

**From:** Sharlene Cunningham  
**Sent:** Tuesday, 19 November 2002 15:30  
**To:** Kevin Wright  
**Subject:** Your attention is directed to the following minutes of the City Development Committee meeting held on Monday, 11 November 2002.

**Importance:** High



Waitakere City Council  
*Te Taiāo o Waitakere*

<b>Committee Memorandum</b>	
To	Strategic Planner Monitoring - Kevin Wright
Date	18 November 2002

\_\_\_\_\_  
Committee Secretary - N Delamere

## 12 DEBT FINANCING TRANSPORT PROJECTS

3245/2002

MOVED by Cr Presland, seconded Cr Russell:

1. That the following comments be provided to the Regional Land Transport Committee:
  - any consideration of debt financing should not detract from the region's focus on implementing the passenger transport programme;
  - the region should advocate for a larger pool of funding available from Transfund;
  - the region should advocate for receiving a greater share of funding from Transfund;
  - the region should consider other ways to advance projects without ratepayers bearing the extra cost;
  - further investigations are required including: triple bottom line and safety to identify which transport projects are suitable for bringing forward and when;
  - the nature of governance arrangements. Is there a need to develop a regional governance structure to facilitate debt financing a small number of projects?
  - in principle, the costs of debt financing should be allocated to those who benefit from the specific projects.
2. That subject to further consideration of the issues being raised with the

Regional Land Transport Committee, Waitakere City Council approves in principle the option of debt financing priority transport projects in the Auckland region.

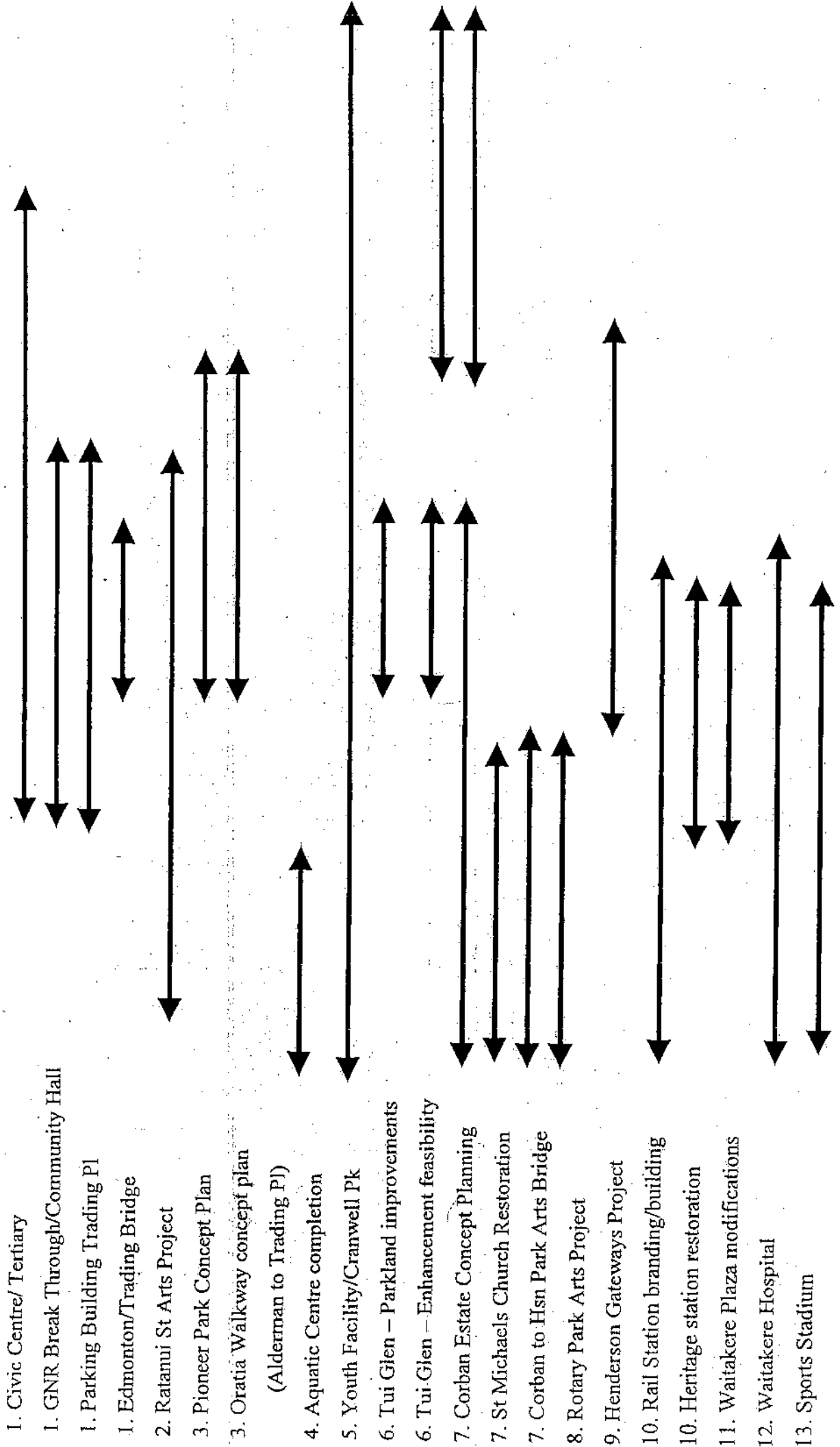
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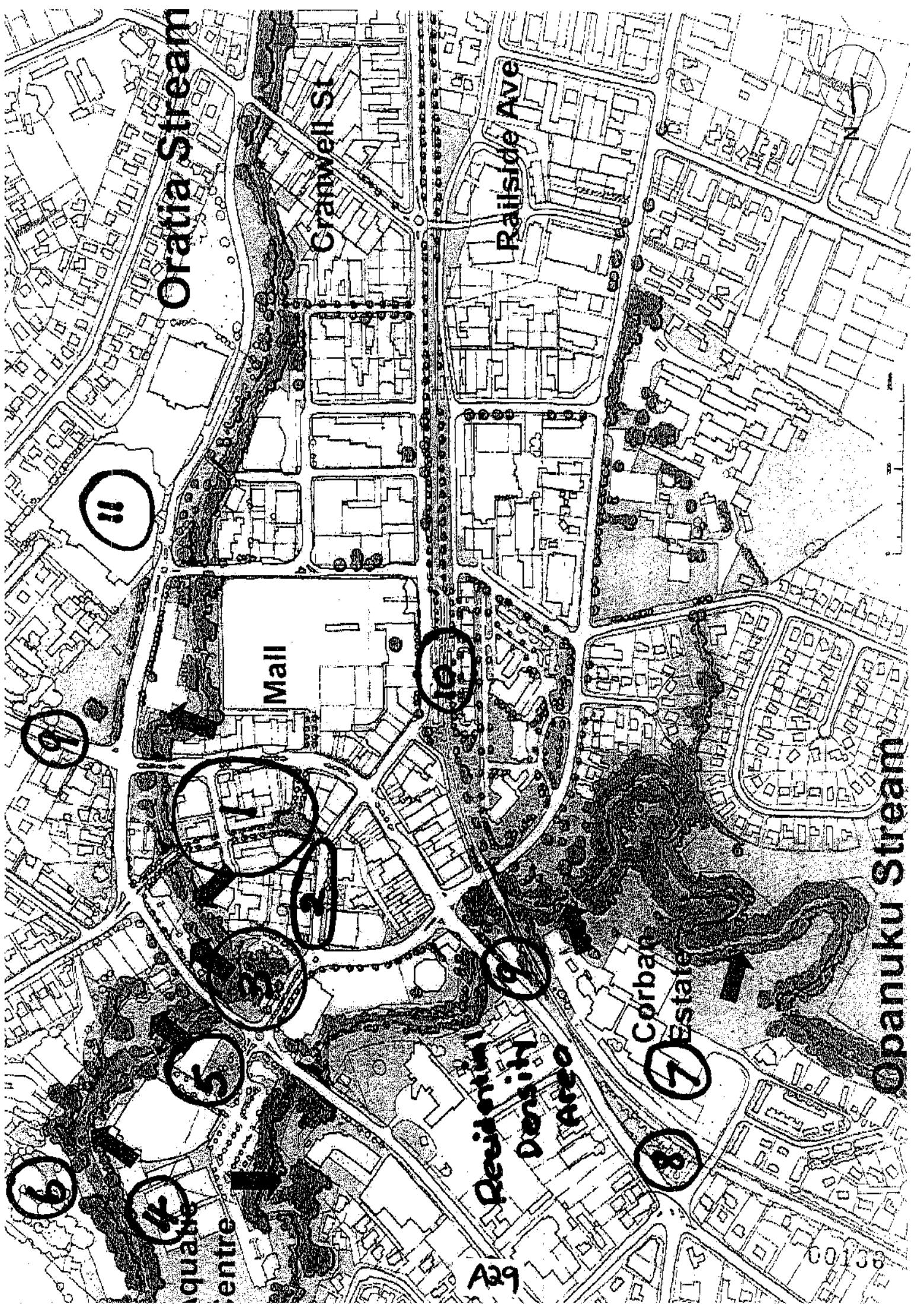
**Strategic Planner Monitoring** - For your information and appropriate action please

*Sharlene Cunningham*  
Committee Administrator  
Democracy & Support Services  
Waitakere City Council

HENDERSON PROJECTS TIMELINE – Based on a Calendar Year

2002                      2003                      2004                      2005                      2006                      ongoing





Oratia Stream

Granwell St

Railside Ave

Mall

Opanuku Stream

quatre  
entre

Residential  
Density  
Area

Corbal  
Estate

11

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# **Regional Open Space Strategy**

## **Full Version Index – *For Discussion***

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- Demographic Trends and Implications for Open Space
- Challenges and Opportunities for the Regional Open Space Network

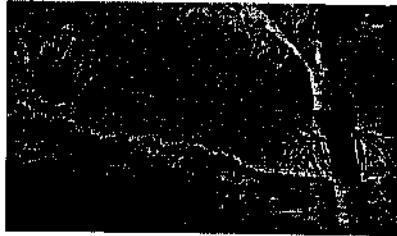
### **Part Four: Strategic Direction for the Regional Open Space Network**

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# Draft Regional Open Space Strategy

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## The challenges facing open space

*The views to and from the volcanic cones; exploring the islands of the Hauraki Gulf; enjoying the East Coast beaches and Wild West Coast, farm parks in the city; experiencing the outdoors in the Waitakere and Hunua Ranges; meandering around Tamaki Drive taking in the views of the Waitemata Harbour...*

Open space helps define the Auckland Region (Region) and contributes significantly to its unique identity and quality of life. The wide range of social, economic, cultural and environmental benefits that the Region derives from its open space have not always been fully valued. The Regional Open Space Strategy (ROSS) presents an opportunity to promote these benefits and highlights the importance of a strategic approach to providing and managing the resource effectively.

There are about 1.2 million people now living in the Region. By 2050, an extra one million people could live here. This population growth will have major implications for open space planning. The Regional Growth Strategy 1999 (RGS) – a fifty-year vision for the Region – indicates that 70% of future growth will be accommodated through urban intensification. This will place pressure on existing urban open space provision as opportunities for further acquisition of additional open space will become scarce and costly. The focus in the ROSS, therefore, moves to protect and secure the existing open space network, while improving the quality and use of open space to cater for increasing demands and the changing needs of the community.

In the consultation processes during the RGS development, open space was seen as a priority value for the Region's future - *'Environmental qualities such as the coastal environment, parks and open space are regarded as the most important qualities or resource to protect from the adverse effects of urban growth'*<sup>1</sup>. Open space provision is one critical desired regional outcome of that Strategy. The 'Regional Open Space Strategy' advances this outcome.

An integrated and strategic approach to open space planning is essential to both safeguard the regional quality of life and meet the RGS vision for a sustainable future. The ROSS presents a vision for the future open space network within the 50-year RGS vision. It will outline a series of action plans to achieve this vision within the 5 and 20 year timeframe.

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<sup>1</sup> Auckland Regional Growth Forum, June 1998, *Summary of Consultation Processes. The Views of Stakeholders and the Public*, Auckland: Auckland Regional Council.

## What is Open Space?

Open space has many meanings in the context of planning for its provision in the Region. It can mean land for sport and leisure activities, or large 'green' areas in public ownership. It can include natural areas; open stadia; community gardens; forests; civic squares; and 'un-built' on land. It's relevance is constantly evolving over time in response to the different needs and values of an increasingly diverse regional community. Open space also has a variety of different purposes in this context including for conservation, recreation, and social or psychological well-being.

There is currently no consistency across the Region in the way open space is defined, categorised and zoned. Therefore, there is no single, concise and useful definition of open space appropriate for *all* purposes in the ROSS.

What most people want to know about open space is "*how much do we have?*" and "*is this enough or too much?*" If all types of open space ('green' spaces; 'blue' spaces - harbours and Hauraki Gulf; 'grey' spaces - street network and civic squares; and green and blue infrastructure provision areas etc) were included in the definition, then the answers are meaningless for supply and demand purposes because they would illustrate that there is enough in the Region. If top 'quality' urban open space is regarded as an inventory class in its own right, then it is a finite resource which will come under increasing pressure with further intensification and expanding urban development.

The ROSS does not present a simple formula or standard for the provision of open space in the Region. The focus is more on qualitative outcomes for the regional open space network. Categorisation of open space types will be a priority project in the ROSS Action Plan.

# Key Regional Open Space Issues

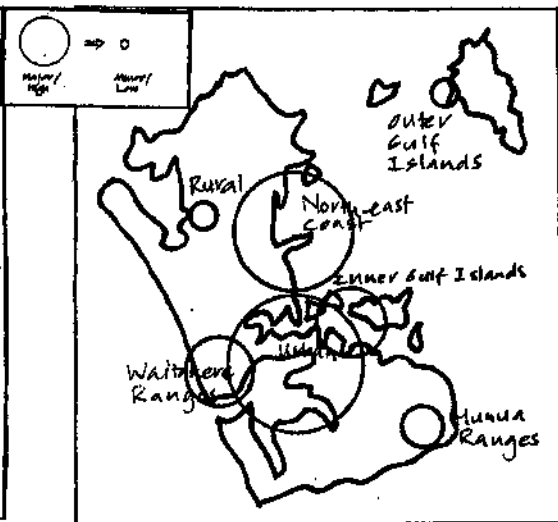
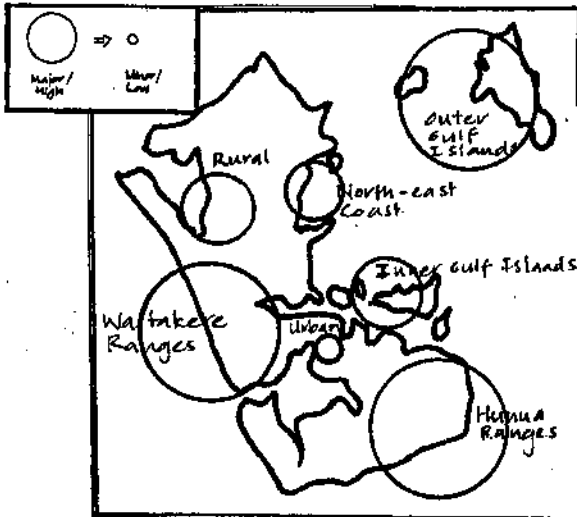
The following schematic maps highlight several key issues for open space in the Region.

**Relative Supply of Open Space**

**Relative Use of Open Space**

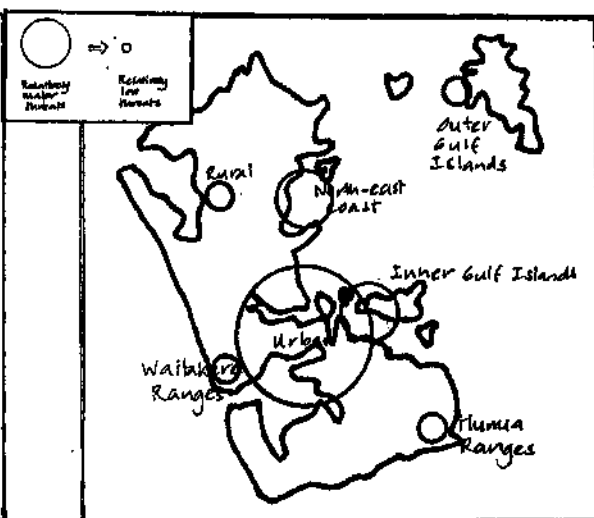
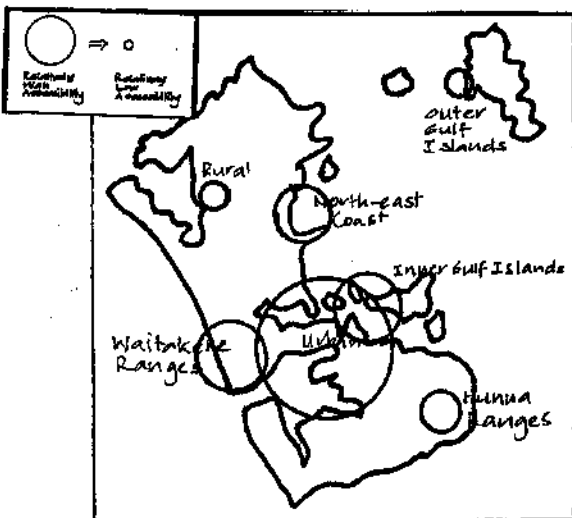
**Relative Supply of Open Space**

**Relative Use of Open Space**



**Relative accessibility to open space provision**

**Relative Threats to open space**

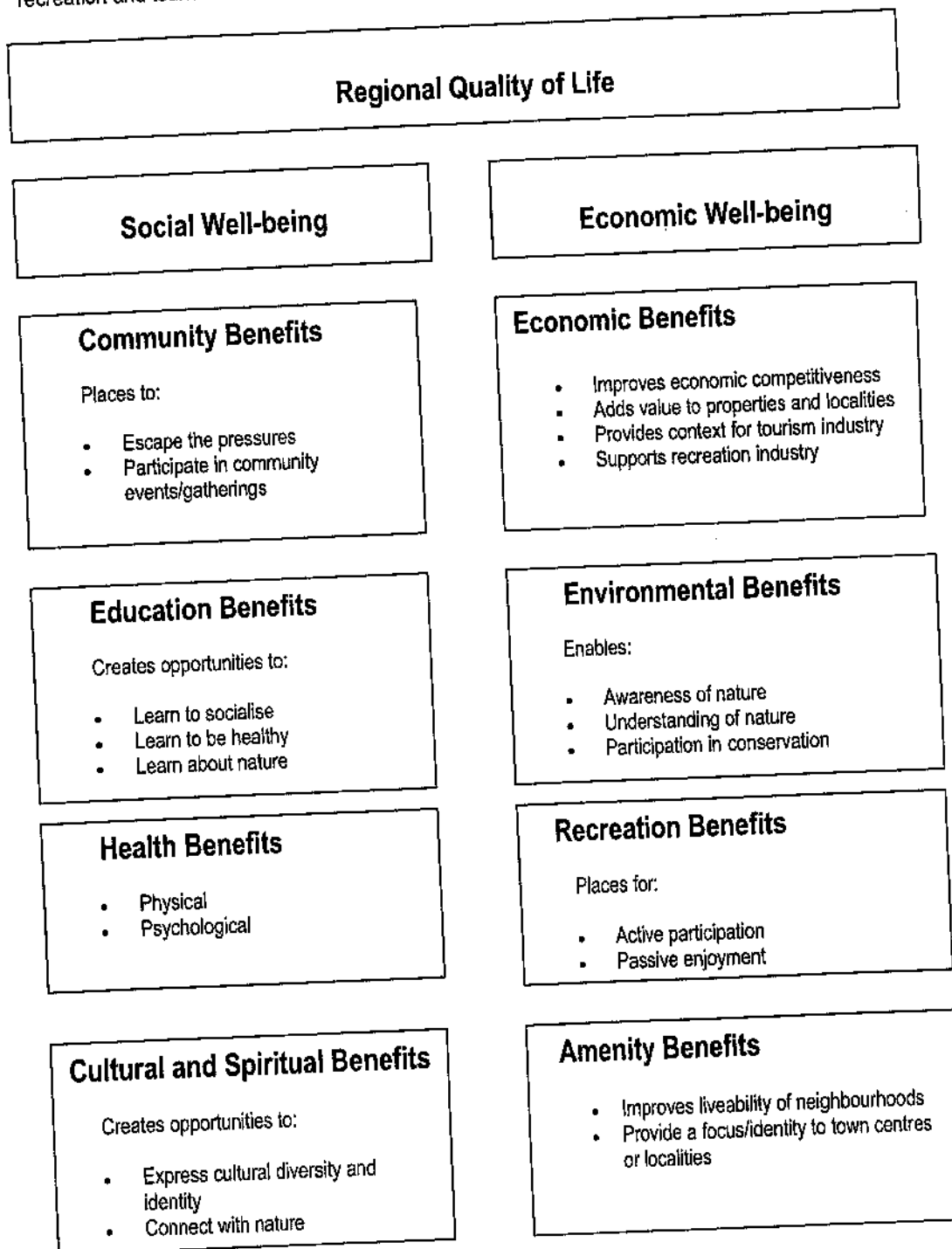


The people of the Auckland Region have been fortunate to have been provided with substantial areas of open space in both the Waitakere and Hunua Ranges, and in the Hauraki Gulf Islands. These areas are not as accessible to the public as open space in the urban area, and as a result their potential use is not fully realised. The 'threats' to open space in these areas are relatively low, for instance, the Waitakere and Hunua Ranges Regional Parks are protected 'in perpetuity' under the Local Government Act 1974. Open space in the urban area and along the Region's east coast is currently well utilised, but is under the most threat from infrastructure proposals, further intensification and urban development. This makes it important to protect the open space that exists in these areas and to prioritise what needs protecting for future generations.

# Why open space is important

Society and individuals derive benefits from open space in a number of direct and indirect ways. People use parks for exercise and socialising but also derive a sense of well being from merely knowing they are there to be used and that they are contributing to protecting the natural settings of the Region. Open space can be a venue for learning about nature and the cultural heritage of the Region. It also provides the green infrastructure or 'lungs' for the Region.

Auckland is a maritime region with a unique topography. The coast; volcanic cones; harbours and the Hauraki Gulf are central to its unique identity. Open space that links with these features helps articulate the city and is central to people's identification with the Region, their personal and social well-being, and directly supports the recreation and tourism industries. It thereby underpins the economic wealth and quality of life of the Region.



# Why a Regional Open Space Strategy Is Needed

## Changing Regional Context

In 20 years the regional population will increase by 26% to over 1.5 million. Households will increase in number by 30%. There will also be big changes in the make-up of the population. Almost half will be over 40 years old and there will be a greater ethnic mix. By 2050, the population could be over 2 million and demographic changes will be more marked.

Associated with these changes will be further urban expansion and intensification. In terms of regional open space provision and management this means:

- There will be increased competition for urban land available and likely increased costs of this land;
- Demands for more urban open space will occur while there will be reduced opportunities for its provision;
- There will also be increased pressure on the existing open space resource and reduced opportunities for new provision in some rural and coastal localities;
- There will be different needs for and expectations about the nature of open space in living, working and recreational environments;
- There will be greater awareness of the value of open space in the overall quality of life and in economic development as well as its recreational, heritage and ecological benefits; and
- The quality of open space will become as important as the quantity when assessing its provision.

In this context, open space provision and management will require a region-wide and longer-term strategic approach.

## Alignment with the Auckland Regional Growth Strategy: 2050

The ROSS is closely aligned with the RGS, the agreed future growth direction for Auckland to 2050. The RGS provides a context to guide development for a future intensified urban area with containment of urban growth within defined boundaries to sustain:

***"(...) strong, supportive communities; (...) a high quality living environment; (...) a region that is easy to get around; (and ) (protection of the) coast and surrounding natural environment."***<sup>2</sup>

The RGS also contains a regional outcomes for ***"A greater range and diversity of protected open space"***, while other regional growth outcomes relate to the coastal environment, habitat, rural amenity, urban amenity and cultural heritage.<sup>3</sup>

The ROSS has a corresponding 50 year vision within which regional open space outcomes and guiding principles are developed to undertake actions to provide and manage open space in the more immediate one to five year period and in a 20 year mid term frame.

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<sup>2</sup> Auckland Regional Growth Forum, November 1999, *Auckland Regional Growth Strategy: 2050 A Vision for Managing Growth in the Auckland Region*, Auckland: Auckland Regional Council.

<sup>3</sup> Auckland Regional Growth Forum, November 1999, *Auckland Regional Growth Strategy: 2050 A Vision for Managing Growth in the Auckland Region*, Auckland: Auckland Regional Council.

## Integrated Approach

There are many organisations and agencies involved in the planning for and provision of open space in the Region. The ROSS has been developed through a 'Regional Open Space Forum' (ROSF) as a partnership exercise between the ARC, Department of Conservation and regional TAs. Implementation of the ROSS will also require an integrated approach to regional open space planning, provision and management.

This will include further development and implementation of the ROSS as a collaborative venture involving ROSF partners, as well as Tangata Whenua, major infrastructure agencies, a range of non-government organisations and leisure/recreational and environmental interest groups, private sector corporations and the regional community.

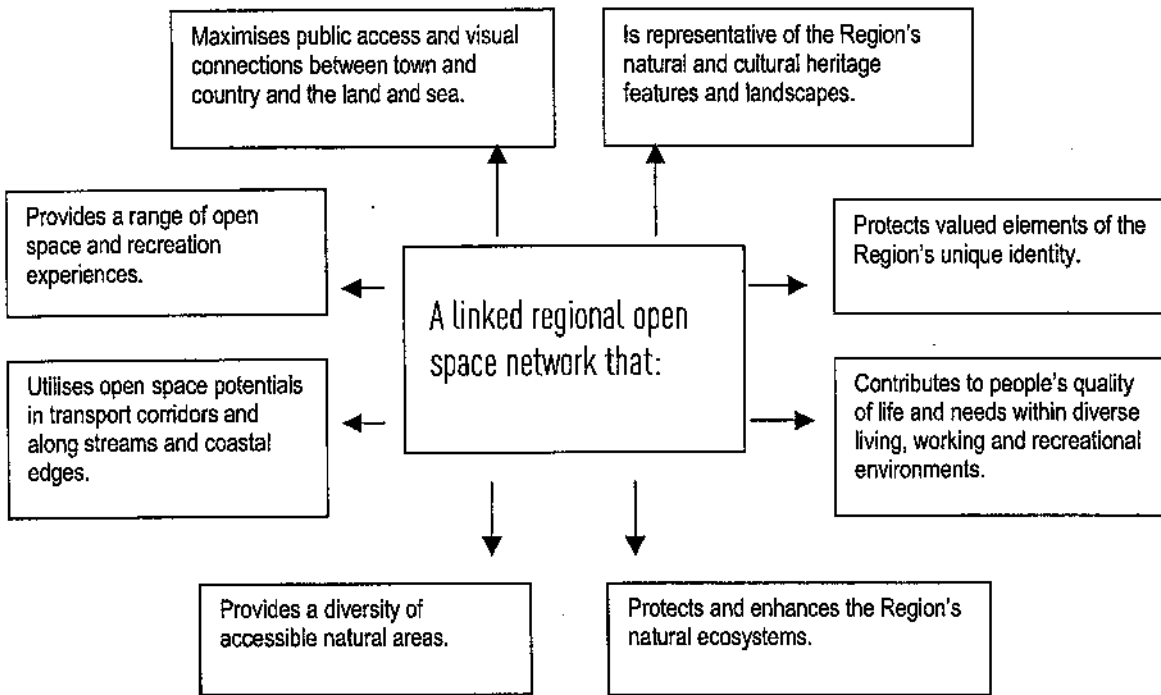
The RGS partners (ARC and seven TAs) have developed sector agreements to guide development and infrastructure provision in the four regional sectors (north, west, central, south) to 2021. These agreements, together with the ROSS, are the basis for furthering an integrated approach to the provision and management of open space in the Auckland Region over the next twenty years.

## The Benefits of having a Regional Open Space Strategy

An integrated, region-wide, longer-term (20 and 50 years) strategic approach to open space planning, provision and management will result in:

- A consistent approach to the protection and management of the region's significant landscapes, ecosystems, habitats and cultural heritage areas in the open space network;
- Provision of a framework for developing region-wide linked areas of open space to enhance physical and visual accessibility and extend natural habitats;
- Co-ordinated structuring of open space provision to further implement both the RGS and ROSS outcome areas through processes such as sector agreements, structure and community plans. This would contribute to the quality of the separation between town and country (urban containment), and the land and sea (coastal protection); the liveability and amenity in urban areas; and preservation of the intrinsic quality of valued landscapes, habitats and heritage areas in the Region;
- Provision of a framework and opportunities for ROSS partners to share resources and solutions for extending and managing the open space network through engagement in the ROSS implementation action areas (research/monitoring; policy; partnerships; and community engagement); and
- Ability for ROSS partners to align funding priorities.

## Vision for the Regional Open Space Network



## Outcomes (Qualities and Functions) Sought

The outcomes provide an important link between the vision and the guiding principles. They set out what could be achieved through developing a linked regional open space network.

Outcome	Outcome Definition
<b>Linkages</b>	Enhancement and expansion of physical and visual open space linkages which form a network connecting communities and coastal, transport and ecological corridors in the Region.
<b>Unique Setting</b>	Protection and enhancement of natural and cultural heritage features and landscapes which contribute to the Region's unique setting and identity.
<b>Diversity</b>	Maintenance, extension and enhancement of the overall quality and diversity of open space.
<b>Access</b>	More public access to a range of open space, including the coastal environment, lakes and rivers, heritage resources and cultural landscapes, unless it is deemed appropriate to limit or restrict such access in order to protect natural and cultural values.

Outcome	Outcome Definition
Community Relevance	A range of open space which is relevant to the values of different communities.
Cultural Identity	Opportunities to express cultural diversity and identity through open space provision and management.
Ecology and Habitats	Protection and restoration of significant and representative natural habitats and ecosystems.
Recreation and Leisure	Provision of a range of recreational and leisure opportunities within the regional open space network.
Coastal Environment	Preservation and protection of the natural character of the coastal environment.
Urban Amenity	Enhancement and expansion of open space which increases urban amenity and the quality of life in living and working environments.

## Guiding Principles for Implementation

The 'principles' guide the process leading to actions to achieve the outcomes within the vision. There are five guiding principles that underpin the planning for and management of open space in the Region:

1. Open space will be managed in an **integrated** way across the Region, between agencies, and between the public and private sector.
2. The use and provision of open space will be managed on a **sustainable** basis. The overall amount and range of existing open space will be expanded to meet the needs of a growing population. The loss of existing open space will be compensated for where it is utilised for other purposes. This includes the encouragement of the multiple use of open space wherever possible and appropriate.
3. The **community will be engaged** in the planning for and design of open space. This includes local communities and different environmental and cultural interests. Tangata Whenua will be recognised as having a special role in several open space issues.
4. Open space will be a primary consideration in the **structuring and management of regional growth** as an integral part of the shaping of urban form and the rural environment.
5. **Innovative solutions** will be encouraged at all levels of the planning for and design of open space.

## Action Plans

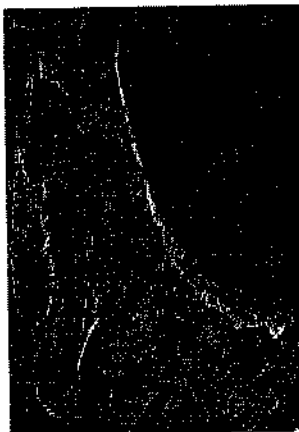
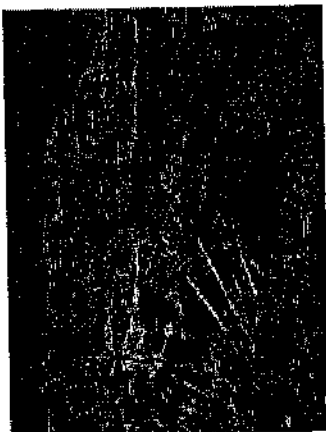
The Action Plans set out what is required to achieve the outcomes of the Regional Open Space Strategy. The co-ordination and implementation of the action plans will be through technical teams and appropriately funded among the Regional Open Space Forum partners. The technical teams will consist of representatives from the TAs and the ARC with input from other relevant organisations/agencies, such as DoC and Ministry for the Environment. They will also have representatives on the ROSF which will continue to have ongoing support and resourcing from the ARC, TAs and DoC.

It is proposed that an executive Open Space Advisory Committee be established to oversee and monitor implementation of the Strategy, identify any research gaps, and to ensure integration with related strategies and initiatives.

The Action Plans will be supported by a 5 year rolling implementation plan, and priorities within this implementation plan will be assessed every 2 years. Examples from the current five-year Action Plan follows. Priority projects for the first stage of the Implementation Plan are marked as '\*'.

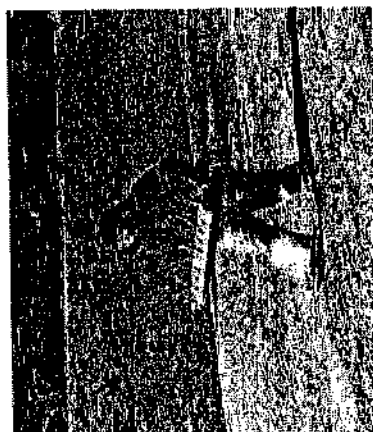
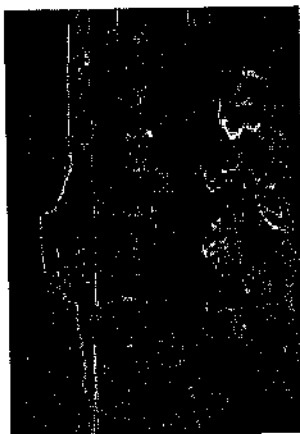
### Action Plan for Information, Research and Monitoring

- \* 1. **Identify and map current regional open space values** (landscape, natural and cultural heritage, natural character etc).
- \* 2. **Categorise open space types** according to their value and/or purpose, including linkages that will connect to form the regional network.
- \* 3. Co-ordinate a **community survey** on open space values.
- 4. Co-ordinate **monitoring** of effects of increased use/ development on the **coastal edge**.



### Partnership

- \* 1. Establish an **executive Open Space Advisory Committee**, to oversee and monitor implementation each Action Plan.
- \* 2. Establish **technical teams** to co-ordinate/ implement the various projects.
- \* 3. Develop a **Tāngata Whenua Consultation Plan** as a framework to address specific open space issues.
- \* 4. Develop **partnerships** with major **transit provision agencies** to co-ordinate planning for open space and major transport initiatives.



### Action Plan for Policy and Guidelines

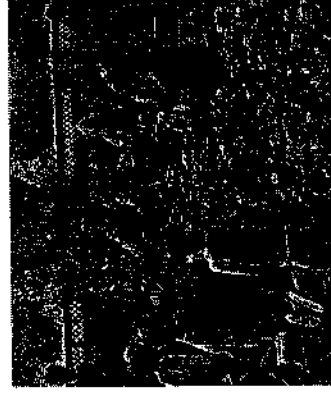
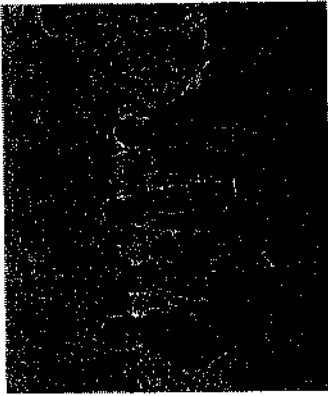
- \* 1. Produce a **good practice guide** for open space planning and design with examples of development to illustrate best practice.
- 2. Develop a **Regional Acquisition Strategy** to operate in conjunction with the Regional Open Space Strategy.
- 3. Develop an integrated open space **policy framework** within the Auckland Regional Policy Statement (1999).
- 4. Complete an **open space strategy** in each regional TA.

### Action Plan for Community Engagement

- \* 1. Use existing **environmental/marketing strategies** to promote awareness and use of open space, for example the ARC's 'Big Clean Up' campaign.
- 2. Develop an **open space webpage** 'link' to facilitate working with the community on the open space proposals.
- 3. Involve local communities in **open space planning, design and management** through structure plans, town centre plans and reserve management plans.
- 4. Investigate the feasibility of **'Trust' funding** to implement ROSS Action Plans over time.

## Action Plan for Partnership

- \* 1. Establish an executive **Open Space Advisory Committee**, consisting of representatives from the TAs, ARC, DoC and MIE to:
  - Improve co-ordination, integration and communication on open space planning issues across the Region; and
  - Oversee and monitor implementation of the various Action Plans.
- \* 2. Establish **technical teams** to co-ordinate and implement the various projects.
- \* 3. Develop a **Tāngata Whenua Consultation Plan** which provides a framework for joint co-operation to address specific issues raised through the community survey and to implement relevant projects.
- \* 4. Investigate the establishment of a **Community Advisory Committee** consisting of stakeholder groups, including those involved in conservation; education; health; recreation; development; and forestry, to assist and support the Open Space Advisory Committee.
- 5. Identify and develop **strategic partnerships** with recreational, educational, health, community and other organisations to encourage multiple, efficient use of open space.
- \* 6. Develop partnerships with major **transit provision agencies** in order to co-ordinate planning for open space and major transport initiatives to ensure open space opportunities in transit corridors become part of the regional open space network. Explore further the potential utilisation of land along transport corridors for open space enhancement, habitat restoration and amenity improvements.



## Action Plan for Community Engagement

- \* 1. Tap into existing **environmental and marketing strategies and community initiatives**, such as the ARC's 'Big Clean Up' (BCU) campaign and community 'Care' or environmental groups, to promote awareness and use of open space. Use these strategies to mobilise community participation in open space management.
- 2. Explore the possibility of specialised **integrated marketing/communication campaigns**, such as the BCU, to promote:
  - Benefits of open space, including positive health effects through walking
  - Under-utilised open space, including cross-city walkways
  - Tourism opportunities
  - Heritage trails
  - Open space in the Hauraki Gulf Islands.
- 3. Develop a link to an **open space web page** within an existing regional site which will facilitate engagement with the community on the Strategy's projects and proposals to develop and improve the quality of the regional open space network. The development of the web page will coincide with Projects 1 and 2.
- 4. Involve local communities in **open space planning, design and management** through structure plans, reserve management plans, town centre plans, community plans and other techniques.
- 5. Work with **educational agencies** to both utilise the Region's open space for outdoor based environmental education and promote the values they represent.
- 6. Investigate the feasibility of obtaining **'Trust' funding** to be used in implementing the Strategy's Action Plans, including the protection or acquisition of priority open space areas, strategic linkages and corridors.

# Five-Year Implementation Plan

## Stage One – Getting Started!

Priority Projects	Action Plan	Responsibilities	Regional (ARC and DOC) and Local Initiatives, Projects and Strategies (if applicable)	
1. Establish an executive Open Space Advisory Committee	Partnership	Regional Growth Forum/Regional Open Space Forum processes		
2. Establish Open Space Technical Teams	Partnership	Regional Growth Forum/Regional Open Space Forum processes		
3. Develop a Tāngata Whenua consultation plan	Partnership	Technical teams will be established to undertake these projects		
4. Identify and map current open space values	Information, Research and Monitoring			
5. Categorise open space typologies	Information, Research and Monitoring			
6. Identify, categorise and map open space linkages	Information, Research and Monitoring		Regional – Local –	
7. Co-ordinate a regional community survey on open space values	Information, Research and Monitoring		Regional – Regional Parks Market Research Local –	
8. Involve local communities in open space planning, design and management	Community Engagement		Regional – Local –	
9. Develop partnerships with transport provision agencies	Partnership		Regional – Local –	
10. Tap into existing environmental and marketing strategies and community initiatives	Community Engagement		Regional – Big Clean Up: 'Create Your Own Eden' Campaign (July/August 2003), 'Live it, Love it' and 'Move Beyond Your Backyard' Campaigns Regional Parks Marketing Strategy Local – NSCC and MCC – 'Create Your Own Eden' Campaigns Wai Care, Landcare and Beachcare Local –	
11. Develop an Open Space 'Good Practise Guide'	Policy and Guidelines			

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**Stage Two**

Priority Projects	Action Plan	Responsibilities	Regional (ARC and DoC) and Local Initiatives (Projects and Strategies) (if applicable)
1. Develop Regional Acquisition Strategy	Community Engagement		Regional – Draft Regional Parkland Acquisition Plan (July 1999) Local -
2. Explore the possibility of establishing a Community Open Space Advisory Committee	Partnership		Regional –
2. Co-ordinate the monitoring of use and development on coastal edge	Information, Research and Monitoring		Local –
3. Investigate the feasibility of specialised integrated communication campaigns	Community Engagement	Technical teams will be established to undertake these projects	Regional – Big Clean Up – 'Live it, Love it' and 'Move Beyond Your Backyard' Campaigns Local –
4. Develop a regional open space web page to coincide with Project 3	Community Engagement		Regional – Big Clean Up Website
5. Identify strategic partnerships with relevant public sector and community agencies	Partnership		Regional –
6. Work with educational agencies involved in outdoor based environmental education programmes	Community Engagement		Local –
			Regional – 'City Issues' and the 'Learning through Experience' programme Local –

**Stage Three**

Projects	Action Plan	Responsibilities	Regional (ARC and DoC) and Local Initiatives (Projects and Strategies) (if applicable)
1. Development of the Regional Acquisition Strategy (continued)	Community Engagement		
2. Investigate the feasibility of 'Trust' funding to implement actions from the Regional Acquisition Strategy	Policy and Guidelines	Technical teams will be established to undertake these projects	
3. Review ARPS open space policy	Policy and Guidelines		

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**Stage Four**

Priority Projects	Action Plan	Responsibilities	Regional (ARC and Doc) and Local Initiatives, Projects and Strategies (if applicable)
1. Implementation of the Regional Acquisition Strategy	Policy and Guidelines	Regional Growth Forum/Regional Open Space Forum processes	
2. Complete or review open space strategies in each regional TA	Policy and Guidelines	A technical team will be established to implement this project	

**Stage Five**

Priority Projects	Action Plan	Responsibilities	Regional (ARC and Doc) and Local Initiatives, Projects and Strategies (if applicable)
1. Review of Regional Open Space Strategy	All	Regional Growth Forum/Regional Open Space Forum processes	

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**PUBLIC NOTICES**

**APPLICATION FOR REMOVAL OF MOTOR VEHICLE DEALERS LICENCE**

In the matter of the Motor Vehicle Dealers Act 1975.

Take notice that Camaro Autos Limited of 288 Great South Rd, Takapuna, trading under the name of Camaro Autos has applied to the Motor Vehicle Dealers Licensing Board for approval to remove Motor Vehicle Dealers License Number 11535 issued on the 1st day of April 2002 at Wellington from premises situated at 288 Great South Rd, Takapuna to premises situated at 345 Great North Rd, Henderson with a view to conducting business as a motor vehicle dealer pursuant to the licence at the last mentioned premises.

The application will be heard by the above Board after one month from the 20th day of January 2003 being the date of the first publication of this notice.

Any person who wishes to object to the granting of this application must give notice of the objection to the Board within one month after the said date of the first publication of this notice. Appropriate forms for making objections are available from the Registrar of Motor Vehicle Dealers, P.O. Box 9341, Wellington.

**APPLICATION FOR RENEWAL OF A LICENCE UNDER THE PRIVATE INVESTIGATORS AND SECURITY GUARDS ACT 1974**

TAKE NOTICE that Beca Carter Holdings & Ferner Ltd, a duly incorporated company having its registered office at 132 Vincent Street, Auckland, has applied to the Registrar of Private Investigators and Security Guards, (c/o District Court, Auckland) for the renewal of our Security Guards Licence.

Any person wishing to object pursuant to Section 23(2) and 33 of the Act must give written notice of the objection to the Registrar no later than one month after the first publication of this notice.

A copy must also be served on the company at 132 Vincent Street, Auckland within seven days of notification to the Registrar.

The notice was first published on the 20th Day of January 2003.

L.A.N. FRASER  
Director

**APPLICATION FOR RENEWAL OF A LICENCE UNDER THE PRIVATE INVESTIGATORS AND SECURITY GUARDS ACT 1974**

TAKE NOTICE that Integrated Security Services (1992) Ltd a duly incorporated company having its registered office of Unit 2/6 Argus Place, Glenfield, has applied to the Registrar of Private Investigators and Security Guards, (c/o District Court, Auckland) for the renewal of our Security Guards Licence.

Any person wishing to object pursuant to Section 23(2) and 33 of the Act must give written notice of the objection to the Registrar no later than one month after the first publication of this notice.

A copy must also be served on me at the above address (or at the following address: P.O. Box 24158, Royal Oak) within seven days of notification to the Registrar.

This notice was first published on Tuesday 14 January 2003.

John W J MacKnight  
Richard J Humphries  
Directors

**APPLICATION FOR RENEWAL OF AUCTIONEERS LICENCE**

Barfoot & Thompson Ltd, of 50 Kitchener St, Auckland, hereby gives notice that it has applied to the Auckland District Court for the renewal of its licence under the Auctioneers Act 1928 to carry on business as an Auctioneer from 50 Kitchener St, Auckland & Chr Hurstmers Rd & The Promenade, Takapuna. Any person wishing to object to

**PUBLIC NOTICES**

**APPLICATION FOR RENEWAL OF A LICENCE UNDER THE PRIVATE INVESTIGATORS AND SECURITY GUARDS ACT 1974**

TAKE NOTICE that J. David John MEREDITH, trading as MEREDITH P.I. of 10 Quail Drive, Albany, have applied to the Registrar of Private Investigators and Security Guards (c/o District Court, Auckland) for renewal of my Private Investigators Licence.

Any person wishing to object pursuant to Section 23(2) and 33 of the Act must give written notice of the objection to the Registrar no later than one month after the first publication of this notice.

A copy must also be served on me at the above address within seven days of notification to the Registrar.

This is the first publication of this notice.

D. J. Meredith  
APPLICANT

**CAMRAT LIMITED (IN LIQUIDATION) Notice of Appointment of Liquidators**

Jeffrey Philip Meltzer and Karen Betty Mason, Insolvency Practitioners, were appointed joint and several Liquidators of Camrat Limited (In Liquidation) on 14 January 2003 at 11:15am pursuant to Section 241(2)(a) of the Companies Act 1993.

**Notice to Creditors to Prove Debts or Claims**

Notice is given that the Liquidators of Camrat Limited (In Liquidation), fix 20 February 2003 as the day on or before which the creditors of the company are to make their claims, and to establish any priority their claims may have under Section 312 of the Companies Act 1993, or to be excluded from the benefit of any distribution made before their claims are made, or as the case may be, from objecting to any distribution.

Dated this 20th day of January 2003.

K B Mason  
Liquidator  
Enquiries to: Karen Mason  
The address and telephone number to which, during normal business hours, enquiries may be directed by a creditor or member:  
Meltzer Mason Heath,  
Chartered Accountants, PO Box 6302, Wellesley Street, Auckland. Telephone 09-357-6150, Facsimile 09-357-6152.

**D F MAINLAND GROUP LIMITED (IN LIQUIDATION) D F MAINLAND MANAGEMENT LIMITED (IN LIQUIDATION)**

**D F MAINLAND SECURITIES LIMITED (IN LIQUIDATION) D F MAINLAND FOREST AND FINANCIAL LIMITED (IN LIQUIDATION)**

**NOTICE OF MEETING OF CREDITORS**

Pursuant to Section 243 of the Companies Act 1993, a meeting of the creditors of the above-named companies will be held at the Auckland Branch of the Institute of Chartered Accountants of New Zealand, 27-33 Ohinerua Street, Remuera, Auckland on Thursday, 30 January 2003 at 11:00am.

**Agenda:**

1. Confirmation of Liquidators.
2. Liquidators report on the proceeding of the liquidations to date.
3. Appointment of Liquidation Committee pursuant to Section 314 of the Companies Act 1993.
4. To receive the views of creditors in regard to the companies' affairs.

**Proxies:**

Proxies must be completed and deposited at the offices of the Liquidators not later than 48 hours before the meeting. Dated this 17th day of January 2003.

JP Meltzer  
Liquidator

Enquiries to: Lloyd Hayward  
The address and telephone number to which, during normal business hours, enquiries and proxies may be directed by a creditor or member:  
Meltzer Mason Heath,

**PUBLIC NOTICES**

**Agave Holdings Limited - The Companies Notice of intention to remove companies from New Zealand register pursuant to Section 353 of the Companies Act 1993**

Take notice that it is intended, after 26 February 2003, to apply to the Registrar of Companies under section 351 of the Companies Act 1993 for the removal of the Companies from the New Zealand register in connection with the Companies becoming incorporated under the law in force in Victoria, Australia.

Dated: 20 January 2003

Avon Cook  
Director

**DECEASED ESTATES NOTICE TO CREDITORS**

All persons having claim against the estate of the undermentioned deceased persons ARE HEREBY REQUESTED to send particulars of such claims in duplicate and certified as owing at the respective dates of death to the undermentioned solicitors not later than 21 February 2003. CREDITORS ARE WARNED that any claim not lodged by the abovementioned date is liable to exclusion.

THIS NOTICE is issued in pursuance of section 35 of the Trustee Act 1955 and section 4 of the Trustee Amendment Act 1960.

BESWICK, Winifred Elsie, late of Auckland, widow, died 25th December 2002

DURBRIDGE, Marjorie, late of Auckland, widow died 16th November 2002

LORNI, Christina McLeod, late of Auckland, widow, died 22nd October 2002

MARSH, Marjorie, late of Auckland, Married Woman died 27th September 2002

MAXWELL, Dorothy late of Auckland, Widow, died 29th November 2002

MEYER, Margaret Elizabeth late of Auckland, Widow died 17th December 2002

MEYER Stanley Lawrence late of Auckland, Retired died 25th October 2002

FORTUNE MANNING SOLICITORS  
P O BOX 4139  
AUCKLAND  
21 January 2003

**IN THE HIGH COURT OF NEW ZEALAND AUCKLAND REGISTRY M NO. 1575/1M02**

IN THE MATTER of the Companies Act 1993 Between Connell Wagner Ltd of Level 2 Microsoft House 3-11 Hunter, Penrose, Auckland, Plaintiff AND Burrell Demolition Ltd, a duly incorporated company having its address for service at c/o Whaley & Harris, 217 Great South Road, Greentane, Auckland, Defendant.

TAKE NOTICE that on 29 November 2002 an application for putting Burrell Demolition Ltd into liquidation by the High Court was filed in the High Court at Auckland.

The application is to be heard before the High Court at Auckland on the 5th of February 2003 at 10.45 am. Any person, other than the Defendant Company, who wishes to appear on the hearing of the application must file an appearance not later than the second working day before that day. The Plaintiff is Connell Wagner Ltd whose address for service is at the offices of Credit Consultants Debt Services NZ Ltd, Level 3, 3-9 Church Street, Wellington.

Further particulars may be obtained from the office of the Court or from the Plaintiff c/o Credit Consultants Debt Services NZ Ltd or the Plaintiff's solicitor.  
T F Wrigley  
Solicitor for Plaintiff

**KM Investments (2001) Ltd (In Liquidation) - Notice of Appointment of Liquidators**

(Pursuant to Section 251(2)(a) of the companies act 1993) Notice is given that on 20 January 2003 at 9:30am a special

**PUBLIC NOTICES**



**LOCAL GOVERNMENT ACT 1974 Sale Of Land**

Notice is hereby given pursuant to Section 230 of the Local Government Act 1974 that the Waitakere City Council proposes to consider a resolution authorising the sale of the property at 67 and 69 Otioroi Bay Road, Titirangi, Waitakere City at a meeting of Council to be held at Council Chambers, Civic Centre, 6 Waipareira Avenue, Henderson, Waitakere City at 5.30pm on Wednesday the 26th day of February 2003.

The property is the former residence of New Zealand painter Colin McCahon together with an adjacent vacant section. It is proposed to sell the property to the McCahon House Trust for the purpose of restoring the dwelling house and building a further residence and studio on the adjacent land. For further information please contact Maurice Heatt, phone 0-9-836 8050. I.L.V. O'Rourke  
Chief Executive

"SUSTAINABLE, DYNAMIC, JUST"

**NOTICE OF APPLICATION FOR APPROVAL OF A MOTOR VEHICLE SALESPERSON IN THE MATTER OF THE MOTOR VEHICLE DEALERS ACT 1975.**

Take notice that Signet Cars Ltd of 3022 Gt North Rd, New Lynn, AKI, carrying on business as a motor vehicle dealer under the name or style of Signet Motors, has applied to the Motor Vehicle Dealers Licensing Board for the approval of Alan Cameron Milne of 21 Redwood Ave, Royal Heights, Mossey as a motor vehicle salesperson.

The application will be heard by the above Board after one month from the 20th day of January 2003, being the date of the first publication of this notice.

Any person who wishes to object to the granting of this application must give notice to the Board of his objection within one month after the said date of the first publication of this notice. Appropriate forms for the making of objections are available from the Registrar of Motor Vehicle Dealers, PO Box 9341, Wellington.

**NOTICE OF APPOINTMENT OF LIQUIDATORS INTERNATIONAL DIRECT LIMITED (In Liquidation)**

Notice is hereby given that the liquidation of the abovenamed company commenced on 17 January 2003 at 10.00am when the members appointed Stephen Mark Lawrence and Brendan James Gibson Liquidators jointly and severally in accordance with Section 241(2)(a) of the Companies Act 1993.

If any creditor claims a security interest over any assets of the above company, please provide details to the Liquidators forthwith.

S M LAWRENCE & B J GIBSON  
Joint Liquidators

id members may enquiries to:  
Stephen Mark Lawrence & Co  
Level 16  
Tower Centre  
45 Queen Street, Auckland  
PO Box 982, Auckland  
Telephone: (09) 307 7865.  
Facsimile: (09) 377 7794

**PUBLIC NOTICES**

**SALE OF LIQUOR ACT 1989 Section 18(3) Renewal On**

Kamal Jit Jhaji of 1228 Great North Rd, Pt Chevalier, has made application to the District Licensing Agency at Auckland for renewal of an On Licence in respect of the premises situated at 1228 Great North Rd, Pt Chevalier, and trading as Sage's Indian Restaurant.

The general nature of the business to be conducted under the licence is a Restaurant.

The days on which and the hours during which liquor is intended to be sold under the licence are Monday to Sunday 11.00am till 11.00pm.

The application may be inspected during ordinary office hours at the office of the Auckland District Licensing Agency at Auckland City Environs, 35 Graham St, Auckland Central.

Any person who is entitled to object, and who wishes to object to the grant of the application may, no later than 10 working days after the first publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Agency, Auckland City Environs, Private Bag 92516, Wellesley St, Auckland.

This is the first publication of this notice.

This notice is given by Food Safety (NZ) Ltd, agent for the applicant, PO Box 27-625, Mt Roskill, phone 0800-366-372.

**SALE OF LIQUOR ACT 1989, 9(4) NEW ON**

ZHU HUI JI of 895-897 New North Road, Mt Albert, has made application to the District Licensing Agency at Auckland for an On Licence in respect of the premises situated at 895-897 New North Road, Mt Albert, trading as Red House Restaurant.

The general nature of the business to be conducted under the licence is a Restaurant.

The days on which and the hours during which liquor is intended to be sold under the licence are Monday to Saturday 6.00 pm till 12.00 midnight.

The application may be inspected during ordinary office hours of the office of the Auckland District Licensing Agency at Auckland City Environs, 35 Graham St, Auckland Central.

Any person who is entitled to object and wishes to object to the grant of the application may, no later than 10 working days after the first publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Agency, Auckland City Environs, Private Bag 92516, Wellesley Street, Auckland.

This is the first publication of this notice.

This notice is given by Food Safety (NZ) Ltd, agent for the applicant, PO Box 27 625, Mt Roskill, ph 0800 3663 72.

**Sale of Liquor Act 1989 9(4) New On**

John Niven 45 Vine St, Mangere East (Company Director), has made application to the District Licensing Agency of Auckland for the grant of an On Licence in respect of the conveyance situated at 33 Westhaven Drive, Z3, and trading as Sovereign Charters Ltd. The general nature of the business to be conducted under the licence is a Charter Vessel. The days on which and the hours during which liquor is intended to be sold under the licence are Any time or Any day while under charter. The application may be inspected during ordinary office hours at the office of the Auckland District Licensing Agency at Auckland City Environs, 35 Graham Street, Auckland Central. Any person who is entitled to object and wishes to object to the grant of the application may, no later than 10 working days after the first publication of this notice, file a notice, in writing of the objection with the Secretary of the District Licensing Agency, Auckland City Environs, Private Bag 92516, Wellesley Street, Auckland.

**IT RECRUIT**

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## MEMORANDUM OF ENCUMBRANCE

### WHEREAS

i **McCAHON HOUSE TRUST** a trust duly incorporated under the Charitable Trusts Act 1957 (hereinafter referred to as "the owner") is registered as proprietor of an estate in fee simple in the following parcels of land:

- a) 1034 m2 being Lot 1 DP17297 being all the land in CT 723/55
- b) 1065 m2 being Lot 12 DP17297 being all the land in CT 812/284

both of the above parcels of land being in the North Auckland land district and being hereinafter referred to as "the land".

ii **THE WAITAKERE CITY COUNCIL** (hereinafter called "the Council") has transferred the land to the owner subject to the owner entering into this encumbrance to record certain obligations imposed upon the owner and certain restrictions relating to its use of the land and any buildings erected thereon.

### NOW THIS MEMORANDUM WITNESSETH that:

1 **THE** owner hereby encumbers the land for the benefit of the Council for a term a 999 years commencing from the            day of            2003 with an annual rent charge of TEN DOLLARS (\$10.00) to be paid on the            of            each year if demanded by that date commencing with a payment on the            day of            2004.

2 **THE** owner for itself and its successors in title covenants with the Council that in respect of the land:

#### **Restore McCahon House**

The owner shall forthwith after it has raised sufficient funds to complete the work and after it has obtained all necessary consents from all relevant authorities having jurisdiction commence the repair and restoration of the original Colin McCahon dwelling situated on the land contained in CT 725/55 ("McCahon House") to a state as near as reasonably possible to its original state during the residency of Colin McCahon or where this is impossible or impractical then in a manner sympathetic to the style of McCahon House and the typical Titirangi baches of that period.

**Studio and residence**

The owner shall forthwith after it has raised sufficient funds for the work and after it has obtained all necessary consents from all relevant authorities having jurisdiction erect upon the land contained in CT 812/284 a two bedroom dwelling house and artists studio suitable as a residence for artists to produce artworks. The building shall be designed and constructed in accordance with the best architectural and building standards.

**No sale or other disposition**

The owner shall not sell, mortgage, lease or otherwise dispose of the land or part with the possession thereof or any part thereof or interest therein without the prior written consent of the Council which consent may be refused at the absolute discretion of the Council or given subject to any condition which the Council may impose , provided however that the Council's consent shall not be required for the use by the studio and residence by artists taking part in the owner's artists residency programme.

**Trust Deed**

With respect to its use of the land and any buildings thereon the owner shall at all times abide by the terms set out in its trust deed dated the 22<sup>nd</sup> day of December 1999 as varied by the deed of variation of trust deed dated 10 September 2002.

**Insure**

The owner shall insure and keep insured to the full insurable replacement value, all improvements on the land or any improvement hereafter erected or constructed on the land. In the event of any damage to or destruction of the said improvements, then the following provisions shall apply:

- i) Should the damage or destruction relate to McCahon House then if it is such that the owner (after consultation with the Council) considers that because of its extent, repair or reinstatement is impractical then the net proceeds of the insurance ( following payment of the costs of demolition and removal of the remains of the building) shall be paid by the owner to the Council , if required by the Council. Should however the owner (after consultation with the Council) consider that repair or reinstatement in a manner which will preserve the character and historical significance of McCahon House is practical then ,provided all necessary consents are obtainable, it shall proceed with such repair or reinstatement forthwith , but the owner shall not be liable to expend any sum of money greater than the amount of the insurance money received.

- ii) Should the damage or destruction relate to the studio and residence referred to above then, subject to all necessary consents being obtainable, the owner shall forthwith arrange for its repair or reinstatement to a state as near as reasonably possible to its state prior to the damage or destruction , provided the owner shall not be required to expend any sum of money greater than the amount of the insurance money received.

**Maintain**

The owner shall maintain in good condition the exterior and interior of all buildings on the land or later erected upon the land and keep the exterior of those buildings neat, tidy and free of litter and graffiti.

**Pay outgoing**

The owner shall punctually pay all rates on the land and all charges for electricity, gas, water and any other similar services provided to the land by any appropriate authority.

**Observe statutes**

The tenant shall comply with all statutes, ordinances, regulations and by-laws relating to its use of the land and any buildings thereon.

- 3 **IN** the event of the breach by the owner of any of the covenants contained in Clause 2 hereof, the Council may in addition to any other rights available to it:
  - a) Give notice to the owner of the breach complained of and require such breach to be remedied, if it is capable of remedy, within a reasonable time.
  - b) If such a breach is not remedied within the reasonable time specified, require the owner to retransfer the land to the Council for the consideration of \$1.00 plus the then current market value of the studio and new dwelling to be erected by the owner ( but not the land or existing dwelling) as agreed by the parties, or failing agreement, as determined by arbitration in accordance with the Arbitration Act 1996.
- 4 **SECTION 104** of the Property Law Act 1952 applied to this Memorandum of Encumbrance but otherwise (and without prejudice to the Council's rights of action at common law as a rent chargee or encumbrancee):
  - a) The Council shall be entitled to none of the powers and remedies given to encumbrancers by the Land Transfer Act 1952 and the Property Law Act 1952, and
  - b) No covenants on the part of the Owner and its successors in title are implied in this memorandum other than the covenants for further assurance implied by Section 154 of the Land Transfer Act 1952.

5 **IF** during the twelve (12) months preceding the \_\_\_\_\_ day of \_\_\_\_\_ 2004 and each successive twelve (12) months thereafter there shall have been no breach of the covenants contained herein then the annual rent charge payable hereunder shall be deemed to have been paid and the owner shall be entitled to an acknowledgement to that effect.

6 **THE** covenants contained in Clause 2 hereof shall be enforceable only against the registered proprietors for the time being of the land described in the Schedule hereto and not otherwise against the owner or its successors in title.

7 **THE** provisions of this encumbrance and the Council's rights and remedies hereunder are in addition to and shall in no way derogate from Council's rights, powers and duties otherwise in respect of the land or of any building erected thereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2003

**THE COMMON SEAL of** )  
**THE WAITAKERE CITY COUNCIL** )  
was hereunto affixed in the )  
presence of: )

\_\_\_\_\_  
Mayor/Deputy Mayor

\_\_\_\_\_  
Chief Executive

**THE COMMON SEAL of** )  
**McCAHON HOUSE TRUST** )  
was hereunto affixed in the )  
presence of: )

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

**MINUTES OF A SPECIAL MEETING OF THE PROJECTS SPECIAL COMMITTEE  
HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,  
WAITAKERE CITY, ON FRIDAY, 13 DECEMBER 2002  
COMMENCING AT 2.30 PM.**

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**PRESENT:** Councillors RP Dallow, QPM, JP (Chairperson)  
JP Lawley (Deputy Chairperson)  
DQ Battersby, JP  
BA Brady, JP  
AC Fenton  
GW Russell (until 4.10 pm)

**IN ATTENDANCE:** Director: City Services  
Consultancy Services Business Manager  
Service Manager: Aftercare and Special Projects  
Business Manager: Consultancy Services  
After/Special Projects Engineer  
Consultancy Services: Principal Engineer  
Committee Secretary: A Chan

**1 APOLOGIES**

3634/2002

MOVED by Cr Battersby, seconded Cr Russell:

That apologies from Crs Clews and Stone for absence be received and sustained.

**CARRIED**

**2 PRESENTATIONS**

**DECLARATION OF INTEREST**

2.36 pm Cr Dallow declared an interest on item 2(a) Waitakere Sports Complex, vacated the Chair and spoke and answered questions in his capacity as Chairman of the Waitakere Sports Complex Board.

2.37 pm Cr Lawley assumed the Chair.

**(A) WAITAKERE SPORTS COMPLEX**

A presentation to update the Projects Special Committee on the progress thus far on the Waitakere Sports Complex was made by Cr Dallow and Suresh Nagaiya.

3.12 pm Cr Dallow resumed the Chair.

**(B) AQUATIC CENTRE UPGRADE**

John Dragicevich, Director: City Services and Chris Thomas, Consultancy Services: Principal Engineer made a presentation to update the Projects Special Committee on the Aquatic Centre Upgrade, covering the issues and follow-up action undertaken relating to the gas incident at the West Wave Aquatic Centre on 23 November 2002.

3635/2002

MOVED by Cr Battersby, seconded Cr Brady:

That the information be received.

**CARRIED**

**3 OLD NEW LYNN HOTEL: STATUS UPDATE**

3636/2002

MOVED by Cr Lawley, seconded Cr Fenton:

That the information be received.

**CARRIED**

4.10 pm Cr Russell left the meeting.

3637/2002

MOVED by Cr Brady, seconded Cr Battersby:

1. That negotiation for the purchase of the Old New Lynn Hotel by Council with the current owner continues and that any change in the position of the parties with respect to those negotiations be reported back to the Projects Special Committee.
2. That Council continues to monitor and assess the condition of the building with reference to Section 65 of the Building Act 1991 and reports back to the Projects Special Committee on any recommendation to take action under this legislation.
3. That the Council investigates the formation of a Trust for the Old New Lynn Hotel restoration purposes at the earliest opportunity.

**CARRIED**

4.12 pm

The Chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT AN ORDINARY MEETING OF THE  
PROJECTS SPECIAL COMMITTEE HELD ON

**DATE:**.....

**CHAIRPERSON:**.....

**ASI**