaining single track sections at Avondale and between Boston Road and Newmarket are due to be completed by mid 2010. This, along with signaling upgrades at Newmarket and Quay Park junctions will allow the introduction of 10 minute peak train services across the urban rail network. Subject to funding, ARTA is also planning on introducing six car trains into service on the western line during mid 2010.

### DECISION MAKING

A5-A9

4. This report will be presented to the Infrastructure and Works Committee meeting scheduled to be held on Wednesday, 3 February 2010. Council officers are seeking approval of projects to improve pedestrian facilities around train stations. Details of proposed improvements as shown on the drawings attached at pages A5 to A9.

## Issues

5. The Annual Plan 2009/2010 includes funding for localised improvements at railway stations in Waitakere, focused on improvements to pedestrian connectivity.

### **Fruitvale Road Station**

6. Though not an issue the Fruitvale Road Station street lighting upgrade has recently been completed along the roads that link the station on Fruitvale Road and Arawa Street. The Parks Department has recently completed a project in Mason Park, adjacent to the station, including footpath and lighting improvements and new public toilets, all of which deliver improved accessibility and service to rail customers.

### **Glen Eden Station**

7. It is proposed to close the car park exit on Glenview Road due to the substandard sightlines for motorists. This is a significant safety issue and has no impact on the number of parking spaces. The exit to West Coast Road would remain. This closure would enable an improved pedestrian connection between the platform stairs and the footpath to the intersection of Glenview Road and West Coast Road. This would strongly encourage pedestrians to use the formal pedestrian route instead of walking across the level crossing on the road which is a safety issue for pedestrians, car drivers, and rail users. It is also proposed to narrow the car park exit on to West Coast Road which is currently 10 metres wide, to reduce the distance it takes pedestrians to cross this exit.

### **Sunnyvale Station**

8. It is proposed to provide a pair of pram crossings on the corner of Serwayne Place / Manui Place. The footpath on the western side of Seymour Road has recently been extended to Solea Road, giving a formed pedestrian access to the west-bound rail bus stop.

### **Sturges Road Station**

9. A MAXX station name plinth will be installed at the Swanson Road entrance to the station and park and ride. This will help with raising the profile of the park and ride to the Swanson Road catchment and will help with managing station access during the replacement of the Sturges Road overbridge.

### **Ranui Station**

10. It is proposed to upgrade street lighting on Pooks Road and Ranui Station Road which will improve the perceptions of safety for rail customers in the evenings and early mornings, as well as strengthen the connection between the station and the town centre in the hours of darkness. A MAXX station name plinth will be improve the visibility of the station from Ranui Station Road in the direction heading to the town centre. In addition, there will be some tidy up work on Metcalfe Road near the level crossing and the installation of kerb and channel on the north side of Pooks Road. Previous works at this station included landscaping on the north side of Pooks Road by ARTA, trespass fencing installed by Kiwirail, and the installation of a footpath on the northern side of Pooks Road from the station entrance to Metcalfe Road funded by the Council. The Council is also working with Kiwirail to remove weeds, and landscaping work on the north side of Pooks Road between the park and ride and Ranui Avenue will be completed. It is likely that the landscaping work, that will also discourage trespassing, be completed in the next planting season.

### Swanson Station

11. A MAXX station name plinth sign will be installed at the Swanson Road entrance to the park and ride, and an arts feature will be installed on the new pedestrian overbridge.

### Waitakere Station

12. It is proposed to seal and mark the existing informal park and ride on Township Road and provide a formed pedestrian access between Township Road and the station platform.

### Preferred Option

13. The preferred option is to adopt the proposed physical works around train stations and start construction in the 2009/2010 financial year.

### STRATEGIC CONTEXT

14. The major upgrade of rail in Waitakere continues to contribute to the achievement of the following strategic outcomes:
  - **Social Strategy:** build strong, resilient communities and develop community leadership, and develop Waitakere's community infrastructure and assets.
  - **Environment Strategy:** low carbon city encouraging planting of more trees and creating alternatives to fossil fuel use.
  - **Transport Strategy:** make significant improvements in passenger transport, walk and cycle ways and incorporate these elements, as appropriate, in road improvements. Encourage alternatives to single occupant vehicle use and implement a range of measures to manage the demand for travel, instead of building more roads or wider roads to meet predicted demand.
  - **Growth Management Strategy:** a dynamic network of vibrant town centres and neighbourhoods with a social, physical, and natural fabric providing housing choice and employment opportunities for all.
15. The Waitakere City Transport Strategy's vision for transport in Waitakere is "a sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere as an eco city." The Council's strategic direction for transport is very strongly aligned with the upgrade of rail and improving access to railway stations and town centres.

### CONSULTATION

16. The proposed position set out in this report follows on from previous Council resolutions which support a much improved rail system and strongly implements the Council's Transport Strategy. This report has involved consultation with Community Boards, Transport Strategy, Transport Assets, Urban Planning and Design, Parks and Open Space Assets, and Arts team staff.

### RESOURCES

17. The funding for the rail station precinct upgrades of \$723,558 has been approved in the Annual Plan 2009/2010.

## IMPLEMENTATION ISSUES

18. It is proposed to carry out wayfinding and signage improvements at Fruitvale Road, Glen Eden, Sunnyvale, Sturges Road, Ranui, and Swanson stations. The signs are funded by the Council but installed by ARTA.
19. It is also proposed to install MAXX station name plinth signs at Sturges Road, Ranui, Swanson stations. The plinths are funded by the Council but installed by ARTA. The proposed specific works are listed below.

## AUCKLAND COUNCIL TRANSITION ISSUES

20. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Honwin Shen, Senior Transport Engineer: Data & Models and Darren Davis, Principal Advisor: Transport



## 14 WADIER PLACE, HENDERSON – NEW NO STOPPING AT ALL TIMES PARKING RESTRICTION AND TIME RESTRICTED PARKING RESTRICTIONS

### EXECUTIVE SUMMARY

The purpose of this report is to seek the Henderson Community Board's approval for a new No Stopping At All Times parking restriction, and new P120 and P30 time restricted parking on Wadier Place, Henderson.

Council officers consulted with affected residents and have taken into consideration the Henderson parking plan and the best option for serving them and the community.

Three options have been identified: to install the No Stopping At All Times parking restriction, install the P120 and P30 parking time restrictions, or to have the area remain unrestricted.

### RECOMMENDATIONS

It is recommended that the Henderson Community Board resolve to:

1. **Receive** the Wadier Place, Henderson – New No Stopping At All Times Parking Restriction And Time Restricted Parking Restrictions report.
2. **Approve** that in relation to **WADIER PLACE, HENDERSON:**
  - (a) and in accordance with the powers conferred by virtue of the Local Government Act 1974, the Land Transport Act 1998, the Transport Act 1962 and the Waitakere City Council Bylaw No. 7, 1991 – Traffic, the following restriction now be resolved to be specified and imposed, namely,

- (i) on the east kerb line of **WADIER PLACE**, outside property number 427 Great North Road, (corner property) for a distance of approximately 8.5 metres, the **NO STOPPING AT ALL TIMES** parking restriction be put in place.
  - (ii) on the east kerb line of **WADIER PLACE**, outside the first parking bay closest to Great North Road, the **P30 MONDAY TO FRIDAY 8AM TO 6PM** parking restriction be put in place.
  - (iii) on the east kerb line of **WADIER PLACE** outside the third parking bay from the Great North Road end of Wadier Place, the **P120 MONDAY TO FRIDAY 8AM to 6PM** parking restriction be put in place.
3. **Agree** that the appropriate signage and/or road markings, in accordance with the provisions of the Land Transport Rule; Traffic Control Devices 2004 – Rule 54002 hereby be approved and be put in place to properly establish, delineate and record the said parking limitations and restrictions.

### BACKGROUND

1. A request for a new No Stopping At All Times parking restriction and time restricted parking has been received from a resident who has concerns about vehicles parking in Wadier Place all day.

### DECISION MAKING

#### Issues

2. Wadier Place is predominately residential and visitors to residents are finding it difficult to find parking in this street.
3. The location of the new No Stopping At All Times parking restriction and time restricted parking is indicated on the diagram attached at page A10.

A10

#### Options Identified

4. Three options have been identified: to install the No Stopping At All Times parking restriction, install the P120 time restriction, or to have the area remain unrestricted.

#### Consideration of Community Views

5. Council officers have consulted with all 69 apartment dwellers and have had one objection to this proposal. The resident who objected to this proposal believes the area should be available to residents at all times.

#### Preferred Option

6. The preferred option is to put in the No Stopping At All Times parking restriction and time restricted parking to ensure parking turnover is available for visitors to the area.

### STRATEGIC CONTEXT

7. Council's Transport Strategy provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for safe City travel facilitated by integrated, environmentally-responsible and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.

8. No Stopping At All Times parking restrictions and time restricted parking can be applied to ensure efficient, safe movement on all roads by keeping traffic lanes and visibility lines clear.

#### **CONSULTATION**

9. Consultation with internal staff, external agencies and Maori, was not required for this report.

#### **RESOURCES**

10. The new No Stopping At All Times parking restriction and time restricted parking can be implemented under the Annual Plan 2009/2010 minor improvement budget.

#### **IMPLEMENTATION ISSUES**

11. There are no implementation issues arising from this report.

#### **AUCKLAND COUNCIL TRANSITION ISSUES**

12. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Jane Harris, Transport Technician.



## **15 TE ATATU ROAD, TE ATATU SOUTH – ROAD CORRIDOR PROJECT**

### **GLOSSARY**

Te Atatu Road, Te Atatu South-Road Corridor Project (Te Atatu Road corridor)

### **EXECUTIVE SUMMARY**

The purpose of this report is to update the Henderson Community Board on the next stage of Te Atatu Road, Te Atatu South – Road Corridor (Te Atatu Road Corridor) project.

This report is being presented to the Infrastructure and Works Committee meeting on 3 February 2010 seeking its approval to recommend to the Long Term Council Community Plan and Annual Plan Committee for budget allocation in the 2010/2011 financial year.

## RECOMMENDATION

It is recommended that the Henderson Community Board resolve to:

**Receive** Te Atatu Road, Te Atatu South – Road Corridor Project report.

## **BACKGROUND**

### **Te Atatu Road Studies**

1. In 2003 Council commissioned a number of corridor studies dealing with all major arterial roads in the City. One of these studies identified Te Atatu Road corridor as requiring significant upgrade work to address a number of safety and operational issues identified in the study.
2. The section of Te Atatu Road that was identified as needing the most upgrade was between Edmonton Road and Old Te Atatu Road (including all side road approaches), traversing the motorway interchange, together with the section of Edmonton Road between School Road and Te Atatu Road. In 2007 the Old Te Atatu Road intersection was signalised and the project length was reduced in the north to Titoki Street.
3. Concept design work and feasibility analysis (including an initial economic evaluation) were completed in 2006. This further work examined possible design options and the economic viability of the project to secure New Zealand Transport Agency (NZTA) subsidy. The 2006 work also provided a rough order of costs for Te Atatu Road corridor project.
4. Council officers investigated several options and these were reported to a joint meeting of the City Development Committee and the Henderson Community Board in December 2006. At this meeting, it was resolved:
  - “1. That the Te Atatu Road Corridor Improvements – Options Consultation report be received.
  2. That the Te Atatu Road Corridor Improvements – Options Consultation process as set out in the Agenda report be approved.”

2494/2006
5. Building on the previous work, Council commissioned the concept design stage of the corridor in 2008. This stage of work included the following:
  - detailed topographical survey of the road reserve and front yards of properties along the corridor;
  - identification of all services overhead and underground by means of pilot trenches;
  - updated traffic turning counts at all intersections including the supermarket's access points at the Edmonton Road / Te Atatu Road intersection;
  - all technical assessments, such as stormwater assessment, geotechnical investigation / structural analysis, pavement evaluation, shrubs and trees examination, etc;
  - preparation of a bus / high occupancy vehicle lane feasibility study;
  - land acquisition and redevelopment assessment, including the potential for urban design improvements in the vicinity of Te Atatu Road / Edmonton Road intersection;
  - identifying ways in which transport safety and efficiency could be improved while providing for commercial and private vehicles, buses, cyclists and pedestrians; and
  - detailed concept design level drawings of the most economically viable and cost effective option meeting the project's aims and objectives.

6. The study was completed in March 2009 and has since been placed on hold.

#### **Motorway Interchange**

7. In 2008 the NZTA completed its concept design of Te Atatu Road interchange ramp metering project. The design was reviewed by the Council at the time and a protocol was put in place to protect the City's as well as NZTA's interests. The ramp metering project was implemented in mid-2009.
8. Council officers and NZTA personnel discussed Te Atatu Road corridor concept design on a number of occasions throughout 2008 and early 2009. Both parties exchanged concept designs of their respective projects to achieve full design integration.
9. Recently NZTA announced its intention to upgrade the motorway over-bridge at Te Atatu Road to include three lanes in each direction. The project forms an integral part of the Western Ring Road project. It is understood that NZTA is currently in the process of preparing concept designs (incorporating Te Atatu Road corridor concept design) with construction planned to be completed in 2014/2015.

### **DECISION MAKING**

#### **Issues**

*A11-A20*

10. The preferred Te Atatu Road corridor concept design complements the NZTA's project in many aspects. Generally both projects work together to provide a well connected arterial corridor to the motorway system with adequate provisions for priority traffic (T2, heavy vehicles and buses) at the motorway interchange.
11. The preferred concept design, option 3b attached at pages A11 to A20, incorporates the following:
  - two through traffic lanes in each direction;
  - cycle lanes in both directions;
  - a 2.5 metre to 3.0 metre wide flush median;
  - a 2.5 metre wide footpath on the west side;
  - new traffic signals at the Edmonton Road intersection;
  - upgraded traffic signals at Vera Road / Jaemont Avenue and Covil Avenue intersections; and
  - two additional lanes north-bound at the approach to the motorway over-bridge.
12. The design allows for additional capacity at the motorway interchange with upgrades dealing with safety along the remaining sections of the corridor.

#### **Deferring and / or Staging the Project**

13. As noted above, NZTA is currently investigating design options for the motorway over-bridge. All options incorporate the Council officers' recommended (or preferred) Te Atatu Road corridor concept design, which allows for substantial widening on the south side of the interchange. Council officers are of the view that this project should be programmed to be implemented at the same as the NZTA's interchange project, which is expected to be 2014/2015.

14. The following are the general risks associated with delaying or deferring the project beyond the 2014/2015 period:
  - NZTA's project will require substantial widening on both sides of Te Atatu Road between Royal View Road and the motorway; there are significant cost implications (and operational difficulties) if the southern section of the corridor is not completed at the same time;
  - problems associated with the Edmonton Road roundabout and lack of appropriate turning facility at Covil Avenue will continue to create gridlocks during most periods not allowing NZTA's motorway interchange upgrades to realise all expected benefits;
  - the south-bound bottleneck in the afternoon / evening peak at the Edmonton Road roundabout will continue to overflow onto the west-bound motorway off-ramp; and
  - the issues of the high accident rate and lack of adequate turning facilities for private accesses will not be resolved or addressed.
15. Another option available to the Council is staging the project so that the section of Te Atatu Road closest to the motorway (from Covil Avenue) may be completed at the same time as the NZTA's proposed upgrades with the remaining sections being upgraded at later stages.
16. The option of staging the project construction is not feasible for the following main reasons:
  - the stormwater assessment completed as part of the 2008 work addresses the entire corridor; this assessment recommended a number of devices some requiring the full purchase of several properties; it is possible to purchase all required properties for these devices and carry out installation as needed over time; this approach, however, is not advisable as progressive implementation of the system cannot be economically justifiable;
  - Te Atatu Road corridor project as a whole will require almost all services along Te Atatu Road corridor to be relocated, placed underground or replaced altogether, staging these works is not economically viable;
  - it is accepted that upgrading the section of Te Atatu Road near the motorway is appropriate during the upgrade of the interchange, however the main traffic issues (safety and capacity) are more pressing at the Edmonton Road intersection; from an economic perspective (to meet NZTA funding criteria) a staging option may not be economically viable as a significant portion of the benefits will be gained at the Edmonton Road intersection; delaying the southern section of the corridor may jeopardise its subsidy; and
  - due to the high traffic volumes using the corridor and the motorway interchange, significant disruption to the flow of traffic is expected at every stage of construction; it is most appropriate to develop a traffic management plan for all works combined and carry out construction in a more coordinated manner only once.
17. Should the option of staging or deferring the project be considered for implementation, officers recommend that a process of designation be put in place to protect the corridor for future land acquisition.
18. It is noted that currently the Waitakere District Plan has a 2.88 metre designation along both sides of the corridor between Edmonton Road and the motorway interchange. This will need to be uplifted and replaced to reflect the current concept design as it requires a wider designation up to 7 metres.

### Implementation Programme

19. The next stage is to action the implementation programme for Te Atatu Road corridor project with approving in principle the recommended option 3b and start the public consultation, land acquisition process, and detailed design before the end of December 2010

### Timeline

20. It is recommended that the following timetable be adopted:

Action	Timeline
Completion of all internal consultation and obtain Council's approval in principle to move into the next stages of public consultation, land acquisition process, and detailed design	End of December 2010
Completion of all external consultation (open days, letter drops, newspaper ads, etc.)	June 2011
Commencement of land acquisition process following Council approval	July 2011 (full extent of this process may take up to two or three years)
Commission and completion of the detailed design stage	End of June 2011
Complete / update the scheme assessment report and economic evaluation for category one funding application to NZTA	End of 2012
Preparation works (services and off-road works)	2012/2013
Commence the construction stage in conjunction with the NZTA project	2013/2014

**Table 1: Project Timeline**

### STRATEGIC CONTEXT

21. Council's Transport Strategy provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for City travel facilitated by integrated, environmentally responsible, and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.
22. The proposed scheme is intended to provide a fully integrated system that caters for all road users equally (cars, trucks, buses, cyclists and pedestrians).

### CONSULTATION

23. A number of workshops were held in 2008 to develop the concept design. However attendance was limited to Council personnel (Urban Planning and Design, EcoWater and Transport Strategy), NZTA, Auckland Regional Transport Authority, and Auckland Regional Council. All parties have contributed to the development of the concept design and all have accepted the adopted preliminary scheme as the most viable.

## RESOURCES

24. The following are the expected cost estimates (all values in table are include contingencies and fees):

	2010/2011	2011/2012	2012/2013	2013/2014	Total
Land acquisition	-	\$3.5 to \$4.4 million	\$4.4 to \$5.5 million	\$0.9 to \$1.1 million	<b>\$8.8 to \$11.0 million</b>
Construction costs	\$0.5 million	\$0.5 million	\$2.0 to \$2.8 million	\$4.7 to \$6.4 million	<b>\$7.7 to \$10.2 million</b>
Services relocation	-	-	\$1.7 to \$2.7 million	-	<b>\$1.7 to \$2.7 million</b>
<b>Project total</b>	<b>\$0.5 million</b>	<b>\$4.0 to 4.9 million</b>	<b>\$8.1 to 11.0 million</b>	<b>\$5.6 to 7.5 million</b>	<b>\$18.2 to \$23.9 million</b>

**Table 1**

25. These estimates still need to be refined further once detailed design of the preferred option is completed.

## IMPLEMENTATION ISSUES

26. Public consultation will need to take various forms to ensure the public is fully informed of the Te Atatu Road corridor project. Due to the significant amount of land acquisition required, Council officers anticipate a lengthy consultation process.
27. Land acquisition and appeal processes may be lengthy and could potentially affect the implementation timeframe if Council resolves to upgrade the corridor to coincide with NZTA's works.
28. Following the formation of the Auckland Council it is possible that priorities will change, which may result in Te Atatu Road corridor project being postponed.

## AUCKLAND COUNCIL TRANSITION ISSUES

29. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 section 31(4)(b) imposes restrictions on Waitakere City Council's decision making capabilities in respect of a decision to adopt or amend a Long Term Council Community Plan or to adopt an Annual Plan.
30. These restrictions do not apply for the purposes of this report, other than it may result in a recommendation from the Long Term Council Community and Annual Plan Committee.

**Report prepared by:** Hussam Abdul-Rassol, Manager, Transport Services



16 **MANAGEMENT CONTRACT FOR THE CORBAN GREEN COMMUNITY FACILITY**

**GLOSSARY**

McLaren Park Henderson South Community Initiative Incorporated	(MPHSCII)
McLaren Park Henderson South	(MPHS)
Long Term Council Community Plan 2009-2019	(LTCCP)

**EXECUTIVE SUMMARY**

The purpose of this report is to inform the Henderson Community Board of the Management Contract report that is to be submitted to Finance and Operational Performance Committee on 8 February 2010 which recommends that McLaren Park Henderson South Community Initiative Incorporated (MPHSCII) be awarded the contract to manage the proposed facility at Corban Green.

The intention is for the facility to be council-owned and community managed. This option provides the best management framework in terms of combining Council funding as well as community responsiveness and ownership. This option most effectively meets the vision of the local community.

**RECOMMENDATION**

It is recommended that the Henderson Community Board resolve to:

**Receive** the Management Contract for the Corban Green Community Facility report.

**BACKGROUND**

1. The McLaren Park Henderson South (MPHS) area is a blend of residential, commercial and industrial properties with a diverse population of approximately 7,000 residents. Council has identified this community as one of the most disadvantaged communities in the City regarding socio-economic status and access to recreational and social services. As a result, Council has budgeted a total of \$1,943,000 currently in the Long Term Council Community Plan 2009-2019 (LTCCP) for a new purpose built community facility to be built in the 2010/2011 financial year.
2. The funding set aside by Council for this facility is for the construction of two buildings connected by covered courtyards, landscaping and car parking. It does not include the costs for the fitout; this aspect will become the responsibility of the community organisation that is granted the management contract for the facility.
3. An independent community consultation project/feasibility study took place in the MPHS community over a five month period from August 2007 to December 2007, as the first stage of this project. The study identified facilities and characteristics that the community felt were important and should be incorporated into the community facility for their area. Throughout 2007/2008, a thorough process was undertaken to identify the location of the facility with Corban Green being selected as the most suitable location.
4. In August 2008, a concept design was produced by Creative Spaces and WT Partnership Limited respectively. The objective of the concept stage was to develop design options and to present these options at community and Council meetings so that a decision could be made on which option would be chosen to progress to the preliminary, developed and detailed design stages. The design options explored the possible size and staging of the facility to allow for community needs to be met within the range of financial constraints.

5. Throughout the entire process to date MPHSCII have been the community voice supporting the proposed facility, they have hosted all the community meetings and have championed the need for this facility in their area.

## DECISION MAKING

### Issues

#### Management agreement for building A and B1

A21

6. After careful consideration, the MPHSCII committee, have requested that they be considered as the appropriate community organisation to take on the management of the proposed facility owned by Council marked A and B1 on the attached AT page A21.
7. Council would normally call for expressions of interest from the community before determining the successful management provider of a facility. In the case of the MPHS area, Council is not aware of any other community organisations other than MPHSCII that have the mandate from their whole community to undertake such a contract.

### Options Identified

8. The options are that either:
  - (1) MPHSCII be considered the most appropriate community organisation to be granted the management of the proposed facility on Corban Green;
  - (2) or Council directs Council officers to investigate whether there are any other potential groups that could successfully manage this facility.
9. Doing nothing is not an option, as this project has from its inception been a Council partnership with community. It has been expressed clearly from both Council and community that the facility would be Council-owned and community managed.

### Assessment of Options

#### Option 1. MPHSCII becoming the preferred organisation to manage the facility.

10. MPHSCII (previously known as the McLaren Park Community Project) was originally established by Council in 2002, and has always enjoyed a strong relationship with Council. Community leaders have evolved and a core membership of MPHSCII has remained consistent since their inception – a key measure of MPHSCII's success within the community. MPHSCII has grown significantly since 2002 into a strong viable organisation in the area.
11. The desire for a facility that caters for the needs of the MPHS area came from MPHSCII and as an organisation they have undertaken considerable research and community consultation and have petitioned Council to erect a facility in their area. They have worked alongside Council throughout the process, are currently attending meetings of the project working group and are advocating to meet their communities needs.
12. The risk of not awarding the management contract for the facility to MPHSCII would affect the excellent working relationship that Council currently has with this organisation. It could put MPHSCII in a difficult position as they are currently working on the early stages of fundraising for the fit-out of the facility. They have committed staff and trustee time to gain the necessary quotations and are making plans to meet with potential funding agencies that could support them.

**Option 2. Advertise openly for expressions of interest for a suitable organisation to manage the facility.**

13. There would be both advantages and disadvantages should Council prefer to go out for public tender for the management of the facility. A public notification process would be open and transparent and would allow Council to consider other potential options. Although the process would be time consuming, potentially taking several months, it is unlikely to eventuate with a different outcome, as there are no identifiable alternative organisations domiciled in the MPHS area that have the capabilities, community support and community advocacy experience that could take on such a role at this stage.
14. The following table highlights some of the wider issues in relation to the management of the proposed facility on Corban Green.

		<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Cultural</b>
<b>Option 1 – MPHSCII securing management contract</b>	<b>Disadvantages</b>	MPHSCII have not been facility managers before.	Nil.	Nil.	Nil.
	<b>Advantages</b>	MPHSCII as an existing local group have the support of the whole community.	MPHSCII has a strong financial base and is well supported by funding agencies.	MPHSCII have a strong environmental focus and currently hold a Project Twin Streams contract.	MPHSCII is culturally inclusive both in management and membership.
	<b>Resources</b>	MPHSCII have staff with capacity and capability to support this project and Council has confidence in the strength of the organisation.	Operational funding has been set aside for this project in the LTCCP from 2011.	Nil.	MPHSCII is culturally inclusive both in management and membership.
		<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Cultural</b>
<b>Option 2 – Calling for expressions of interest for management.</b>	<b>Disadvantages</b>	Have not identified any other organisation with the relevant skills in this area. Not supporting the organisation who has championed this project from the start could damage	Costly for Council to undertake this with no guarantee of any other agency being identified within the community.	Nil.	Nil.

		Social	Economic	Environment	Cultural
		Council's relationship with them.			
	<b>Advantages</b>	Allows for possible unidentified parties to tender their services.		Nil.	Nil.
	<b>Resources</b>	Would take staff time to undertake this.	Operational funding has been set aside for this project in the LTCCP from 2011. There would be a cost in staff time and financially to going out for expressions of interest.	Nil.	Nil.

### Consideration of Community Views

15. The construction of the community facility at Corban Green is being developed in response to community submissions and the integrated project is due to community input and concerns all led by MPHSCII.

### Preferred Option

16. Council has worked continuously with MPHSCII as a partner from the inception of this project, throughout the feasibility study and continue to meet weekly developing the design so that it meets their communities needs. As the only inclusive organisation with open membership the preferred option is to grant the management contract to MPHSCII.

### STRATEGIC CONTEXT

17. In 2005 Waitakere identified a set of community outcomes for the community of Waitakere. The Council must take these into account in the formulation of its long term strategic direction and its LTCCP. The community outcomes that community buildings are seen to contribute to achieving are: Mauri Ora, Strong Communities, Toiora, Urban and Rural Villages, Vibrant Arts and Culture and Working Together. Of these the primary community outcome is Strong Communities, by enabling and creating ways for people to contribute to their own communities and fostering a strong sense of belonging and networks, thereby positively contributing to the City, community, friends and family.
18. Waitakere has adopted its strategic framework of six strategies. The provision of community buildings will deliver on the Social and draft Cultural Wellbeing strategies. In particular community buildings contribute to the "building strong resilient communities" and the "informed, resourceful and skilled people" community outcome areas. It will also contribute to achieving the strategic priorities of the Treaty of Waitangi, Sustainability, First Call for Children, Safe City and Lifelong learning.

## CONSULTATION

19. Consultation has been undertaken with the Bruce McLaren Intermediate School Board of Trustees. Their response was that they *“have confidence in the ability of the MPHSCII to carry out the management contract for the proposed new community centre to be built on Corban Green.”* They also state *“the board knows of no other local community group with the ability or, indeed interest, in fulfilling this role.”*

## RESOURCES

20. Council has set aside \$36,155 per year in the LTCCP from 2011-2019 for operational assistance grant. Staff resources to support the community development of the MPHS area are also available.

## IMPLEMENTATION ISSUES

21. Failure to appoint an appropriate organisation to manage this facility could result in the successful management organisation not being able to secure the funding for the fit out of the building as the lead time for funding agencies can be up to one year for significant grants. Negotiation and oversight of a contract with the successful community organisation for the management of the Corban Green facility will be undertaken by Leisure Services.

## AUCKLAND COUNCIL TRANSITION ISSUES

22. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 imposes restrictions on Waitakere City Council's decision making capabilities in respect of entering into any contract that imposes, or will continue to impose, any obligation on the existing local authority after 30 June 2011; and the consideration for which is, or is equivalent to, \$20,000 or more.
23. These restrictions do not apply for the purpose of this report. Auckland Transition Agency confirmation will be sought from the report going to the Finance and Operational Performance Committee 8 February 2010.

**Report prepared by:** Jan Brown, Senior Community Liaison Officer.



## 17 CLASSIFICATION OF CORBAN GREEN AND NEW FOOTPRINT LEASE FOR MCLAREN PARK HENDERSON SOUTH COMMUNITY INITIATIVE INCORPORATED

### GLOSSARY

McLaren Park Henderson South Community Initiative Incorporated	(MPHSCII)
Building for Offices and social service delivery rooms	(A)
Building for Hall	(B1)
Building for Computer Clubhouse for youth	(B2)
McLaren Park Henderson South	(MPHS)
Long Term Council Community Plan 2009-2019	(LTCCP)
Henderson Ward Local Reserves Management Plan	(HWLRMP)

## EXECUTIVE SUMMARY

The purpose of this report is to seek approval from the Henderson Community Board to seek to classify Corban Green under the Reserves Act 1977 as “*local purpose (community buildings) reserve*” to allow McLaren Park Henderson South Community Initiative Incorporated (MPHSCII) to build a community facility on Corban Green.

The Community Board resolved to reclassify this site under section 24 of the Reserves Act 1977 in November 2009. Subsequent public notification was undertaken and no submissions were received either for or against the proposal. At the stage of gazetting the change it was found that Corban Green is vested in Council as a recreation reserve and is subject to the Reserves Act 1977, but classification was never undertaken. There is a requirement to classify all reserves; classification is required under section 16 of the Reserves Act 1977. The reclassification exercise carried out in accordance with the Community Board’s resolution was therefore unnecessary except that no submissions or objections were realised as a result of the public notification; this information is therefore relevant to the classification requirements. Consequently revocation of the previous resolutions is not required.

This agenda report also seeks approval to grant a lease over the footprint of the land so that MPHSCII can apply for community funding to build the Computer Clubhouse.

A22-A23

Council agreed to fund an amount of \$1.943 million for the erection of a community facility on Corban Green and a map is attached at page A22. During the consultation phase the community expressed a desire for three buildings, attached at page A23, comprising offices and social service delivery rooms, building A (A), a hall, building B1 (B1) and a Computer Clubhouse for youth in the area, building B2 (B2).

The funding that has been agreed upon by Council is sufficient only to build A and B1. MPHSCII has indicated that they wish to seek funding from external funding agencies for B2.

## **RECOMMENDATIONS:**

It is recommended that the Henderson Community Board resolve to:

1. **Receive** the Classification of Corban Green and New Footprint Lease for McLaren Park Henderson South Community Initiative Incorporated report.
2. **Approve** that the Chief Executive Officer be given authority to apply to the Minister of Conservation under the Reserves Act 1977 for the classification of Pt Lots 2 – 4 Deeds Plan 706 – Corban Green as a local purpose (community buildings) reserve as specified in section 23 of that Act.
3. **Agree** that public notification is not required in relation to classification of Corban Green, as in response to the public notification with regard to reclassification of Corban Green no objections or submissions were received.
4. **Approve** that the Chief Executive Officer be given authority to negotiate with McLaren Park Henderson South Community Initiative Incorporated to grant a new lease at Corban Green for the footprint of a new community building under the Reserves Act 1977.

## **BACKGROUND**

1. The McLaren Park Henderson South (MPHS) area is a blend of residential, commercial and industrial properties with a diverse population of approximately 7,500 residents. This area has been identified as one of the most disadvantaged communities in the City regarding socio-economic status and access to recreation and social services.

2. The Council has recognised that there is a long standing need for a community facility in the MPHS area and has budgeted a total of \$1.943 million in the Long Term Council Community Plan 2009-2019 (LTCCP) for a new, purpose-built facility.
3. The original concept design determined three buildings, linked by outdoor courtyards, were needed to meet all community needs. However this design was considered unaffordable for Council.
4. Council has agreed to fund two buildings A and B1 at a cost of \$1.943 million. MPHSCII have indicated that they wish to seek funding from external funding agencies for B2.6.
5. Corban Green is included in the draft Henderson Ward Local Reserves Management Plan (HWLRMP). The delegated authority for agreeing to a classification of Corban Green is the Henderson Community Board. The intention to locate a community facility on Corban Green has been included in the draft HWLRMP.

## **DECISION MAKING**

### **Issues**

6. The Henderson Community Board approved the reclassification of Corban Reserve at its meeting held on Thursday, 5 December 2009. It has since been realised that Corban Green is vested in Council as a recreation reserve and while subject to the Reserves Act 1977, it is not classified under it.
7. Public notification of the reclassification was undertaken during November/December 2009 and no objections were received. It is recommended that there be no requirement for further public notification as a result of seeking to classify Corban Green as a local purpose reserve.

### **Classification**

8. The Reserves Act 1977 does not permit non-sporting and recreational facilities to be built on recreation reserves. A recreation classification allows for recreation and sporting activities with an emphasis on open spaces and outdoor activities. A local purpose (community buildings) reserve classification however allows for, among other things, community buildings, playcentres and other like buildings.
9. Corban Green will need to be classified as "local purpose (community buildings) reserve" in order for MPHSCII to build a community facility on Corban Green and for Council to grant a lease in respect of the building footprint to MPHSCII. Funding agencies will not provide a grant to MPHSCII to build if a current lease is not in place.

### **Lease**

12. Only the footprint of building B2 will be leased, the balance of the land where buildings A and B1, together with all that land surrounding all of the buildings will be Council owned and maintained.
13. MPHSCII is the only fully representative agency working in this area that has the mandate from their community to undertake fundraising, build and eventually manage the facility as such there is a need to provide them with a lease.

## CONSULTATION

17. Considerable and ongoing consultation has been undertaken with the MPHS community throughout this process. Internal consultation has been undertaken with the Parks Planning section and Maori Relationships - no issues or concerns were expressed by either of these departments.
18. Internal consultation has also been undertaken with the members of the Lease Assessment Group to gain acceptance of the proposal to grant the lease to MPHSCII and they have endorsed this recommendation.

## RESOURCES

19. A total of \$1.943 million was allocated in the LTCCP for a purpose built community facility for the MPHS area. This project funding is for two of the three buildings identified to be built on Corban Green, Henderson. Funding for B2 will be sought from external funding agencies by MPHSCII.
20. Council has budgeted from 2010/2011 onwards in the LTCCP a sum of \$36,155 per annum for operational support in line with funding currently provided to other community houses.

## STRATEGIC CONTEXT

21. In 2005, Waitakere identified a set of community outcomes for the community of Waitakere as required by the Local Government Act 2002. The Council must take these into account in the formulation of its long term strategic direction and its LTCCP. The primary community outcomes that community buildings are seen to contribute to achieving are; Mauri Ora, Strong Communities, Toiora, Urban and Rural Villages, Vibrant Arts and Culture and Working Together.
22. Waitakere has recently adopted its new strategic framework of six strategies. The provision of community buildings can be seen to deliver on, the Social and draft Cultural Wellbeing strategies. In particular community buildings contribute to "building strong resilient communities" and "informed, resourceful and skilled people" community outcome areas. It will also contribute to achieving the strategic priorities of the Treaty of Waitangi, Sustainability, First Call for Children, Safe City and Lifelong learning.

## IMPLEMENTATION ISSUES

23. Corban Green must be classified as a local purpose (community buildings) reserve to allow the construction of a community building on this reserve in accordance with the requirements of the Reserves Act 1977.
24. Failure to grant a lease of the footprint of the land would prevent MPHSCII from gaining funding from external community funding agencies.
25. Subsequent to gaining approval for the classification of Corban Green, the Chief Executive Officer will be given authority to apply to the Minister of Conservation under the Reserves Act 1977 for the classification of Pt Lots 2 – 4 Deeds Plan 706 – Corban Green as a local purpose (community buildings) reserve as specified in section 23 of that Act.

## AUCKLAND COUNCIL TRANSITION ISSUES

26. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

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