



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# CITY DEVELOPMENT COMMITTEE

I hereby give notice that a Meeting of the City Development Committee will be held on:-

**DATE:**        **Thursday, 6 October 2005**                      **TIME:**                **9.30 am**

**VENUE:**        **Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City**

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

30 September 2005

Owena Schuster  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8864

### **MEMBERSHIP:**

Councillors	PA	Hulse (Chairperson)
	LA	Cooper (Deputy Chairperson)
	DQ	Battersby, JP
	PJ	Booth, OBE
	MFP	Chan, JP
	JM	Clews, QSO, JP
	RI	Clow
	AK	Corban, OBE, JP
	RP	Dallow, QPM, JP
	WW	Flaunty, QSM, JP
	DE	Gilmour
	JP	Lawley
	VS	Neeson, JP
	CA	Stone

Mayor RA Harvey, QSO, JP (ex officio)

(Quorum 5 members)

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

**AGENDA FOR A MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD  
IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON THURSDAY, 6 OCTOBER 2005, COMMENCING AT 9.30 AM.**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

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

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

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

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



**3 CONFIRMATION OF MINUTES**

Meeting Minutes - Thursday, 8 September 2005

**RECOMMENDATION**

That the minutes of the Meeting of the City Development Committee held on Thursday, 8 September 2005, as circulated including the Public Excluded Minutes, be taken as read and now be confirmed.



**4**

## **REVIEW OF THE AUCKLAND REGIONAL GROWTH STRATEGY 2050**

### **PURPOSE OF THE REPORT**

The purpose of this report is to discuss with the City Development Committee its views on how the scope for reviewing the Auckland Regional Growth Strategy should be undertaken.

### **BACKGROUND**

The Auckland Regional Growth Strategy was approved in 1999 and is a regional undertaking by all Councils in the Auckland region, and the Auckland Regional Council for managing growth to 2050. Under the umbrella of the Auckland Regional Growth Strategy is the Northern & Western Sector Agreement 2001 which is the specific response from the North-West Councils (Waitakere City, Rodney District, and North Shore City Council) for implementing the Regional Growth Strategy in our respective territorial areas.

The co-operative strategy was the first for the region and signalled the desire for all the Council's to work more closely together to resolve urban growth issues. It was envisaged the strategy would need to respond to changes over time and it was identified that review should occur every five years. It has now been over five years since the Auckland Regional Growth Strategy was adopted.

### **STRATEGIC CONTEXT**

The Auckland Regional Growth Strategy is a critical over-arching strategic document that supports how Waitakere City develops and accommodates growth. It is important that the Council has the ability to pursue its strategic objectives while meeting the requirements of the Auckland Regional Growth Strategy. Whereas the Strategy's imperative is to accommodate growth, Waitakere City Council's goals are to promote a sustainable and compact urban form that ensures people have choices in housing, transport, employment and recreation through the Strong Innovative Economy and Urban and Rural Villages strategic platforms. This will be achieved by taking into account and minimising environmental impacts with regard to the Green Network and Three Waters platforms. One of the Priorities for the Council as the City develops is to demonstrate ongoing progress towards Sustainable Development.

### **ISSUES**

Discussions on the review will be commencing in October and November across the region at both officer and political level.

Initial discussions with other Council's and the Auckland Regional Council will be focused on the potential scope and process the Auckland Regional Growth review should encompass. Some of the issues to consider are:

- Does the current Auckland Regional Growth Strategy provide a visionary document on how to achieve sustainable growth?
- Can a review of the Auckland Regional Growth Strategy incorporate better integrated solution for land use, transport and economic needs?
- Do the principles and outcomes as outlined in the Auckland Regional Growth Strategy need to be revisited and reviewed? (Attached at pages A1 to A4 for the statement of desired regional outcomes to be achieved in the current Regional Growth Strategy.)

A1-A4

- Given it has been over five years since its adoption, how well has the Auckland Regional Growth Strategy been implemented and does this need to be improved?
- How well does the Auckland Regional Growth Strategy embody the principles of integrating land use and transport that were recently legislated under the Local Government (Auckland) Amendment Act 2004?
- Need to ensure the regulatory process for the GTI package of Plan Changes (incorporating proposals to shift the Metropolitan Urban Limits) are not put at risk when a review of the Auckland Regional Growth Strategy is undertaken.

Whilst this is not an exhaustive list of issues it is the intention to workshop through issues and ideas at the City Development Committee meeting with Council officers. It is critical to start developing a common understanding of how Waitakere would like the region to approach the review of the Auckland Regional Growth Strategy. This will help both Councillors and Officers who will be engaging in discussions on this issue at regional forums over October 2005 and November 2005.

## **RESOURCES**

There is staff resource and budget identified in the current Annual Plan for work associated with the Auckland Regional Growth Strategy.

## **CONCLUSION**

Discussions are about to commence on the potential scope and review of the Auckland Regional Growth Strategy. It is proposed to discuss this formally at the Regional Growth Forum meeting in November and there is the opportunity to start engaging in discussion with the North West Sector Councils (North Shore City, Rodney District and Auckland Regional Council) later in October through the NW Sector Partners meeting. It is important that Waitakere seek to influence the process of review of the Auckland Regional Growth Strategy as it critically impacts how the City is able to successfully manage future growth.

## **RECOMMENDATIONS**

1. That the Review of the Auckland Regional Growth Strategy 2050 report be received.
2. That the City Development Committee adjourn into a workshop to discuss potential options informally and issues for reviewing the Auckland Regional Growth Strategy.

Report prepared by: Vanita Ranchhod, Acting Principal Advisor: Urban Policy.



## **NEW LYNN TOWN CENTRE TRANSPORT DEVELOPMENT PRINCIPLES**

### **PURPOSE OF THE REPORT**

The purpose of this report is to seek the Council's approval of a proposed set of land use and transport principles for the New Lynn Town Centre.

### **BACKGROUND**

A5-A6

The vision for the future of the New Lynn Town Centre has its foundation in the New Lynn Charrette held in 1996. This charrette was based on New Urbanist principles as outlined in the Charter, as attached at pages A5 to A6. The Council has since undertaken various initiatives to promote and direct development with some success, eg. development of Ambrico Place, retrofitting of Lynn Mall. Another development that has arisen out of the charrette outcomes is the development of the New Lynn Library due to be opened Tuesday, 18 October 2005. A new suite of progressive District Plan policies, rules and criteria were notified in March 2005. These Council initiatives have been a catalyst for significant private sector development that is currently at the mooted and early design stages.

An Enquiry by Design workshop for New Lynn Town Centre is planned for mid October to look in detailed at the land use and transport issues around the Town Centre core area.

### **STRATEGIC CONTEXT**

A number of local and regional strategic documents guide the implementation of the Council's Growth and Transport Integration Programme.

#### **Auckland Regional Growth Strategy**

The purpose of the Auckland Regional Growth Strategy is to ensure growth is accommodated in a way that meets the best interests of the inhabitants of the Auckland region. The strategy provides a vision for what Auckland could look like in 50 years' time with a population of two million. This vision is 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.

#### **Auckland Regional Land Transport Strategy**

The draft Auckland Regional Land Transport Strategy proposes the way forward for the region's transport system for the next ten years. The strategy set out policies and objectives that provide a framework for transport planning and its integration with land uses.

#### **Community Outcomes and Long Term Council Community Plan 2003/2013**

The proposed principles for the NEW Lynn Town Centre transport system cut across several Strategic Platforms. They include:

##### **Integrated Transport and Communication**

Public transport and communication systems provide fast effective services to the whole City. Transport systems are integrated, innovative and environmentally responsible.

### Strong Communities

People are active, healthy and content. They feel safe and connected to others. Our City is a great place for children. We enjoy our diversity of lifestyles and people.

### Urban and Rural Villages

Town Centres are thriving places, providing exciting options for people to live, work and play. Public facilities, places and spaces teem with people; the streets are alive and busy.

## **ISSUES**

While Council has identified the land use and transport integration is a high priority, this strategic goal will have a slightly different interpretation at each unique location. It was identified as a key action in the Growth Management Strategy that each town centre should have a set of guiding principles to direct how the overarching eco-city vision is to be achieved in that location. These transport principles will form a strong foundation of the New Lynn Enquiry by Design Workshop discussions. In addition, once adopted by the Council these principles will act as a guide for the private sector and other government agencies.

The principles address the following issues:

- Access;
- Mobility;
- Safety;
- Pedestrian amenity;
- Support for public transport;
- Land use integration; and
- Car parking.

### **New Lynn Town Centre Transport Principles**

Each town centre has a unique set of attributes that will result in a different way of interpreting and implementing the principles. The principles are not only about physical outcomes but may cover that the provision of a service and the way it is provided which will affect how the town centre functions and the overall strategic objectives are achieved. A detailed discussion of what the principles mean for each town centre is contained within that centre's action plan. A brief explanation of each principle is provided for the clarity of this report.

#### **1. Integration of Land Use and Transport**

This means that the design and functions, including the movement of traffic and public transport, of the town centre are intertwined and mutually supportive. A transport interchange should not only provide a transport function but include other uses such as a retail/commercial, meeting places, an eating place, an entertainment area. Its appearance should indicate its transport function and fit with the look and feel of the town centre. Residential and commercial developments need to fit with and support the priorities given to the different transport modes.

**2. A Transport Interchange That Is Up To Modern Standards Appropriate for a Regional Centre**

In the New Lynn Town Centre this means that both the train station and bus station should provide a high level of amenity, safety for users and shelter from the climate for people while they are waiting for the public transport and moving between different modes.

**3. A Transport Interchange With Easy Integration of Train, Bus, Walking, Cycle, Car Drop Off, Taxis**

The physical context of this means that it needs to be clear and easy to move between the various public transport modes and stops/station. Timetables of the various public transport modes should be coordinated such that there is not a long period waiting when changing modes. This will help to increase the desirability of public transport and the potential catchment and level of usage of the various modes. The train station is the central focus of the public transport catchment and the town centre and therefore should be well identified and easy to get to. Walking and cycle routes need to connect with the transport interchange.

**4. Quick Entry and Exit of Interchange by Buses**

This means giving buses their own traffic light sequence and/or bus priority lanes. The design of the interchange, surrounding roads and bus routes need to be designed with this in mind.

**5. Manage Traffic Flows to Give Priority to Supporting Pedestrians, Cyclists, and Public Transport to Access and Move Around the Town Centre**

This can be achieved by providing a high level of urban amenity and land use integration, rather than provide for the free flow of traffic (in accordance with Regional Land Transport Strategy policy 3.1.6). Traffic congestion may be permitted in order to give priority and safety to buses and cyclists on the roads and to provide safe footpaths and crossings.

**6. The Design and Implementation of the Traffic and Public Transport Outcomes for the New Lynn Town Centre. Such that it:**

- Supports development of the town centre for the next five years and 10-20 years; For example that development that takes place now does not cut out future opportunities;
- Balances the effects on the rest of the town centre and aligns with the Waitakere transport strategy currently being developed, in terms of funding, resources, timing, priority, and outcomes of other town centres and the overall strategic transport programme; and
- Is appropriately staged to address the transport issues in a 5 year and 20 year time frame [ie. don't over or under design].

**7. A Movement System For the Town Centre That Encourages High Density Residential and an Increase in the Intensity of Land Uses**

This is to ensure that development of roads, public transport and other land uses facilitates access to the town centre as a destination rather than make it easier for residents and commuters to travel elsewhere.

**8. Pedestrian Friendly and Amenable Environment That is Safe and Pleasant to Walk Around**

This may require new and upgraded facilities and quality urban design of the public realm in the town centre to improve walkability. This requires having a range of daytime and night time uses and the streetscape is well lit at night. People should be able to cross roads safely and easily where appropriate. Open space provides places to congregate.

**9. On Street Parking is Managed to Maximise Convenient Access to Short Term Spaces**

Parking restrictions may be used (matched with introduction of a car park building and underground parking), to limit long term parking on street and redirect this type of use to other more appropriate locations. The introduction of time measures should coincide with the introduction of pricing and priority for short term parking. This should all be picked up in a parking strategy that looks at how we can provide a certain level of car parking that is efficient and does not take up valuable development land or causes bad urban design outcomes.

**10. Efficient Use of Space for the Parking of Vehicles Off Street and in Parking Buildings are Knitted into the Fabric of the Town Centre**

A structure may initially be proposed as part of meeting a park and ride need but there are also synergies with other night time uses eg. Cinemas. In the longer term there may be the demand for parking structures to service the needs of both local businesses and residents in a more efficient way than the open parking lot at grade. Also in the longer term, bus routes and feeder services to New Lynn should be encouraged rather than provision of a park 'n' ride facility.

**11. Calm Slow Moving, Main Street Traffic With Breaks to Allow Informal Crossing**

This is important for good pedestrian access and safety.

**12. Buses Can Turn Around Easily**

A block design with left hand turns is generally ideal for buses. The interchange itself may offer the ability for buses to change direction.

**13. Bus Layup Area is Nearby But Not at the Interchange**

Preferably on the edge of the town centre somewhere.

**14. South-North Traffic Through New Lynn Town Centre is Managed so that Peak Train Frequencies**

(every 10 minutes and potentially every 6 minutes in 20 years):

- are not compromised and do not cause failure in terms of traffic (but also walking, cycling, buses);
- do not cause failure in the development of New Lynn as a town centre.

**15. South-North Traffic Through New Lynn Town Centre is to be Set at an Appropriate Peak Level - Appropriate for the Town Centre**

Demand for travel through the town centre should be minimised rather than maximised. There is a finite capacity of the road through New Lynn and we should not aim to continually increase the capacity after the current round of works we are proposing - see the case study of Henley Beach Road in Adelaide.

**16. The Arterial Through-Traffic Along Great North Road and Clark Street Provides Important Business Addresses and Sufficient Traffic and on Street Parking For Retail to be Viable**

This recognises that these roads will carry high volumes of vehicles. This is also linked to access to parking and for freight deliveries.

**17. Connectivity Between North and South and Either Side of the Rail Line of New Lynn Town Centre is Required for Pedestrians, Cyclists, Buses, Trucks And Traffic**

Connecting local streets and allowing good access into arterial roads will assist.

**18. Cycleway Connectivity and with the Regional Route Along Rail Line**

This means there should be no breaks in the rail cycle way and clear signage.

**19. Consider the Opportunity for a Bypass Around the Town Centre for Through Traffic Including Trucks**

This type of issue could be covered by a traffic management plan for the whole town centre. The plan will identify the appropriate levels of traffic that should flow through the town centre and traffic that should flow around the town centre. The principle is to recognise that there are a variety of access needs for commercial businesses and other land uses. This access should be managed in such a way to ensure good viewing distances for vehicles entering and exiting a site, clear separation between pedestrian and vehicle paths and a safe environment for walking, including people with a mobility disability.

**20. Acknowledge that the Transport System Plays a Part in the Economic Performance of a Town Centre and That it is Necessary to Ensure That the Support of Commercial Movement Patterns is an Integral Part of a Town Centre**

**21. Land Uses and the Level of Connectivity Should Not Cause Additional Vehicle Kilometres to be Travelled**

For example, through intensive layout and good signage, people should not be forced to drive between uses or around the block.

**RESOURCES**

There are no additional resources required.

## CONCLUSION

A set of principles have been developed to provide guidance to the future development of town centres within the City of Waitakere. This set of principles reflects the unique transport issues that need to be addressed in the New Lynn Town Centre. These principles will be used as a guiding tool to the private sector in planning the future development of the town centre. The principles will also form a strong foundation of the New Lynn Enquiry by Design Workshop and the various negotiations that will take place during the workshop. It is recommended that the Council adopt these principles to guide the future development of the New Lynn Town Centre.

## RECOMMENDATIONS

1. That the New Lynn Town Centre Transport Development Principles report be received.
2. That the New Lynn Town Centre Transport Development principles as set out in the Agenda report be adopted as the foundation for guiding the future development of the transport system and land use development for the New Lynn Town Centre.
3. That the New Lynn Town Centre Transport Development principles be used as a starting point in discussions with other government agencies as a reflection of the Council's eco-city vision.

Report prepared by: Kevin Wright, Manager: Transport Strategy and Yvonne Rust, Group Manager: City Development.



## 6 APPLICATION TO THE AUCKLAND REGIONAL COUNCIL TO SHIFT THE METROPOLITAN URBAN LIMIT AT MASSEY NORTH, HOBSONVILLE VILLAGE AND HOBSONVILLE AIRBASE

### PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the shifting of the Metropolitan Urban Limits at Massey North, Hobsonville Village and Hobsonville Airbase.

### BACKGROUND

This is part of Waitakere's Growth and Transportation Integration Programme and aims to create intensively developed sustainable employment focussed centres around each of the three new motorway interchanges developed as part of the State Highway 16 and 18 project.

The Metropolitan Urban Limit sets the boundary for urban development in the Auckland region. In Waitakere City the Metropolitan Urban Limits currently runs along Hobsonville Road. The Regional Growth Concept 2050 (developed as part of the Auckland Regional Growth Strategy 1999) indicates the area immediately north of Hobsonville Road as an area for future urban growth. The Metropolitan Urban Limits will need to be shifted to enable development to occur in this area.

Several factors support initiating a staged shift to the Metropolitan Urban Limits at this time, to include approximately half of the land indicated for future urban growth. These are:

- Making efficient use of the land adjacent to the new State Highway from Westgate to Albany. Investment in the motorway includes three interchanges, cycle lanes and rapid-transit bus ways. By providing for employment alongside the motorway interchanges, this investment can be more efficiently utilised.
- Providing for local employment and economic development in the largely dormitory suburbs in the north of Waitakere City.
- Easing peak daily commuter flows out of the City by providing local employment opportunities.
- Meeting the requirements of the Local Government (Auckland) Amendment Act 2004.

All councils in the Auckland region are required to align their strategic planning documents with the Auckland Regional Growth Strategy 1999. In addition the Local Government (Auckland) Amendment Act 2004 seeks to integrate land uses and transportation, especially in relation to intensification and key transportation initiatives. This must be done in order to secure the additional Central Government funding of \$1.6 billion towards major infrastructure projects for the region. The Local Government (Auckland) Amendment Act 2004 also stipulates that the changes required to the various planning documents be notified no later than 31 March 2005.

The Local Government (Auckland) Amendment Act 2004 legislation requires that the Auckland region's Territorial Local Authorities' strategic planning documents (District Plan) be changed to "give effect" to the Auckland Regional Growth Strategy. It allows for the Metropolitan Urban Limits to be shifted subject to the agreement of the Auckland Regional Council.

It was proposed to shift the Metropolitan Urban Limits in three areas: Hobsonville Airbase, Hobsonville Village and Westgate/Massey North. The areas are located next to motorway interchanges and are intended to be used primarily for employment activities. They will maximise the efficiency of the new motorway investment, provide local employment opportunities, and contribute to a balancing of peak daily commuter traffic across the region.

The proposed shifts to the Metropolitan Urban Limits in Waitakere City encompass approximately half of the area Waitakere identified as 'future urban growth' in the Auckland Regional Growth Strategy. This total area is designed to accommodate growth until 2050. This proposed shift is intended to provide for growth within the next ten to fifteen years. Bringing approximately half of the future urban growth area into the Metropolitan Urban Limits will provide business certainty and allow for the extensive time lag anticipated (past experience has shown that Metropolitan Urban Limits shifts take three to eight years to be resolved, meaning land is unlikely to be available before 2008).

In Thursday, 9 December 2004 the Council resolved:

- “2. That the Council approve a draft application to amend the Regional Policy Statement by moving the Metropolitan Urban Limits to accommodate the Hobsonville Airbase Concept Plan area within the urban limits, as outlined in this report, to be lodged with the Auckland Regional Council for consideration and comment prior to finalisation of the application for public notification.
4. That the Council approve a draft application to amend the Regional Policy Statement by moving the Metropolitan Urban Limits to accommodate the Hobsonville Village Concept Plan area within the urban limits, as outlined in this report, to be lodged with the Auckland Regional Council for consideration and comment prior to finalisation of the application for public notification.
6. That the Council approve a draft application to amend the Regional Policy Statement by moving the Metropolitan Urban Limits to accommodate the Westgate/Massey North Concept Plan area within the urban limits, as outlined in this report, to be lodged with the Auckland Regional Council for consideration and comment prior to finalisation of the application for public notification.”

2320/2004

This resolution was confidential at the time it was made, with the stipulation that it remain confidential until further notice. This notice was given and the information released into the public arena by public notification of the Plan Change on 31 March 2005.

The Auckland Regional Council at a Special Meeting of the Regional Strategy and Planning Committee held 7 March 2005 in turn resolved:

- “b That the request by Waitakere City Council to the Auckland Regional Council in respect of the Auckland Regional Policy Statement Metropolitan Urban Limit be notified and progressed by the Auckland Regional Council under the Local Government (Auckland) Amendment Act 2004 on a without prejudice basis, subject to:
  - (i) The Waitakere City Council addressing to the Auckland Regional Council’s satisfaction by 31 August 2005 all outstanding matters, particularly those relating to the Waitemata Harbour catchment and integrating transport and urban form.
  - (ii) The public notice indicating that the Auckland Regional Council is yet to be convinced of the merits of the request and that there are outstanding matters that have to be addressed.”

## STRATEGIC CONTEXT

The proposals developed for the proposed Metropolitan Urban Limits shift have focussed on delivering beneficial outcomes for the City, set within the strategic framework of sustainable development.

Waitakere City Council has long promoted the integration of urban form with transport corridors and intensification of development through its strategic direction, urban development strategy (now being updated as the Waitakere Growth Management Strategy) and Waitakere City’s District Plan. The Local Government (Auckland) Amendment Act 2004 process offers the opportunity to further advance Council’s strategic approach.

The Council has been implementing this strategy over a period of 10 years using a range of instruments including concept planning, regulation, investment in public buildings and spaces, and modelling good practice through Waitakere Properties Limited (eg. Harbourview on Te Atatu Peninsula).

Key strategic platforms which relate to the proposals are:

- the Urban and Rural Villages platform - and the focus on delivering vibrant town centres;
- the Strong Innovative Economy platform - and the focus on delivering quality local employment for Waitakere City residents;
- the Green Network platform - and the focus on retaining and enhancing the qualities of the natural environment within the areas proposed to become urban as well as the relief of development pressure on the non-urban areas such as the Waitakere Ranges and Foothills; and
- the Integrated Transport and Communication platform - focus on delivering sustainable urban form integrated with passenger and other transport networks in such a way that reduces vehicle trips, reduces the dependence on private motor vehicles, and supports alternative modes such as public transport, walking and cycling.

## ISSUES

A presentation will be given outlining progress since the closing of submissions on 31 May 2005, and on the package of information supplied to the Auckland Regional Council on Wednesday, 31 August 2005 in response to their resolution above. Subsequent discussions and correspondence about further work and issues have focussed on:

- Management of zinc discharges to the Upper Harbour through the integrated catchment management plans.
- Traffic modelling and the integration of transport and urban form, including meeting the requirements of both Transit New Zealand and Auckland Regional Transport Authority.
- Provision of public transport, including modelling through the Auckland Public Transport model and a transport audit that addresses demand management measures to achieve modal shift.

## RESOURCES

Waitakere's Growth and Transportation Integration Programme is being resourced by a cross-council team and a number of external consultants. Funding for this work is provided for from a range of contributing work programme areas within the current Annual Plan.

## CONCLUSION

Waitakere City has responded as required to the request for information as detailed in the letter from the Auckland Regional Council. Naturally the work leads to further possible iterations and refinement of the proposals, which ought to be allowed to continue right through to the joint hearings.

## RECOMMENDATION

That the Application to the Auckland Regional Council to Shift the Metropolitan Urban Limit at Massey North, Hobsonville Village and Hobsonville Airbase report be received.

Report prepared by: John Mackay, Manager: Urban Development and Design.



7 **WAITAKERE CITY COUNCIL - WAITAKERE ETHNIC BOARD SHARED WORK PROGRAMME**

**PURPOSE OF THE REPORT**

The purpose of this report is to provide to the City Development Committee an update on the development of a shared work programme with the Waitakere Ethnic Board, as agreed in the Community Partnership Agreement signed in December 2004.

**BACKGROUND**

Waitakere City Council's vision expressed in its Long Term Council Community Plan 2003/2013 is for a city that:

- celebrates and sustains its people;
- has a strong sustainable economic base;
- honours its environment; and
- builds on its cultures and heritage.

The Local Government Act 2002 requires councils to engage with their communities. Waitakere City Council made an early commitment to this in its Long Term Council Community Plan, aiming for a process of engagement with Waitakere's ethnic communities to be in place by 2004/2005.

The Waitakere Ethnic Board (the Board) emerged from the 'New Out West' collaborative process in response to calls from ethnic communities for the establishment of a mandated ethnic advisory body for Waitakere City. The Board was formally launched in September 2003.

At its Thursday, 8 July 2004 meeting the City Development Committee resolved:

- "3. *That a draft Memorandum of Understanding between Council and the Waitakere Ethnic Board be developed.*"

1192/2004

A7 The Council signed a Community Partnership Agreement with the Waitakere Ethnic Board on Friday, 17 December 2004, as attached at page A7. It was agreed that a shared work programme between Council and the Waitakere Ethnic Board would be developed under the Community Partnership Agreement.

**STRATEGIC CONTEXT**

Waitakere City Council's vision for 2020 as expressed in its Long Term Council Community Plan 2003/2013 under the Strong Communities strategic platform is that:

*"People are active, healthy and content. They feel safe and connected to others. Our City is a great place for children. We enjoy our diversity of lifestyles and people."*

In addition, Council's 2020 vision for an Active Democracy is that:

*"People are able and willing to engage in city issues, and feel that they can make a difference. There are high levels of community participation, and people respect each other's views."*

Council has committed to achieving the following Strong Communities and Active Democracy goals by 2020:

1. Work to ensure that local services match changing needs.
2. Help grow community leaders and capacity, and develop local solutions.
3. Support people to develop a strong sense of identity and enjoy other cultures.
4. Support people to be informed and involved in the development of their City.
5. Grow the ability of communities to make a difference.
6. Provide inspirational leadership and act as a role model in the way the City is governed and managed.

The Community Partnership Agreement with the Waitakere Ethnic Board is a key vehicle for enabling both the Council and the City's ethnic communities to work together to achieve these goals.

## **ISSUES**

### **Shared Work Programme**

A8-A10

The Council has endeavoured to support the Waitakere Ethnic Board become well established in its formative years and to capture the nature of the relationship through a number of shared actions that will be undertaken in partnership. Council officers have worked closely with the Executive Committee of the Waitakere Ethnic Board to develop a shared work programme that reflects the intent of the Community Partnership Agreement. The final draft of the shared work programme that has been jointly developed is attached at pages A8 to A10 for the Committee's information.

## **RESOURCES**

Funding of \$20,000 was allocated to the Waitakere Ethnic Board in the 2005/2006 Annual Plan. The Board has developed a draft budget outlining anticipated expenditure and this funding is administered through internal Council processes.

As the Board becomes more firmly established it is anticipated that in the future Council could negotiate a three year funding agreement enabling the Board to directly administer the funds.

## **CONCLUSION**

A Community Partnership Agreement was signed with the Waitakere Ethnic Board in December 2004. A shared work programme has been developed to give effect to the Agreement. Council officers continue to work with the Executive Committee of the Waitakere Ethnic Board to further shared objectives and projects.

## **RECOMMENDATION**

That the Waitakere City Council - Waitakere Ethnic Board Shared Work Programme report be received.

Report prepared by: Monica Sharma, Partnerships & Advocacy Leader: New Migrants.



## 8 CHARTER OF INCLUSION

### PURPOSE OF THE REPORT

The purpose of this report is to seek the City Development Committee's endorsement for a Charter of Inclusion for Waitakere City.

### BACKGROUND

At the Waitakere Wellbeing Summit held in December 2002 it was identified that a Call to Action Group be established to develop a "Culture of Inclusion in Waitakere City". This was to ensure that all sectors of the population are included in all aspects of community life.

A11-A12 A working group made up of a diverse range of committed stakeholders has been meeting regularly since May 2003. Projects to date have been an Inclusion Checklist for meetings and conferences and the Charter of Inclusion (the Charter), as attached at pages A11 to A12.

It is hoped that Waitakere City Council and other lead agencies in Waitakere City will commit to making the Charter a guiding document. This will ensure that inclusive principles and protocols become a fundamental part of all policy and planning processes in Waitakere City. The Charter is also being presented to the Waitemata District Health Board this month for endorsement.

Members of the working group have presented the Charter at all four Community Board meetings; three Boards have formally endorsed the Charter.

The Waitakere Community Board resolved at its meeting on Tuesday, 31 May 2005

*"That the Waitakere Community Board supports the request to develop a charter by the Culture of Inclusion Group and asks Waitakere City Council to accept their charter as a guiding document."*

926/2005

The Henderson Community Board resolved at its meeting on Thursday, 2 June 2005:

*"That the Henderson Community Board endorses its support to the proposed charter of inclusion presented by the Culture of Inclusion Group."*

982/2005

The Massey Community Board resolved at its meeting on Wednesday, 1 June 2005:

*"That Massey Community Board supports the Culture of Inclusion Charter as outlined in the Culture of Inclusion Mission Statement."*

992/2005

Members of the working group presented the Charter at the New Lynn Community Board meeting on 30 May 2005. The Board did not propose a formal resolution to endorse the Charter.

## STRATEGIC CONTEXT

The development of a Charter of Inclusion reflects the visions associated with the Urban and Rural Villages, Strong Communities and Active Democracy Platforms in the Long Term Council Community Plan for 2003/2013. Extracts from the 2020 vision statements for each Platform echo the theme of inclusion: "Town Centres are thriving places, providing exciting options for people to live, work and play." "We enjoy our diversity of lifestyles." "There are high levels of community participation and people respect each other's views."

The Charter reflects commitments at a national level. The Human Rights Commission has developed a national action plan for the better protection and promotion of human rights in New Zealand. "*Mana ki te Tangata / The New Zealand Action Plan for Human Rights*" (the Action Plan) is the first such plan to be drawn up for this country.

The Action Plan recognises that while Government has specific responsibilities for the promotion and protection of human rights, responsibilities extend beyond the State to regional and local government, to the business and community sectors, to voluntary groups and organisations. Indeed, each of us has a responsibility to respect and protect the rights of others. The Action Plan is intended to provide a practical and constructive commitment to the rights set out in the Universal Declaration of Human Rights.

Other national initiatives include the "New Zealand Diversity Action Programme" that Mayor Bob Harvey played a key role in developing in 2004.

## ISSUES

The fundamental issue with adopting a charter is that it is only useful if it becomes a guiding document for decision making by Council and other signatory agencies. Inclusive principles will need to be in the forefront of staff's thinking in planning projects and delivering services. The Customer Services Charter adopted by Council in June 2005 outlines a number of commitments staff within the organisation are expected to uphold; these clearly reflect inclusive principles.

There are many initiatives underway in Council that reflect an inclusive approach to development in the City. Three of these initiatives are highlighted below:

### 1. **Safety and Access by Design**

Safety and Access by Design is a collaborative project involving the Council and key government and community stakeholders. The project has a focus on promoting crime prevention, injury prevention and barrier-free access in urban design. The Council is currently working with Accident Compensation Corporation concerning the development of design guidelines that incorporate safety and access principles and best practice.

An overarching principle is "universal access": the built environment should be accessible to everyone in the community. People with disabilities have the same right to access public facilities, buildings and facilities as anyone else. An accessible, inclusive environment benefits everyone allowing them to easily and safely participate in their community.

The Safety and Access by Design team has provided input and advice into the Council's major developments including the Henderson Library and campus; the new civic centre and transport interchange; and more recently, the Project Twin Streams cycle and walkway.

## 2. Waitakere Ethnic Board

Waitakere City's population has become increasingly ethnically diverse, and as new communities become established, there is a growing interest in participating more actively in New Zealand society and democratic processes. Waitakere Council has recognised this growing ethnic diversity and supported the establishment of the Waitakere Ethnic Board. The signing of a Community Partnership Agreement with the Board and the development of a joint work programme is a practical expression of a commitment to a Culture of Inclusion.

## 3. Disability Strategy

Council has committed \$20,000 in the 2005/2006 Annual Plan to employ a part-time Disability Advisor and separate funding to develop a Disability Strategy. This provides the opportunity for Council to develop a local implementation plan for the New Zealand Disability Strategy 2001; this national strategy was developed to guide government action in promoting a more inclusive society in respect of disabled in our community.

The Disability Advisor will provide disability advice and expertise to planning and policy development and will identify and respond to disability awareness training needs within Council.

### Signing of the Charter

If the Committee endorses the Charter it is proposed that it be signed during the Wellbeing Summit planned for 28 October 2005. If both Council and the Waitemata Health Board endorse the Charter an approach will be made to other key agencies to join as signatories.

### RESOURCES

Promotion of the Charter can be undertaken within existing resources. Individual projects that will give practical expression to the Charter, such as the Disability Strategy, have their own committed budgets.

### CONCLUSION

A group of committed stakeholders representing a wide range of community agencies has developed a Charter of Inclusion for Waitakere City. The endorsement of the Charter by Council will assist in ensuring inclusive principles and protocols become a fundamental part of policy and planning processes

### RECOMMENDATIONS

1. That the Charter of Inclusion report be received.
2. That the Charter of Inclusion be endorsed.
3. That Council appoint a representative to sign the Charter at the Wellbeing Summit on Friday, 28 October 2005.

Report prepared by: Tony Rea, Community Partnerships Manager.



## **NEW ZEALAND CERAMIC HERITAGE TRUST LEASE OF AMBRICO STUDIO**

### **PURPOSE OF THE REPORT**

The purpose of this report is to seek approval from the City Development Committee to lease the Ambrico Studio in Ambrico Place to the New Zealand Ceramic Heritage Trust (the Trust) for a period of one year with a one year right of renewal. A report is going to the New Lynn Community Board on Monday, 3 October 2005 and the Arts and Events Special Committee on Wednesday, 12 October 2005 for information.

### **BACKGROUND**

The Trust is a registered charitable trust that has been established to collect, document and preserve artefacts, machinery, photographs, film and videos, designs and drawings, and all associated written and oral records of the ceramics industry and the studio pottery movement of New Zealand, in order to compile a national resource of these histories. The founding trustees are: Barry Brickell, Wallin Elliott, Pamela Elliott, Ian Firth, Dr Denis Hanna, Bryce Stevens and Howard Williams.

The studio pottery movement has its origins in Waitakere City with the Clark and Gardner families. The Gardner brothers were brick makers and their maternal grandfather was Rice Owen Clark who built Clark House and made field tiles. Gardner Bros & Parker are associated with the development of the brickworks industry in New Lynn. In 1922 John Gardner introduced a pottery wheel into the works and brought in William Spiers, an expert thrower at the Royal Doulton factory. The collection that is owned by the Trust is valuable and part of the studio potter movement in New Zealand.

Council staff have been in contact with the Trust. The Trust has up until recently been inactive apart from regular newsletter updates, although it has recently started to receive bequests, such as the Mary Hardwick-Smith collection which require secure storage. The Council has allocated funding in its Annual Plan that would cover costs of telephone and power for the first year of the lease whilst enabling the Trust, with its limited finances, to use the building for storage and hold some displays and education programmes from the site for the benefit of the wider community. It is anticipated that the Council could provide a lease for one year for a standard minimum rental of \$150 for the first year with a rent review clause in the second year. The lease would provide for the lessee to pay for electricity, telephone line rental and share the costs of security monitoring in the second and subsequent years. This would give the Trust some time to approach external funding agencies for additional financial support in subsequent years.

In 1998, Council approved a Community Leases Policy, which in part encourages the maximum use of its community facilities and states that priority will be given to groups undertaking activities that will make a significant contribution to:

- Improving access to information, education and learning opportunities;
- Encouraging the community to be involved in looking after the City's natural heritage and cultural resources;
- Fostering cooperation, partnership, and sharing of resources between community groups; and;
- Promoting a sense of belonging and identity for all people in Waitakere City.

The activities undertaken by the Trust would fulfil the cultural significance criteria for community leases. The storage and education/display activity would also be compatible with the on-going storage of council's ceramic collection and the Trust has arranged insurance for their own items. The use of the building for education and display of ceramics complements the historical significance of the kiln and would foster an awareness of ceramics in the local community. Access to the building would be limited to trust members and around half a dozen supervised special events. There is parking at the end of Ambrico Place and such events would be classed as temporary activities and thus permitted under the District Plan.

The Ambrico Studio is a Council owned property, located on an historic reserve. Council approval is required for leases on historic reserves under the Reserves Act 1977.

## **STRATEGIC CONTEXT**

The heritage strategy and action plan outlines a number of priorities for Council to achieve its goal of protecting and celebrating the City's cultural diversity and heritage. The short to medium term priorities include the appointment of a heritage advisor, commissioning a museum feasibility study, heritage workshop and commissioning a suitably qualified historian to write the official history of Waitakere City. The heritage strategy places considerable emphasis on the role of the new Library in Henderson as a research centre and the collection of documentary heritage and oral histories.

Heritage falls within the Rural and Urban Villages Platform in the Long Term Council Community Plan. The City aims to play a role in integrating heritage within its town centres and celebrating its diverse cultures. Providing for expression and promotion of local heritage contributes towards building strong communities.

## **ISSUES**

The community leases policy has standard terms for leases and provides for various levels of rent subsidy. Council is clear that leasing property to community groups is a public good service which supports local community groups. Rent is set at one of five levels ranging from a standard minimum fee of \$150 per annum (for groups such as the West Auckland Historical Society lease of Mill Cottage) through to level five where Council is able to set rents standard than higher rents where the tenant is operating a commercial enterprise on the site or where a group may gain significant revenue from activities on the site such as grazing.

The Trust now wish to lease the Ambrico Studio for one year for a standard minimum rental \$150 for the first year. The lease agreement will enable the Council to review the rent in one year's time and for the Trust to take over financial responsibility for payment of electricity, telephone and share costs for security monitoring. The Trust aims to acquire and develop Clark House in the long term, as a ceramics museum for the City and Auckland region. This is dependent on several factors as the NZ Defence Force own the building and there is a designation over the site to enable it to be used for defence purposes.

The Trust's collections activity has been on hold until this year when it started to receive bequests of fine ceramics. The finances of the Trust are limited and it is considered that the standard minimum fee of \$150 per annum for the first year should provide the Trust with sufficient time to seek external sources of funding to support their long terms aims and objectives. Council would continue to pay the telephone and power for the first year only. It is considered that this is a reasonable request, given that the Trust wishes to preserve an essential part of Waitakere City's heritage in New Lynn and undertake some displays and educative programmes from Ambrico Studio that would benefit the wider community. A limited number of education programmes would be classed as a temporary activity under the District Plan and thus permitted. It is considered that such programmes would raise the profile of ceramics as a key heritage theme in the City.

Ambrico Studio was used by an artist/potter over the last two and a half years and the building became vacant this year. The Council has \$28,000 in the 2005/2006 Annual Plan to upgrade the security system at Ambrico Studio. This work has already been carried out and the site now has closed circuit television systems, an alarm upgrade and other security features. The Council owns the ceramic collection valued at \$70,000 that is stored in the Studio and this is fully insured. The Council also allocated \$15,000 in this year's Annual Plan for a cataloguing project. This money is to fund the electricity, telephone, valuation of items, insurance and other overheads. The funds are controlled by council staff and used to pay for those items detailed above. The Trust has already obtained its own insurance for items that it intends to store at Ambrico Studio. The Council's collection will continue to be securely stored at the Studio and the lease of the building to the Trust will not affect Council's insurance of its items.

Council may grant a lease of all or part of an historic reserve under Section 58A of the Reserves Act 1977 without public notification if it is satisfied that the proposed lease "*is in conformity with and contemplated by the approved...management plan for the reserve*". The New Lynn Reserve Management Plan 2004 refers to both the kiln and a "*recently constructed building intended as a public exhibition space*". The lessee will be using the studio for ceramics related activities and educational related programmes that will extend to include public exhibitions. This is the very purpose for which the studio building was constructed, as stated in the management plan. The reserve management plan has a specific policy relating to leases. There is a direction to continue the leasing of areas of land within reserves "*to provide for community use and wellbeing*" and to ensure that applications for leases will be in accordance with the objectives and policies of the management plan, will not detract from the existing environment and use of the reserve, will generally provide a benefit to the public which is greater than any adverse effect and is in an appropriate location. The Council's Legal Services Manager has reviewed the relevant statutory provisions and reserve management plan. In his opinion the proposed lease is in conformity with the reserve management plan. Under Section 58A of the Reserve Act the approval of the Department of Conservation is also required to any lease. The Department has delegated its approval functions under that section to the Council. The City Development Committee has delegation to approve this lease and it is recommended that this matter is referred to that Committee for approval.

## RESOURCES

A sum of \$15,000 has been included in the Annual Plan for 2005/2006 to fund the cataloguing of Council's ceramics collection and to cover operational expenses associated with electricity, telephone and insurance for a one year period. Council staff control the budget and payments have been made for a valuation/catalogue of items stored at Ambrico studio, security monitoring and upgrade, telephone and electricity bills. There is also \$25,000 of capital expenditure funding allocated under the Annual Plan for 2005/2006 to enable maintenance and repair works to be undertaken on the Ambrico Kiln.

## CONCLUSION

It is anticipated that the Trust will contribute significantly to the protection of the City's ceramics heritage resource and wish to undertake some education programmes from the Ambrico studio to enhance the community's understanding of its ceramics heritage. There is sufficient funding in the Annual Plan 2005/2006 to enable this community use to occur and would enable the Trust to house a valuable collection and seek external funding to continue its activities. The City Development Committee has delegated authority from the Department of Conservation under Section 58A of the Reserves Act 1977 to approve leases on historic reserves provided that the activity is provided for or contemplated in the reserve management plan. It is considered that the proposed use of Ambrico Studio is consistent with the reserve management plan and it is recommended that a lease be granted to the Trust for one year with a one year right of renewal.

### **RECOMMENDATIONS**

1. That the New Zealand Ceramic Heritage Trust Lease of Ambrico Studio report be received.
2. That the City Development Committee approve the lease of Ambrico Studio to the New Zealand Ceramic Heritage Trust under Section 58A of the Reserves Act 1977.
3. That the Chief Executive Officer be given authority to negotiate a lease with the New Zealand Ceramic Heritage Trust for the Ambrico Studio (part Lot 3 DP 124443) and the lease be executed as negotiated.

Report prepared by: Alina Hughes, Principal Advisor: Heritage.



## **10 DRAFT PARKS AND OPEN SPACE STRATEGY**

### **PURPOSE OF REPORT**

The purpose of this report is to seek the City Development Committee approval of the Draft Parks and Open Space Strategy (hereafter referred to as the Draft Strategy) to be notified for public consultation.

### **BACKGROUND**

Council's existing Parks Strategy was adopted in 1999. This Strategy needs to be updated to align with updated Council strategic platforms and priorities. There are also some gaps in the existing Strategy that need clearer direction to help provide improved planning for open space within the City.

A values survey was undertaken in November 2004 in the preparation of updating the Strategy to help provide initial direction and gauge the values that residents of Waitakere City have of open space.

A Councillor workshop was held on Wednesday, 13 July 2005, followed by a workshop for Community Board Members on Thursday, 28 July 2005. These workshops were provided to introduce the draft Strategy and gain initial feedback from Elected Members.

The draft Strategy was taken to each Community Board during the month of September 2005 for the opportunity to provide formal comments on the draft. Only minor changes were requested.

Copies of the draft Strategy have been distributed separately to Councillors and additional copies have been provided in the Councillors' Lounge. These copies incorporate changes suggested through the workshops, Community Board meetings, and input from staff across Council.

## STRATEGIC CONTEXT

The Draft Strategy has a number of linkages to national and regional legislation and strategies such as the Local Government Act 2002, Reserves Act 1977, Regional Growth Strategy and Regional Open Space Strategy.

The Draft Strategy provides the guidance, policies and direction for parks and open spaces in the City. This includes over 550 parks and reserves that occupy over 1,300 hectares, as well as other open spaces that provide amenity value such as streetscapes.

The draft Strategy has linkages to all of Council's Strategic Priorities and Platforms. However, the key platforms that drive the draft Strategy are the Urban and Rural Villages, Strong Communities, and the Green Network.

### Urban and Rural Villages

*"The 2020 vision is for Town Centres to be thriving, providing exciting options for people to live, work, and play. Public facilities and places and the streets are alive and busy."*

The Draft Strategy plays an important role in enhancing town centre environs to make them more pleasant places to visit, work and live. This is achieved through street improvements, town squares, pocket parks, unique playground provision and ensuring access to wider recreational opportunities.

### Strong Communities

*"The 2020 vision is that people are active, healthy and content. They feel safe and there is a strong sense of community. Our City is a great place for children. We enjoy our diversity of lifestyles and people."*

The draft Strategy has a significant role in providing recreational opportunities for residents helping to keep the City active and healthy. The draft Strategy also guides how parks are developed to ensure that they are safe places to visit, that there is community ownership of parks and open spaces, and that they reflect community identity to provide a sense of place.

### Green Network

*"The 2020 vision for the Green Network is that: the Waitakere Ranges will be permanently protected; there will be a network of bush and trees from the Ranges, through town centres and suburbs, to the coasts, bringing the natural world into people's everyday lives and filling the streams and forests with life."*

The draft Strategy plays a significant role in providing guidance and prioritising work in the Green Network including biodiversity protection and enhancement, ecological corridors, pest control and landscape values. It also includes issues such as public access to natural areas and community assistance programmes.

## ISSUES

It is timely for Council to update the Parks Strategy (1999) to align with other strategic planning Council is undertaking, including the development of the next Long Term Council Community Plan, development contributions, and the Leisure Strategy.

Waitakere is expecting significant growth over the next 50 years and at the same time the population is ageing. Council must ensure that this growth and changing demographics is planned for.

At the same time Council must meet the needs of the existing population, ensuring that parks and open spaces are provided equitably over the City. Many areas in the City have different levels of park provision due to historic activities and differing development trends. These discrepancies need to be addressed.

Council is implementing a Development Contributions Policy to fund open space requirements to cater for growth to ensure that the cost of growth is appropriately funded.

The draft Strategy sets out the direction on where and how Council will develop the City's parks and open spaces.

The list below outlines the purpose and outcomes identified through the draft Strategy:

▪ **Capture The Wider Roles Of Open Spaces**

To ensure that planning is undertaken in a holistic and integrated manner.

To capture wider roles of parks and open spaces including heritage, culture and providing sense of place that reflects the local community.

▪ **Diverse Range Of Open Spaces**

The draft Strategy is not limited to parks and reserves, and seeks to provide guidance on more open space types such as streetscapes, and includes the role of private open spaces that provide a large component of our natural environment.

The draft Strategy also provides more direction for a greater range of open spaces, especially in more intensive growth areas such as town centres.

▪ **Long Term Vision For Parks And Open Spaces**

The draft Strategy seeks to provide a long term vision, and planning for a 50 year horizon taking into account population, age and ethnic growth projections. Included in this is the identification of new growth areas and nodal intensification around rail stations and town centres.

▪ **Robust Planning Structure**

To provide a consistent and robust planning structure to provide equity across the City and improve decision making processes.

To ensure that the City's open space network is affordable to purchase, develop and maintain.

▪ **Provide Clear Direction For Projects To Feed Into Long Term Council Community Plans And Development Contributions**

To improve flow and relationship of the draft Strategy with the Long Term Council Community Plan so that projects are justified through decision making process. Provide direction for long-term planning for city growth, and determine the cost of growth and allocate it appropriately between Council and developers.

## Focus Areas

The draft Strategy outlines how the Council will develop the City's open space network. Within the draft Strategy there are four key focus areas that have been identified:

- **Green Network Corridors and Representation**

There is a need to continue to secure and develop the five key stream corridors of the Oratia, Opanuku, Swanson, Paramuka streams and the Whau River. These meet a number of strategic needs from water quality, ecological (wildlife corridors), flood mitigation, walking and cycling networks and other recreational opportunities. The Twin Streams project has significantly advanced the Oratia, Swanson and Opanuku Streams in this regard.

Council should also assess the current reserve network and ensure that underrepresented ecosystems are prioritised and protected.

- **Quality vs Quantity**

There is a need to balance community desires for parks and open spaces with affordability. Council has often inherited small areas of open space that only provide limited ecological or recreational opportunities. These areas incur maintenance costs and at the same time reduce the ability for Council to secure higher quality, more desirable parks for the Community. Future acquisitions need to be the right land in the right place.

Further to this Council should seek to provide equity across the City. There is an existing network of parks and open spaces with huge diversity. Even in new growth areas it is not always possible for Council to develop a standard park due to limiting factors such as topography.

To this end a system has been established to provide the level of quality for every park in the City based on measurable physical features such as size, coastal aspect; facilities (eg. sport fields) and measure these against people's expectations of what values and experiences parks should offer.

This captures the diversity of parks in Waitakere, helps decision making for park development and upgrades, and ensures that the community get quality not just quantity in our open spaces.

- **Growth Areas**

There are a number of areas where significant growth is expected such as in the north of the City and in the town centres. Council should take the opportunity now to secure land for open spaces in new growth areas to ensure that they are a driving factor in development. At the same time Council's growth strategy seeks to increase densities within town centres. These areas must be pleasant areas to live and work to encourage quality development. Ensuring quality parks and open spaces in town centres is a major mechanism to achieve this and to offset the needs of the growing population.

- **Leisure Walks And Sports Fields**

It is suggested that the key recreational opportunities Council should develop are the continued establishment of the City's sports fields to cater for the growing demand of active recreation. In addition to this, Council should develop a network of high quality leisure routes in the City as walking is the most common and a growing recreational activity throughout communities (identified in the Parks Values Survey, November 2004). It is also an important recreational activity that meets the needs of an ageing population.

A key in achieving all of these areas is securing land, and getting the right land in the right place before the opportunity is lost.

### Proposed Programme

The following outlines the key programme dates:

Item	Description	Date
Community Boards Recommendations	Formal recommendations to City Development on draft Strategy.	5-8 September 2005
City Development Committee Approval	Provide comments from Community Boards and approve draft for consultation.	10 October 2005
Public Consultation	Release draft Strategy for public comment.	October to end November 2005
Report to Community Boards on Consultation	Summary of submissions, identification of amendments to the Strategy.	March 2006
Report to City Development Committee on Consultation	Summary of submissions, identification of amendments to the Strategy, and adoption of the Strategy.	April 2006
Amendments to Draft Strategy	Amendments to draft strategy based on submissions and inclusion of finalised LTCCP strategic priorities.	April - June 2006
Chair's Sign Off of Final Parks and Open Space Strategy Amendments	Chair's sign off of amendments. Printing and distribution.	July 2006

The draft Strategy will be advertised in the local papers and Council publications (such as the internet Website and Waitakere City News). A letter will be sent to all key stakeholders such as sport clubs, residents and ratepayers groups, and other territorial authorities.

Levels of Service and Long Term Council Community Plan consultation will also provide additional opportunities for input into the Draft Strategy.

### RESOURCES

Staff resource has been allocated to parks and open space planning. The draft Strategy is being funded from the completion of the Parks Analysis and Planning budget approved through the 2005/2006 Annual Plan.

### CONCLUSION

The draft Strategy has been developed over the past 12 months and now needs public review/input. This report seeks the City Development Committee's approval for public consultation.

## **RECOMMENDATIONS**

1. That the Draft Parks and Open Space Strategy report be received.
2. That the City Development Committee approve the Draft Parks and Open Space Strategy for public consultation.

Report prepared by: Gyles Bendall, Strategic Parks Planner.



## **11 TE ATATU PENINSULA PARK DRAFT RESERVE MANAGEMENT PLAN**

### **PURPOSE OF THE REPORT**

The purpose of this report is to bring before the City Development Committee the draft Reserve Management Plan for the Te Atatu Peninsula Park and to seek approval from the City Development Committee to publicly notify the Draft Reserve Management Plan for submissions.

### **BACKGROUND**

Under the Reserves Act 1977, Council is required to prepare management plans for all reserves vested in its care. The process for preparing a Reserve Management Plan is clearly set down in the Reserves Act.

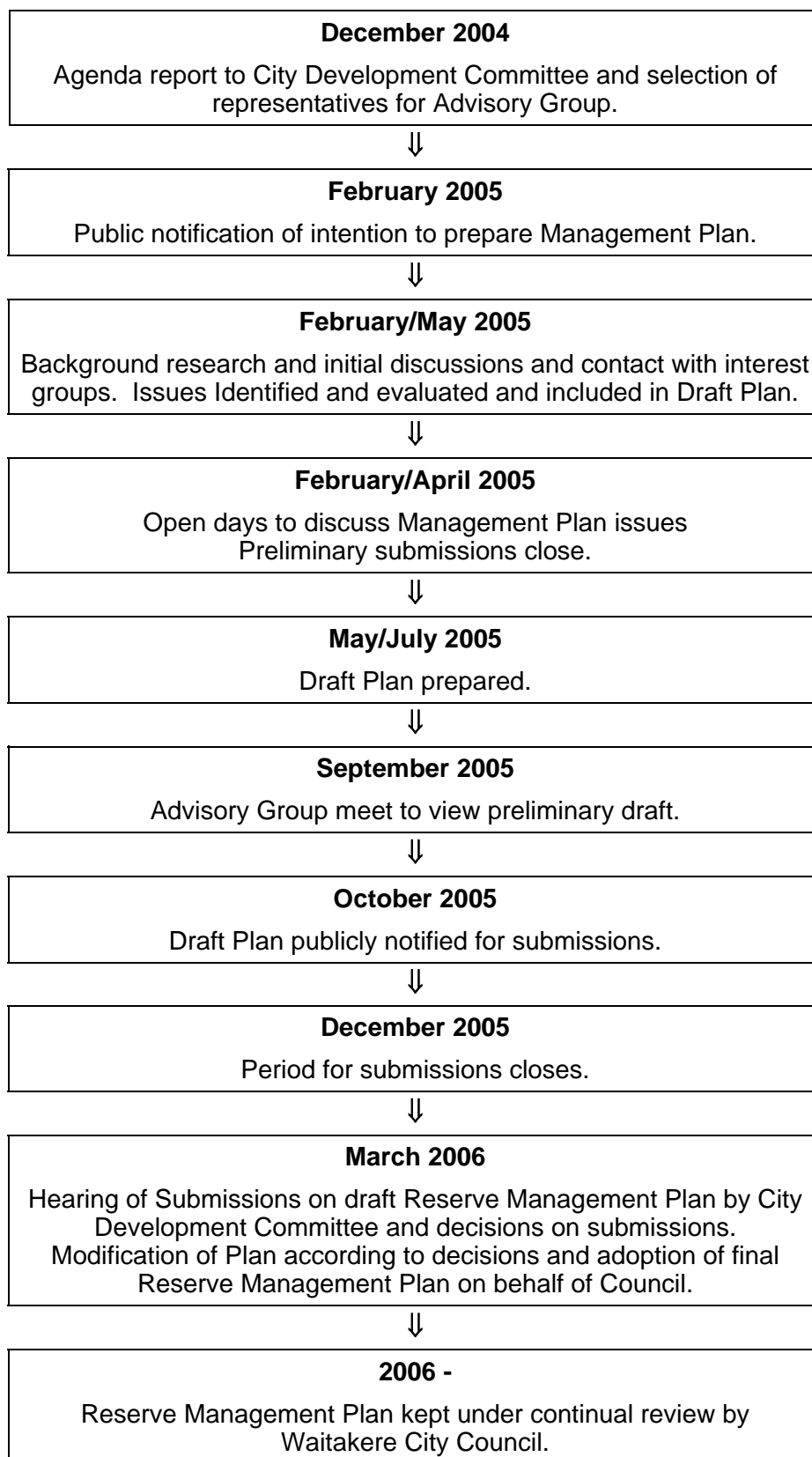
The Parks Planning section of Waitakere City Council are responsible for the preparation of Reserve Management Plans. The Reserve Management Plan programme allows for two new Reserve Management Plans to be undertaken in every financial year, generally one comprehensive or group Plan for the *Local* reserves of a Ward or group of Green Network or esplanade reserves, and one single plan for each *City-wide* reserve. Reserve Management Plans for City-wide reserves are governed by the City Development Committee while Plans for Local and Neighbourhood reserves are overseen by the appropriate Community Board.

In December 2004, the City Development Committee approved the preparation of a Reserve Management Plan for the Te Atatu Peninsula Park, a City-wide Sports park located within the Henderson Ward.

The intention to prepare the Reserve Management Plan was publicly notified on Friday, 11 February 2005, and submissions to the Plan closed on Friday, 15 April 2005. During the submission period, two Open Days were held at the park and subsequently, meetings were held with all three sports codes occupying the park. By the close of submissions on Friday, 15 April 2005, 24 written submissions had been received.

An Advisory Group was set up to oversee the processing of the Reserve Management Plan and provide specialist advice. The Advisory Group for Te Atatu Park consists of one representative from the City Development Committee (Councillor Corban), two representatives from the Henderson Community Board (Elizabeth Grimmer and Wayne Bainbridge) and Council staff from EcoWater, Leisure and Parks. The Advisory Group met on Thursday, 8 September to review the preliminary draft of the Reserve Management Plan. Comments and suggestions raised at that meeting have been incorporated into the Te Atatu Peninsula Park Draft Reserve Management Plan.

The programme for the development of this Reserve Management Plan is outlined in the following chart:



The Te Atatu Peninsula Park Reserve Management Plan is being prepared in the context of the Waitakere City Council Parks Strategy, which provides guidelines on the management of parks within the City. The objectives and policies outlined in the draft Reserve Management Plan are guided by the objectives of the Parks Strategy which aims to improve the quality of parks and provide parks services in a fair and equitable way for Waitakere people within financial constraints. The Parks Strategy categorises all reserves into City-wide, Neighbourhood and Local reserves according to their values, their function and user group. City-wide parks are defined as "Large individual parks ... that provide significant areas of native ecosystems, and a variety of landscapes and recreation opportunities".

The Te Atatu Peninsula Park Reserve Management Plan is also being prepared in the context of the Waitakere City Council Leisure Strategy and the Long Term Council Community Plan. The Reserve Management Plan will enable identification of any capital works projects required for the park and facilitate their implementation through the Annual Budget process.

### **STRATEGIC CONTEXT**

Wherever possible, the Reserve Management Plan will promote the Green Network, which is an approach to integrate native ecosystems on private and public land by recreating a vegetated link between the Waitakere Ranges and the sea.

### **ISSUES**

Te Atatu Peninsula Park is a City-wide park. It is the principal sports park on the Te Atatu Peninsula and serves a City-wide function as a regional centre for rugby league, football and cricket. The park provides sports fields and training grounds for these sporting codes, as well as a children's playground and parking area. Cricket and football clubrooms are present on the reserve.

The park is well used, all three sporting clubs have increasing membership and there is little room within the park itself for the expansion of any one Code or the development of additional facilities without impacting on other users.

Issues raised by parks users during the open days included the need to upgrade the entrance to the park, the lack of on-site parking - including disability parking, the development of a fitness trail around the perimeter of the park, the provision of a drinking fountain, seats and additional amenity planting, development of the entrance area between the two clubhouses - including the installation of an electric BBQ, and the expansion and/or relocation of the children's playground.

The main issues raised by the sports clubs were the allocation of fields, improvements to field marking and pitches, drainage, car park night lighting, the need to improve the Neil Avenue entrance and improve access to the facilities and the desire of both clubhouses to expand their buildings.

The Draft Reserve Management Plan has been developed with consideration to these submissions and comments. There is room in the park for further development such as a fitness trail and additional seating around the perimeter. The Draft Reserve Management Plan proposes an upgraded entrance area as well as additional field drainage on the western side of the park which is currently poorly drained. This would allow better utilisation of this area, with the possibility of a second field for Rugby League. The Draft Reserve Management Plan also proposes the possible future purchase of private properties on the Neil Avenue road frontage should the opportunity arise. This would allow improved entrance, greater visibility, increased car parking and room to expand and/or move the children's playground.

A preliminary copy of the Draft Reserve Management Plan has been reviewed by the Advisory Group and comments from that meeting have been taken into account. It is now proposed to publicly notify the Draft Reserve Management Plan in October 2005 for a further two month submission period as required under the Reserves Act 1977.

## RESOURCES

Work on the Te Atatu Peninsula Park Reserve Management Plan has been undertaken by Harrison Grierson Consultants Limited under the supervision of the Parks Planning Section of Waitakere City Council.

Funding has been allocated in the 2005/2006 Annual Plan to undertake this and other Management Plans.

## CONCLUSION

The process of preparing a Reserve Management Plan for Te Atatu Peninsula Park began with the public notification of the intention to prepare a Plan in February 2005. During the submission period, two open days were held at the park and subsequently, meetings were held with all three sports codes occupying the park. By the close of submissions on 15 April 2005, 24 written submissions had been received. The Draft Reserve Management Plan has been developed with consideration of these submissions and comments. In addition, a preliminary draft of the Reserve Management Plan has been reviewed by the Advisory Group and comments from that meeting taken into account. It is proposed to publicly notify the Te Atatu Peninsula Park Draft Reserve Management Plan in October 2005 for a two month submission period as required under the Reserves Act 1977.

## RECOMMENDATIONS

1. That the Te Atatu Peninsula Park Draft Reserve Management Plan report be received.
2. That public notification of the Te Atatu Peninsula Park Draft Reserve Management Plan be undertaken in October 2005.

Report prepared by: Mandy McMullin, Reserve Management Planner.



## **HENDERSON CREEK PROPOSED WEIR**

### **PURPOSE OF THE REPORT**

The purpose of this report is to advise the City Development Committee on the issues around the suggested weir at Henderson Creek.

### **BACKGROUND**

The proposal to place a weir on Henderson Creek to create a "high tide" situation at all times around the Falls Park and Tui Glen areas has been mooted a number of times over the last few years. Most recently at the Annual Plan Special Committee in February 2005 this issue was raised by the Mayor.

Henderson Creek is fed by both the Oratia and Opanuku Streams, the confluence of which occurs at Delta Landing in Henderson. The tidal influence of Henderson Creek extends beyond the confluence to the Alderman Drive bridge on the Opanuku Stream and the Edmonton Road bridge on the Oratia Stream. As a result of this, the majority of the high profile parks and natural areas in Henderson are visually affected by the tidal changes of the Henderson Creek.

Because of its nature as a receiving environment of a large catchment, and the presence of the town centre upstream, Henderson Creek, as well as parts of the Oratia and Opanuku Streams, at low tide often have an unsightly appearance with the combination of litter, embedded large rubbish such as shopping trolleys and tyres and the silt deposited from land erosion being exposed between half tide and low tide. At high tide places such as Falls Park create a very pleasant visual spectacle at the waters edge, which is not so attractive when the tide is out.

Being a tidal area, Henderson Creek is subject to regulatory management by the Auckland Regional Council, who have identified that the ecological values of the creek (most of which are imbued because of its tidal nature) are very significant. There are a number of saline and freshwater wetlands along the creek which are considered of regional significance, and the area is home to large amount of birdlife, and despite its urban catchment, fish life. As such, generally the Regional Coastal Plan does not envisage development of structures such as weirs within such an area.

Henderson Creek has also been identified by Waitakere City Council as a very significant ecological asset. This is reflected in the Waitakere City District Plan, which places substantial protections on the area, and in the Henderson Creek Management Plan, which prioritises management to enhance the ecological values of the creek, and to encourage wildlife to use the area.

Henderson Creek is also identified as a significant recreational asset, not just for its visual appearance and the presence of an important walkway network, but as a significant area for aquatic recreation. At its mouth are rowing and kayaking clubs located on Taipari Strand, and these groups, as well as other recreational kayakers and punters, are regular users of the creek.

As well as its recreational and ecological values, Henderson Creek plays a significant role in the management of stormwater in the Oratia and Opanuku Catchments which drain approximately 1/3 of the urban area of the city. The Oratia and Opanuku Streams also have the most significant flooding problems in Waitakere City, with residences in parts of the Opanuku catchment regularly inundated during large storms. Anecdotal evidence would indicate that at high tide, when the Henderson Creek is full, and in particular at high spring tides, flooding in the Opanuku Catchment in particular is greater, due to the inability for the water to quickly drain to the harbour. The importance of the Henderson Creek as part of the flood management of the Opanuku Stream in particular therefore is an important consideration for its management.

## STRATEGIC CONTEXT

Waitakere City's Green Network platform places significant emphasis on both the protection of the natural values of the environment and the recreational access and enjoyment of the natural environment. There is no doubt that increasing the water level in the Henderson Creek would improve the visual experience of the area, and could also be done in such a way to improve the recreational values of the area. Whether it could be done so while still protecting the significant ecological values of the area and not increasing flooding is more difficult to discern. Any proposal would need to be developed to some preliminary stage, with appropriate consultants reports and mitigation methods identified, before it could be determined whether such a proposal would undermine the ecological values of the area and increase flooding.

## ISSUES

The proposal to place a weir on Henderson Creek has been evaluated to a preliminary level. This evaluation indicates that there are significant technical issues around stormwater management; ecological issues around the movement of native fish up and down the catchment and effects of the water regime on the wetlands; and regulatory issues with the Auckland Regional Council.

Preliminary discussions with Auckland Regional Council staff indicate that this kind of proposal would not generally be considered appropriate and that public notification of any resource consent application would occur. While it is difficult to judge the likely outcome of such a regulatory process, the impression of Waitakere City Council staff was that such a proposal would not find support from the Auckland Regional Council and that Environment Court challenges would also be a possibility. A timeline of three years for this process would not be unrealistic. Furthermore similar proposals in other parts of the Auckland Region have failed to withstand challenge through the Environment Court.

Preliminary estimates of costs to further such a proposal have been developed as follows:

ARC Resource Consent Fees	\$20,000
Technical Reports	
- Hydraulic engineer	\$300,000
- Ecological consultant	\$50,000
- Resource Management consultant	\$20,000
- Legal Fees	\$10,000
Design Fees	\$100,000
Construction costs	\$1 - \$2 million

Given the high costs and uncertainty about whether such a proposal would gain resource consent under both the Waitakere City District Plan and the Auckland Regional Coastal Plan, it is recommended that such a proposal not be progressed and that alternative options to improve the Henderson Creek area be investigated, in particular the planting along the stream edge down to low tide mark.

The Henderson Creek Reserve Management Plan provides some guidance as to the development works proposed for the creek that will improve both the amenity and recreational opportunities. A number of these initiatives have already been undertaken over the last few years with further works proposed for the 2005/2006 financial year. These include:

- construction of two jetties and a floating pontoon for kayak access,
- leases being put in place at Tui Glen Reserve for increased use and surveillance of the reserve including kayak activities, West Auckland District Council of Social Services, Motor Caravan Association and Maori Wardens,
- Project Twin Streams cycle ways,

- Extension of the Epping Reserve walkway, including footbridge,
- Waitakere Stadium esplanade development,
- Project Twin Streams planting proposed along the length of Henderson Creek,
- Upgrade of the Tui Glen Reserve in 2005/2006.

As outlined above, a number of the works proposed in the Management Plan have already been undertaken or are programmed for the coming two years. The proposed streamside planting along the creek, through the Twin Streams project is one of the major ways to improve the visual amenity of the creek at low tide. Some of this planting is currently proposed to occur this year (i.e. at Tui Glen), however it is recommended that the completion of the planting along the entire stream could be put into place as a high priority to achieve improvements in the visual amenity of the creek.

The Council also allocated a specific budget in the 2005/2006 Annual Plan to clean up and remove all the logs and rubbish on a regular basis along the stretch of navigable creek between the two jetties.

### **RESOURCES**

Although this issue was discussed by Council through the 2005/2006 Annual Plan process, Council did not fund any components of this project.

Should the Council wish to pursue the development of a weir in the creek, it is suggested that prior to making any final decision to commit the substantial funds required, it undertake a detailed feasibility analysis which includes an analysis of other options to achieve the amenity improvements sought by such a proposal. It is estimated that such a feasibility analysis would cost in the order of \$50,000.

### **CONCLUSION**

The proposal to construct a weir on the Henderson Creek is likely to cause significant adverse effects and it will be difficult to obtain resource consents. Funding was not provided by Council for this project.

Council has in place a work programme to enhance the visual amenity of Henderson Creek and this will enhance the area in the long term.

### **RECOMMENDATIONS**

1. That the Henderson Creek Proposed Weir report be received.
2. That no further work be undertaken to progress the proposal to locate a weir on Henderson Creek.
3. That a report be brought back to the Council by Project Twin Streams outlining the programme for implementation of the Henderson Creek stream edge planting.

Report prepared by: Matt Heale, Principal Advisor: District Plan.



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**REPORTS FROM THE SUBCOMMITTEES**

**13 ARTS AND EVENTS SPECIAL COMMITTEE**

**THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 14 SEPTEMBER 2005**

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**MATTERS CONSIDERED**

*A13-A16*

The Arts and Events Special Committee dealt with a number of items for which is has delegated powers to act and a copy of the minutes of the meeting is attached at pages A13 to A16.

**The Special Committee Recommends:**

That the Meeting report of the Arts and Events Special Committee held on Wednesday, 14 September 2005 be received.

JP Lawley  
**CHAIRPERSON**



**14 PROJECTS SPECIAL COMMITTEE**

**THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 7 SEPTEMBER 2005**

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**MATTERS CONSIDERED**

*A17-A20  
page 5*

The Projects Special Committee dealt with a number of items for which is has delegated powers to act and a copy of the minutes of the meeting is attached at pages A17 to A20 and as set out at page 5 in the Confidential Supplement.

**The Special Committee Recommends:**

That the Meeting report of the Projects Special Committee held on Wednesday, 7 September 2005 be received.

RP Dallow, QPM, JP  
**CHAIRPERSON**



**PUBLIC EXCLUDED MATTER**

**15 LAINGHOLM EVENTS CENTRE FINANCIAL REPORT**

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following part of the proceedings of this meeting, Laingholm Events Centre Financial Report.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"><li>Laingholm Events Centre Financial Report</li></ul>	The withholding of information is necessary in order to: <ul style="list-style-type: none"><li>enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</li></ul>	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- The report contains sensitive financial information that could affect Council negotiations.*

