

MINUTES OF AN ORDINARY MEETING OF THE LONG TERM COUNCIL COMMUNITY PLAN AND ANNUAL PLAN SPECIAL COMMITTEE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY, ON FRIDAY, 11 JUNE 2004, AND RECONVENED ON TUESDAY, 15 JUNE 2004, THURSDAY, 17 JUNE 2004, TUESDAY, 22 JUNE 2004, WEDNESDAY, 23 JUNE 2004 AND FRIDAY, 25 JUNE 2004, COMMENCING AT 9.30 AM.

PRESENT:

Councillor	JM	Clews, QSO, JP (Chairperson)
Mayor	Bob	Harvey, QSO, JP (Deputy Chairperson) (from 10.15 am)
	CA	Stone (from 9.40 am)
	DQ	Battersby, JP (from 11.24 am)
	BA	Brady, JP (from 9.43 am)
	AC	Fenton
	PA	Hulse (from 9.50 am until 2.59 pm)
	JP	Lawley
	GE	Nash, QSM, JP
	VS	Neeson, JP
	GB	Presland (until 2.59 pm)
	GW	Russell, JP (from 2.10 pm)
	DA	Yates, JP

TE TAUMATA RUNANGA: M Te Huia

COMMUNITY BOARDS:

RF Jessopp	(Chairperson Massey Community Board)
EG Francke	(Chairperson New Lynn Community Board)
CA Shepherd, JP	(Chairperson Waitakere Community Board)
DB Shaw, JP	(Henderson Community Board)

IN ATTENDANCE:

Chief Executive
Director: Finance
Director: Corporate and Civic Services
Director: Public Affairs
Director: Quality Assurance
Group Manager: Asset Management
Group Manager: Financial: Financial Management
Group Manager: Planning and Community Services
Group Manager: Strategic Planning and Policy
Group Manager: Service Management
Group Manager: Group Management
Group Manager: Regulatory
Manager: Arts
Manager: Public Affairs
Manager: Resource Consents
Manager: Leisure Services
Manager: Legal Services
Team Leader: Resource Consents
Transport Engineer: A Ovanessoff
Strategic Leader
Administration Team Leader
Strategic Planner: Financial
Community Resources Project Leader
Senior Analyst: Economic Policy
Corporate Planner
Annual Plan Co-ordinator
Committee Secretary: N Delamere

1 APOLOGIES

1095/2004

MOVED by Cr Neeson, seconded Cr Fenton:

That apologies from Crs Dallow and Hoskin for absence and Crs Battersby, Hulse, Russell and Stone for lateness be received and sustained.

CARRIED

2 LONG TERM COUNCIL COMMUNITY PLAN AND ANNUAL PLAN 2003/2004 HEARINGS AND DECISIONS

Chief Executives Report

9.40 am Cr Stone entered the meeting.

9.43 am Cr Brady entered the meeting.

1096/2004

MOVED by Cr Clews, seconded Cr Fenton:

That the report of the Chief Executive be received and that in the interest of regional unity the funding for the purchase of Kaikoura Island be confirmed from the Chief Executive's Projects Budget.

CARRIED

Heritage Strategy and Action Plan Adoption

1097/2004

MOVED by Cr Yates, seconded Cr Lawley:

1. That the Heritage Strategy and Action Plan Adoption report be received.
2. That it be recommended to Council that the Heritage Strategy be adopted.
3. That the Action Plan 2004 be adopted with the additions and amendments as noted below:
 - i. Add to Action Plan Section 1.8

New Action 6 2004/2005: 'Develop a waahi tapu, Maori heritage sites and significant sites inventory with Ngati Whatua o Orakei'.
 - ii. Section 2.0
 - 2.3 to the summary of issues:
 - i. the need to recognise not only individual trees or stands of trees but entire ecosystems also.

- 2.5 add a paragraph noting specific references to the relevant sections of the Resource Management Act 1991 that obligates councils to protect Maori heritage, ie., Section 6(e) requires Councils to 'recognise and provide for the following matters of national importance: the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga'. Also include a reference to section 8 which requires Councils to take into account the principles of the Treaty of Waitangi in relation to managing the use, development, and protection of natural and physical resources.
- 2.9 add a new 2004/2005 Action 6: 'Parks Strategy review to include investigation and promotion of heritage in parks, particularly sites and trees'.

iii. Section 3.0

- Remove Section 3.3
- Add to 3.4 (new 3.3):
 - i. Regulatory and Statutory protection for waahi tapu, Maori heritage sites and sites of significance identified by Ngati Whatua o Orakei.
 - ii. Provide access to information about funds to support tangata whenua and Maori groups involved in heritage restoration and protection.
 - iii. Investigate co-management of sites, acquisition of sites, and transfer of title to tangata whenua of particular sites.

Add relevant sections of the Resource Management Act as in 2.5.

- 3.5 (new 3.4) - add to the summary of issues:
 - Concern over the degradation and destruction of both known heritage and archaeological sites.
 - Concern that many Maori heritage sites, sites of significance and archaeological sites are not included in the District Plan and are therefore threatened by the resource consent process.
 - That major research is needed to accurately identify location, state and value of Maori heritage sites and sites of significance.
 - That funding to support the necessary changes to the District Plan be identified.
- 3.7 (new 3.6) amend Actions -
 - That Action 1 for 2005/2006 be brought forward to be action
 - 1 for 2004/2005.
 - Amend Action 4 2004/2005 to read: 'Projects underway with Ngati Whatua to manage heritage issues as raised in ongoing discussions.'

- 4 That the proposed new position of Heritage Manager be included in the Annual Plan 2004/2005.

CARRIED

9.50 am Cr Hulse entered the meeting.

Massey Community Board Submission

1098/2004

MOVED by Cr Nash, seconded Cr Brady:

That the Massey Community Board Submission be received.

CARRIED

Quality Control of Council Works

1099/2004

MOVED by Cr Fenton, seconded Cr Hulse:

1. That the Quality Control of Council Works report be received.
2. That provision be considered for an additional staff member together with additional funding to the maintenance work for 2004/2005, totalling an additional budget provision of \$200,000 in the Annual Plan 2004/2005.

CARRIED

West Wave Aquatic Centre - Swimming Lane Charges and Café Hours

1100/2004

MOVED by Cr Brady, seconded Cr Fenton:

1. That the West Wave Aquatic Centre - Swimming Lane Charges and Café Hours report be received.
2. That the Long Term Council Community Plan and Annual Plan Special Committee agree to amending the proposed West Wave Aquatic Centre fees and if necessary providing additional subsidy from rates as a result of Annual Plan submissions.
3. That it be recommended to the Finance and Operational Performance Committee that the revised standard charges, including discounts as set out in the table attached for hire of lane and pool space at the West Wave Aquatic and Recreational Centre as attached be adopted.

CARRIED

Harbourview Orangihina Park Costings

1101/2004

MOVED by Cr Brady, seconded Cr Yates:

1. That the Harbourview Orangihina Park Costings report be received.
2. That in the preparation of the Long Term Council Community Plan 2006, the long term costs to further develop Harbourview Orangihina be investigated.

CARRIED

Waitakere Central - Henderson Rail Station Precinct

10.15 am Mayor Bob Harvey entered the meeting.

1102/2004

MOVED by Cr Presland, seconded Cr Yates:

1. That the Waitakere Central - Henderson Rail Station Precinct report be received.
2. That a proposal be developed with reference to Tranz Rail Ltd/Track Co, Auckland Regional Council/Auckland Regional Holdings/Auckland Regional Transport Authority, and Auckland Regional Transport Network Limited regarding how best to receive and manage the proposed grant from Infrastructure Auckland for the Henderson Station Precinct project with regard to the Councils initial guidance, namely, that:
 - (a) Waitakere City Council seeks to minimise its risk in relation to the obligations imposed by a grant;
 - (b) organisations, which are in the best position to do so, manage these risks and the implementation of the project or part of the project; and
 - (c) funding be sought for the shortfall in respect of the station components of the project from Auckland Regional Council/Auckland Regional Holdings/Auckland Regional Transport Authority.
3. That a proposal be brought back for consideration by the Council in relation to any acceptance or assignment of the grant for the Henderson Station Precinct project.
4. That should the terms and conditions of the grant be acceptable to Waitakere City Council, that the amount of \$674,500 in relation to detailed design costs and project management costs be allocated to undertake these works and that appropriate disclosures be put into the final Annual Plan 2004/2005.
5. That the following components be confirmed as part of the concept design for the Henderson Station Precinct project and incorporated into the detailed design, subject to the funding shortfall of the project being secured and other avenues of funding being pursued in order to minimise the extent of any additional Council funding:
 - (a) Toilets on Railside Avenue; and
 - (b) Escalators to Railside Avenue and to the station platform.
6. That the amount of \$900,000 capital expenditure, being approximately the shortfall for the airbridge from the amount allocated in the Rail Business Plan, be included in the Annual Plan 2004/2005 for use in the event that Council is unsuccessful in securing this funding from other sources.
7. That officers continue to explore opportunities for alternative funding.

CARRIED

ADJOURNMENT

1103/2004

MOVED by Cr Clews, seconded Cr Brady:

That the meeting stand adjourned until 11.15 am.

CARRIED

10 59 am The meeting adjourned.

11.24 am The meeting reconvened. Mayor Bob Harvey and Crs Hulse, Neeson and Presland were not present. Cr Battersby entered the meeting.

The Committee discussed Additional Items that the Committee has flagged to look at with a possibility of budget changes.

1104/2004

MOVED by Cr Nash, seconded Cr Battersby:

That funding of \$65,000 for a left hand turn at Border and Henderson Valley Roads not be included in the Annual Plan 2004/2005.

CARRIED

NOTE: Pursuant to Standing Order 32.12 Cr Lawley requested that her vote against the motion be recorded.

11.30 am Cr Hulse returned to the meeting.

11.39 am Mayor Bob Harvey returned to the meeting.

1105/2004

MOVED by Cr Hulse, seconded Cr Yates:

That extra funding of \$380,000 for roading, kerbing and channelling on Glengarry Road, Glen Eden be included in the Annual Plan 2004/2005 for consideration.

CARRIED

1106/2004

MOVED by Cr Battersby, seconded Cr Fenton:

That an additional \$5,000 for the Surf Lifesaving be included in the Annual Plan 2004/2005 for consideration.

CARRIED

MOVED by Cr Yates, seconded Cr Hulse:

That \$93,000 from the Assets Acquisition Fund together with \$57,000 additional funding for the Laingholm Events Centre be included in the Annual Plan 2004/2005 for consideration.

AMENDMENT

MOVED by Cr Nash, seconded Cr Lawley:

That \$93,070 from the Assets Acquisition Fund together with \$6,930 additional funding for the Laingholm Events Centre be included in the Annual Plan 2004/2005 for consideration.

AMENDMENT CARRIED

SUBSTANTIVE MOTION

The Chairperson put the substantive motion.

1107/2004

MOVED by Cr Nash, seconded Cr Lawley:

That \$93,070 from the Assets Acquisition Fund together with \$6,930 additional funding for the Laingholm Events Centre be included in the Annual Plan 2004/2005 for consideration.

CARRIED

1108/2004

MOVED by Cr Yates, seconded Cr Hulse:

That funding of \$10,000 for McLaren Park Trust be included in the Annual Plan 2004/2005 for consideration.

CARRIED

ADJOURNMENT

1109/2004

MOVED by Cr Clews, seconded Cr Battersby:

That the meeting stand adjourned until 1.30 pm.

CARRIED

12.45 pm The meeting adjourned.

1.36 pm The meeting reconvened. Crs Fenton and Hulse were not present.
Cr Presland returned to the meeting.

A presentation was made on the Development Contributions and Financial Contributions Policy.

- 2.10 pm Cr Russell entered the meeting.
- 2.20 pm Cr Fenton returned to the meeting.
- 2.22 pm Cr Battersby left the meeting.
- 2.25 pm Cr Presland returned to the meeting.

Submissions on the Proposed Amendments to the Long Term Council Community Plan

1110/2004

MOVED by Cr Nash, seconded Cr Fenton:

That the Submissions on the Proposed Amendments to the Long Term Council Community Plan be received.

CARRIED

Development Contributions and Financial Contributions Policy Adoption

1111/2004

MOVED by Cr Presland, seconded Cr Lawley:

1. That the Development Contributions and Financial Contributions Policy Adoption report be received.
2. That the draft Development Contributions and Financial Contributions policy be amended for clarification as follows:
 - Add text to section 2 to the effect that minor household units are covered by the policy and this to be kept under review in the development of the 2006 policy and schedules.
 - The development of community facilities by Council will not require the Development Contribution Levy on Council.
 - That text be added to the effect that a commercial/industrial development pays only the indicated \$/m² rate, not the residential rate.
 - Add text to policy and policy summary to clarify that Twin Streams remain as a Financial Contribution.
3. That sections 5.2.3 and 5.2.4 be amended as follows:

5.2.3 Development Contributions on Subdivision

Contributions will be assessed at the time of subdivision in respect of the lots created by the subdivision by applying the appropriate unit of demand ie. Household Unit (HOUSEHOLD UNIT) or Household Equivalent Unit (HOUSEHOLD EQUIVALENT UNIT), on the basis of the most intensive notational development which would be a permitted activity under the District Plan for each proposed lot in the subdivision. When assessing the number of lots created by the subdivision for this purpose no account will be taken of lots shown on the subdivision plan for road reserve, utilities or access purposes.

If there are existing buildings on the land which it is proposed to subdivide, and those buildings were constructed under a building consent application received by the Council prior to 30 June 2004, a deemed credit will be given for each existing building as follows:

- *In respect of residential land, a credit of 1 HOUSEHOLD UNIT for each existing dwelling (but excluding any minor household unit, as defined in the District Plan) which is capable of occupation and lawfully erected on the land at the date of receipt of the application for subdivision consent.*
- *In respect of all other land, a credit for the actual HOUSEHOLD EQUIVALENT UNIT of those buildings.*

When assessing contributions for stormwater for all land other than residential land, the contribution will be assessed at 50% of the calculated HOUSEHOLD EQUIVALENT UNIT, to encourage innovation in stormwater mitigation design at the time of development.

If at the time of application for subdivision consent there are existing buildings on the land in respect of which development contributions have been paid at the time of building consent or services connection consent, credit will be given for the dollar value amount of the contributions so paid. When the amount of the contribution assessed at the time of subdivision exceeds the amount, if any, paid at the time of development, the amount of the shortfall will be paid in accordance with paragraph 5.4.3. When the amount of the contribution paid at the time of development exceeds the amount assessed at the time of subdivision, no refund will be given.

5.2.5 Development Contributions on Development

Contributions will be assessed at the time of application for a building consent or a services connection consent (see paragraph 5.4.3) below on the basis of the actual development being undertaken. No regard will be had to existing buildings, only the new buildings. In the case of an extension to an existing residential dwelling, or the erection of a garage or carport or sleepout, no development contribution will be payable if the building or group of buildings on that land continues to fall within the definition of a "dwelling" in the district plan (essentially a place of residence for one housekeeping unit of not more than 8 people).

If the land upon which the development is occurring has no buildings erected upon it, and was subdivided pursuant to a subdivision consent application received by the Council prior to 30 June 2004, then a deemed credit will be given on all applications for building consent or services connection uplifted by 30 June 2006 as follows:

- *In respect of an allotment (as that term is defined in s218(2) of the RMA 1991) intended for residential use, a credit of one household unit per allotment.*
- *All other land, a credit of 1 HOUSEHOLD EQUIVALENT UNIT per lot.*

If the land upon which the development is occurring has no buildings erected upon it and was subdivided pursuant to a subdivision consent received by the Council after 1 July 2004, credit will be given for the dollar value amount of the development contributions paid at the time of subdivision. When the amount of the contribution assessed at the time of development exceeds the amount, if any, paid at the time of subdivision, the amount of the shortfall will need to be paid in accordance with paragraph 5.4.3. When the amount of the contribution paid at the time of subdivision exceeds the amount assessed at the time of development, no refund will be given.

4. That the updated Schedules A and B be adopted.
5. That Schedule C be adopted, with the addition of remissions, methodology, enforcement and process diagrams.
6. That Council includes provision in the policy at 3.5:

In the development a new policy, it is not always possible to foresee all the possible permutations of circumstance and special instances which could arise. In addition, there is always the potential for cooperation between the public and private sector for the coordination of the planning and installation of network and community infrastructure, particularly in greenfield development areas.

As a method of providing a mechanism to deal with both of these circumstances, Council can enter into negotiations with applicants where Council considers it appropriate. The Finance and Operational Performance Committee will consider entering into an agreement, upon the receipt of a written request from the applicant. This approach signals Council's willingness and intention to work with all sectors of the development community, with both 'for-profit' and 'not-for-profit' entities, to achieve the strategic objectives of the city.

7. That it be recommended to Council that the Development Contributions and Financial Contributions Policy 2004 as consulted upon in the Annual Plan 2004/2005 and in the Statement of Proposal 30 April 2004 to amend the Long Term Council Community Plan 2003, after consideration of submissions and other information, be adopted with the amendments in parts 2, 3, 4, 5 and 6, of this resolution, effective 1 July 2004.
8. That it be recommended to Council that the consequential financial impacts of the adopted Development Contributions and Financial Contributions Policy be included in the amended Long Term Council Community Plan 2003 as provided for in the Statement of Proposal 30 April 2004.
9. That a public information programme be undertaken as part of the implementation plan.
10. That a report be brought to the July 2004 Finance and Operational Performance Committee to set the procedure for remissions approvals, including providing for delegated authority to be provided to the Group Manager: Asset Management and Group Manager: Planning and Community Services to approve remissions based on the Remissions guidelines on Schedule C.
11. That a project plan for the second phase of the Development Contributions and Financial Contributions Policy 2006 be brought to Finance and Operational Performance Committee by August 2004.

12. That any review of this policy seek to engage a wide range of stakeholders.
13. That \$20,000 be added to the Annual Plan 2004/2005 for Development Contribution and Financial Contribution Policy implementation.

CARRIED

ADJOURNMENT

1112/2004

MOVED by Cr Clews, seconded Cr Yates:

That the meeting stand adjourned until 3.10 pm.

CARRIED

2.59 pm The meeting adjourned

3.17 pm The meeting reconvened. Crs Hulse and Presland were not present.

Playhouse Operating Funding

1113/2004

MOVED by Cr Lawley, seconded Cr Fenton:

That funding of \$25,000 for the theatre co-ordinator at the Glen Eden Playhouse be included in the Annual Plan 2004/2005 for consideration.

CARRIED

Three Year Funding for Arts Groups

1114/2004

MOVED by Cr Nash, seconded Cr Fenton:

That three-year funding for Arts Groups be included in the Annual Plan 2004/2005 for consideration.

CARRIED

Lopdell House Funding

1115/2004

MOVED by Cr Battersby, seconded Cr Lawley:

That funding of \$25,000 toward salaries for staff at Lopdell House be included in the Annual Plan 2004/2005 for consideration.

CARRIED

ADJOURNMENT

1116/2004

MOVED by Cr Clews, seconded Cr Fenton:

That the meeting stand adjourned until 9.30 am, Monday, 28 June 2004 in the Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City.

CARRIED

4.10 pm The meeting adjourned.