



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, 8 September 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.

5 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, 8 SEPTEMBER 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, 2 August 2005

RECOMMENDATION

That the minutes of the Meeting of the City Development Committee held on Thursday, 2 August 2005, as circulated including the Public Excluded Minutes, be taken as read and now be confirmed.



4 YOUTH FACILITY

It is proposed that the meeting be adjourned and a workshop be held on options for the provision of a Youth Facility or Youth Facilities. The purpose of the Youth Facility workshop is to engage Councillors and seek their feedback on the future provision of facilities for youth in Waitakere City.

In 2001 a Youth Needs and Wants survey was conducted of Waitakere youth and the feedback was that they wanted a youth facility in Henderson. In 2003 a Henderson Youth Facility Feasibility Study was conducted for a facility in Henderson.

Subsequent to the Henderson Youth Facility Feasibility Study there has been a changing city dynamic with strong growth planned in New Lynn and Westgate that requires forward thinking about youth facility provision that will be appropriate for the entire City. What is required from this workshop is a clear steer as to the direction Council wishes to head with regards to facility provision. On the table is a proposal for a Henderson youth facility which a decision needs to be made as to whether Council progresses with. There is however the issue of two other town centres to consider and the wider Waitakere youth community.

The outcomes sought from the workshop are to ascertain the support for the Henderson proposal and establish whether Council should proceed with that project, and/or to determine what sort of Youth facility provision Council would like to plan for other town centres and the city as a whole.

RECOMMENDATION

That the City Development Committee adjourn into a workshop until 10.45 am to enable Councillors to provide feedback on the future provision of facilities for youth in Waitakere City.

Report prepared by: Louis Rattray: Manager Leisure Services.



5 PRESENTATIONS – 11.00 AM

A ANNUAL CRIME STATISTICS TO 30 JUNE 2005

Mark O'Connor, Waitakere Police Area Commander Inspector will make a presentation on the Annual Crime Statistics to 30 June 2005. Covering crime rates, trends and any particular issues and initiatives.

B TRAFFIC REPORT FOR THE PERIOD 1 JULY 2004 TO 30 JUNE 2005

A1-A6

The traffic activity report for the period 1 July 2004 to 30 June 2005, as attached at pages A1 to A6, has been received from the New Zealand Police. Superintendent Dick Trimble, Road Safety Manager for the District will present the report.



6 RAILSIDE AVENUE TO ALDERMAN DRIVE AND CATHERINE MALL PRECINCTS INFRASTRUCTURE RENEWAL PROJECTS UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to bring an update to the City Development Committee on the detailed design stage for the Railside Avenue to Alderman Drive and Catherine Mall Precincts and to seek Council funding for any shortfall in contribution by Land Transport New Zealand towards the cost of these two projects. There will be a presentation of the proposed iconic artworks for this project.

BACKGROUND

Isthmus Group was awarded the contract in 2004/2005 to design new urban concepts for the Railside Avenue to Alderman Drive and Catherine Mall Precincts.

The scope of works includes new paving, a variety of seating at appropriate locations, community gathering places in the precincts, landscaping, and proposed places to accommodate artworks.

The objective is to link the economic sectors in the immediate vicinity of the precincts, improve the visual and usable amenity, and improve the business opportunities along the way. Both precinct projects will be the first of several Henderson precinct infrastructure renewal programmes to raise the overall quality of amenity in Henderson to a Central Business District (CBD) standard. The Railside Avenue to Alderman Drive precinct will also become a strong link between Waitakere Central, the Public Transport Interchange, Waitakere Central Library and Unitec Campus, Pioneer Park and the Aquatic Centre.

The draft design for the above project was presented to the City Development Committee and the Henderson Community Board on 3 March 2005. The City Development Committee resolved:

‘That the Railside Avenue to Alderman Drive and Catherine Mall Precincts Infrastructure Renewal Projects - Draft Designs Presentation report be received.’

329/2005

Since that date further consultation with key stakeholders and Council staff has enabled the design to progress to a detailed design stage ready for preparation of the tender for construction.

In 2001 the Henderson Concept Planning Workshop identified a range of construction projects and general initiatives to create a strong attractive economic environment and improve the visual amenity. Both of these precinct renewal projects fit within these proposed initiatives.

In 2002 the Council committed to undertaking two major development projects in the ‘Heart of Henderson,’ these being: Waitakere Central combined with a new public transport interchange the new Waitakere Central Library combined with Unitec Campus, car park building, and a series of public plazas to stimulate economic and employment growth for Waitakere City.

STRATEGIC CONTEXT

The objective of implementing renewed infrastructure in the Railside Avenue to Alderman Drive and Catherine Mall precincts is to make the town centre a vibrant and enjoyable place to live, work and play by creating attractive urban places that encourage growth and economic development, with minimal environmental impacts.

The renewal of these precincts will link people directly into the proposed new transport centre in Railside Avenue. The advantages of a workable passenger transport system in the middle of the Henderson Central Business District serving a growing population will be to reduce traffic congestion. Safe vibrant streets will make sure this growing centre is easy to get around in while stimulating the local economy.

ISSUES

The draft concept plan for both precincts has progressed in consultation with the Council’s asset managers and key Henderson property owners adjacent to the project areas. The detailed design phase has been completed and will be presented to the Committee at this meeting.

Consultation with key stakeholders who own properties along the renewal route has been ongoing, with the intention to encourage them to make aesthetic improvements to their premises to enhance the overall project outcomes.

Artworks

An artist has been appointed to work alongside Council staff and Isthmus Group to develop an iconic art design that can be flexible enough to enable different forms or elements of the core art work to be used in three prominent locations within this project. The locations are:

- the gateway entrance to Ratanui Street from Alderman Drive
- the south western corner of the Great North Road and Railside Avenue
- the western side of the front entrance to Catherine Mall.

A7-A8 (Map attached at pages A7 to A8 show art locations and speed table – see issues below)

Artist Brief

It is envisaged that these artworks will:

- have a strong visual presence, be iconic, expressive and form identity markers;
- act as directional connectors between streets and places along the pedestrian routes;
- add to the streetscape a rich visual character that is relevant to the overall context of the area;
- be repeatable, visible from a distance and identifiable as iconic art elements;
- provide elements of human interest stimulating social discussion and meeting points along the route;
- have design elements that can change to enable the iconic representation to be used elsewhere in the future renewal of other precincts in the CBD; and
- consider how the concept could be transferred into different scale/form/function within the locations.

Artworks Consultation

A presentation of the proposed art works for Catherine Mall and the Railside Avenue corner has been made to the Henderson Community Board on 16 July 2005 by staff and a follow up workshop on 4 August 2005 which included a presentation from the artist. The Community Board feedback has been mixed, several members have reservations regarding the design based on the materials being proposed and its design appropriateness for Henderson, while other members expressed positive feedback in regard to the iconic design being appropriate for a future Central Business District scale and the desired future new look for Henderson. The Board has now requested that the artist design the artwork component for the Ratanui Street and Alderman Drive corner and bring this back to a third workshop with the Board prior to this Committee meeting. The verbal feedback following this workshop will be provided at this Committee meeting.

A peer review group was also set up to comment on the art concept design. This group consisted of the landscape designer for the Waitakere Central and Waitakere Central Library and Unitec Campus developments, and who also prepared the new suite of furnishing designs and specifications for all future street upgrades in the Henderson town centre, Isthmus Group the landscape designers for this project, and several art specialists. There is strong support for the design particularly from the landscape designers who believe the scale, iconic statement, robust materials and design is appropriate for a Central Business Development environment given Henderson will be a multi storey centre in the near future and some reservations were expressed by others regarding bulk.

Artworks Manufacturing

The construction material is from a recycled source and is able to have fire and graffiti retardant components included during the manufacturing process. The design has a Waitakere reference to the Kauri tree, is colourful, robust in structure and can include lighting. Council arts, asset and maintenance staff have been consulted during the design phase.

The design must also be suitable to be used within the other Henderson precincts due for renewal in subsequent years. The proposed artworks will be presented to the Committee at this meeting by the artist.

Following on from the artworks concept design approval, detailed construction design will be undertaken September – October 2005, with manufacturing November 2005 – January 2006, installation in February – March 2006.

Stevies Lane and Reserve

The street upgrade project also proposes an improved landscape for the Stevies Lane reserve and constructing the speed table adjacent to the new transport centre. The speed table surface will protrude several metres into Stevies Lane to form a continual pedestrian surface from the transport centre over the entry to Stevies Lane and on down the Railside Avenue retail area. To undertake the construction works in the lane and reserve area there will be a need to close the Railside Avenue entry to Stevies Lane for periods of time during the construction phase which will be approximately February – April 2006. There will also be a need to co-ordinate this work with the planned construction of the link bridge between Railside Avenue and the new Civic Centre. The traffic management plan for this portion of the project will be required to manage traffic through the other existing entry / exit driveways to Stevies Lane.

Overall Project Construction Timeframe

The initial construction timeframe was to be undertaken between September and December 2005. As the detailed design phase has progressed it has become practical to realign the original timeframe to incorporate other adjacent infrastructure projects the Council is also undertaking in central Henderson at this time. This project is now enabling trenching for the Council's Information Technology (IT) connections to the new Council developments, Telecom, Telstraclear, Vector and EcoWater increased services capacity ducting. The additional trenching and ducting will now be undertaken by the contractor of this project. This will mean no further road opening notices will be able to be sought by these companies in the new infrastructure areas within the next five years.

The construction contract will now be phased to cater for the above aligned projects timeframes and to have the least impact on the Christmas retail period. The proposed projects phases are as follows but may alter slightly once the contractor has been appointed in October 2005.

WORKS PHASE	PROJECT SECTOR	TIMEFRAME	COMMENTS
One	Ratanui Street immediately in front of the new Library/Unitec development	November 1 – 19 December 2005	This section needs to be prioritised to enable completion of all works in line with adjacent development completion
Two	Great North Road intersection with Railside Avenue and Ratanui Street	9 - 30 January 2006	Involves pedestrian crossing realignment and installation of new LCD traffic lights system. Needs to take place after Christmas and prior to main workforce returning.
Three	Railside Avenue from Great North Road to Stevies Lane	February 2006 – 4 weeks	Works need to align with Information Technology trenching and separate works contract from Stevies Lane and adjacent to the new RAILSIDE Avenue Transport Centre
Four	Ratanui Street north	March 2006 – 4 weeks	Between the Library and Alderman Drive intersection
Five	Catherine Mall	March – April 2006	May also be able to be constructed at the same time as phase 3&4 above.

Traffic Management

Developing the traffic management plan to be used during construction is part of the contractor's contract. It is intended that by separating the construction phases as above this will assist with achieving a more manageable traffic management plan.

A key outcome of the precinct infrastructure renewal projects is to achieve the Council's objective of prioritising safe pedestrian movement in the town centre therefore a number of initiatives will be implemented in these projects to achieve this outcome. There are two speed tables to be installed one in Ratanui Street linking the Library plaza across the road to the proposed social node proposed outside the Telecom building at 6 Ratanui Street and one in RAILSIDE Avenue to provide a major pedestrian crossing area from the transport centre to the eastern side of the road. To build these speed tables will require closure of the specific road area for up to seven days to enable the concrete to cure. This will be managed by the traffic management plan. The Great North Road intersection will have an improved pedestrian crossing alignment and footpaths will continue flush over entry driveways i.e. surfaces will stay the same and vehicles will mount the pedestrian environment to enter driveways. This will assist by providing level surfaces particularly for disabled, elderly and wheeled equipment.

It is understood that this will cause some inconvenience in the short term. All measures to minimise this negative impact will be considered in the traffic management plan. It is not possible to undertake this work without causing some disruption to the surrounding area.

Tendering Process

Registrations of Interest (ROI) have been invited from suitably experienced contractors to pre-qualify for an approved short list for the construction phase. The registration of interest process was carried out in accordance with the Council's Procurement Manual. The evaluation of respondents was in accordance with the Transit NZ weighted attributes method, with tenders for construction works being drawn from the highest ranked respondents. Nine copies of the Registrations of Interest application documents were picked up from Waitakere City Council with four completed and complying Registrations of Interests been submitted prior to the closing date of 4pm, Monday, 18 July 2005. A report will go to the Friday, 2 September 2005 Tenders Subcommittee meeting to seek approval to invite tenders for construction works from the shortlist of registrants for the proposed construction. Tenders will be invited in September 2005, awarded in October 2005 for start of works by the first of November 2005.

Communication Plan

The Council's commitment to undertake two major development projects in the 'Heart of Henderson', as the catalyst for creating a Central Business District for Waitakere City and subsequently undertaking infrastructure renewal works to develop a 'credible business address' means that this project, being the first precinct renewal, is likely to generate city wide interest. The need to close some road sections while installing the speed tables will possibly create traffic impacts beyond the immediate centre. For this reason the construction impacts will not just be localised and therefore it is considered important to inform the wider city of the Council's commitment to build a vibrant and prosperous city centre and promote the range of infrastructure works that will be taking place in the centre of Henderson over the next twelve months. These will include the Rainside Avenue to Alderman Drive and Catherine Mall precincts, the Rainside Avenue transport centre, renewal of the Great North Road pedestrian infrastructure including the replanting of the centre island tree strip, installing way-finding signage, cycle-ways, Project Twin Streams and the Edmonton Road connection to Trading Place. Information from the traffic management plan will provide alternative routes to be taken while works take place. This will be included in an information newsletter that explains the works and how to use the centre while this is occurring.

A range of communication tools will be required such as city wide promotion, town centre specific newsletters, Waitakere City News, Council web site, construction contractor notices, street handout leaflets during key construction phases, and one to one information meetings with key affected parties such as adjacent business and landowners. The communication plan and initiatives will be taken to the Communication and Facilitation Group for direction.

Risk Management

A Risk Management Plan has been developed in discussion with the Director: Quality Assurance and Group Manager: Asset Management, and will continue to be updated monthly. Regular meetings have been held with relevant Council staff and external utility operators to ensure co-ordination of any infrastructure upgrades. The process for approval of any variations will mirror that applied to the current Waitakere Central – Civic Centre, and Waitakere Central Library – Unitec Campus contracts.

RESOURCES

This project is being project managed by the Quality Assurance Directorate throughout the concept design, detailed construction design and including the construction implementation. Isthmus Group has been commissioned to design and manage the construction phase to completion.

The total project cost for design to implementation stages is \$1,660,000.

PROJECT COSTS	CATHERINE MALL	RAILSIDE TO ALDERMAN	TOTAL
Annual Plan 04/05	\$100,000	\$ 30,000	\$ 130,000
Annual Plan 05/06	\$322,500	\$1,207,500	\$1,530,000
Total	\$422,500	\$1,237,500	\$1,660,000
Funded by:			
WCC 04/05	\$100,000	\$ 30,000	\$ 130,000
WCC 05/06	\$220,000	\$870,000	\$1,090,000
Total	\$320,000	\$900,000	\$1,220,000
LTNZ	\$102,500	\$337,500	\$ 440,000
Total	\$422,500	\$1,237,500	\$1,660,000

The balance of \$102,500 and \$337,500 respectively which is not funded by Council is included in an external funding application that was made to Land Transport New Zealand (LTNZ) in December 2004 to undertake development of the Henderson Transport Centre. This application also included an amount to improve and provide safe pedestrian friendly walking environments to promote the use of public transport and to stimulate the local economy by encouraging increased walking and less reliance on the use of the motor vehicle.

At its meeting on 17 August 2005 Council heard a comprehensive presentation from the Director: City Services in respect of the status of the Henderson Transport Interchange Project and risks associated therewith. One of the risks that the Director talked about related to the possibility of Land Transport New Zealand not granting sufficient funding to the Auckland Regional Transport Authority (ARTA). Auckland Regional Transport Authority's application includes the amount referred to in the above table. In the event that funding is not available for completion of this project, the following options are available to Council:

- Defer Catherine Mall until a future period as the works associated with the Catherine Mall part of the project approximate \$400,000, similar to the amount being sought from Land Transport New Zealand.
- Council provides additional funding to ensure completion of the project in the original timescale with such funding coming from any year end surpluses to be reviewed in October 2005.
- Regardless of any year end surplus that may exist, Council could provide additional funds in this financial year by way of loan to enable completion of the project.
- Council could provide funds to complete the project on the basis it reapplies to Land Transport New Zealand for the funding as originally envisaged.

Given the significance of projects currently due for completion in the Henderson Central Business District, namely the Waitakere Central and Waitakere Central Library and Unitec Campus, completion of the Henderson streetscape work is important to complete the link between these projects. Stage 2 of the streetscape upgrade the Great North Road precinct is due for concept and detailed design during the 2005/2006 financial year with construction in the 2006/2007 financial year. Therefore officers recommend that in the event Land Transport New Zealand does not fully fund the Auckland Regional Transport Authority application in respect of the above works that Council provide the funding required and reapply to Land Transport New Zealand for this amount.

Should the tender prices exceed budget, a value engineering exercise will be performed in addition to the normal tender price negotiations to identify possible savings in the project.

CONCLUSION

The Council is committed to developing the Central Business District for Waitakere in Henderson therefore it is essential that all cross Council initiatives planned for Henderson are integrated in a timely and resource efficient manner.

The first street upgrade project Railside Avenue to Alderman Drive and Catherine Mall has been aligned with other construction works that Council units are implementing in the same timeframe such as the Information Technology cabling, increasing water mains capacity, the transport centre street infrastructure improvements, external services utility companies and adding visual and social benefit to the Waitakere Central Library and Unitec Campus development by extending the plaza and social amenity to the other side of Ratanui Street to attract increased foot traffic into the area.

This project will establish the first of many street scale artworks for Henderson that will become iconic, expressive identity markers to act as directional connectors between streets and places along the pedestrian routes.

RECOMMENDATIONS

1. That the Railside Avenue to Alderman Drive and Catherine Mall Precincts Infrastructure Renewal Projects Update report be received.
2. That the artworks concept design for the Railside Avenue to Alderman Drive and Catherine Mall Precincts be approved.
3. That in the event that Land Transport New Zealand does not fund the Auckland Regional Transport Authority for the amount required to complete the Railside Avenue to Alderman Drive and Catherine Mall Precincts that Council provides sufficient funding to enable completion of the project in order to ensure the contract works can proceed.
4. That in the event Land Transport New Zealand does not fund any or part of the \$440,000 contribution sought, Council officers commence work on reapplying for any shortfall in the amount originally applied for.

Report prepared by: Janet Hannan, Principal Advisor, Urban Development



7 AUCKLAND REGIONAL COUNCIL - STORMWATER ACTION PLAN

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the Regional Stormwater Action Plan and to receive a presentation from the Auckland Regional Council Stormwater Action Group on this matter.

BACKGROUND

The Government's announcement on 12 December 2003 with regard to the Auckland Transport Package included the disestablishment of Infrastructure Auckland, the set up of a new transport authority entity, the Auckland Regional Transport Authority and transfer of its \$1.3 billion in assets to a new regional investment company, Auckland Regional Holdings.

Previously Infrastructure Auckland had been established in 1998, incorporating many of the assets previously held by the Auckland Regional Services Trust. It held assets for the primary purpose of making grants to organisations such as Waitakere City Council for projects related to transport and stormwater quality in the Auckland region.

Auckland Regional Holdings which was set up on 1 July 2004 is governed by a Board of Directors and is responsible for owning and managing regional assets. The income generated by these assets will be used by Auckland Regional Holdings to fund primarily transport and water quality projects throughout the region. These assets include the following:

- Financial investments;
- An 80 per cent shareholding in Ports of Auckland Limited;
- America's Cup Village Limited, which is now a subsidiary of Auckland Regional Holdings, and owns land near the Viaduct Basin; and
- Northern Disposal Systems Limited.

Each year, Auckland Regional Holdings will produce a long term funding plan, which will outline how it will manage its assets successfully so that it is able to provide the Auckland Regional Council with funding for transport, stormwater and other activities. The legislation provides 85 per cent of Auckland Regional Holdings funds must be spent on stormwater or transport.

Prior to being disbanded, Infrastructure Auckland engaged the Boston Consulting Group to work collaboratively with the Auckland Regional Council and the Territorial Authorities to develop a more effective way to utilise the remaining stormwater funds, which have since been transferred to the Auckland Regional Holdings, to address regional water quality issues.

The Boston Consulting Group report assessed the existing stormwater management framework against best practice international models to identify opportunities for improvement. The report concluded that five interrelated streams of work needed to be in place and working together in order to successfully address the regional stormwater problem and maximise the potential of limited regional stormwater funding. Further information on these five work streams is outlined below in this report.

Council's approach to stormwater management is to promote integrated management in line with best practice; particularly in terms of economic, social, environmental and cultural outcomes; cross-Council integration, for example with roads, locality planning, parks, urban villages work and integration of stormwater management with protection and enhancement of the natural environment.

Funding from the then Infrastructure Auckland Limited has been essential for Project Twin Streams, which is a major strategic project for Council. It is clearly in Council's interest to ensure that funding that has already been approved by Infrastructure Auckland and which is currently managed by the Stormwater Action Team is protected. It is also in Council's interest to ensure that Council receives equitable funding for its Integrated Catchment Management Plans and any future work under the Stormwater Action Plan's five key components.

STRATEGIC CONTEXT

The Stormwater Action Plan, at present, contributes to the following Council strategic objectives:

- Implementation of the Council's strategic platforms for Urban Villages, the Green Network and the Three Waters;
- Compliance with the Local Government Act and the Resource Management Act; and
- Enabling development in catchments.

ISSUES

The Boston Consulting Group report assessed the existing stormwater management framework against best practice international models to identify opportunities for improvement. The report concluded that five interrelated streams of work needed to be in place and working together in order to successfully address the regional stormwater problem and maximise the potential of limited regional stormwater funding. This led to the development of a Stormwater Action Plan that recommended five key components for successful stormwater management. These components are as follows:

1. Working with local councils to develop Integrated Catchment Management Plans;
2. Focusing on prevention measures for addressing water quality issues as well as on remediation for areas named as priorities;
3. Raising awareness levels and developing consistent messages across the region about water quality and quantity issues in order to increase public and policymaker support;
4. Improved leadership at a regional level in stormwater management, and improved resourcing at a local council level to implement recommended stormwater management approaches; and
5. Sufficient funding mechanisms to make all of this possible at a regional and local council level.

A9 A Regional Stormwater Action Team has been established within the Auckland Regional Council to implement the programme. The team has been established within the Environmental Management Directorate, and is set up as a separate unit to the current regulatory stormwater and sediment functions. The Regional Stormwater Action Team will work closely with the region's local authorities, Local Network Operators, and Watercare Services Limited to foster and develop existing relationships. Figure 1 as attached at page A9 highlights some of the information pathways and relationships.

Figure 1 shows the Regional Stormwater Action Team as the central focus for co-ordination and dissemination of information related to the Stormwater Action Plan.

A10 The Local Government (Auckland) Amendment Act 2004 provides the Auckland Regional Council with the ability to consider funding initiatives that will help facilitate the delivery of regional water quality outcomes. Whilst the final funding decision, with respect to use of Auckland Regional Holdings managed funds, rests with the Auckland Regional Council, the success of the programme ultimately lies in the strength of the co-operative relationships and combined knowledge of many different stakeholders. Decisions for the first year of the programme (2004/2005) have evolved from issues identified in the Boston Consulting Group report and through workshops and discussions with TA officers and committees. In subsequent years, Stormwater Action Plan components will be determined via the process indicated in Figure 2 as attached at page A10.

As the programme evolves and more detailed information on the funding, capacity and education work streams is developed, the Auckland Regional Council will be in a better position to finalise the long-term initiatives and funding requirements of the programme. Each year the Auckland Regional Council will work with regional stakeholders (as per the relationships diagram) to ensure work initiatives remain aligned with strategic and fiscal objectives.

The Stormwater Action Team have finalised guidelines for the preparation of Integrated Catchment Management Plans, and have introduced incentives for Local Authorities to carry out this work. There is subsidy funding available from the Auckland Regional Holdings Limited for preparing Integrated Catchment Management Plans in accordance with their requirements as outlined in the guidelines. This includes addressing stormwater quality issues in more detail than previously.

RESOURCES

Funding has been provided in the 2005/2006 Annual Plan to prepare Integrated Catchment Management Plans and stormwater improvement programme.

The Council is in the process of preparing the draft 2006/2016 Long Term Council Community Plan, which includes proposed funding for work programmes to address the adverse effects of stormwater. There is subsidy funding available from Auckland Regional Holdings Limited for preparing Integrated Catchment Management Plans in accordance with their requirements. This includes addressing stormwater quality issues in more detail than previously.

CONCLUSION

Regional governance changes implemented under the Local Government (Auckland) Amendment Act 2004 have created the opportunity for new initiatives for regional stormwater management.

The Stormwater Action Plan builds on the extensive work already undertaken around the region towards understanding and addressing stormwater problems. The new plan recognises that in order to meet existing statutory and community objectives for water quality, an increased level of understanding, effort and organisational co-operation will be required. The Stormwater Action Plan is a multi-disciplined approach to stormwater management that recognises more work is required in some areas, such as the improvement of the quality and timeliness of Integrated Catchment Management Plans; better understanding and implementation of source control initiatives; and regional co-ordination of communication and education initiatives.

The plan also recognises that new areas of work are required to address regional capacity issues and to address the need for long-term sustainable funding sources for the ongoing management of stormwater issues. The Stormwater Action Plan establishes the foundation upon which a Stormwater Action Team and liaison groups will be established, to deliver regionally co-ordinated initiatives and to ensure the opportunities for funding to help facilitate the delivery of regional community outcomes are maximised.

The Stormwater Action Team have finalised guidelines for the preparation of Integrated Catchment Management Plans, and have introduced incentives for local authorities to carry out this work.

RECOMMENDATION

That the Auckland Regional Council - Stormwater Action Plan report and presentation from the Auckland Regional Council Stormwater Action Team be received.

Report prepared by: Tony Miguel, Group Manager: Asset Management.



8 **BUSINESS FUTURES FORUMS - UPDATE**

PURPOSE OF THE REPORT

The purpose of this report is to advise the City Development Committee about the series of Business Futures Forums that will be hosted over a three month period by the North Shore City Council, Rodney District Council and Waitakere City Council and to appoint a minimum of three Councillors to represent Waitakere City Council at the Business Futures Forums.

BACKGROUND

North Shore City Council, Rodney District Council and Waitakere City Council (the Councils) recognise that as a sub region of the wider Auckland region they have in common an interest in developing a shared view of the business futures of each local authority. There is an interconnection between the economies of each District and connections to the wider Auckland region, the transport network of the region, the land use and land capacity decisions of the region and the location and lifestyle decisions and choices available to the individual citizens that the Councils represent.

The Councils' need to collectively develop an understanding of potential business and economic futures by building on their understanding of population growth and location, existing land use patterns and land availability. This requirement is being driven by the work that has arisen as a result of the promotion of the Auckland Regional Council's Business Location Strategy and the review of the Regional Growth Strategy.

Senior officers from North Shore City Council, Rodney District Council and Waitakere City Council have been working together to establish objects for these Forums. The objectives are:

- As the Northern and Western Sector of the Auckland Region, to identify a robust urban form and sustainable land use pattern, that reflects a robust and sustainable economy within the context of the sustainable development of the Auckland region and their own cities.
- Use this work to establish a Northern and Western Sector position and principles for the development of the Auckland Region Business Location Strategy.

A further objective for Waitakere City Council will be to develop a profile of Waitakere's own business location patterns, promote this profile (within its regional context) to the Auckland Regional Council elected members represented on the Regional Growth Forum Committee, and support Waitakere's application to shift the Metropolitan Urban Limit around our northern strategic growth area.

The Councils propose to jointly hold a series to three half day forums to inform themselves and engage business and community around business location futures. These forums will be used to develop a shared vision of the business futures of the region.

These workshops have been scheduled for the following dates:

	Topic	Host	Date
1	Overview of current regional land use patterns, Auckland Regional Economic Development Strategy, and local Economic Development Strategies.	North Shore City Council	28 September (10.30 - 2.30)
2	Presentations on <i>Energy Futures</i> , and what this means for business and land use patterns. <i>Transport</i> , cost implications of current and future land use patterns.	Rodney District Council	1 November (approx. 10.30 - 2.30)
3	Pulling together the picture: Business land use patterns locations and the robust urban form and economy. Key interrelationships for business location - transport infrastructure, workforce location.	Waitakere City Council	1 December (10.30 - 2.30)

STRATEGIC CONTEXT

This project strongly supports the Growth and Transport Integration. This programme is the single most significant move for achieving the City's vision for the first three platforms:

1. Urban & Rural Villages.
2. Integrated Transport & Communication.
3. Strong Innovative Economy.

It also supports the Council's Economic Development Strategy Implementation programme, which is essential for the continued development of a sustainable city model and generating a strong economic base in Waitakere City.

On a regional basis the project supports the North-Western Sector agreement. It will inform the region about gaps in information to resolve key strategic issues in the North-West, such issues may include improving transport, and creating business and employment opportunities.

ISSUES

The dates of the workshops have been chosen to accommodate times when all of the Auckland Regional Council elected members, and the hosts of each forum are available. To ensure the success of these forums, and to demonstrate political support for Waitakere's own Economic Development Strategy, it is important that Waitakere City's Elected Members, particularly those represented on the Regional Growth Forum Committee, attend all three of these forums.

The first forum will be held on the same day as a full Council meeting. Whilst procedures are in place to ensure that other appointments are not made on the same a Council meeting, this was the only date when the regional elected members, local members from North Shore City Council and Rodney District Council, and the North Shore City Council chambers were available.

The best approach to guarantee representation at these critical forums will be for the Council to nominate three representatives to attend all forums, and to ensure that as many as possible of Waitakere's Elected Members are available to attend the session in late November 2005 as the host. Councillors other than those appointed will be able to attend all of the forums if they wish to.

CONCLUSION

Waitakere City Council needs to support the Business Futures Forums in order to be integral to the future business planning in Waitakere City and in the North-Western sector. Attendance at these forums will demonstrate high level support for Waitakere's application to shift the Metropolitan Urban Limit through the Growth and Transport Integration project. They are also a core component that will feed into the review of the Regional Growth Strategy and the draft regional Business Location Strategy.

RECOMMENDATIONS

1. That the Business Futures Forums - Update report be received.
2. That a minimum of three Councillors be appointed to represent the Council at the Business Futures Forums.

Report prepared by: Rochelle Edwards, Project Manager: Strategic Projects Group.



9 UPDATE ON THE DIGITAL CITY STRATEGY

PURPOSE OF THE REPORT

The purpose of this report is to present the City Development Committee with a community initiated strategy for the City, which has been prepared in collaboration with Council officers.

BACKGROUND

The Digital City Strategy document is a community owned document that provides a high level vision of a Digital City. Council's Waitakere Information Access Framework is consistent with this vision and objectives, in that it aims to improve Information Communications Technology infrastructure and services necessary to support Council's goals and priorities for developing Waitakere as an EcoCity.

STRATEGIC CONTEXT

Council's own programme fits within its long term strategic platform for achieving Integrated Transport and Communications, and contributing to goals in the Strong Communities and Strong Innovative Economy platforms. Council's framework and its role as a key stakeholder in endorsing the Digital City vision are key in enabling Council to contribute toward delivery of aspects of the Government's Draft Digital Strategy.

ISSUES

A11-A16

The Digital City Strategy, presented by this report are attached at pages A11 to A16, has been prepared to reflect a City vision for Information Communications Technology in Waitakere City. This is not a Council owned document but its authors seek Council's support for its vision as a key stakeholder in improving access to and use of Information Communication Technology in Waitakere City.

The Digital City Strategy has been developed after a number of years of ongoing communication in the community around the importance of Information Communication Technology. The community have been engaging with Council to discuss how Information Communication Technology can stimulate the local economy, improve community participation in Civic activities and active democracy through increased levels of information being published online, and how the people of Waitakere engage and interact in community projects and communicate with each other electronically.

Some examples of this communication are:

- Presentations to Council by Bevis England on the importance of Information Communication Technology and Teleworking;
- The resident delegation speaking to Telecom New Zealand at a public meeting to resolve concerns around Broadband coverage at Piha Beach;
- The InfoTech Call to Action that was raised as part of the Wellbeing process at the Wellbeing Summit 2004;
- The workshops in 2003, 2004 and 2005 around the formation and development of the Waitakere Online Portal; and
- Council's formation of a memorandum of understanding with WorkRaft Trust.

The Digital City Strategy document has been largely authored by Mr Andy Williamson, a representative from the Laingholm community and an Information Communication Technology professional who has volunteered his expertise to develop this vision. In developing the Digital City Strategy, Mr Williamson has attempted to articulate the views of the community and create a high level strategic document that the citizens of Waitakere can endorse and promote.

Council's own *Waitakere Information Access* draft strategic framework has already been adopted by Council as a basis for Council's programme of work in the Information Communication Technology area. The Council's strategic framework and programme are aligned with the direction set out in the Digital City Strategy and will contribute to this wider City vision. It is intended that Council's framework will be promoted alongside the Digital City Strategy to demonstrate Council's partnership role in working with external stakeholders to develop a unique and progressive Digital City.

RESOURCES

Once the strategy has been endorsed by Council, further projects to improve Information Communication Technology in Waitakere City may be identified by Council or by members of the community.

Projects initiated by WorkRaft Trust will be considered under the Memorandum of Understanding between Council and the Trust. This agreement states that resources required to fund projects that are in a shared work programme, agreed to by both parties, will be considered through the Annual Plan process. Information Communication Technology projects that are initiated by other community groups or individuals will also be considered under the next Annual Plan.

Further resources may be required to support promotion and marketing of the Digital City concept. However at this early stage it is anticipated that financial support and sponsorship could be provided by Information Communication Technology service providers, ISP companies, and hardware or software manufacturers. These potential sources of funding will be explored when planning for the promotion of the Digital City concept is undertaken.

CONCLUSION

Council's support as a key stakeholder will be significant to the success of promoting and endorsing the community's Digital City vision. Promotion of the Digital City Strategy and consultation with stakeholders about its initiatives will be undertaken in parallel with consultation on Council's own framework. It will also support Council's role as an advocate for the use of Information Communication Technology and will support its officers in facilitating external investment in Information Communication Technology technologies through improved uptake of local services.

RECOMMENDATIONS

1. That the Update on the Digital City Strategy report be received.
2. That the Digital City Strategy be endorsed as a basis for stakeholders to work together toward improved Information Communications Technology outcomes in Waitakere City.
3. That Council, through its Waitakere Information Access Programme and other initiatives, as appropriate, continue to work with other stakeholders to improve Information Communications Technology outcomes in Waitakere City.

Report prepared by: Rochelle Edwards; Project Manger: Strategic Projects.



10 WAITAKERE CITY HOCKEY TURF DEVELOPMENT STUDY

PURPOSE OF THE REPORT

The purpose of the report is to seek the City Development Committee's commitment to contribute to the development of an artificial astro hockey turf within Waitakere City and for the City Development Committee to determine a preferred site for Council officers to further investigate.

BACKGROUND

Visitor Solutions Limited were contracted to establish the overall feasibility of developing a hockey turf in Waitakere City. They were briefed to make recommendations about turf location and potential management structures ensuring Council had the necessary information to make an informed decision regarding the potential of an artificial turf in Waitakere City. The results of the study were presented to the Committee in February 2005. The report identified Henderson High School and Waitakere College as the two preferred school sites. The Committee passed the following resolution:

- "2. That Council officers enter into discussion with the owners of the preferred sites to access the level of interest and commitment towards the project."*

48/2005

The initial investigation highlighted that both sites would be suitable for potential development and that there was no significant difference between the suitability of the two locations. Therefore Council's decision to develop a potential site will be largely related to differences in the ability of each site owner to work in partnership with the Council.

Site owners were asked by Council officers to submit proposals stating why they believed their site was the most suitable for the development of an artificial hockey turf. The proposals were presented to the City Development Committee at its meeting held on Tuesday, 2 August 2005.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the wellbeing of the City's residents by providing recreation amenities and opportunities that promote health and social cohesion. The Council's Leisure Strategy, Community Facility Plan, Parks Strategy, and Revenue and Financing Policy guide the provision of facilities and activities to ensure that they are available to all residents, responsive to changing demands and provided efficiently.

Council's strategic objective for leisure is to provide a comprehensive range of leisure, recreation and sports services and facilities. To improve the wellbeing of the City's people and communities, the Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives.

Through its Strategic Plan Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop the City as a renowned hub of social activity, arts, leisure, sports and recreation.

The Parks Strategy supports the improved use, range and quality of sports facilities within the City.

ISSUES

PROJECT SCOPE

The feasibility study identified that the preferred type of turf to be developed is a full wet turf. Wet turfs offer the best playing characteristics and are strongly favoured by senior and elite players, primarily because they 'give' more than sand filled turfs and are therefore less abrasive. Wet turfs are considered a hockey specific surface, however, a growing number of sports have been utilising wet turfs such as touch rugby, lacrosse and bowls. The trade off for a superior surface is higher operational costs due primarily to the large amounts of water required. The estimated costs for developing a wet turf is approximately \$1,500,000. A total of 51% of turfs currently in New Zealand are wet turfs.

Construction Costs

Development costs were separated into four categories, the building of a pavilion, car parking, roading and the costs of the turf. Costings are estimates compiled by Visitor Solutions Ltd in May 2004.

Table 1 Estimated Development Costs

	Estimated Cost
Pavilion Costs	\$2,100,000
Car Parking	\$150,000
Roading	\$20,000 or more precisely \$760 per metre. <i>(It is difficult to put an estimated figure on the cost of roading as each of the two proposed sites have different roading requirements. Although at this stage the amount of \$20,000 would be an estimated cost).</i>
Wet Turf	\$1,500,000
Total	\$3,770,000

The costs for the pavilion could be reduced if the pavilion were built in stages or the overall size were reduced.

The total project costs were estimated in May 2004 to cost \$3.8 million. Depending on the level of the Council's total contribution to the project it may be possible to stage the development and build the pavilion as stage two. It would be beneficial for Council to commit financially to both stages up front. The suggestion of staging the project would assist Council and other key stakeholders with funding. While the pavilion is being developed it may be possible to utilise other school facilities. However, this needs to be discussed in detail with the preferred site owner.

There is currently no funding allocated in the Long Term Council Community Plan for the capital and operating costs of the project. It is recommended the Committee recommend the budget be allocated to the 2006/2007 Annual Plan and Long Term Council Community Plan.

It is proposed that partnerships be formed with other organisations to assist with the capital funding, should the Council choose to proceed with the project. The Council's capital development contribution is difficult to establish at this stage because the partners and their level of contribution has not been established but it is recommended that funding in the vicinity of 50% (just under \$1.9 million) be made to attract other funders such as ASB Trust and the Licensing Trust. Should Council choose to fund 50% of the project, interest would be at approximately 7.5% and in real terms would cost the Council \$141,375 per year.

Operational Costs

There are regular maintenance costs that need to be taken into account. It is estimated these cost will be between \$25,000 to \$30,000 pa. The replacement cycle for turf mats is between seven to ten years. In general terms at today's costs it is realistic to assume that mat replacement will cost approximately \$440,000. In addition, there is likely to be a cost associated with the administration of a facility depending on the management structure chosen. Allowance should be made for costs such as a part time manager or turf co-ordinator.

There are also costs associated with water and power, however, the use of sustainable features could significantly reduce such costs. Possibilities exist to collect rain water from the roof as well as using alternative energy sources for flood lighting. Solar power would have significant costs for the initial set up but could subsequently provide operating cost savings. Table 2 tabulates the estimated operational costings excluding depreciation.

Table 2 Preliminary Estimates Operational Costs

Item	Annual Operational Cost Estimate	
Maintenance	\$30,000	
Insurance	\$3,000 (turf and pavilion)	
Administration	\$40,000 (based on part time position and admin costs)	
Item	Estimates	
Water	\$20,000 estimate <i>(Establishing the proposed turfs exact operational water use cost is difficult because so many variables are currently unknown such as use levels over the different times of year, quality of sustainability features used, weather conditions. For turfs with water recycling systems several Auckland schools have indicated they pay approximately \$20,000 in water costs per year. These figures should be treated as preliminary estimates only).</i>	
Electricity	\$15,000 estimate <i>(This is an estimate based on discussions with Auckland schools for their usage rates during 2004).</i>	

<i>Total Direct Operational Costs</i>	\$108,000 approximately	
Item	Estimates	
Interest	\$141375 (based on 7.5% per year)	
<i>Total Indirect Operational Costs</i>	\$141375	
Item	Annual Depreciation	Capital replacement
Water mat depreciation	\$63,000 (over 7 years)	\$440,000
Pavilion depreciation	\$40,000 (over 50 years)	\$2,000,000 (hypothetical cost)
<i>Total Depreciation Costs</i>	\$103,000	
TOTAL	\$352,375	

Table 2 shows that the total direct operational costs are likely to be around \$108,000. Initial discussions with Auckland Hockey and several turf managers suggest that the facilities usually can cover direct operational costs. As it is unlikely that the governing structure would be in a financial position to fund depreciation and interest Council may have to subsidise these costs for the project to be viable.

Either way the key stakeholders would need to be informed pre-construction as to Council's decision. Council also needs to consider how much money to invest in the overall project to allow the stakeholders to best consider their position and the amount of funding that they need to contribute.

Governance and Management

Four particular issues are likely to be central to negotiations. They are:

- Capital development contributions;
- The ongoing operational cost responsibilities for a turf facility;
- Facility ownership; and
- The potential benefits derived for each partner from sharing facilities.

It is proposed that the turf be owned by a Trust. Both Council ownership and school ownership have been discounted. In previous discussions with the City Development Committee, Councillors indicated that they did not want to fully fund the project. For this reason Te Atatu South Park was removed from the list of the preferred sites. If the preferred form of governance for the turf were to be Council ownership, Council would be required to be the main stakeholder and would provide the majority, if not all the capital costs. Council governance would enable Council to exercise full control over the management and running of the facility. The preferred governance model envisages ownership of the facilities by a Trust. The Trust would be independent and each stakeholder would elect representatives (trustees) to sit on the Trust. This idea has been supported by both schools.

Further investigation needs to be carried out on the details of the governance and management of the facility. It is important that the details of the ongoing project management are confirmed pre construction to ensure all stakeholders fully support the project. Such information has not yet been investigated as it is important to manage the expectations of the schools and limit the amount of involvement and time investment required from each school until such time as a commitment can be given to build the artificial turf on a school site.

It is likely that, as none of the current stakeholders have been in a similar situation previously, Council will need to dedicate a project manager to overseeing the project similar to the resources allocated to the development of The Trusts Stadium.

PROPOSALS

The feasibility study carried out by Visitor Solutions Limited identified both Henderson High School and Waitakere College as potential sites. The study did not rate one site higher than the other but did mention slight differences between the two schools. Because a clear decision dividing the two sites could not be established site owners were asked by Council officers to prepare a proposal addressing why they believed their site was the most suitable for the development of an artificial hockey turf. The proposals and a short presentation were put before the City Development Committee at its meeting held on Tuesday, 2 August 2005.

The schools were given a matrix and asked to answer questions and consider points related to the following topics:

- Community need;
- Participation;
- Social benefits;
- Environmental benefits;
- Economic benefits;
- Community support;
- Capital development funding;
- Funding;
- Governance;
- Operational issues / maintenance; and
- Future projects.

Their proposals were included in the agenda report that was submitted to the City Development Committee's August meeting held on Tuesday, 2 August 2005.

A working party was established to evaluate the proposals. The working party consists of a representative from Auckland Hockey Association, the Manager of Leisure Services, the Leisure Services Projects and Contract Administrator and a Project Engineer (the working party). Each was given a copy of the proposals and asked to evaluate them against the matrix and using a similar system to Council's tender evaluation process. This task was undertaken independently. The working party was required to complete an evaluation form based solely on the schools' responses presented in their proposals. The average was then taken from the four representatives grades.

Out of the thirteen characteristics rated particular importance was placed on comments made relating to:

- Operational Issues;
- Governance, and
- Maintenance.

Out of the thirteen characteristics the working party evaluated, Henderson High School rated higher in ten of the categories and was therefore identified as the preferred site, including the three critical areas (operational issues, governance and maintenance).

Operational Issues

Operational issues covered evidence of what is required when working in partnership and proof of existing successful partnerships. It also covered areas such as the split between community use and school use and potential costings. Both sites provided evidence of a willingness to work in partnership and had Community support. However, Henderson High School provided evidence of many partnerships and secured support in writing from the Community, local schools, the Ministry of Education as well as local businesses. The School also mentioned that it would like to cap Community charges to ensure accessibility.

Governance

Significant work still needs to be done around the issue of Trust ownership and management before the project is confirmed. Both schools supported the forming of a Trust and had some experience either in establishing a Trust or operating within a Trust model. There was only a slight difference between the ranking of the two schools which was related to the initial thought surrounding the school and Trust. The working party acknowledged because a large amount of work needs to be done in this area that it was difficult for the schools to comment in any depth on the governance. However, the working party was looking for evidence of a willingness to see the project through and whether the schools had similar initial thoughts to Councils.

Maintenance

The proposed turf site at Waitakere College runs parallel to Swanson Road. Currently there are a large number of deciduous trees. While the trees themselves would not prevent the development of the site they would pose extra maintenance at the site and leaves have the potential to blow onto the site and block the drains of the wet turf. Although Waitakere College mentioned in their proposal that they did not think the trees posed a significant issue the working party disagreed. Although the issue could be managed, it would pose additional maintenance costs that the Trust would have to raise.

Waitakere College scored higher in three categories: capital development, participation and future projects. Waitakere College clearly outlined their ability to put \$100,000 towards the project while Henderson High School didn't indicate in their proposal whether they were able to commit any funding in addition to the provision of land for the project.

Waitakere College also scored higher in the participation category. The College currently has a larger school roll and more students are actively involved in hockey. While the working party felt these issues were important in the evaluation they did not feel that they were fundamental to the awarding of a particular site. Both schools would utilise the turf during school hours. Council's investment in the project is to ensure Community use after school hours and this is not impacted by school participation.

The third category was future projects. Waitakere College has a greater amount of useable field space, potentially the field space could be utilised for future developments such as a $\frac{3}{4}$ sized turf. While this is important it was not considered fundamental and was rated lower than some of the other characteristics. However, these three categories were not weighted as highly as operational issues, governance and maintenance.

RESOURCES

No budget has been set aside for this project. It is recommended that the Committee support the project being included in the 2006/2007 Annual Plan and Long Term Council Community Plan.

CONCLUSION

Auckland Hockey Association carried out a Regional Planning Framework which recommended the development of a full wet astro turf in Waitakere City. Council contracted Visitor Solutions Limited to investigate the feasibility and costs related to a full wet astro turf. Initial project costs (conducted in May 2004) estimate the total project to cost about \$3.8 million, which includes a pavilion at \$2.1 million. It is recommended Council fund 50% of the project.

Henderson High School and Waitakere College were identified as the two preferred sites for the development of a full wet astro turf in the Hockey Turf Feasibility Study. The Committee gave approval in February 2005 for Council officers to enter into negotiations with the site owners to discuss the proposed project further. Site owners were requested by Council officers to present proposals.

The City Development Committee is asked to confirm its commitment to the development of the astro turf and to select a preferred site. A working party was established to evaluate the two proposals. The working party consisted of Council representatives and a Auckland Hockey representative. The proposals were rated against thirteen categories with particular importance on operational issues, governance and maintenance. Of the thirteen variables criteria examined Henderson High School was ranked higher for ten. Council officers recommend that the City Development Committee select Henderson High School as the preferred development site. Council officers will work closely with the school and further investigate issues such as funding, governance and management.

RECOMMENDATIONS

1. That the Waitakere City Hockey Turf: Evaluation of School Proposals report be received.
2. That the City Development Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee that budget be allocated in the 2006/2007 Annual Plan to the value of \$1,885,000.00 for the development of an artificial hockey turf and pavilion at Henderson High School.
3. That the City Development Committee support Henderson High School as the preferred site for the development of an artificial hockey turf.
4. That Council officers enter into detailed negotiations with Henderson High School as the preferred site for the development of an artificial hockey turf.
5. That details on a governing structure and on-going funding requirements for an artificial hockey turf be investigated and reported back to the City Development Committee.

Report prepared by Clare Dwyer: Leisure Projects and Contracts Administrator



11 LAINGHOLM EVENTS CENTRE UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the change in scope of the proposed Laingholm Events Centre and to present options for Council's continued investment in Laingholm community facilities.

BACKGROUND

Laingholm Community Event Centre Project Group (the Project Group), on behalf of Laingholm Primary School presented a submission to the 2004/2005 Annual Plan, requesting Council to financially support the development of community rooms as part of the Community Events Centre project. The submission requested support to the value of \$343,105 for three community rooms and other associated elements such as car parking and disabled toilets required by resource consent.

Through the 2004/2005 Annual Plan, \$100,000 was dedicated towards the project (\$93,071 of which was from the Waitemata Asset Acquisition Fund). The \$100,000 was in support for the community having access to the rooms and in recognition that community rooms would be an important part of the overall facility. At that stage the total project costs were estimated to be \$920,000 and the school had raised just over half of the funding required. Council continued to support the development by providing a key account manager within Council to advise the Project Group on areas such as funding and building. Since this time the project has changed several times and the scope of the project is different from the original proposal to Council. To date physical works have not started on the Centre. Council's grant has not been released and the allocated funds have been carried forward into the 2005/2006 Annual Plan.

There are currently two Council owned community facilities in Laingholm, the Laingholm Village Hall and the Laingholm Beach Hall. Both Halls are run by a volunteer management committee (the Laingholm District and Citizens Association). At the time of the submission by the Project Group there was uncertainty over the long term use of the Laingholm Beach Hall due to the under utilisation of the facility and the amount of maintenance the building required which includes structural work. Since then the Laingholm District and Citizens Association have identified at least five groups who would use the Beach Hall if it was in usable condition. These include a movie club, a canoe and kayak club, a youth club, a German speaking playgroup and a yoga instructor. In addition the Laingholm District and Citizens Association have had positive feedback from private hirers who would like to use the Laingholm Beach Hall during the day (for example local schools for staff development and planning days). Council officers will be submitting reports to the Waitakere Community Board and the Finance and Operational Performance Committee for a decision on the future of the Laingholm Beach Hall at their September 2005 meetings.

The second Council facility is the Laingholm Village Hall which is located opposite the Laingholm Primary School in Victory Road. The hall is well used for a range of community activities including active recreation by Laingholm Primary School. However the School has expressed their need to have a facility that can seat the entire school at one time. The capacity of the Laingholm Village Hall is limited to 100 people. The Laingholm Village hall is in a sound usable condition however it is rather tired looking and has not been modified significantly since it was built in the 1970's. A sum of \$25,000 was included in the Annual Plan 2005/2006 for the upgrade of the kitchen facilities however Council officers are recommending further modifications/upgrading work is completed throughout the facility.

There were initial discussions about developing the Council hall instead of building another facility within such close vicinity however the funding from the Ministry of Education stated that any development needed to be on Ministry of Education land. It was at this point that the initial idea for a school hall evolved significantly and the Project Group decided to use the opportunity to develop a purpose built regional Events Centre and engaged architects to draw up plans. The cost of the overall project was estimated to be just over \$900,000 and Council agreed to support the project to the value of \$100,000.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion. The Council's Leisure Strategy, Community Facility Plan, Parks Strategy and Revenue and Financing Policy guide the provision of facilities and activities to ensure that they are available to all residents, responsive to changing demands and provided efficiently. Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities is to be provided.

To improve the wellbeing of the City's people and communities, Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives.

Through the Strategic Plan Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop the City as a renowned hub of social activity, arts, leisure, sports and recreation.

ISSUES

The project scope has changed considerably since the submission put forward to Council as part of the Annual Plan deliberations in 2004/2005. The original submission highlighted the desire to build a purpose built regional performing arts facility for the community. It was thought that the size of the proposed facility would warrant the additional need for three community rooms without affecting the utilisation of current Council owned halls in the Laingholm area. The project expanded further with a total floor space of approximately 813m² and seating for 500-600 people. The project costs rose to \$2,000,000 (including the cost of the three community rooms).

Funding agencies said that although there was clear support for a school hall with community access after hours they would not be able to consider providing the million dollars requested for the large regional events facility without Council supporting the facility as a regional facility. The positioning of the Laingholm Events Centre in relation to the City centre, the fact it was not identified in Council's Arts Strategy and that Council has identified Corban Estate as the regional arts facility precluded Council considering the development as a regional facility. Without the additional financial support the school was not in a position to build such a large scale facility. Council officers and ASB funders met with the Project Group in December 2004 and advised the Project Group to reduce the scale of the project to meet their budget.

Concurrently the Project Group was facing problems with gaining consent for the large scale Events Centre. Sixteen submissions were lodged against the facility and one in support of the facility. The primary concerns raised by objectors were issues concerning noise and traffic management. The Project Group are currently in the process of meeting with the objectors who, subject to one key change, have signalled they will support the revised smaller scale project. The Project Group has suggested rotating the building 90 degrees so that the bulk of the building will not be road side. This will also assist with the reduction of amplified noise to the surrounding properties. By scaling down the size of the project the concerns about traffic and car parking are also reduced. The Project Group envisage gaining consent by early August 2005.

With a million dollar short fall for the development the Project Group advised Council that they would not be able to complete three community rooms as outlined in their Annual Plan submission. A new project leader has taken responsibility for the project and subsequently with feedback from Council, funding agents and objectors, the project was reduced to 570m² with seating for around 380 people and one community room. The reduced project has been designed to fit within a million dollar project budget (with half of the funding already been raised by the Project Group).

OPTIONS

The Project Group presented Council with two options for the development of the community rooms under the new revised project:

- building three shells for the community rooms to be completed when the necessary funds were raised; or
- that Council's contribution be utilised to complete one community room, user parking and disabled toilets required for consent.

With the scope of the project different from that outlined in the Project Group's submission that Council originally agreed to support, Council needs to consider whether to continue to support the new proposal. Three options have been identified for Council's continued support of community facilities in Laingholm:

1. Approve the use of the \$100,000 Council has assigned to the project to part-build three community room shells.
2. Approve the use of the \$100,000 Council has assigned to the project to build one community room, associated parking and toilet facilities.
3. Not financially support the Laingholm Events Centre project and use the \$100,000 to upgrade existing Council owned facilities in Laingholm.

Option One - Approve the Development of Three Community Shells

Creating three shells would mean that the facilities would not be in position to be utilised until such time that funding is received and the building can be completed. Council's contribution was in support of community access and providing usable space for meetings and community activities. Without ascertaining a building warrant of fitness the Project Group would not be able to let community groups hire the facility and the shells would be empty until completion. Subsequently there is no guarantee that the Project Group would be able to raise the necessary funds to complete the project in the near future. Council would be required to carry forward the investment until the Project Group had completed the project (the funds have been carried forward from 2004/2005). It is likely that by completing the three community rooms in phases there would be additional building costs. There is also uncertainty as to whether there is sufficient demand for an additional three community rooms in Laingholm given that there are already two Council owned facilities in the area including the Laingholm Beach Hall. This option is not considered feasible as it offers no guarantee that the rooms will be completed and available in the future.

Option Two - Approve the Development of One Community Room

Creating one fully completed community room would provide a usable space for community groups. However, it is considered unlikely there will be sufficient demand for such a facility now that the scope of the project has decreased. The Laingholm Village Hall, located directly opposite the school is currently well utilised but still has space for new hirers. In addition the school have also signalled that with the building of their own facility they will not need to use the Laingholm Village Hall as often. This will create further availability for community groups seeking space within Laingholm.

While the utilisation of the Laingholm Beach Hall is low due to repairs being on hold until a decision about the Hall's future, Council and community consultation has identified potential users of the Laingholm Beach Hall if it was repaired. If the Laingholm Beach Hall is retained and upgraded there will be decreased demand for additional community facilities.

The original project scope provided for a large regional events centre which supported community groups using the community rooms in conjunction with the auditorium facility. For example if there was to be an orchestra playing they could utilise the community rooms to tune their instruments prior to their performance and performers would use the community rooms as changing areas. The community rooms were viewed as an integral part of the overall facility and enhanced the project. With the scale of the project reduced the need for the community rooms is diminished because it is unlikely the facility will attract the large scale events originally proposed. This is combined with there being existing space at Council's two community facilities located within Laingholm and therefore Council officers do not recommend option 2.

Option Three - Not Financially Support the Revised Laingholm Events Centre Project and Use the \$100,000 to Upgrade Existing Council Owned Facilities in Laingholm

When Council originally supported the development it was designed to be a purpose built Events Centre for the entire community rather than a school hall. The project has been scaled back to a school hall with a community room rather than a regionally based performing arts facility. Council needs to consider the potential of setting precedents for funding school hall developments outside of the Facility Partnership Policy.

Leisure Services is in the process of developing two key documents (the Leisure Strategy and the Facility Partnership Policy). The Leisure Strategy, amongst other things, will provide details about the over-and-undersupply of facilities within the City and information to guide future leisure developments. The Facility Partnership Policy will guide Council in its decisions towards financial support provided for partnership opportunities with community groups and schools regarding the development and utilisation of leisure and recreation assets. At present this financial support is provided on an ad hoc basis. The proposed development of a facility partnership policy will enable Council to have a transparent process for assessing potential initiatives. Both documents are due to be released as drafts for consultation later this year. Leisure Services is recommending Council does not support in any new buildings until the completion of the strategies.

The Laingholm Beach Hall was built about twenty years ago by the Laingholm community as a Scout Hall. Ownership of the Laingholm Beach Hall was transferred to the Council in 1999. The hall has had very low usage in the past five years primarily as a result of needing upgrading including structural work. In 2004 when Council carried out an investigation the upgrading work was estimated to cost \$34,000. Recent consultation shows an increase in community support and proposed use for this hall if repaired. Council officers will be submitting a report to the Waitakere Community Board and the Finance and Operational Performance Committee for a decision on the future of the Laingholm Beach Hall at their September 2005 meetings.

A sum of \$25,000 was assigned to the upgrade of the kitchen facilities of the Laingholm Village Hall as part of the 2005/2006 Annual Plan deliberations. However the hall requires renewal work throughout the facility including the bathrooms and main hall and potential remodelling to better suit user needs. No budget has been assigned to the upgrading of the hall. This option is the recommended option and will provide Laingholm with two tidy, well maintained and user-friendly community halls.

RESOURCES

Council has assigned \$100,000 in support of the development of the three community rooms through the 2004/2005 Annual Plan process to be released on completion of the community rooms.

CONCLUSION

Through the 2004/2005 Annual Plan, \$100,000 was dedicated towards the development of three community rooms as part of the Laingholm Events Centre. The project scope has since changed several times, consequently the Project Group advised Council that it would not be able to complete three community rooms as outlined in their Annual Plan submission. The Project Group presented two options for the development of the community rooms; building three shells for the community rooms to be completed when the necessary funds were raised, or using Council's contribution to complete one community room. The revised project presented to Council no longer provides support that a community room is required or will be well utilised.

There are two key Council owned facilities in Laingholm, the Laingholm Beach Hall and the Laingholm Village Hall. Both facilities are in need of significant upgrading (including structural work for the Laingholm Beach Hall). Consultation carried out by Council and the Laingholm District and Citizens Association show support by the community to retain both Halls. Further discussions will be carried out with the Laingholm District and Citizens Association and the Laingholm School Board of Trustees if the Committee approves the \$100,000 be used towards upgrading the Laingholm Beach Hall and Laingholm Village Hall.

Council is presented with three potential options: approve the development of three community room shells, approve the development of one fully complete community room or utilise the funding to upgrade other Council facilities in Laingholm. Council officers recommend withdrawing funding from the Laingholm Primary School Hall community room and utilising the funding to upgrade Council's two community facilities in Laingholm. Investment in the upgrading and remodelling of existing Council owned facilities to best suit community user needs in Laingholm is considered the most efficient use of Council resources. Council officers consider it unlikely that three facilities will be well utilised especially as the school use of the Laingholm Village Hall will reduce significantly once their school hall is complete. Investing in Council's halls will keep the \$100,000 community facility investment in Laingholm. Extensive consultation with the community around demand for community facilities in the Laingholm area has been carried and further consultation around this decision is considered to be unnecessary.

RECOMMENDATIONS

1. That the Laingholm Events Centre Update report be received.
2. That the purpose for the budget item of \$100,000 approved in the 2004/2005 Annual Plan and carried over into the 2005/2006 year, pertaining to the Laingholm Events Centre be withdrawn.
3. That the \$100,000 budget item originally for the Laingholm Events Centre be used towards upgrading the Laingholm Beach Hall and Laingholm Village Hall.
4. That Council officers notify the Community of the change through the local Laingholm Community newsletter.

Report prepared by: Clare Dwyer, Leisure Projects and Contracts Administrator and Polly O'Brien, Community resources Project Leader.



12 UPDATE ON HOUSING REVIEW PROJECT

PURPOSE OF THE REPORT

The purpose of this report is to outline the progress that has been made in the review of the Council's housing for older adults portfolio.

BACKGROUND

The Council is undertaking a review of its social housing portfolio to examine some of the opportunities that this asset offers and to identify what option or options would be the most appropriate for the Council to pursue and implement.

A report proposing the project was approved by the City Development Committee at its meeting on Thursday, 7 April 2005. The report outlined the scope of the review, the reasons for it, and a programme of work, which included key steps and a timeline.

The review is comprehensive and covers all twelve of the villages that are owned by the Council, which comprise 335 units. The review is scheduled to be completed in early 2006 with a preliminary report presented before the end of 2005.

The options that may be available to the Council in relation to the housing portfolio include refurbishment of some or all of the units, redevelopment by the Council or with others, selling to another provider or developer, and outsourcing the management of the housing to another agency. A mixture of options may be appropriate. Opportunities include the possibility of central government funding, and partnerships with the community and private interests.

STRATEGIC CONTEXT

The Council's strategic priorities that are of particular relevance to the housing arena include 'sustainable development', and 'safe city'. Of further strategic importance when considering Council's provision for housing in the City, are the nine outcomes for sustainability that include: 'urban and rural villages', 'integrated transport and communication' by ensuring people have choices in housing and have accessibility to transport and communication links, and 'strong communities' by supporting the health and wellbeing of the community.

ISSUES

1 Progress achieved to date

a) Planning out the review

The project, which commenced in April 2005, has involved staff from across all the Council Directorates, with the primary sponsor being the Director: Strategy and Development. A project plan and project brief have been written. There is a core work team with staff specialising in finance, property assets, strategy, communications and quality assurance issues. There is also a reference team, where the members have agreed to act as a 'reference point' for information and specialist advice in the housing area or related area.

The aims of the review include the following:

- Define the Council's role in regards to social housing;
- Identify opportunities to enable the council to make decisions about its housing for older adults portfolio;
- Recommend to the Council which opportunities to pursue in relation to the housing for older adults portfolio;

- Present an action plan to outline the key actions required to implement decisions.

A number of workstreams have been identified:

- project management (to lead and drive the project);
- specialist support (to include legal, technical, quality assurance, and financial);
- project support (to include administrative and event preparation);
- communications and consultation (to co-ordinate the Council's approach);
- research and analysis (to provide background information);
- strategic planning (to examine and assess the options);
- partnership & advocacy (to explore potential partnerships);
- operational (to work closely with city services).

b) Communications plan

A communications plan has been developed for the project which was approved by the Communications and Facilitations Group at a meeting on 2 May 2005. A steering group was set up for the development of consultation material, with 4 elected members appointed: Councillors Hulse, Cooper, Clews and Chan.

The communications plan has been followed and actions have involved sending out letters to key stakeholders, including Age Concern, Grey Power, Housing New Zealand and local MPs.

c) Tenant consultation

The tenants of the villages have been informed about the review and have contributed to the project, as set out in the communications plan. Tenants have been sent letters advising them of the review and a series of face-to-face meetings at the villages were held over a period of 2 weeks (Friday, 15 July to Friday, 29 July 2005). Ten visits were made to the villages, with two of these combining tenants from two villages. This was primarily an information gathering exercise to hear what improvements the tenants would like to see and to hear their views about the villages, and provided the opportunity to explain the purpose of the review and to dispel any rumours about the future intentions of the Council with the villages. All attendees were invited to take part in a survey which they could complete in their own time and post back to the Council at no charge.

Each visit was scheduled to include an official welcome by a Councillor, a short presentation, a discussion session and refreshments to close. In combination, Councillors Clews, Hulse and Cooper, attended all but one of the meetings as members of the consultation steering group. Several other Councillors were in attendance at a number of the meetings. At one meeting (for tenants of North and South Karaka Street) on Monday, 25 July, a local MP was in attendance, David Cunliffe, who expressed views that may not have aided the residents understanding of what the review is aiming to achieve.

The visits were considered to be successful as the original aims were achieved, and a great deal of useful information was collected and continues to be collected, with completed surveys (nearly 70 at the time of writing) still being received by post. A letter is to be sent to tenants to thank them for attending the meetings and for their valuable contribution.

At the meetings care was taken not to raise unrealistic expectations of what the Council can achieve. It was made clear that not all issues raised by the tenants will be addressed, due to financial constraints and the eventual impact of the review upon future decisions about the villages. As expected, tenants used the opportunity to air their complaints or problems they are experiencing in their units or at their villages, and these were all noted down at the time.

The feedback obtained through the meetings comprised a mixture of maintenance and remedial issues as well as more substantive issues that are of relevance to the review. The following will be carried out:

- A report will summarise the feedback from the meetings including the main issues and concerns and discuss the 'strengths' and 'weaknesses' of the villages from a tenant perspective;
- All maintenance issues will be fed back to City Services where action will be taken where appropriate, and outlined in a report;
- Information that is of relevance to the Community Boards will be fed back to each Board.

d) Research and analysis

Progress has been made on gathering background information that will be used in the decision making process. The information may relate to one or more of the potential options for the future use of the housing portfolio. A summary of the analysis of the information will be made available to the City Development Committee in the future.

- Planning and zoning report – prepared by resource consent staff, indicating for each village, zoning and building restrictions, such as the potential for subdivision, density restrictions, and any contamination issues;
- Title searches – prepared by legal services, to confirm ownership of the properties, identify any hindrances or encumbrances on the titles and provide copies of the titles;
- Financial analysis – currently being prepared by Council officers, to examine the potential costs and returns of different options, such as refurbishment, redevelopment, selling, and contracting out the management of the housing. The results of a preliminary analysis is due to be completed by mid-August and more detailed analyses will then be carried out;
- Levels of service analysis - at an operational level has been carried out by SPM Consultants to examine likely costs of improving existing units from a health (eg. heating), safety, security, design and condition perspective. It will aid decisions about future management of the housing and any asset management planning issues. To be completed by the end of August 2005;
- Valuation – carried out by Bristow, Barbour and Walker to determine the market value of the villages;
- Community outcomes – via the Long Term Council Community Plan, to include the views and opinions of the public about housing.

Further research is being carried out to assist the development of the housing strategy, with the overall intention being to paint a picture of the current housing scene and help identify future trends and patterns, as follows:

- Housing needs assessment – undertaken by DTZ Consultants. A research brief has been shared with Auckland City Council. An assessment of the future housing needs of older people is one area that is being covered;

- Profile of housing across the city – analysis of valuation data (from Quotable Value New Zealand Limited which produces valuations), will help to examine trends and patterns at a city level and at a suburb level. This will include maps and charts;
- Other housing providers – information is being collected about other housing providers in Waitakere City, particularly, Housing New Zealand Corporation.

2 Councillor involvement

Workshop and tour

A tour of some of the villages was followed by a workshop to examine some of the options for the Councillors on Monday 29 August 2005, as outlined in the communications plan. Members of the workteam were invited.

Formation of staff-councillor steering group

The establishment of a staff-councillor steering group for this project was recently suggested by one of the Councillors. Officers are of the view this would be beneficial to the outcome of the project, as it will enable interested councillors to contribute on an ongoing basis. As the project moves toward the decision making stage, it is likely that the involvement of the steering group members will increase, with for example, providing feedback at an early stage with the analyses and written findings. One option would be to expand the brief of the existing steering group for consultation material, which comprises four Councillors. An alternative option would be to form a new steering group which may or may not include the original four Councillors.

3 Next steps

The key steps of the review and timelines are set out below. Minor changes have been made to the anticipated end date of the project, which is now set to be February – March 2006, instead of February 2006 as outlined in the report to the April meeting of the City Development Committee.

Review steps	Likely timeframe
Information gathering relevant to the housing portfolio	May – September 2005
Consultation with tenants, Councillors, and Council staff (workshops, Councillor tour)	July – September 2005
Write up findings and draw preliminary conclusions	September 2005
Further consultation with Councillors and Council officers and external key stakeholders	September – October 2005
Draft policy and programme of action to Committee	October - November 2005
Consultation with key stakeholders and public	November – December 2005
Final policy and programme of action	February – March 2006

RESOURCES

Within Strategy and Development and City Services, there is sufficient budget to cover the estimated costs of \$50,000.

CONCLUSION

This report provides an update on progress with the housing review that the Council is currently undertaking. Significant progress has been in planning out the project, devising a communications plan, consulting with the tenants and gathering information vital to the decision making process. The key steps and timeline have been modified slightly since the inception of the project, although overall, the project is progressing well and support has been given to it from officers across the whole of Council and by Councillors.

RECOMMENDATIONS

1. That the Housing Review Project report be received.
2. That a Councillor/Staff Steering Group is established for the project and that three or more Councillors are appointed as members of this group by the City Development Committee, and membership of this new steering group will be;

Councillors as determined by the City Development Committee

OR

That the brief for the original consultation steering group is expanded to include any other issues relating to the project. The membership of this steering group will be;

Councillor Clews
Councillor Cooper
Councillor Hulse
Councillor Chan

Other Councillors as determined by the City Development Committee

Report prepared by: Zoe Cuming: Senior Analyst, Social Policy (Strategy and Development Unit).



13 PROPOSAL FOR LEASE IN TUI GLEN RESERVE FOR NEW ZEALAND MOTOR CARAVAN ASSOCIATION

PURPOSE OF THE REPORT

The purpose of this report is to gain approval from the City Development Committee for the provision of a lease to the New Zealand Motor Caravan Association, for the use of the old depot site in Tui Glen Reserve (the Reserve).

BACKGROUND

Tui Glen Reserve is one of fourteen reserves included in the Te Huru-huru - Henderson Creek Corridor Reserves Management Plan (the Management Plan) which was adopted by a Subcommittee of the City Development Committee and the Henderson and Massey Community Boards in July 2003.

Tui Glen was New Zealand's earliest motor camp, opening to the public in 1925. During the process of preparing the Management Plan, the historic motor camp at Tui Glen Reserve was closed down and a separate consultation taken to determine the future of the motor camp and reserve. The majority of the 179 submitters wanted the Tui Glen Reserve to retain some of its historical function as a camp ground, but specified that any temporary accommodation facility be restricted to short term, high quality accommodation.

A17-A19-20 In August 2003, the New Zealand Motor Caravan Association approached Council with a request to allow overnight parking for their members in certified self contained motor caravans at Tui Glen Reserve, as attached at pages A17 to A19. In October 2003, the New Zealand Motor Caravan Association followed this up with a presentation to Council formally requesting that the New Zealand Motor Caravan Association Auckland be given approval to use a designated area in Tui Glen for overnight parking of members' motor caravans for up to two nights. This proposal was then referred to Council officers for their consideration in a letter as attached at page A20.

A21-23 The Management Plan includes a concept plan for Tui Glen Reserve, attached at pages A21-A23. The Plan shows the area to the south of the Reserve identified as suitable for short term accommodation and associated services. This area is located on Lot 12 DP 6760, classified as Recreation Reserves under the Reserves Act 1977. This area includes the site of the old depot which is the area identified as suitable for lease to the New Zealand Motor Caravan Association.

As a City-wide reserve, delegation for reserve decisions sits with the City Development Committee. However, due to local interest in the development and use of these reserves, a report was taken to the Henderson Community Board in August 2005. Comments from the Community Board are included in this report for the City Development Committees information.

STRATEGIC CONTEXT

The Council Parks Strategy 1999 categorises all parks as either City-wide, Neighbourhood or Local reserves. Tui Glen Reserve is part of the Henderson Creek Corridor and forms part of the chain of reserves that are identified in the Parks Strategy as a City-wide wide reserve. The corridor has been classified as a City-wide reserve due to its high visibility, its importance as a Green Network Ecological Linkage, and its relationship with the Henderson Town Centre and the number of important and high profile parks along its length.

The Henderson Creek Corridor makes a significant contribution towards both the Green Network and Urban Villages Platforms of Council. The Corridor is part of Project Twin Streams and also includes the shared City-wide walking and cycleway which passes through Tui Glen.

Tui Glen Reserve is strategically located close to the heart of Henderson Township, adjacent to the Library, Bowling Club, West Wave and within walking distance of The Trusts Stadium and sports complex.

ISSUES

The proposal is to negotiate a lease with the New Zealand Motor Caravan Association, allowing them the right to manage and use the old depot area to park their motor caravans on a temporary basis.

The area was previously used as the old Parks and Maintenance Services depot and storage area which was closed in 2003. It is fenced by a 2m high wire security fence and locked gates. Over the years, old parks equipment and rubbish had been stored or dumped there. A significant cleanup has been undertaken using funding allocated in the 2004/2005 Annual Plan for work at Tui Glen.

The existing wire security fence has been retained and power and water reinstated. The security fence will allow the New Zealand Motor Caravan Association to control access to their area, and provide additional security for their vehicles when unattended. The water supplies an existing fire hydrant on the old depot shed and power will serve a security light at the entrance. A large amount of rubbish has been removed, the area weeded and landscaped with the banks retained and ready for planting. Two flat areas have been levelled and covered in metal to create areas suitable for parking. The old depot storage shed has been retained and painted. It is proposed that the terms of the lease allow access to half the shed for the New Zealand Motor Caravan Association, and the other half for Parks storage.

The New Zealand Motor Caravan Association has requested that the area be used year-round, as temporary parking for their members who are travelling through Auckland. Each Motor Caravan unit is between 6 to 9 metres long and totally self contained and self sufficient. It is anticipated that the metalled parking area allocated will allow for a maximum of up to 8 or 9 motor caravans parked at any one time, with the numbers generally expected to be highest during the summer months. The area is lockable and access will be restricted to members of the New Zealand Motor Caravan Association only. Individual stays will be restricted to two nights and monitored by the New Zealand Motor Caravan Association.

Many of the owners are retired, with a significant financial investment in their motor homes. The New Zealand Motor Caravan Association have indicated that they are willing to undertake responsibility for the ongoing maintenance and care of the depot area, including the maintenance of the planted banks around the parking areas.

This proposal is in keeping with the objectives of the Management Plan which clearly marked this area for the purposes of short term accommodation. Areas for additional car parking have been designated elsewhere in the Reserve (shown in the concept plan) and will be developed as part of the reserve upgrade in the 2005/2006 financial year.

It is considered that having the year-round presence of the members of the New Zealand Motor Caravan Association in the park will contribute to better surveillance and use of the Reserve with benefits for the safety of other parks users as well as benefits to the town centre.

It is considered that the lease of the area would fit well with other leases currently proposed for Tui Glen Reserve, including the Maori Wardens, West Auckland District Council of Social Services and the kayak hire.

A24-25

Information about the New Zealand Motor Caravan Association is attached at pages A24 to A25.

Management Plan Assessment

The proposal from the New Zealand Motor Caravan Association has been assessed against the objectives of the Management Plan. The following table outlines how the proposal contributes to a number of policies and objectives within the Plan:

Policy	Details	How the Proposal Contributes
2.4	To provide for a variety of recreational pursuits while respecting the needs and values of all users.	Provision of a lease for the old depot site in Tui Glen will increase the number and variety people using the Henderson Creek reserves and facilities and is not anticipated to impinge on other users in the reserves.

Policy	Details	How the Proposal Contributes
2.6	<p>To increase the use and range of recreation facilities.</p> <ul style="list-style-type: none"> • Encourage clubs leasing land and buildings to enter into joint arrangements in accordance with the Community Assistance Policy, to enable the efficient use of facilities by a range of groups, including youth, older people, women and all cultures. 	<p>The Provision of a lease for the old depot site in Tui Glen will bring more visitors into the City and the reserves who are anticipated to use the local recreational facilities such as walk/cycleways, aquatic centre and associated facilities as they will leave their caravans parked in the depot and travel by foot or public transport during their stay.</p>
2.8	<p>To develop Tui Glen Reserve to retain some form of short-term accommodation facility within the park area while ensuring that there is an open and safe park area available for the general public.</p> <ul style="list-style-type: none"> • Ensure that the accommodation and associated services component does not impact negatively on the reserve area or public access. • Ensure that any future lease arrangement include a stringent directions to ensure that the facility provide accommodation and associated services only for tourists and special events. • Ensure that the new lease include a stringent direction to restrict and enforce the length of stay to a maximum of 90 days as directed by the Reserves Act. • Provide for predominantly tourist flat accommodation and associated services, with some limited motor van/tent provisions as appropriate, within the area outlined in the Concept Plan. • Ensure that caravans are not permitted. • Ensure that any development in Tui Glen Reserve does not detract from the primary recreational values of the reserve. 	<p>This lease will allow for short term accommodation without negatively impacting on the reserve or public access due to the fact that the depot is tucked away in the south corner of the reserve, well away from all proposed and existing road and pathway routes.</p> <p>The terms of the lease will restrict the length of stay to two days and provide opportunities for members of the New Zealand Motor Caravan Association to attend special events and for member's accommodation while touring New Zealand. The terms will be monitored and enforced by the members of the New Zealand Motor Caravan Association.</p> <p>The lease fits the requirement of the Plan for some limited motor van provisions and does not allow for caravans.</p> <p>The lease will not detract from the recreational values and is likely to increase the use of the reserves and associated recreational facilities on Henderson Creek.</p>
3.1	<p>To protect and enhance the native riparian and regenerating vegetation of the reserves.</p>	<p>A planting plan has been drawn up for the depot using eco-sourced native plants appropriate to the Creek environs. Planted areas will be maintained by the members of the New Zealand Motor Caravan Association as part of the lease agreement</p>
6.1	<p>To increase public understanding of environmental values and processes.</p>	<p>Increased public access along the waterway will highlight environmental issues and the beauty of the creek.</p>

Policy	Details	How the Proposal Contributes
6.2	To facilitate public access to the Creek through the esplanade reserves where practicable.	The operation will increase the number of people utilising and enjoying Tui Glen Reserve and the adjacent Henderson Creek Reserves
9.5	<p>To use the control of lease agreements to ensure the most effective and equitable use of the Henderson Creek Reserves and facilities.</p> <ul style="list-style-type: none"> • Continue the leasing of areas of land within the reserves to provide for community use and well-being. The leases of facilities such as buildings will be reviewed when the opportunity arises, to ensure maximum potential of the reserve is realised for the community. • Ensure that new applications for leases conform to the criteria as set out in the Community Assistance Policy and the Parks Strategy. In addition the applicant will need to satisfy the Waitakere City Council that the proposed use: <ul style="list-style-type: none"> - Will be in accordance with the Objectives and Policies of this Plan; - Will be in accordance with the Reserves Act 1977; - Will not detract from the existing environment and use of the park; - Will generally provide a benefit to the public which is greater than any adverse effect caused by granting the lease - Is in an appropriate location; - Will not cater exclusively to any one sector of the public, except where this is provided for and is appropriate in terms of the Objectives and Policies of the Plan. 	<p>The proposal to lease the depot site including half the old storage shed on the reserve is consistent with this policy as it provides for enhancement of the recreational use of the reserve and is not considered to have any negative impact as it is utilising a currently unoccupied site and building.</p> <p>The proposal is like to create benefits for the local community in terms of increased surveillance of the reserve and increased use of local facilities by New Zealand Motor Caravan Association members whilst holidaying in the area.</p>

Reserves Act Lease Requirements

The Reserves Act 1977 considers the provision of leases for short-term accommodation and camping grounds as appropriate activities in reserves of this classification. Under the Reserves Act 1977, the use of a Recreation Reserve for 'temporary personal accommodation' is a permitted activity for a total period of not more than 4 weeks during the period commencing on the 1st day of November in any year and ending with the 31st day of March and does not require the consent of the Minister where it is in conformity with and contemplated by an approved management plan.

Henderson Community Board Comments

A report was presented to the meeting of the Henderson Community Board on 4 August 2005 to gain comments for inclusion in this report. The Board in general supported the proposal. The Members of the Board requested that the recommendations be amended to ensure the terms of the lease allow a reasonable length of stay to someone visiting Auckland. Therefore, the maximum number of nights per stay has been extended to five from the two originally requested by the New Zealand Motor Caravan Association.

The Board passed the following resolutions with regard to this proposal. The Board requested the City Development Committee consider these comments in their deliberations on this report.

- “1. *That the Proposal for Lease in Tui Glen Reserve for New Zealand Motor Caravan Association report be received.*
2. *That it be recommended to the City Development Committee that the proposed lease to the New Zealand Motor Caravan Association be approved.*
3. *That the Henderson Community Board provide any specific comments on the proposal for inclusion in the report to the City Development Committee in September 2005.*
4. *That the lease when granted, stipulates that the length of stay be a maximum of five consecutive nights or less by agreement with the New Zealand Motor Caravan Association.”*

1493/2005

RESOURCES

A yearly rental will be applied to the lease according to the Council policy for leases and licenses. The motor caravans are self contained and there will be no other costs to Council. Water and power are not required. However, they are available on site so any access to these would be taken into consideration in the terms of the lease. The proposed term of the lease would be five years with a five year right of renewal.

The 2004/2005 Annual Plan provided a total budget of \$120,000 for improvements to the Reserve. This work included the clearance and cleaning up of the old depot site and development of that for use by the motor caravan association for short-term self-contained accommodation. Work has also included improvements to the road into the reserve and general upgrading of pathways and grass areas and upgrade of the existing toilet and changing facilities.

CONCLUSION

It is considered that the proposal put forward by the New Zealand Motor Caravan Association is consistent with the objectives of the Management Plan and will in fact enhance the use of Tui Glen Reserve by making appropriate use of the old parks depot site, providing additional surveillance through the presence of the motor caravans in the reserve without impacting on the enjoyment of reserve by other users. The Henderson Community Board approved the proposal at their meeting in August 2005.

RECOMMENDATIONS

1. That the Proposal for Lease in Tui Glen Reserve for New Zealand Motor Caravan Association report be received.
2. That the City Development Committee approve the public notification of Council's intention to grant a lease to the New Zealand Motor Caravan Association for part of Tui Glen under Section 54(1)(a) of the Reserves Act 1977.

3. That in the absence of any objections or submissions or following the full consideration of any objections or submissions, the Chief Executive Officer be given authority to seek the consent of the Minister of Conservation and negotiate and execute a lease with the New Zealand Motor Caravan Association under Section 54(1)(a) of the Reserves Act 1977.
4. That the lease when granted, stipulate that the length of stay be for a maximum of five consecutive nights or less, by agreement with the New Zealand Motor Caravan Association.
5. That the Henderson Community Board be advised of the City Development Committee's decision.

Report prepared by: Mandy McMullin, Reserve Management Planner, Parks Planning.



14 **PRODUCT STEWARDSHIP AND WATER EFFICIENCY LABELLING SUBMISSION**

PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the City Development Committee to make a submission to the Ministry for the Environment on its proposals for product stewardship and water efficiency labelling schemes.

BACKGROUND

The Ministry for the Environment is conducting joint consultation on product stewardship and water efficiency labelling schemes.

Product Stewardship

The 2002 New Zealand Waste Strategy sets a new direction for the reduction, resource recovery and better management of waste in New Zealand. The strategy addresses a challenge facing many countries in the world: how to break the strong link between economic development and waste generation. It provides a broad policy framework for addressing the different problems arising from the generation of waste.

Among the different waste streams discussed in the strategy are those that present particular management or disposal problems. These wastes are often products that have reached the end of their useful life, such as used oil, electronic components, batteries, tyres and cars.

Reducing harm from these wastes requires additional measures throughout a product's life cycle, from manufacture and use through to disposal. These measures include product design, making resource recovery from waste easier, improving resource recovery systems, and providing for the costs of waste disposal in product sales. Product stewardship is one way to ensure that appropriate measures are implemented.

Water Efficiency Labelling

Australia is in the process of introducing a mandatory water efficiency labelling scheme for six specific products: washing machines, dishwashers, taps, toilets, showerheads and urinals. The labelling aspect of the scheme will allow consumers to see how water-efficient a product is via a rating scheme. Water efficiency labelling scheme is not a product stewardship measure: it deals primarily with consumer information, and a mandatory system is being considered.

The scheme was agreed by the Environment and Heritage Ministers of the Australian Commonwealth and state and territory governments, operating as the Environment Protection and Heritage Council, and it comes into effect in Australia in May 2006. Water supply-demand balances are an important problem in Australia and mandatory water efficiency labelling scheme is an important element of demand management.

There are strong trans-Tasman trade reasons for New Zealand to introduce a water efficiency scheme. The New Zealand Government has to respond to the Australian initiative because our trading relationship with Australia means that we generally seek to have regulatory harmony between the two countries.

STRATEGIC CONTEXT

Zero Waste

The 2002 New Zealand Waste Strategy sets a new direction for the reduction, resource recovery and better management of waste in New Zealand. Targets and programmes for business and industry have been incorporated into the strategy to encourage all sectors of New Zealand to play a role in moving New Zealand towards reducing the generation of waste and the disposal of waste to landfill.

Council's Zero Waste vision states that by 2020 'Waitakere will be a clean and attractive city that turns all its waste into resources'. Council seeks to divert waste from landfill through kerbside recycling, the refuse and recycling transfer station, the reuse centre, the vertical composting units, and providing education and support to businesses and local industry, schools and residents.

Three Waters

The Council's strategic platform for the three waters is that Waitakere will take an innovative approach in managing the three waters. This platform is designed to ensure that services in all three areas are efficient, reliable and high quality and minimise impacts on the environment over the long term. This will safeguard resources for future generations in line with the principles of the Treaty of Waitangi. Under the recent Assessment of Water and Sanitary Services a new target has been set to reduce domestic water use per person by 25% to 125 litres or less per person per day by 2025.

ISSUES

Product Stewardship

Council collects waste and attempts to find reuse opportunities, or facilitate it re-entering the materials market for remanufacturing. These solutions are dependent on the nature of the materials in the product itself and the ability to separate the materials at time of collection/disposal. Producer responsibility schemes seek to encourage manufacturers, importers, wholesalers or retailers voluntarily or through legislation to take responsibility and forethought for the end life of the product so that it can be collected for reuse or recycling and not end up in a landfill.

Partnership approaches with industry and businesses can make more significant gains compared to regulation alone. And a negotiated agreement can ensure that greater gains are made by the industry, compared to what they might seek to achieve if left to devise a strategy and targets independently, or if individual business struggles to introduce producer responsibility by themselves.

Some of the product stewardship schemes may require external funding to assist in the setup of the scheme but in the long term levies on products for end-of-life reuse or recycling should fund the scheme. External funding contributions may come from a number of sources including Ministry for the Environment, and it may be appropriate in some cases for local and/or regional councils to contribute funding toward the setup of product stewardship schemes to facilitate their existence.

It is expected that in the future there will be a change in the proportions of landfilled waste versus waste collected for recycling, as more items become recyclable. The challenge will be to find markets to accept the recyclables but this issue should be addressed as part of the industry developed product stewardship scheme. Potential implications will be considered in the development of Council's waste management plan.

Council is also working with businesses and industry to support the development and launch of product stewardship programmes within Waitakere City, such as Resene's Paintwise programme that facilitates the collection of unwanted paint from households and businesses for reuse in painting over graffiti, redistribution to community groups, and recycling the paint packaging (eg. steel cans). The setup of this programme is being funded by Resene with contributions from the Ministry of the Environment, the councils of the Auckland region, Environment Waikato and Environment Bay of Plenty.

Water Efficiency Labelling

The population of Auckland will continue to grow, and by 2050 the population of the Auckland region is expected to almost double. The ability to find adequate new sources of water will be a challenge in itself, and the cost to develop infrastructure to collect, treat and distribute the water throughout the Auckland region will be significant. The solution to this problem is simply to start now to reduce water use at an individual household level.

The introduction of minimum water efficiency standards need to be included in the Building Code, but it is considered that New Zealand should maintain flexibility and independence from Australia in terms of setting minimum performance standards and efficiency requirements for water use products due to differences in culture between the two countries, such as local consumer preferences for top loading washing machines, shower mixers etc. Minimum performance standards would need to be incorporated into the Building Code, and such standards should represent the 'lowest common denominator' in terms of requiring a national minimum standard suitable for all buildings nationwide. It is considered that any local water supplier should have the ability to set higher minimum standards (ie. more water efficient) to address local issues such as lack of future water sources or impending high capital investment.

RESOURCES

Product Stewardship

Any costs related to Product Stewardship schemes will be covered by existing staff resources and funding within the Long Term Council Community Plan.

Water Efficiency Labelling

There is no impact on resources apart from staff time to provide the submission for the Water Efficiency Labelling scheme.

CONCLUSION

Product Stewardship

Product stewardship schemes are an important programme for the 2002 New Zealand Waste Strategy as once a product is manufactured its end of life is predetermined. Forethought of product design to enable reuse or recycling will enable collection, such as kerbside or store drop-off to divert the materials from landfill in the future. Product stewardship schemes will also assist in closing the loop to ensure that materials collected for reuse or recycling have a market to go to, thereby avoiding large quantities of material being stock-piled only to end up in landfills as there is no market for the material to go to.

Partnership approaches for product stewardship schemes are also important as government partnerships with industry and businesses can make more significant gains compared to regulation alone.

Water Efficiency Labelling

Mandatory water efficiency labelling supports the objectives of Council to reduce water consumption by Waitakere City residents through supporting individual decision making at the time of purchase of water devices or appliances using water. Alignment with the Australian Water Efficiency Labelling Scheme would enable a consistent approach with water devices or appliances whether they come from New Zealand or Australia.

A26-A33

It is recommended that the Council lodge a submission with the Ministry for the Environment covering the issues discussed in this report. A draft submission is attached for the City Development Committee's consideration, at pages A26 to A33.

RECOMMENDATIONS

1. That the Product Stewardship and Water Efficiency Labelling Submission report be received.
2. That the City Development Committee approve the submission to the Ministry for the Environment supporting the Product Stewardship and Water Efficiency Labelling schemes as attached at pages A26 to A33 to the agenda.
3. That the Chairperson of the City Development Committee be delegated to make any final amendments.

Report prepared by: Michelle Dawson, Project Manager: Cleaner Production.



REPORTS FROM THE SUBCOMMITTEES

15 ARTS AND EVENTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 10 AUGUST 2005

1 COMMITTEE DELEGATIONS

Your Committee Recommends:

That the Chief Executive Officer, after consultation with Councillors, prepare a report in order for Council to review the delegations of the Arts and Events Special Committee and/or the City Development Committee and that this report is to include the desire of the Arts and Events Special Committee to take responsibility for all arts and events related projects.

2 OTHER MATTERS CONSIDERED

A34-A36

The Special Committee dealt with a number of items for which it has delegated powers to act and a copy of the minutes of the meeting is attached at pages A34 to A36.

The Special Committee Recommends:

That the Meeting report of the Arts and Events Special Committee held on Wednesday, 10 August 2005 be received.

JP Lawley
CHAIRPERSON



16 PROJECTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 17 AUGUST 2005

MATTERS CONSIDERED

A37-A40

The Special Committee dealt with a number of items for which it has delegated powers to act and a copy of the minutes of the meeting is attached at pages A37 to A40.

The Special Committee Recommends:

That the Meeting report of the Projects Special Committee held on Wednesday, 17 August 2005 be received.

RP Dallow, QPM, JP
CHAIRPERSON



PUBLIC EXCLUDED MATTER

17 MAKORA RESERVE PROPOSED LAND SWAP

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

18 THE TRUSTS STADIUM CRECHE FUTURE 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 parts of the proceedings of this meeting, namely Makora Reserve Proposed Land Swap and The Trusts Stadium Creche Future Report.

The general subject of the matters to be considered while the public is excluded, the reasons 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"> • The Trusts Stadium Future Report • Makora Reserve Proposed Land Swap 	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"> • enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); 	<p>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.</p>

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 information which if released could affect the Council's ability to conduct negotiations.*

