

WAIMA CRESCENT PROPOSED RIGHT-TURN BAN & STOP CONTROL

New Stop control and intersection markings as shown

Proposed "No Right Turn" sign



A1

00019

8 August 2008

Draft Auckland Regional Road Safety Plan 2008-2012
Auckland Regional Transport Authority
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WAITAKERE CITY COUNCIL'S SUBMISSION TO THE DRAFT AUCKLAND REGIONAL ROAD SAFETY PLAN 2008-2012

All those participating in the consultation of the Plan have commented on its careful data collection and realistic and timely proposed actions. One comment that all respondents made was the increased levels of resourcing required, and queried who will pay?

All respondents also noted the focusing on expensive engineering solutions but would like to make a plea for continued and refocused emphasis on road safety education generally. Council would like to add specific weight or comment to the categories of education, engineering and enforcement.

Education

- Road safety education in high schools should include driver licencing as part of the core curriculum.
- Workplace travel plans and increase in passenger transport usage require public education campaigns that reach into local communities.
- Cycle safety education requires strengthening throughout the Plan both for children and adults. Replicating Council's 'Bike West' cycle safety programme as a best practice model that can be used in schools and communities.
- Motorcycle safety campaigns and safe riding workshops regionally should be co-funded by Government and user. These should be offered for those new/returning motorcycle and scooter riders.
- Council would like to see a strategy for innovation – tackling Auckland's road, off road and rail transport issues. In this strategy Council could be promoting best practice, professional development and thinking beyond roads being used just for cars – such as the development of car-less access ways and more liveable streets and neighbourhoods.
- There is an obvious and necessary emphasis in the document on road safety and reduction in road crashes and resulting trauma, however, because it is Auckland's strategic plan and with the growing need to look at mobility and access – other than car use – it would be good to see more education activity in the Plan towards the uptake of a wider range of safe and sustainable transport methods.
- Perhaps the document could show more direct links with ARTAs sustainable transport and passenger transport plans.
- Council would like to see as one of the actions the fostering of the disability network voice – perhaps the holding of a forum – where particular issues can be raised and addressed – such as the transportation of

special needs students to school facilities (training of taxi drivers) and their participation in using alternative transport options – addressing the barriers they experience.

Engineering

- All respondents supported a focus on engineering to improve the roading network for not just car users but for pedestrians and cyclists of all ages and abilities. Council did not feel the need to increase pressure on the new transport agency to fund footpaths and footpath maintenance.
- There was a feeling that arterial roads had more attention than local roads. Could Council have a balance of both.
- Council must start thinking about the roading environment as access ways for all traffic – motorised and non-motorised.
- Council would like the Plan to look at pedestrian hospitalisation data and base some action on the fact that the majority of pedestrian injuries don't involve a vehicle – looking at solutions in relation to falls (footpath maintenance, crossings, etc.) and crashes (with bikes on footpaths and other hazards) and the coordination responsibility could go to Community Injury Prevention Programmes, e.g. 'Safe Waitakere Injury Prevention Programme'.
- Rural roads have their own set of issues that require innovative solutions. Council supported the concept of working with other local authorities, e.g. Rodney, with similar issues to create 'packages' combined for Government funding from ARTA. This has already been successful with 'Travel Plan Infrastructure' and it could also work for the rural road sector.
- Council would like the inequity of funding for rural roads to be addressed by government. Council is currently completing a detailed submission to the arterial roads review on these issues.
- As rural roads become urban roads with increasing subdivision the lighting becomes both a road safety and a community safety concern.

Enforcement

- Reduction of the legal blood alcohol limit from .08 to .05 has been supported by the Infrastructure and Works Committee and the submitters would like this to be legislated for as soon as possible by Government.
- Council supported raising the drinking age from 18 to 20.
- Enforcement of red light runners should be fast tracked once the Auckland City Red Light Pilot project is evaluated. Council would like to be involved at a local Government level in this activity in our City and have been actively lobbying Local Government New Zealand for many years on this matter.
- Council would like to see more assistance given to the way Council can assist in effectively moving people on from learner licences to restricted and full driver licences.

Please would you add our submission to your deliberations on the Plan.

Council would like to thank ARTA for its continuing work in developing and leading the regions' transport activities and Council will continue to work strongly in partnership to implement the Plan once adopted.

Yours sincerely

Kitch Cuthbert
Team Leader – Road Safety & Travel Plans

AFFORDABLE AND SUSTAINABLE HOUSING INITIATIVES AND ACTIONS
(Policy and Strategy Committee 4 September 2008)**GLOSSARY**

Housing New Zealand Corporation (HNZC)
Housing Innovation Fund (HIF)

EXECUTIVE SUMMARY

The purpose of this report is to detail key initiatives and actions that Waitakere City Council can commit to as the first steps towards improving housing affordability and housing (rental) security for Waitakere residents and households.

The timing of this report is appropriate for two reasons. Firstly the Government is determined to increase the supply of affordable housing through legislation. Secondly housing affordability, particularly home ownership in Waitakere, is getting worse and will continue to worsen in the foreseeable future despite the current slowdown in the property market. The 'House Price Increases and Housing in New Zealand Report' by the Department of Prime Minister and Cabinet in March 2008 identified that longer-term structural factors have been the primary driver of high real property prices and that the current down turn in property prices is unlikely to provide affordable housing in the medium to long-term. Further, the Auckland region is experiencing a rapid slow down in house building activity which will compound even further the under supply of housing in the Auckland region.

In June 2007, a report to the City Development Committee identified Waitakere's main housing issues as being unmet housing need and demand; falling rates of home ownership and increasing demand for rental properties; a lack of affordable homes of an acceptable quality; increasing numbers of financially stressed households renting poor quality and (sometimes dangerous) accommodation such as garages and caravans and a lack of affordable housing owned by the not-for-profit sector. It was also apparent that the Council lacked a clear understanding of the magnitude of Waitakere's housing issues as a citywide housing assessment had not been conducted. Without an understanding of the magnitude of the housing issues it is difficult to plan the right housing responses with the right partners and stakeholders.

This report proposes a number of housing initiatives that will address the issues identified above. Whilst these initiatives are presented as separate actions they have been designed to be implemented together as part of an integrated programme to avoid the possibility of vulnerable households being unable to access housing appropriate for their situation.

The need for a Waitakere wide housing assessment is one of the actions recommended in this report, as the information it will provide will inform the type and scale of the actions behind the proposed initiatives, including, for example, developing a Citywide retrofitting housing action plan.

Overseas, central and local governments frequently part-fund the third (not-for-profit housing) sector in recognition of their ability to successfully provide a wide range of affordable housing solutions. While Waitakere has a small number of not-for-profit housing organisations, it is apparent the sector lacks a coherent voice and consequently the ability to advocate for appropriate housing investment by Government. With the Council partnering with the not-for-profit housing sector, the opportunity exists for the Council and the sector to agree on an affordable housing investment programme with Housing New Zealand Corporation (HNZC) and potential private sector developers.

One of the biggest inhibitors for the not-for-profit sector is a lack of access to affordable land for residential developments. The Council owns land held in Deed by Waitakere Properties Limited that might be suitable for affordable or mixed tenure housing developments. This paper proposes assessing their land holdings for possible affordable housing opportunities.

The not-for-profit sector has a role in assisting the Council and Government agencies to reduce and eventually halt the flow of households into Waitakere's poor quality and frequently unhealthy accommodation. Further consideration needs to be given to how poor quality housing could be upgraded or removed from Waitakere's housing stock.

The initiatives and actions described in this paper provide the Council with a platform from which it can work in partnership with the not-for-profit housing sector, local communities, private developers and Government to facilitate and deliver housing responses that will improve housing choice and affordability in Waitakere.

RECOMMENDATIONS:

It is recommended that the Policy and Strategy Committee resolve to:

1. **Receive** the Affordable and Sustainable Housing Initiatives and Actions report.
2. **Note** that the Affordable and Sustainable Housing Initiatives and Actions report proposes initiatives and actions which if implemented will improve the provision of and access to affordable housing in Waitakere.
3. **Note** the proposal to develop a Citywide retrofitting action plan which will be reported to Waitakere City Council at a later date.
4. **Note** that Waitakere City Council will work in partnership with Central Government, appropriate not-for-profit housing providers and local communities to ensure the provision of appropriate affordable housing solutions, including the consideration of a rental property Warrant of Fitness regime.
5. **Agree** to Waitakere City Council supporting and growing through leadership, advocacy and targeted assistance the not-for-profit housing sector in Waitakere.
6. **Agree** to the actions identified in the Affordable Housing Initiatives and Actions report as follows:
 - a) the assessment of housing stock in Waitakere
 - b) the assessment of land owned by Waitakere City Council and in trust by Waitakere Properties Limited for possible affordable housing solutions
 - c) the development of a housing impact assessment tool

BACKGROUND

1. This report has been written following earlier reports to the City Development Committee in 2006 and 2007, where it was noted that access to affordable housing is a significant issue for Council and residents and that affordable housing is a key component of many of the Council's strategic priorities and platforms.

8. Affordable housing providers are usually from the not-for-profit sector (third sector) who provide affordable housing because they may receive:
 - Grants or gifts (including in kind such as land at discounted prices)
 - Associated housing service and supply contracts
 - Discounted loans from central and local government
 - Funding from charitable trusts
 - Revenue raised from their asset base and trading activities.
9. In comparison to Australia, the USA, Europe and the UK there is a dearth of not-for-profit housing organisations in New Zealand. Whilst there are some organisations currently operating in Waitakere, their ability to grow and provide more affordable housing options is constrained by the limited number of funding initiatives and opportunities available to them.
10. Since 2003, the Government has funded through the HNZC Housing Innovation Fund (HIF), the provision of affordable housing by local government, Iwi and not-for-profit housing organisations. Overall the impact of this funding has been small and unevenly distributed across New Zealand in relation to the relative levels of housing need. However, the Friendship Centre Trust, Monte Cecilia Housing Trust, Habitat for Humanity, the Challenge Trust and the New Zealand Housing Foundation have successfully obtained funding to supply a small number of affordable houses in Waitakere in the last few of years.
11. Housing affordability in the form of home ownership has become a key issue for Central Government and most major political parties. Rates of home ownership have fallen from a national high of 74% in 1991 to 67% in 2006 and are forecasted to drop nationally to 62% by 2016. Home ownership levels in the Auckland region are predicted to fall even faster. This trend is unlikely to be significantly affected by the current softening of the property market as Auckland does not have an over-supply of housing stock and the current decline in the supply of new homes will further reduce the number of homes available for people to rent or own.
12. The decline in home ownership and the lack of affordable homes for first time homeowners impacts significantly on people with no choice but to rent as they are competing against a greater number of households who are renting for longer and willing to pay higher rents until they can buy.
13. In response to falling home ownership the Government has initiated a number of housing actions across a range of ministries and agencies. One response is the 'Housing Affordability: Enabling Local Authorities Bill' which is designed to enable territorial authorities to specify that a developer must set aside a percentage of their new development for affordable housing, or provide an alternative site for affordable housing or provide financial contributions in lieu of affordable housing.
14. The Government has since introduced a shared equity scheme and is in the process of reviewing all Crown land in the Auckland region that might be suitable for housing. The Government is also considering how to streamline territorial local authority consenting processes for new "affordable" homes for first time buyers.
15. The Council's response to housing affordability issues has been to commit to the long term provision of affordable housing for older adults by jointly funding, with HNZC through its Local Government HIF programme, upgrades of its older adult villages.

DECISION MAKING**Issues**

16. In 2007 officers drafted a Housing Action Plan which identified Waitakere's main housing issues as:
- (a) Unmet housing needs such as:
 - Falling rates of homeownership
 - Lack of affordable properties of an acceptable quality
 - Increasing demand for rental properties and a demand for long-term tenure
 - Increasing numbers of financially stressed households
 - Lack of emergency housing
 - Lack of affordable housing owned by the not for profit sector.
 - (b) Insufficient awareness as to what constitutes quality housing.
 - (c) Insufficient use of sustainable building practices and energy efficiency measures.
 - (d) The need for greater integration of housing with the City's social and physical infrastructure needs.

Identification of affordable housing initiatives

17. In June 2007 the City Development Committee agreed to the further development of the Housing Action Plan and to consult with key housing organisations on possible housing initiatives that will improve the supply of and access to affordable housing. As a result of this engagement and process of review, the following six priority initiatives and actions have been identified.

Undertake an assessment of the housing stock in Waitakere

18. In order to plan for Waitakere's future housing needs it is important to understand and know the quality and type of existing housing, what type of housing is being supplied, household demographics and identifying gaps between the housing supply and housing demand. This knowledge will enable the Council to better plan for Waitakere's future housing needs by providing robust detailed housing information for discussions between the Council and Government on the type of housing investment that is required to improve access to and increase the supply of affordable housing.
19. Officers are discussing with Housing New Zealand Corporation and the North Shore City Council the practicalities and efficiency of conducting a North and West Auckland regional housing assessment, which will capture both local and regional information. The assessment is envisaged as being predominately desk based with the findings tested against a number of local housing surveys.

Identifying alternative funding opportunities for retrofitting programmes

20. It is thought that Waitakere has a large number of poor quality, damp and potentially mouldy houses. There is clear evidence that people living in houses that are cold, damp and mouldy are at a greater risk of respiratory illness and meningococcal infection than those living in healthier homes. Young children and older people are significantly more vulnerable to illness due to the amount of time

they spend at home. The Waitemata District Health Board "Warm and Well" retrofitting programme focuses on energy retrofitting of such homes if a child under the age of 14 lives in the home. The proposed assessment of Waitakere housing stock will identify the scale and type of poor quality housing in Waitakere and quantify the scale of the appropriate response.

21. Waitakere is home to several retrofitting programmes, which the Council is in the process of co-ordinating to identify those capable of providing the best overall outcomes for Waitakere residents. In conjunction with, and informed by the housing assessment work officers are developing a citywide retrofitting action plan which will be reported at a later date to Waitakere City Council.

Grow key not-for-profit housing organisations through partnering, supporting and resourcing,

22. The not-for-profit sector is vital to the successful development and implementation of both local and Central Government housing initiatives. It is important therefore for the Council to show leadership and develop effective partnerships with not-for-profit housing organisations that are credible and have a history of working in this sector. This approach complements Government thinking, which is reviewing its funding of this sector with a view to targeting those organisations that are robust and most capable of making a difference.
23. A formal partnering arrangement with key not-for-profit housing organisations provides the Council with a framework for planning and negotiating a robust long-term Waitakere housing advocacy and affordable housing investment programme with HNZC and other funders. The Council would lead the development of the housing programme and with its partners identify the type of housing investment and response needed to address Waitakere's housing issues.
24. An example of the effectiveness of this approach would be the Council bringing these organisations together to plan how to address the issues identified from the housing needs assessment. For instance, a focus could be on how to improve Waitakere's limited supply of emergency housing or the provision of suitable housing for youth and young adults. Such a partnership enables responses to be properly planned and scarce resources prioritised. It also creates a logical and long term platform for lobbying Government, the private sector and other community and philanthropic organisations for appropriate and additional resourcing and support.
25. A more direct action for supporting not-for-profit organisations could be an assessment of how the Council can reduce their overhead costs. An example could be the introduction of longer term (three year plus) rate relief agreements on properties owned and rented at below market rates to vulnerable households. This will require a change to the Council's policy if it is considered to be an appropriate response. This approach also reduces Council's yearly rate relief transaction costs.

Identify land owned by the Council and Waitakere Properties Limited that could be made available for affordable housing

26. Strong growth in land prices has been a significant driver in property price increases. Offering (selling or leasing) residential development land at below market values reduces housing costs to a point where housing becomes more affordable. Usually such land is sold or leased to not-for-profit organisations to ensure the land (and subsequent home) is not on sold at market value. This is the most effective way of making land available at an affordable price for the not-for-profit sector.

27. The Commerce Committee reported to Parliament on 15 August 2008 its recommendations from its 'Inquiry in to Housing Affordability in New Zealand'. The Committee's first recommendation is that *"that steps be taken to ensure that local councils and landowners are encouraged to plan for, and release on to the market, a forward supply of suitable land for subdivision so that land supply meets land demand"*. Such an approach when used in conjunction with a housing need assessment would enable Councils to develop more targeted and focused long term planned responses to the drivers of housing demand.
28. It is proposed that an analysis is conducted of Waitakere City Council land holdings including those currently managed by Waitakere Properties Limited to identify land that may be suitable for affordable or mixed income and mixed tenure housing developments (a mix of rental, affordable and outright home ownership). A report of the findings will then be presented to Council detailing the findings and identifying possible housing options.

Identify initiatives for improving security of rental tenure and examine the feasibility of developing an approved landlord database and a Warrant of Fitness regime for rental properties

29. The Tenancy Services of the Department of Building and Housing reports that nationally, the average rental tenancy lasts 12 months. Such a rapid turnover impacts negatively on a households' disposable income and on their ability to stay connected and build connections with the local community. It has a negative impact on educational achievements, as well as delivering poor health, social and cultural outcomes impacting on a person's ability to remain in stable employment. Unstable and short term tenancies also stop Central Government and voluntary agencies from effectively planning, resourcing and delivering their services.
30. Some members (Monte Cecilia Housing Trust, Waitakere Community Law Service, Citizens Advice Bureau and HNZA to name a few) of the Waitakere Housing Call to Action have identified a shortfall in the provision of housing advice, information and advocacy, particularly for vulnerable households, in Waitakere. This shortfall is not currently funded by Central Government and does not form part of their housing advice policy role or legislative requirement.
31. These members have established a community tenancy and advocacy service which is funded from the Wellbeing Project Discretionary Funding Pool for part of the year. The service is based in the Waitakere Community Law Service offices. It is proposed that Waitakere City Council supports and funds this service for three years (2008/2009 to 2010/2011) and during this period, works with the Government and Housing Call to Action to determine how this service can be sustainably funded and delivered regionally and nationally. Demand for this service has been strong so far.
32. As home ownership rates fall demand for renting increases; as demand increases the "housing" choice for the most vulnerable households' decreases. Vulnerable households are likely to be families with children, young adults, old adults, people with mental health issues, homeless and people released from prisons and discharged from hospital. They frequently have little choice but to rent from landlords who may not demand bonds, but instead charge higher rents. These households are frequently offered poor quality (or substandard) unhealthy housing or other "accommodation" such as garages, caravans or garden huts. In times of economic stress it is not unusual for such households to also experience severe

overcrowding and be exposed to potentially dangerous or deadly infectious diseases.

33. The Council has a regulatory role to ensure that the accommodation in Waitakere is suitable and appropriate for residents and supports the Council's vision for Waitakere. Part of our role is to work with local community (particularly not-for-profit housing) organisations and Central Government ministries and agencies to reduce and eventually halt the flow of people and households into the poor quality accommodation and dangerous accommodation described in the above paragraph.
34. Such action could include the introduction of a Warrant of Fitness (a minimum rental housing standard) regime for rental properties. A similar proposal has been discussed, most recently by the Ministry of Social Development in 2000. This report proposes that the Council work with the Waitakere Housing Call to Action group and the Department of Building and Housing to determine the feasibility of a rental property Warrant of Fitness regime.

Develop a housing affordability impact assessment that evaluates how Council regulation, policy and actions impacts on housing affordability particularly in areas of change or intensification

35. In order to have a better understanding of some of the drivers of housing need and affordability it is important for the Council to understand how its policies and regulations impact on housing supply and affordability in Waitakere.
36. Decisions to intensify will impact on housing affordability as the supply and type of new housing will be different to what was "originally" there. What is often less well understood is how this affects the existing households and the nature and magnitude of displacement outside newly intensified areas. Displacement can be caused by the supply of new smaller relatively more expensive more apartment type housing. Further, when intensification plans are developed the type of housing required to retain as well as attract people into the area is not always considered.
37. It is proposed that the Council develops an assessment tool that evaluates the impact of intensification and other land use policies on households in the area affected by the policy. The purpose of the proposed assessment tool is to understand what happened to these households when such policies are implemented and how the more negative outcomes can be mitigated.

Assessment of Initiatives

38. The tables in **Appendix A** assess the advantages and disadvantages for each initiative against each of the four wellbeings. Each initiative is also assessed against how it promotes or helps achieve Waitakere's Community Outcomes. The table also identifies resourcing requirements and possible risks for the Council.

Preferred Initiatives

39. The implementation of the proposed initiatives will improve access to affordable, sustainable and healthier housing. However, if the initiatives are implemented separately their impact will be diluted and Waitakere will suffer from not having a coordinated housing action programme. This paper proposes implementing all the initiatives together as they provide in combination the most effective means of addressing the causes of a lack of affordable housing. The assessment of Waitakere's housing stock, including its demographics and supply and demand

needs to be quickly undertaken to enable the Council to plan and respond effectively to the assessment findings.

Consideration of Community Views

40. These initiatives reflect the views of Waitakere's communities as the supply and retention of affordable housing was identified through the Community Outcomes consultation process as a significant issue for Waitakere. Further consultation occurred in workshops and in one to one meetings with community organisations interested or involved in housing.

STRATEGIC CONTEXT

41. The Council recognises that housing and housing affordability is a strategic issue for the City, which is acknowledged in its strategic priority and strategic platforms of the Long Term Council Community Plan. Waitakere communities recognise the importance of affordable housing in their Community Outcomes. This information is also detailed in the tables in **Appendix A**.
42. These housing actions and initiatives directly support the Auckland Sustainability Framework goals of 'A Fair and Connected Society' (goal 1) and a 'Quality Compact Urban Form (goal 6) and 'Effective Collaborative Leadership' (goal 8). The Auckland region's draft One Plan also recognises the importance of ensuring access to sustainable and affordable housing through its 'Building Communities' work programme.
43. The Council's Growth Management Strategy recognises the need for housing solutions that supports and encourages a sustainable lifestyle.
44. Affordable housing connects to the Council's strategic priority of "Sustainable Development" which demonstrates the Council's commitment towards a sustainable society.
45. Affordable housing connects to the Council's strategic platforms of:
- "Urban and Rural Villages" with its links to Wilshire village, Hobsonville Village and city redevelopment capital projects. It also connects to the Policy Development and Planning functions of 'strategy development – social', 'sustainable development - programme of action', 'regional growth strategy' and 'urban growth management'.
 - "Strong communities" with its links to 'housing for older adults projects' and developing and managing strategic relationships' to improve the health and well being of our residents and communities.
 - "Sustainable energy and clean air" with its links to energy retrofitting projects in the City.
46. Affordable housing also indirectly supports the "strong innovative economy" platform as it focuses on providing affordable homes for people to access work opportunities near to their home.
47. Housing is present in Waitakere's Community Outcomes as identified below and detailed in **Appendix A**.
- Sustainable Environment
 - Urban and Rural Villages
 - Strong Communities

- Strong Economy.
48. The role of the Government (in particular HNZC) and local not-for-profit housing organisations is crucial to the success of these housing initiatives. HNZC has a commitment to growing the not-for-profit housing sector as it wants it to make a difference in the delivery and retention of affordable housing. The approach of partnering and working with a selected number of committed and well resourced not-for-profit housing organisations is supported in general by HNZC as it fits with their planned approach for supporting and funding this sector.

CONSULTATION

49. The affordable housing initiatives and actions identified in this paper result from workshops held with various community organisations interested in or involved in, housing and with those organisations whose clients require stable and secure housing if they are to benefit from the services provided.
50. There has been significant consultation with members of the Waitakere "Housing Call to Action" group who have reviewed and agree with these housing initiatives and actions. Members of this group include HNZC, Friendship Centre Trust, Monte Cecilia Housing Trust, New Zealand Housing Foundation, Habitat for Humanity and Eco Matters Trust.
51. In addition Waitakere City Council ran a Housing Results Based Accountability workshop in October 2007 with strong representation from a wide cross-section of Waitakere community organisations. This workshop focused on Waitakere's housing issues to identify the actions that will achieve the desired outcomes. Participating organisations included (as well as those outlined in paragraph 50) Community Waitakere, Community Law Centre, Te Whanau o Waipareira Trust, West Fono Pasifika Community Support, Walsh Trust, Work and Income, the Waitakere Pacific Board and the Auckland Regional Public Health Service. Actions identified from these workshops included the following:
- Central and local government providing or donating land to the affordable housing sector
 - Promoting affordable inclusionary zoning through the district plan
 - Real investment from central government in affordable housing initiatives
 - Identify possible secure tenure tools
 - Work with landlords to improve rental housing stock, through retrofitting programmes and promote the advantages of secure and stable tenancies
 - Identify organisations that may be able to release land for affordable housing.
52. In August 2007 a Council wide workshop provided staff with the opportunity to advise and provide input in to the draft Housing Action Plan. There has been since then further internal consultation with the:
- Project Manager Urban Design,
 - Group Manager Consents,
 - Strategic Advisor - Sustainable Catchments,
 - Team Leader: Sustainable Management,
 - Massey Project Consultant,
 - Manager: Property Assets
 - Social and Cultural Strategy Group staff.

RESOURCES

53. Initially the primary resourcing demands will be staff time to develop initiatives such as the housing impact assessment tool.
54. However as outlined in Appendix A some initiatives do require funding if they are to be developed. The identified costs are:
- Understanding housing needs in Waitakere requires the completion of an assessment of the housing stock in Waitakere. Costs are tentatively forecasted to range between \$40,000 to \$50,000. This work can be commenced this financial year using funding from the Social Development budget.
 - Funding the Waitakere community tenancy and advocacy service is estimated to cost \$60,000 per year. The service has been part funded for the 2008/2009 year, but it will require ongoing funding for the following three years, from 2009/2010 onwards. The funding for this service will be considered as part of the draft 2009-2019 Long Term Council Community Plan.

IMPLEMENTATION ISSUES

56. The most significant issue is the potential use of land owned by the Council for affordable housing. This may require the Council to consult with its residents under the special consultative processes as well as agreeing processes and terms with Waitakere Properties Limited.

Report prepared by: Tony Rea, Group Manager: Social and Cultural Strategy

References

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- 'Affordability of Housing: Concepts, Measurement and Evidence' 2006 New Zealand Treasury Working Paper 06/03
- 'Housing and Households in the Auckland Region' 2008 ARC Census Report
- 'The Future of Home Ownership and the Role of the Private Rental Market in the Auckland Region' 2007 CHRANZ

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Professor Patricia Austin University of Auckland

'Affordable Housing: The Community Housing Sector in New Zealand' 2007 Capital Strategy and
SGS Economics and Planning – CHRANZ

'Local Government and Affordable Housing' 2007 CRESSA/ Public Policy and Research - CHRANZ

'Child Health and Housing in the Waitemata District Health Board' 2006 Waitemata District Health
Board

'A Review of Mixed Incomes, Mixed tenures and Mixed Communities' 2007 Joseph Rowntree
Foundation and English Partnerships

'Housing People in Our Environment' 2005 Queenstown Lakes District Council Affordable Housing
Strategy

'Accommodation Options for Older People in Aotearoa/ New Zealand' 2004 BERL

'S.M.A.R.T. Housing – A Strategy for Producing Affordable Housing at the Local Level 2006 City of
Austin, Texas

'Housing Support Services in Aotearoa/ New Zealand: Future Policy and Funding Options' 2007
Community Housing

'Children's and Young Peoples Housing Experiences: Issues and Scoping Paper' 2007 (CHRANZ)

Alignment of proposed Housing initiatives with Community Outcomes

1. Undertake an assessment of the housing stock in Waitakere

	Social	Economic	Environment	Cultural
Disadvantages	None	<p>Council will need to budget for a housing needs assessment.</p> <p>There will be an on-going cost as housing needs assessments need to be regularly updated.</p> <p>The responses identified by the housing assessment could be greater than funding available from central or local government.</p>	None	None
Advantages	<p>Understanding the location and type of housing need will provide Council and central government with information for the drivers behind housing issues, enabling new housing responses to be developed.</p>	<p>Understanding the magnitude of housing need in Waitakere enables housing responses to be prioritised and planned for in partnership with central government, not for profit organisations, private developers and the communities.</p>	<p>Housing responses supported by the Council will have a sustainability focus.</p>	<p>A housing needs assessment identifies what the housing issues are for Waitakere's communities.</p>
Community Outcomes	<p>This action contributes to the 'Strong Communities' community outcome.</p>			
Risks	<p>The cost of resolving identified housing issues could be greater than potential funding allows, particularly if for some reason the Government does not view Waitakere as a "high needs area". A housing needs assessment provides a strong evidence base that can be used for leveraging funding from a number of sources.</p> <p>There is also the risk Council could raise community expectations that "something will be done" once the assessment identifies the housing issues.</p>			
Resources	<p>One part time FTE to work with an appropriate housing needs assessment organisation and the not for profit housing organisations</p> <p>Funding the housing assessment is likely to cost between \$40,000 and \$50,000, this includes funding an external organisation to gather and assess the information.</p>			
Timeframe	<p>This work can start immediately. The assessment will take approximately 6 months to complete, review and identify housing issues and concerns in Waitakere. This timeframe allows for a degree of delay in accessing and gathering information from Government ministries and agencies, the not for profit sector, other organisations and for testing and validating the findings. The forthcoming government elections may slow the gathering of information as ministries and agencies focus on briefing their incoming Ministers.</p>			

2. Partnering and supporting the not for profit housing sector

	Social	Economic	Environment	Cultural
Disadvantages	The not for profit (NFP) housing partners may not represent all Waitakere communities. The partner approach could also be considered to be a closed shop.	Funding particular NFP organisations may be required as their resourcing limitations become better understood. Some NFP organisations may decide in a few years to withdraw from providing affordable housing or supplying housing services if support and funding is not forthcoming.	None	Maori and Pacific Island groups may not be represented by the selected NFP organisations.
Advantages	Working with a selected number of NFP organisations will create a more coherent understanding of Waitakere's housing issues and how to best respond to them.	Working with a selected number of NFP enables Crown and local government resources and funding to be more effectively and efficiently targeted. Ensuring ongoing support for the sector.	The supply of affordable housing will be better co-ordinated, more sustainable and located in appropriate locations	The NFP housing organisations will be required to work with all of Waitakere's communities, including Maori and Pacific.
Community Outcomes	This action contributes to 'Strong Communities'. The development of the not for profit housing sector and their affordable housing stock will over time create a stronger sense of community cohesiveness as households will be able to access more stable and secure affordable housing.			
Risks	Government does not invest in the third sector and the supply of affordable housing needed to address a lack of secure and affordable housing as Waitakere is not seen as a "high needs area".			
Resources	<p>One part time FTE to</p> <ul style="list-style-type: none"> Partner and work with key NFP housing organisations to coordinate housing actions that address Waitakere's housing issues Advocate and coordinate housing investment decisions by central government, local communities and philanthropic organisations so local housing actions are properly and appropriately funded work with the Housing Call to Action group funding rate relief agreements on properties rented at below market rates 			
Timeframe	This work can start immediately and become an ongoing work programme, based on the principles of partnership and collaboration. Milestones will be agreed with the organisations and reported to Council twice a year.			

3. Identify land owned by Waitakere City Council and Waitakere Properties Limited for affordable housing

	Social	Economic	Environment	Cultural
Disadvantages	Possible clustering of affordable housing in one location	Loss of income for the Council and WPL from selling or leasing land at below market values.	A loss of open space as some open space will be built on.	The affordable housing does not reflect Waitakere's rich and diverse cultures
Advantages	Affordable housing is provided for households who are unable to afford to purchase or rent at market values a home in Waitakere. Upfront planning for the supply of affordable housing will ensure it is not clustered in any one location.	The Council and WPL will receive income from land sales or leasing albeit at a lesser rate. The Council will be able to collect rates. The supply of new affordable housing will over time increase household income expenditure, which increases local economic growth. The use of Council and WPL land may encourage investment by philanthropic organisations in housing and associated community outcomes, such as community engagement and connection programmes.	The loss of open space will be minimised through application of the Council's Growth Management strategy and urban design initiatives.	Council will have significant influence on whom the affordable housing will target and will ensure strong connections are retained or built to existing communities.
Community Outcomes	<p>It contributes to 'Urban and Rural Villages' by helping to create</p> <ul style="list-style-type: none"> • thriving well connected town and neighbourhood centres where people want to live, play and work • centres that reflect local character and foster pride • Local places which people feel connected to as well as to each other • safe and have accessible common areas • homes that are healthy and environmentally responsible 			
Risks	Central government may not want to invest in Waitakere affordable housing programmes if it believes the Council is prepared to do so.			
Resources	<p>One part time FTE to</p> <ul style="list-style-type: none"> • work with Waitakere Property Limited and Council's Property Assets group in identifying and developing land for affordable housing developments • work with not for profit housing organisations (and HNZA) to identify possible affordable housing solutions that could be developed on any identified land 			
Timeframe	<p>This can start once Council agrees to this initiative. It will be an ongoing work programme. A report on available or possible land would be presented to Council late in 2008 or early in 2009 along with recommended next steps, including the need to consult with the public as part of the annual plan process.</p> <p>This piece of work is expected to run for approximately 12 months as land is identified and assessed.</p>			

4. Co-ordinating Waitakere's retrofitting projects and identify alternative funding opportunities for retrofitting to an agreed sustainable standard the poor quality housing that fall outside of current programmes

	Social	Economic	Environment	Cultural
Disadvantages	The scale of the poor quality housing might be too large to address within an appropriate timeframe. In the short term house prices and rents could increase as demand for the retrofitted stock grows.	It could prove impossible to obtain addition funding for new or extended retrofitting programmes. The Council may feel obliged to invest some money new retrofitting programmes.	None	None,
Advantages	Over time as the majority of houses are retrofitted so house prices will become more affordable. Especially as households will need to spend less on household energy and water costs. The Council will need to investigate how arrangements could be made with investors to stop or limit rent rises immediately following the retrofitting of homes.	If Council invests in retrofitting programmes it could recover its investments when a property is sold. As power and fuel prices rise any initiative that reduces the demand for power will be of benefit to the household and Waitakere as more income could be spent on local goods and services.	Energy and water usage will fall.	This programme is likely to target Maori and Pacific Island households as they in some of the unhealthiest homes
Community Outcomes	This initiative contributes towards the "Strong Communities" and "Sustainable Environment" community outcomes by creating a coordinated programme and by identifying where feasible new funding initiatives that improve Waitakere's poor quality housing stock.			
Risks	The current programme funders may not want to bring their programmes together under one work programme as they may feel that they will lose control of their programme. Further there could be resident and rate payer resistance to any Council investment in a retrofitting programme.			
Resources	One part time FTE to co-ordinate the programmes internally and to identified the best and most suitable retrofitting outcomes for future retrofitting programmes.			
Timeframe	Possible actions and alternative funding sources could be investigated quickly with a report to Council in early 2009 on findings, conclusions and next steps, in time for 2009/10.			

5. Improve household security of tenure

	Social	Economic	Environment	Cultural
Disadvantages	The "worst" landlords could just "disappear" from public view and still be renting their poor quality homes, including caravans, garages to vulnerable families and households.	A possible fleeing of the rental sector by private investors if they believe the requirements will be too onerous. Reducing the number of homes available for rent.	None	None
Advantages	Households stay longer in their home, allowing for full community integration and interaction. The Council could identify measures that address poor quality housing and irresponsible landlords and work with central government in closing down such operators.	Households are more able to participate in Waitakere's economic workforce, education and health outcomes should improve	Energy, power and water consumption will be reduced	This programme is likely to target some of Waitakere's most vulnerable communities as they are most at risk of living in substandard and unsustainable housing.
Community Outcomes	This contributes to "Strong Communities", "Strong Economy" and "Urban and Rural" community outcomes. By providing our residents with improved tenure security access to a good work life balance, improved quality of life and able to participate in family and connect to our communities and their networks. Through this initiative housing will become healthier and more environmentally responsible in how our natural resources are used.			
Risks	Public expectation that this programme will resolve Waitakere's substandard rental housing problems and provide tenants with security of tenure within a very short time frame. Central government might not contribute so ensuring the initiative cannot be delivered as it will require central government support.			
Resources	Funding a part time secure tenure housing advocate/ adviser, at a cost of \$60,000 per year for three years and reviewed after two years			
Timeframe	This action can and should start immediately; it is planned to last three years.			

6. Develop a housing affordability impact assessment tool

	Social	Economic	Environment	Cultural
Disadvantages	None	The assessment outcomes could add such unforeseen costs to the policy proposal that it is not efficient to implement the policy	The assessment does not properly consider Waitakere's environment so the unforeseen impacts still occur	The assessment does not properly consider Waitakere's diverse cultures so the unforeseen impacts still occur
Advantages	Waitakere City Council will more fully understand the consequences of its actions on its communities	Over time this should reduce costs for Waitakere as it will be able to plan in advance what needs to occur to provide for the best outcomes, rather than retrofitting later	Waitakere will gain a deeper understanding of the impact its policy and regulation has on its communities and so be able to plan for the wider environmental impacts	Waitakere will gain a deeper understanding of the impact its policy and regulation has on its communities and so be able to plan for their inclusion
Community Outcomes	This initiative contributes to the "Strong Communities" and "Urban and Rural villages" outcome by helping to create and retain well connected neighbourhood centres that reflect local character, foster pride and where people feel connected to each other and where they live.			
Risks	It becomes too big to implement effectively, the administrative processes and systems could stifle development activity or considerably slow the processes.			
Resources	Equivalent to 1 FTE for 4 months and the use of other council staff for providing input in to the initiative and for testing the tools and their application with "real" scenarios.			
Timeframe	This programme can start immediately, though it would be advisable to commence once the housing needs assessment has been completed. It is likely to take 8 months to complete			

PROPOSED LOCAL AREA PLAN FOR ORATIA **Policy and Strategy Committee, 4 September 2008**

GLOSSARY

Local Area Plan(s)	(LAP(s))
Waitakere Ranges Heritage Area Act 2008	(the Act)
Long Term Council Community Plan	(LTCCP)

EXECUTIVE SUMMARY

The purpose of this report is to outline to the Policy and Strategy Committee the process for undertaking the first Local Area Plan (LAP) to be prepared pursuant to sections 25 and 26 of the Waitakere Ranges Heritage Area Act 2008 (the Act).

Following the recommendation of the Policy and Strategy Committee on 7 August 2008, Oratia is proposed to be selected as the preferred area for the first LAP.

RECOMMENDATIONS:

It is recommended that the Policy and Strategy Committee resolve to:

1. **Receive** the Proposed Local Area Plan for Oratia report.
2. **Agree** that the first Local Area Plan should be prepared for the Oratia Local Area, because this is a distinct local area where the Local Area Plan process will reveal many issues that are common to the wider "Foothills" area.
3. **Agree** that the process for undertaking the preparation of the Local Area Plan should include:
 - preliminary research on the characteristics and issues of the area;
 - definition of the local area, in consultation with the local and wider community; and
 - an informed but open and participative "enquiry by design" process, similar to the process that has been used to develop plans for New Lynn and Westgate.

BACKGROUND

1. At its meeting on 7 August 2008, the Policy and Strategy Committee considered a comprehensive report on the preparation of LAPs and the selection of the first local area for the LAP provisions in the Act to be implemented.
2. The Policy and Strategy Committee resolved to:
 3. **Agree to adopt the Local Area Plans under the Waitakere Ranges Heritage Area Act 2008 report for the purpose of engaging with communities on the purpose of Local Area Plans and the process of developing Local Area Plans.**
 4. **Agree that the priority area for an initial Local Area Plan under the Waitakere Ranges Heritage Area Act 2008 be the Foothills area as outlined in option 3 of the report and that a report regarding the process and priorities for this be reported back to the Policy and Strategy Committee meeting scheduled to be held on Thursday, 4 September 2008."**

1300/2008

3. The option identified in resolution 4 is *“prepare for the first LAP for the Foothills area with chapters on Henderson Valley, Oratia, Swanson and Anzac Valley (or prepare individual LAPs for each of these communities in sequence).”*

DECISION MAKING

Issues

Description of the Foothills

4. The Foothills are the undulating lower hills and valleys that separate the higher, steeper, more dissected and bush-clad Ranges from the lowland area that generally constitutes the metropolitan part of Waitakere. They extend longitudinally from Oratia in the south east, to Anzac Valley, in the north. There are distinct “local” development histories, communities of interest, landscapes and catchments predominantly rural in character, or at least peri-urban in character. Local distinctiveness apart, in the aggregate, they constitute “the Foothills” and are recognisably distinguished from other parts of the Heritage Area.
5. The different Foothills localities share many management issues identified in the Act, such as pressures of urban subdivision and sprawl, landscape management, catchment management, soil fertility and soil erosion, “wild” areas, low density settlement, rural uses in transition and change, and proximity to protected parkland and metropolitan urban Waitakere. While all these issues have micro-level variations and expression, it is anticipated that some learnings from the LAP process will be transferable or at least inform policy development from one locality in the Foothills to others.

Where to Start

6. To undertake the preparation of a LAP for the whole Foothills area is considered to be too unmanageably complex, and would carry risks of timeliness, loss of community confidence, and superficiality of consultation and policy development that was not specific to any local community. A better approach is the second alternative proposed in option 3 – “to prepare an individual LAP for one local area, but within the setting and frame of the whole Foothills area”.

Options Identified

Area Selection

7. As recorded in resolution 1300/2008, the Policy and Strategy Committee had a preference for all or part of the Foothills as the locality for the initial LAP. In the discussion, all the areas within the Foothills were mentioned but Oratia was referred to most commonly.

Assessment of Options

8. Officers have undertaken an evaluation of the different options which builds on the evaluation contained in the previous report on this matter. That report, in turn, drew on the results on targeted community consultation carried out this year. A summary of that evaluation is contained in Appendix A.

A23

Preferred Option

9. As a result of the evaluation, Oratia is the preferred and recommended local area for the preparation of the first LAP. This area:
- is relatively well researched in terms of issues, and public opinion on development needs (preparation, and submissions/evidence on the Oratia Structure Plan);
 - has experienced urbanisation pressures adjacent to the MUL;
 - is a formerly very productive rural area with existing and future rural potential;
 - has shown recent rural economic innovation and development;
 - has a strong identified community of interest focussed in part on the school, hall, historic and cultural associations, especially with orcharding, horticulture and smallholdings;
 - has existing landscape management issues;
 - retains a "rural character", despite proximity to urban Waitakere and recent land use change;
 - illuminates many of the common issues of the Foothills;
 - has a structure plan and catchment management plan.

Process Considerations

10. The Policy and Strategy Committee has agreed with the process for developing LAPs, including consultation outlined in the 7 August 2008 report (1300/2008 (3)).
11. The process is intended to be as inclusive and participatory as possible. At every step attention will be paid to full communication with the local community and other affected interests.
12. The Act sets out detailed requirements about the purpose, process, content and outputs of the LAP process (sections 25 and 26).
13. There are matters of initial and ongoing research and information gathering that need to be completed prior to full-scale community engagement to inform consideration of matters such as:
- the definition of the boundary of the local area;
 - the description of heritage features in the local area;
 - the identification of the distinctive natural, cultural and physical characteristics that contribute to amenity and future amenity;
 - the needs and wellbeing (including social and economic wellbeing) of the local community;
 - the landuse and landuse capability of the area.
14. It is proposed to pursue a "enquiry by design" approach to the development of the LAP. This approach is well-known to Councillors through its application in charettes in the mid 1990's to the long term future redevelopment of New Lynn Town Centre, and in other applications, for example, more recently in Westgate/Massey North. In this case the enquiry will be modified to suit the rural context and to build on previous consultation in the area. The focus of this process will be on place making or place shaping and sets consistent long term goals embedded within a framework of community participation and consensus building.

15. Essentially the enquiry will ask the community five questions:
- What are the geographic, historic, community, economic, social and sensible planning boundaries of this place?
 - What should this place look like, feel like, and function like in 50 – 100 years time?
 - What do the objectives of the Act mean when applied to this place over that time period?
 - What are the unique as well as the generic opportunities for expressing the individual character of this place, and the Heritage Area character?
 - What needs to be done and by when, for those aspirations to be achieved?
16. Typically, the key engagement with the community will be in a locally-based charette process run over several weeks, allowing extensive and intensive participation. This process will build on engagement with key institutions, groups and stakeholders, and be underpinned with research and analysis of the local area. The Act requires specific consultation with tangata whenua, namely Te Kawerau A Maki and Ngati Whatua.
17. There will also be opportunities for input and participation by Councillors, and it is anticipated that local Ward Councillors and Community Board Members will play a prominent role.
18. The enquiry forms the basis for the LAP, which is then reported to Council for adoption and decision-making on any changes to be included in the District Plan, Long Term Council Community Plan (LTCCP) or other Council policies.

Timing

19. It is anticipated that the Oratia LAP should be completed within six months of commencement (excluding the Christmas period). Ideally the charette process will take place in November 2008, and if that target is achievable, then the draft LAP will be reported back well within this financial year.

STRATEGIC CONTEXT

20. The protection of the Waitakere Ranges and Foothills is a central objective of the "Green Network" Platform of the LTCCP 2006-2016. The restricted growth and protection of this area is part of the Draft Growth Management Strategy and the corollary to the urban intensification objectives of the Council. As the urban part of the City intensifies, the strategic importance of the unspoiled coast, the protected ranges and the rural Foothills will grow.
21. The Waitakere Ranges and Foothills Protection Project complements the Draft Growth Management Strategy for Waitakere, the Auckland Regional Growth Strategy, and policies in the Auckland Regional Policy Statement. The Act seeks to avoid unplanned creeping urban expansion, beyond the Metropolitan Urban Limits, that would destroy the rural and natural character of the Waitakere Ranges and Foothills. At the same time, the continued existence and sustainable development of the diverse local communities in the area is also an objective of the Act.
22. The eastern part of the Heritage Area is included in the drainage catchment of the Hauraki Gulf Marine Park. The purpose of the Act accords with the purpose and objectives of the Hauraki Gulf Marine Park Act 2000.

CONSULTATION

23. Consultation has been undertaken across the Strategic Planning, Parks Planning and Public Affairs units, all of whom agree to their involvement in the LAP preparation.

RESOURCES

24. The LTCCP 2006-2016 has included provision for seven years to allow the development of LAPs in the various communities of the Heritage Area. Specific provision is made in the 2008-2009 Annual Plan.
25. Funding for implementation of LAPs will be considered on a year by year basis in the Annual Plan as the LAPs are developed.

IMPLEMENTATION ISSUES

26. The methodology for implementing the requirements of the Act in respect to LAPs is provided in paragraph 9 of this report and addressed in the "Local Area Plans under the Waitakere Ranges Heritage Area Act 2008" report received by the Committee on 7 August 2008.

Report prepared by: Graeme Campbell, Director, Strategic Planning.

Options Identified

1. In developing priorities for a LAP in a local area within the Foothills cognisance needs to be given to the function of the area as a whole, and the issues associated with each local area. The following options for preparing the first LAP have been identified and are evaluated below

Option 1 – First LAP in areas without a Structure Plan

2. Two local areas currently do not have structure plans, being Anzac Valley and Henderson Valley/Opanuku. There are still outstanding appeals before the Environment Court to the District Plan in both locations (Lockington & Lyon and Dilworth Structure Plan). It would be appropriate for these matters to be advanced prior to additional work being undertaken. In the Henderson Valley/Opanuku catchments, integrated catchment management planning is not proposed to commence until 2010. Likewise, work has not commenced on a Reserves and Public Access Plan for these areas. Subdivision and structure planning is a contentious issue in these communities and would require additional resources beyond that budgeted for developing LAPs to advance the consideration of structure planning. Discussions with residents indicated divided views on whether Henderson Valley/Opanuku would be a possibility for a first LAP. Both locations could benefit from the rural economic development project.

Option 2 - Swanson

3. The decision on appeals to the Swanson Structure Plan is still outstanding from the Environment Court. As such it would not be appropriate to develop the first LAP in Swanson. However, when the decision is available Swanson could be a candidate for the second LAP because subdivision and catchment management matters have been addressed in the structure plan and a Reserves and Public Access Plan has been drafted, and is currently on hold in anticipation of the Environment Court's decision. Discussions with residents indicated divided views on whether Swanson would be a possibility for a first LAP. The Swanson catchment includes lands outside of the Swanson Structure Plan (zoned Bush Living and Waitakere Ranges Human Environments) and these would need to be considered in defining the boundary of a LAP.

Option 3 - Oratia

4. The Oratia Structure Plan is part of District Plan and subdivision matters are now beyond challenge within this part of the Foothills zone. Stormwater catchment management planning was completed as part of the structure plan process. Council has adopted the Oratia Reserves and Public Access Plan. As with other locations, the area would benefit from the consideration of rural economic development and the social and cultural dimensions of community well-being. These are aspects which were not advanced as part of the structure plan process. Likewise, the design of the Oratia rural village needs to be considered because of its proximity to the Metropolitan Urban Limits and the desire expressed by the community through the structure plan process to retain its rural character. There is some willingness within the community to consider Oratia as a location for the first LAP, although this was based on the rural economic development project being significantly advanced. The Oratia catchment includes lands outside of the Oratia Structure Plan (identified as Bush Living and Waitakere Ranges Human Environments and potentially Foothills) and these would need to be considered in defining the boundary of a LAP.

APPENDIX 1.

Option 4 – Foothills as a whole

5. A Foothills-wide LAP would be a significant undertaking and because of matters raised above regarding specific local areas, it would be difficult to advance a Foothills-wide LAP. There is a risk that subdivision issues could beleaguer the LAPs process or open up matters already resolved in specific local areas.

Preferred Option

6. Option 3 – Oratia is recommended as the preferred option. Oratia includes many characteristics and issues that are common to other areas in the Heritage Area, including the relationship of private land with the Waitakere Ranges Regional Park, the meaning of 'rural' and 'rural character', the type of rural edge that is appropriate adjoining the Metropolitan Urban Limits and the consideration of 'future rural uses' and rural economic development. It would provide a valuable demonstration of the LAP process, allowing learning for all involved in the process. As the structure planning has been completed, it avoids some of the contentious issues around subdivision still being considered through appeals in other areas of the Foothills environment.

ONE PLAN FOR THE AUCKLAND REGION CONSULTATION AND FEEDBACK

(Policy and Strategy Committee, 4 September 2008)

GLOSSARY

Regional Sustainable Development Forum	(RSDF)
Long Term Council Community Plan	(LTCCP)
Auckland Sustainability Framework	(ASF)

EXECUTIVE SUMMARY

The purpose of this report is to seek the Policy and Strategy Committee's views on, and invite feedback on the draft One Plan (Version 1) for the Auckland region, its components, and future intentions.

The One Plan (Version 1) for the Auckland region was considered and adopted as a draft for consultation by the Regional Sustainable Development Forum (RSDF) on 27 June 2008. The draft One Plan (Version 1) is now subject to the first phase of consultation. This report is an opportunity for the Policy and Strategy Committee to provide feedback on consideration of the draft document. That feedback will be included in a report back to the RSDF by officers as part of the first phase of the draft One Plan (Version 1) consultation process.

It is anticipated that there will be several iterations of One Plan. The document presented to the Policy and Strategy Committee today is the first draft version of what is likely to require at least three further iterations over a number of years to incorporate action and co-ordination across all wellbeings and to deliver on the goals and shifts outlined in the Auckland Sustainability Framework 2007(ASF).

RECOMMENDATIONS:

It is recommended that the Policy and Strategy Committee resolve to:

1. **Receive** the One Plan for the Auckland Region Consultation and Feedback report.
2. **Agree** that a submission be prepared by officers to reflect the points that were raised in the discussion at this and other Council committee meetings. In particular:
 - i) Agree with the overall approach of the Draft One Plan.
 - ii) Agree that the programmes contained in the Draft One Plan are considered to reflect the region's current priorities.
 - iii) Agree that the Digital Auckland and Destination Auckland programmes need to be updated incorporate recent developments.
 - iv) Agree that the Completing the Network programme commentary should include

A29

- The joint Crown & Waitakere City Council investigation into the future use of Whenuapai airport.
3. **Agree** that further consideration needs to be given to the planning for infrastructure in Auckland. The next version of One Plan should include a section on the principles of infrastructure planning which will deliver on the 'Resilient Infrastructure' and 'Quality, Compact Urban Form' goals within the Auckland Sustainability Framework. Thereafter, a staged approach to detailed infrastructure planning should be taken where each version of One Plan considers one additional element of infrastructure.
 4. **Agree** that the Auckland Sustainability Framework goals and shifts are the agreed driver of One Plan and that future versions should be framed around delivering on all of the goals of the Framework. Therefore, when deciding on priorities for the next version, signature projects should be developed that deliver on goals not currently covered in version 1.
 5. **Agree** that version 2 should contain as new areas, social development, energy and climate change and open space in addition to the further development of programmes in version 1.
 6. **Agree** that the existing connected initiatives should be extended to include the projects listed in paragraph 7 of this report.
 7. **Agree** that linking up connected initiatives under each of the programmes of action will be resource-intensive and that this endeavour should be given sufficient time to gain the leverage that is expected. In general, effort needs to be directed to the effective implementation of version 1 prior to embarking on version 2.
 8. **Agree** that the Chair of the Policy and Strategy Committee is delegated to sign off this Committee's submission.
 8. **Agree** to work closely with other Regional Sustainable Development Forum members prior to 19 September 2008 to build support for this package of recommendations.

BACKGROUND

1. On 5 June 2008 the Policy and Strategy Committee resolved to:

"1. Receive the One Plan for Auckland - Overview and Progress Report.

2. Agree that Council's representative on the Regional Sustainable Development Forum endorse One Plan (Version 1) for stakeholder consultation at the 22 June 2008 meeting of the Regional Sustainable Development Forum."

909/2008.

2. Progress on One Plan (Version 1) has also been reported to the NorSGA committee on 18 August 2008. The following resolutions were made:

- "1. Receive the One Plan for Auckland - Overview and Progress Report.*
- 2. Agree to provide comments and feedback to the Policy and Strategy Committee regarding Council's endorsement of the One Plan (Version 1).*
- 3. Agree to support the inclusion in the One Plan of the development of the Western Route, as a signature project, and urges the Council to advocate for the business, employment, residential and tourism development opportunities related to the completion of the State Highway 16/18 NorSGA links.*
- 4. Agree to recognise the value to the NorSGA development, the Skills, Digital and Destination Auckland programmes in the One Plan, and seeks to have these new NorSGA opportunities recognised in the One Plan.*
- 5. Agree to seek the inclusion of an investigation into the Whenuapai Airport as an infrastructural asset for the Auckland region."*

1385/2008

3. Progress on One Plan was reported to Te Taumata Rununga on 14 July 2008 and a workshop was held on 18 August 2008 to discuss One Plan. The Taumata representative on the Policy and Strategy committee will provide a report back to the committee on the outcomes of the workshop.
4. Over the last decade central, regional and local authorities have increasingly worked together on nationally and regionally significant issues for Auckland's future. Examples of this work include the Regional Land Transport Strategy and successive reviews, the Joint Officials Group on Transport (JOG,2003), the Auckland Transport Strategic Alignment Project (2006-08), the Auckland Regional Growth Strategy (1999), the Auckland Metro Action Plan (2006), the Auckland Regional Economic Development Strategy (AREDS, 2003), the Sustainable Cities Programme (2003-06) and many others.
5. One Plan has its origins in the Sustainable Cities Programme, the Auckland Metro Action Plan and the Strengthening Auckland's Regional Governance project (2007) which stated that *"The One Plan for Auckland will promote social, economic, cultural and environmental well-being through prioritised action plans"*. A brief chronology of its development is provided at appendix **Axx**.

DECISION MAKING

6. The attached draft One Plan (Version 1) document (**Bxx**) contains three main sections:
- Seven interrelated programmes of action each of which is intended to focus on a "signature project" with connected initiatives:
 - Improving public transport – signature project :building on the electrification of the region's railway,

- Completing the network – signature project: the Western Ring Route and associated land development and redevelopment,
 - Digital Auckland – signature project: an open-access fibre network for the Auckland region,
 - Destination Auckland – signature project: Rugby World Cup 2011, and thereafter positioning Auckland as a major events destination,
 - CBD/Waterfront development,
 - Building communities – signature project: the social and economic transformation of the Tamaki area, and
 - Growth through skills –signature project still under discussion and awaiting central government details on priorities for announced funding.
- An inventory of currently identified regional infrastructure priorities to assist with the development of the regional infrastructure plan scheduled for completion in August 2009.
 - Those areas identified for further development through future One Plans:
 - Ongoing implementation of the Regional Growth Strategy,
 - 3 Waters (storm water, wastewater and potable water),
 - Social development,
 - Energy and climate change,
 - Maori aspirations,
 - Pacific prosperity,
 - Open space, and
 - Built cultural heritage.
7. One Plan focuses on a few regionally significant projects and programmes and seeks to add value by leveraging existing investment in the programmes to create opportunities for increasing efficiencies and value for money. Above all, One Plan offers a new way of working by gathering regional agreement on regional priorities. Through working across the region's councils, and a number of key central government departments, One Plan seeks to link up previous independent actions and projects into a more comprehensive package. It is also anticipated that by adopting a collaborative approach to regional priorities skills and relationships will be formed, to offer wider benefits across other significant areas for the region.

8. Council officers have considered a range of additional projects that could leverage greater gains for the City and the region if harnessed to One Plan (Version 1) as connected initiatives.
- Improving public transport – proposed connected initiative: building support for urban intensification by developing resources that display good examples and benefits to the public. In order to engage positively with the public these resources would be best in audio visual rather than written format.
 - Completing the network – proposed connected initiative: The joint Crown/Waitakere City investigation into the future use of Whenuapai airport.
 - Digital Auckland – proposed connected initiative: adding urban Marae into priority targets for fibre-optic ducting along with government buildings, universities, schools and hospitals.
 - Destination Auckland – proposed connected initiative: developing Waitakere's tourist attractions including the Corbans Estate Arts Centre.
 - CBD/Waterfront development – proposed connected initiative: advocacy for protection of the CBD rail loop tunnel route to enable future enhancement of rail services to Waitakere residents.
 - Building communities – proposed connected initiative: Development of a Regional Social Wellbeing Forum for officers and community leaders to share lessons learnt from community development initiatives such as the Tamaki project, 'Massey Matters' and Hobsonville. Within this forum, priority areas for similar intervention should be identified for implementation after the Tamaki project is sufficiently underway.
 - Growth through skills – proposed connected initiative: a number of regional projects have been identified such as a skills observatory (mapping skills shortages and training opportunities) and/or workforce literacy and numeracy programmes. Choosing which initiative is the best candidate will depend on the focus of central government funding.
9. Due to the short time frame for the development of version 1, it has necessarily focussed on signature programmes that already had significant agreement. Added to this were central and regional government objectives that meant that programmes had to be nationally and regionally significant. These criteria have meant that programmes included in version 1 have only delivered on a narrow range of ASF goals.
10. The ASF is the agreed driver of One Plan. The final version of One Plan should ultimately deliver across all of the goals of the Framework. Therefore, when deciding on priorities for the next version, signature projects should be developed that deliver on goals not currently covered in version 1. Therefore, version 2 should focus on the 'Unique Outstanding Environment' goal through the development of a network of open spaces and the shifts of 'Reducing our Ecological Footprint' and 'Building a Carbon Neutral Future' in order to address energy and climate change challenges.

11. Further consideration also needs to be given into the planning for infrastructure in Auckland. The next version of One Plan should include a section on the principles of infrastructure planning which will deliver on the ASF. In addition, a staged approach to detailed infrastructure planning should be taken where each version of One Plan considers one additional element of infrastructure. This will require a concerted effort by many regional officers and should not be unduly pressured by unrealistic timeframes.
12. Recent events on a joint regional approach to bidding for Rugby World Cup events (Destination Auckland programme) and also for Broadband infrastructure funding (Digital Auckland programme) have stretched regional capacity, collaboration and vision. One Plan (Version 1) should be updated to reflect more detail on the agreements reached thus far within these two programmes.

Issues

13. The Policy and Strategy Committee is asked to consider the following issues for feedback to the RSDF on 19 September 2008 (questions in italics - report commentary following questions).

A) The goal of the final version of the One Plan process will be the integrated, long term, sustainable development of the Auckland region.

Is this draft One Plan (Version 1), as a first step, taking us in the right direction to fulfil this vision?

Council has previously agreed with this proposition, and should continue to support it.

B) The draft One Plan (Version 1) programmes of action are based on current priorities.

Are there any priorities missing that you would like to see addressed in version 2?

Priorities should seek to deliver across **all** goals and shifts of the Auckland Sustainability Framework.

Is greater emphasis or further development needed on the current priorities?

Commentary on Broadband and Rugby World Cup 2011 should be updated to reflect the latest regional agreements

Consideration should be given to branding and promoting the Western Ring Route as 'the regions second economic corridor'.

C) In considering version 2, regional officers have been asked to develop a regional infrastructure plan to integrate, prioritise and apply sustainability to infrastructure investment.

Do you support the proposal to include energy, transport and water in this plan?

Generally, but consideration needs to be given to the effective implementation of version 1 prior to scheduling, funding and embarking on version 2.

Would you like to see other types of infrastructure included in the first attempt at this plan?

Infrastructure should not dominate One Plan process. One additional item of infrastructure should be added in each successive version beginning with telecommunications.

Note that further revision of Broadband needs to be undertaken in version 2 within the infrastructure plan.

Ultimately, high level sequencing of infrastructure projects is desirable.

D) In considering future versions: One Plan intends to address future priorities through the development of new programmes, by building priority areas into major policy reviews, and through the infrastructure plan.

Are there any gaps in the areas for future priority?

Are there other ways of addressing these priorities?

Infrastructure should not be a separate process but should be built into One Plan.

Consideration of Community Views

- 9. One Plan is based on projects that have existing commitment and the significant actions that are included in the plan have already been subject to some form of community engagement and consultation. Furthermore, version 1 of One Plan is intended to build on existing regional strategies which have also been subject to required consultation processes. Therefore, at the 27 June meeting the RSDF approved a three stage approach to consultation on One Plan outlined below

Phase 1	One Plan stakeholder engagement and feedback in the period 27 th June to 19 September 2008
Phase 2	Public consultation on the first One Plan in late 2008 and the first half of 2009 through to completion of Long Term Council Community Plans
Phase 3	Longer term public engagement

- 10. Phase 1 consultation on One Plan (Version 1) is now underway and being officially considered by each council and also by central government. Feedback will be collated for reporting to the RSDF on the 19 September 2008. In the second phase, public consultation will occur in late 2008 and in the first half of 2009 as contributing agencies begin their decision making and prioritisation in response to version 1 of One Plan. This will include public consultation undertaken through Waitakere's Long Term

Council Community Plan (LTCCP). Consultation will take place at this point as the LTCCP process will require each partner to identify and consult on their financial commitments to projects which may form the One Plan programmes. The third and longer term phase responds to the ongoing form and content of future versions of One Plan.

11. Engagement with Māori is also occurring during the June to September 2008 period through the functions of each council, and also through discussions with the Mana Whenua Establishment Group. During the drafting of One Plan (Version 1) Mana Whenua have been focussed on the establishment of the Mana Whenua Forum.

STRATEGIC CONTEXT

12. One Plan demonstrates ongoing progress towards a sustainable Auckland region and as such contributes significantly to Council's Sustainable Development priority. Through its links to the ASF, One Plan will take a longer term view of the development of the region, considering social, economic, cultural and environmental wellbeings.

CONSULTATION

13. Te Taumata Rununga and the NorSGA committee have received reports on the progress of One Plan and resolved to provide advice to the Policy and Strategy committee today.

RESOURCES

14. There are no resource implications other than officers' time, which has been budgeted for.

IMPLEMENTATION ISSUES

15. Council should continue to be involved in the leadership of the process and contribute to the broad regional view to One Plan, ensuring that in seeking to advance nationally and regionally significant projects Waitakere's objectives are also advanced. This package of recommendations will require support from other members of the RSDF and their officers. Steps should be taken to work with them to forum consensus on these issues.

Report prepared by: Rose Leonard, Senior Advisor: Strategic Governance.

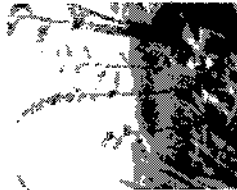
Chronology of the development of One Plan thus far (August 2008).

1. In 1999 the local government authorities of the Auckland region adopted the Regional Growth Strategy (RGS) and established the Regional Growth Forum (RGF) to manage the rapid growth of Auckland's population.
2. In June 2007, the region completed the Strengthening Auckland's Regional Governance Final Report. Central to the package of proposals put forward was the establishment of a Regional Sustainable Development Forum (RSDF) involving all councils and participation by Central Government and Mana Whenua/Tangata Whenua, with a key outcome of delivering:-
 - A coordinated, aligned, prioritised and funded One Plan dealing with regionally significant issues (the four well beings) and linking Central Government strategies and funding with;
3. Binding funding agreements negotiated/facilitated by the strengthened regional council as an outcome of the One Plan to ensure implementation of projects/programmes and to advance specific and already identified RGF endorsed two significant strategic documents to progress the sustainable development of the Auckland region:
 - The Auckland Sustainability Framework: A guiding framework for the proposed One Plan and the work programme of the RSDF.
 - The 'Growing Smarter' Report: an evaluation of the RGS which identified those aspects currently being applied successfully and those areas with a need for improvement.
4. The combination of a drive for sustainable development, and the pressure for strengthened regional governance (leadership, decision-making and implementation), has formed the background for the One Plan for Auckland concept. Furthermore, throughout this time, there has been a growing awareness that whilst there are generally enough strategies in the region, these have not been fully integrated or aligned into a coherent overall direction and set of actions that reflect the region's priorities. It is anticipated that One Plan will meet this challenge as well as provide stronger regional decision-making and implementation by:
 - increasing the certainty and speed of action,
 - implementing selected significant projects and programmes,
 - aligning, integrating and prioritising between strategic decisions,
 - developing existing central government strategy focussed on Auckland, and
 - instilling a sustainability focus to decision making.
5. At the start of 2008 the work and functions of the RGF became the responsibility of the RSDF, adding sustainability as a driving factor for the region's growth and development. The RSDF is dedicated to the long-term

sustainable development of the Auckland region; but it has a broader focus than the RGF and an emphasis on implementation.

6. During these initial development stages it became apparent that to deliver actions that addressed all of the four wellbeings there would need to be several iterations and several phases of implementation for One Plan over a number of years. It is anticipated that it will take at least three further versions to incorporate and deliver on all of the goals outlined in the Auckland Sustainability Framework. Therefore, what is before the Policy and Strategy Committee today represents the beginning of a much longer process of regional co-ordination, prioritisation and implementation.
7. On 28 March 2008 the RSDF decided upon the following three pronged approach to One Plan content, which is reflected in the draft One Plan (Version 1):
 - An infrastructure plan - including an inventory of currently identified priorities, and a scope and timetable for the production of a regional infrastructure plan
 - Development of a series of policy directions of high strategic priority, and report back with recommendations on how these will be addressed in future versions of One Plan:
 - Further detail and documentation of a set of One Plan programmes of action.
8. Since March, officers from around the region together with those from central government agencies have continued to develop the content of One Plan (Version 1) with regular input from the Chief Executives, and Directors and under the direction given at successive Regional Sustainable Development Forum meetings.

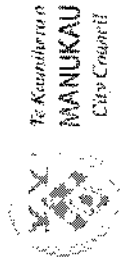
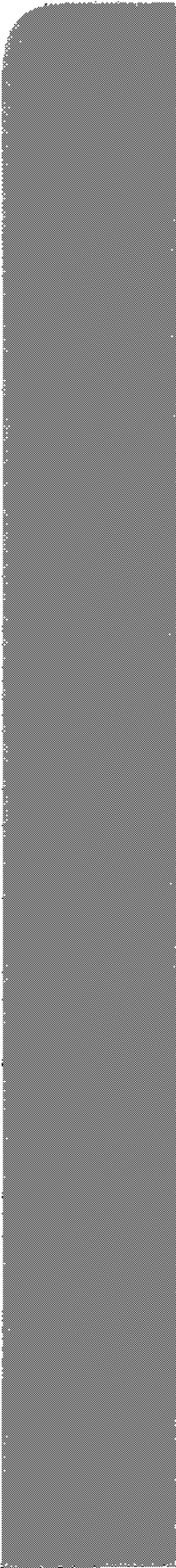
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