

**AGENDA FOR A MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD
IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON THURSDAY, 4 MAY 2006, 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, 6 April 2006

RECOMMENDATION

That the minutes of the Meeting of the City Development Committee held on Thursday, 6 April 2006, as circulated, be taken as read and now be confirmed.



4

PRESENTATIONS

A AUCKLAND REGIONAL TRANSPORT AUTHORITY

Rabin Rabindran, Chairman of the Board of Directors; Gary Taylor, Director; and Fergus Gammie, General Manager Strategy and Planning will give a presentation on the draft Passenger Transport Network Plan. This is an integrated 10-year phased investment plan to improve passenger transport and implement the Regional Land Transport Strategy high Passenger Transport option.

B MINISTRY OF SOCIAL DEVELOPMENT

Bethli Wainwright from the Ministry of Social Development will make a presentation on the Ministry of Social Development's involvement in Waitakere City.



5 AUCKLAND REGIONAL TRANSPORT AUTHORITY DRAFT PASSENGER TRANSPORT NETWORK PLAN

PURPOSE OF THE REPORT

The purpose of this report is to enable Council to receive Auckland Regional Transport Authority's Draft Passenger Transport Network Plan.

STRATEGIC CONTEXT

The draft Passenger Transport Network Plan has the potential to have a strong positive influence on the Council's strategic platforms, particularly Integrated transport and communications; urban and rural villages; strong innovative economy; strong communities and sustainable energy and clean air.

ISSUES

Auckland Regional Transport Authority launched the draft Passenger Transport Network Plan on April 19. Submissions close on Wednesday, 31 May 2006. The plan aims to implement the Regional Land Transport Strategy 2005 goal to double annual passenger transport patronage to 100 million trips per year by 2016. This requires developing a comprehensive high quality passenger transport network that provides a real alternative to car travel. Achieving this will require a step change improvement, involving substantial investment in infrastructure and services.

Implementation of the Waitakere City elements of the plan will require close co-ordination between the Council and Auckland Regional Transport Authority. Measures outlined in the draft Waitakere City Transport Strategy 2006-2016 support the planned development of the rapid transit network and quality transit network within the city.

Full funding of the draft plan is dependent on the resolution of the current \$700 million passenger transport funding gap, which is the subject of a separate agenda report on the Auckland Regional Council's draft Long Term Council Community Plan.

Officers will prepare a submission on the plan for consideration at the council meeting on Wednesday, 17 May 2006.

RESOURCES

No additional resources apart from Council officer time to prepare a submission are required.

RECOMMENDATIONS

1. That the Auckland Regional Transport Authority Draft Passenger Transport Network Plan report be received.
2. That Council officers prepare a submission on the draft Passenger Transport Network Plan for consideration at the Council meeting scheduled to be held on Wednesday, 17 May 2006.

Report prepared by: Kevin Wright, Manager: Transport Strategy.



6 SOCIAL INFRASTRUCTURE PLANNING

PURPOSE OF THE REPORT

The purpose of this report is to provide the City Development Committee with an update on the social infrastructure planning framework being developed for use by the Council.

BACKGROUND

Waitakere City Council has a record of leadership in the area of social wellbeing. That work has been given further impetus by the Local Government Act 2002 (the Act) focus on the four wellbeings (including social) as a purpose of the Act and a principle relating to local authorities activities. It is now time to move more systematically to ensure that new Council plans, developments, and regulatory processes are aligned with social wellbeing objectives so that our future towns and suburbs are more socially sustainable by design and intent. Meanwhile, the processes of understanding and socially strengthening existing communities will contribute to and learn from a more coherent approach to social outcomes from City growth. As the City grows, the Council needs to:

- Deliver high quality urban environments that contribute to people's quality of life;
- Determine how to build socially successful intensified town centres and revitalise dormitory suburbs where communities are connected and have access to services and infrastructure that underpins social inclusion, participation and wellbeing.

Social infrastructure is defined in the Auckland Regional Growth Strategy as "*a system of social services, networks and facilities that support people and communities*". It includes both hard and soft components such as:

Hard

Facilities and amenities such as:

- Education facilities and services -schools, early childhood centres;
- Police facilities and services - including community policing stations, victim support;
- Health services and facilities - GPs, plunket clinics, specialists;
- Emergency services - fire, ambulance;
- 'Formal' community meeting spaces and places - centres, halls, marae, churches;
- 'Informal' public meeting spaces - parks, open space, cafes.

Soft

Enabling community connectedness, interaction, and participation through structured arrangements such as:

- Networks of people and organisations that strengthen the fabric of society;
- Events, celebrations and programmes designed to promote local interaction and identity;
- Community building, brokering and development programmes.

The primary focus of growth planning and town centre revitalisation processes to date has been on the physical and regulatory components of town centres such as transport, roading, open space planning and community spaces such as libraries and community centres. Community engagement and consultation processes have supported this work where possible. To some degree, the proactive consideration and implementation of social infrastructure requirements has occurred on a limited and often opportunistic or ad hoc basis.

STRATEGIC CONTEXT

This project contributes to a number of Community Outcomes in the Long Term Council Community Plan 2003-2013 including the Strong Communities, Urban and Rural Villages and Active Democracy platforms. It will contribute significantly to the Community Outcomes 2006-2016 and to the draft Long Term Council Community Plan platforms. This project is provided for in the draft Long Term Council Community Plan 2006-2016.

A number of documents guide Council's roles and responsibilities in developing and implementing its urban growth strategy, town centre projects and the role of social infrastructure planning. The Act states that the purpose of local government is "*to promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future*".

Social infrastructure is also recognised as important from a regional perspective. The Regional Policy Statement requires that planning for social infrastructure is necessary when urban expansion or intensification is proposed. Accordingly, provision for social infrastructure will be incorporated into the draft Waitakere City Growth Strategy and the changes to the Waitakere City District Plan made pursuant to the Local Government (Auckland) Amendment Act 2004.

The purpose of the Auckland Regional Growth Strategy is to ensure growth is accommodated in a way that meets the best interests of the Auckland region. Principles and commitments to social infrastructure planning are included in the current strategy. It notes that of equal importance to the physical infrastructure is the social infrastructure - the social services, networks and facilities that support people and communities. The strategy also states that the achievement of social infrastructure will require co-ordinated early planning and assistance from public bodies to ensure their provision.

ISSUES

Traditionally the provision of social infrastructure has lagged behind growth. This is seen to be no longer acceptable. There are a range of social, economic and environmental benefits that will flow from better planning for social infrastructure. These include:

- Early introduction of social infrastructure will help to lead development, especially in areas where intensification is to be encouraged;
- In existing communities subject to growth plans, the community is likely to be more accepting of growth if social infrastructure is explicitly planned for;
- Social infrastructure that meets the needs of existing and future communities will help enable communities to sustain themselves, increasing economic and social well being;
- Opportunities for integrated delivery of services, resulting in cost savings to agencies;
- Reduced capital costs (especially land) when needs are identified early and land is secured ahead of development pressures.

Planning for healthy town centres and their communities is a complex mix of factors such as urban design, social services provision, housing, safety, community participation and social connectedness, and requires a multi-agency response. The Council to date has planned the more physical elements of roading, transport and some community facilities and has attempted to involve government agencies in the Council planning processes with mixed success.

To help guide the Council in this issue, a social infrastructure planning project has been developed. It aims to investigate how social infrastructure planning can be integrated into the Council's town centre programmes, as well as proactively coordinated across multiple agencies. The project is structured into two stages.

The first stage involves the development of a draft social infrastructure planning framework, integrated with current growth planning processes to provide a:

- High level framework of typical infrastructure needs for different types of centres/growth areas;
- Process to define and plan for the particular needs associated with individual centres.

The second stage will aim to apply the draft framework to New Lynn and/or the Massey/Westgate area, and review and modify the framework accordingly. From there the testing of the framework in suburbs will be investigated, building on the Building Community in Massey - Our Place, Our People programme.

Consultants David Mead (Hill Young Cooper) and Catherine Syme (Syncro Consulting) have been engaged to forward stage one, the development of a draft planning framework. This is currently underway and includes a review of international and regional best practice. Workshops have also been completed with government agencies and Waitakere City Council officers from Planning and Community Services, City Development Projects, Strategic Projects and Public Affairs.

The draft framework will be reported to the City Development Committee for its consideration in the mid-year. It will set out a range of principles, processes and tools to help the Council (and other infrastructure providers) plan for social infrastructure needs. It is intended to assist the Council in:

- Anticipating likely needs, both at a high level and the level of a locality;
- Building these needs into the planning for growth areas so that infrastructure needs are considered alongside other issues;
- Matching local needs and aspirations with resources;
- Ensuring better delivery of infrastructure through co-ordinated actions;
- Reviewing the leadership/facilitation roles it currently/could potentially play in assisting coordinated social infrastructure provision at both Citywide and local levels.

The framework will not be:

- A shopping or wish list of desired infrastructure for centres;
- A rigid prescription about the way that infrastructure should be delivered on-the-ground, in growth areas.

Best practice research to date would suggest that this is a highly topical area of debate internationally. Although it is identified by many as of absolute importance in the integrated planning for and intensification of town centres, few if any examples of existing integrated social infrastructure planning processes have been identified.

RESOURCES

This project is resourced through the Council's 2005/2006 Annual Plan. Given its links to the upcoming Auckland Regional Growth Strategy review, the Auckland Regional Council is contributing \$5,000 to the project. The Ministry for the Environment has also expressed interest in contributing. Within Council, a social infrastructure planner position has been funded in the Long Term Council Community Plan 2006-2016 to advance this work.

CONCLUSION

Social infrastructure planning considers the system of social services, networks and facilities required to support the wellbeing of people and communities. It has both hard (schools, early childhood centres, community centres, libraries, and social services) and soft (such as community building, connectedness and participation) components.

The Auckland Regional Growth Strategy identifies the level of intensification facing Waitakere City in the next few decades. Planning for social infrastructure early and proactively is a critical element to the long term wellbeing of our communities. It ensures that the future requirements of community in regards to space, buildings, land and social networks are considered and provided for in long term planning by the Council and others. It is a complex and multi-agency exercise that is not currently well resourced in Council's town centre revitalisation programmes. This will change however with a new social infrastructure planner position included in the 2006-2016 Annual Plan and Long Term Council Community Plan.

A project is currently underway to guide the development of a social infrastructure planning framework for Waitakere City. This 3-level (regional, Citywide and local) framework is intended to guide the Council and other providers in the proactive integration of social infrastructure needs of the City's future communities into the town centre planning currently underway.

RECOMMENDATION

That the Social Infrastructure Planning report be received.

Report prepared by: Kim Morresey, Partnerships and Advocacy Leader - Environment.



7 OVERVIEW OF SUBMISSION'S FOR THE DRAFT LEISURE FACILITY PARTNERSHIP POLICY

PURPOSE OF THE REPORT

The purpose of this report is to provide feedback to the City Development Committee on the comments made through submissions on the draft Leisure Facility Partnership Policy (the draft Policy) and to seek endorsement from the Committee for the amended Policy.

BACKGROUND

An increasing number of Councils are contemplating partnerships with community groups and schools to facilitate the development and use of recreation and leisure assets.

Waitakere City Council is often approached by community groups and schools requesting financial support for the development of a new asset and in return offering community access to the facilities. At present Council's financial support in such circumstances is on an ad hoc basis with no formal processes or criteria for Council to assess proposals to allow consistent decisions to be made.

The Long Term Council Community Plan and Annual Plan Special Committee passed the following resolution at its meeting on 25 March 2003:

"That the development of criteria and processes for assessing community facility partnership opportunities with schools is referred for consideration to the Annual Plan process."

583/2003

This resolution was adopted in the 2003/2004 Annual Plan and \$15,000 was allocated towards the development of the draft Policy. Visitor Solutions Limited (the consultant) was contracted to help develop the Policy.

In February 2004 a high level summary of the research to date was presented to the City Development Committee. The following resolutions were passed:

- "1. That the City Development Committee endorses the concept of working in partnership with community organisations, schools, funding trusts and potentially other Councils through a Leisure Facility Partnership Policy.*
- "2. That the City Development Committee approves the development of a facility partnership policy to guide Council's funding support to partnership opportunities with leisure and recreation assets, based on the draft direction outlined in the Agenda report, as part of the draft direction for the Facility Partnership Policy and incorporating the comments from the Committee.*
- "3. That the City Development Committee supports the requirement for Council to commit a set amount of capital through the Long Term Council Community Plan towards supporting projects through a Facility Partnership Policy."*

72/2004

STRATEGIC CONTEXT

Council's leisure facilities and activities contribute to the well being of the City's residents by providing recreational opportunities that promote health and social cohesion. Council's Leisure Strategy, Community Facility Plan, Parks Strategy, Youth Leisure Needs Analysis and the Funding Policy guide the provision of leisure facilities and activities to ensure that they are available to all residents, responsive to changing demands, and are 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 well being 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.

In the draft 2006-2016 Long Term Council Community Plan, Council has adopted a platform of "*Strong Communities*" stating that in the next 10 years Council will develop a sense of Community in the City. This includes the provision of leisure facilities and services that people enjoy.

ISSUES

Process

A variety of methods were used to ensure a wide catchment of the community were notified of the draft Policy. In December 2005 a tracked email was sent to all school principals and Board of Trustees in the Waitakere region asking for feedback on the draft Policy. The draft Policy was listed on Council's website under the "Have your say" page. A copy was sent to all sports clubs listed on the parks summer and winter database. Two adverts were placed in the public notices in the Western Leader during January and February 2006. Reports were presented to the Community Boards, the Waitakere Ethnic Board and Te Taumata Runanga requesting the Boards/Committee's provide feedback.

Council officers requested to meet with representatives' from Ngati Whatua and Te Kawerau A Maki. Both iwi were unavailable throughout December, January and February. Submissions closed on 3 March 2006. A meeting was held with a representative from Te Kawerau A Maki on 21 March 2006, Ngati Whatua were unable to be present.

Submissions/Feedback

Two submissions were received. In addition nine other agencies and internal groups provided feedback. Following is a summary of the submissions/feedback provided and Council officers recommendations.

Submissions

Christine Lamont

Christine Lamont sent via an email a letter of support for the policy, stating that she thought it was a fairer system for allocating funding and supported the three stage structure as it meant organisations do not need to put a large amount of effort in at the beginning.

Glen Eden Scout Group Submission

Glen Eden Scouts agree in principle with the draft Policy but felt that the timing of the proposals was not suitable for community groups as most groups start in February. Council officers do not recommend changing the timing of the Policy. The first stage due in February is only a two page outline of a proposed project. It is estimated this would take a group approximately an hour to put together.

They also felt the document was too wordy and “academic”. They suggested a summary with easy to follow bullet points and felt the document did not enlighten them as a group as to the next steps.

The Policy needs to be a complex document that details the criteria for evaluating proposals. Officers are investigating developing a public document for applications that is separate to the Policy document. This is currently done with other Leisure funds. Criteria one has a “tip box” under each criteria and if a project was successful through criteria one an officer would be able to assist the group to progress further.

Feedback

Auckland City Council

Council officers requested Auckland City Council provided feedback as they currently operate a similar policy.

Feedback from Auckland City Council’s experience with their partnership policy, they found a 12 month timeline too tight. They suggested amalgamating stages 1 and 2. Council officers have considered this recommendation and have decided to keep to a three stage process however if groups have completed a feasibility study as part of their initial work they may jump to stage two. However they will need to wait until all documents for stage two are assessed.

A1-A10

Auckland City Council suggested consideration be given to the future liability for maintenance and repair of facilities funded. A similar comment was made by Council’s senior management. This has been included in the Policy as attached at pages A1 to A10.

Thought needs to be given to links with Regional Sports Organisations, including how they are going to develop links with other organisations and increase participation, placing a greater emphasis on providing evidence of community need and sustainability rather than the actual project. Auckland City Council suggest this would give the Council something to monitor against. Council officers agree with this comment and projects need to be clearly linked to community need.

Auckland City Council suggest making it clear up front in the document the purpose is to secure, through a grant, community access to facilities that would otherwise be restricted.

Auckland City Council suggest that requirements such as the time period of the grant, requirement for insuring the building, advertising, recognition of Council, restrictions on user charges should be in the initial document rather than a process of contract negotiation. This way community groups know the expectations up front. Council officers will negotiate specific contracts with the party and therefore don’t feel providing a sample contract in the public document is the best way to advise groups of Council expectations but will meet with the party early on to discuss sample contracts.

Auckland City Council suggest a clause specifying the Council must be satisfied of the group’s ability to complete the project before paying out the grant. All Waitakere City Council applications will be subject to the Director: Finance final sign off.

Council will need to determine whether groups are able to take out a loan to complete building. Auckland City Council suggest not, as it leads to failure of most projects. With changes in ASB Trust's criteria and strategic direction (which place less emphasis on funding capital projects) Council officers see that it is important to still allow groups to take out loans.

Henderson Community Board

Henderson Community Board provided verbal feedback at their February 2006 meeting. Henderson Community Board were concerned about the length of the timeline and felt that 12 months was too long for a group to find out if they were successful.

The experience of Leisure Services is that large capital projects take at least 12 months to be developed from idea through to actuality. The expectation is that when groups first approach Council with their ideas, it would be in the early concept stage rather than the stage of developed design which is what is required when approaching Trusts for funding. The staging process means that groups who were ineligible or did not align with Council's strategic objectives would know within a couple of months. It would only take 12 months for successful projects to find out what contribution Council is prepared to make. Council officers do not recommend altering the time line.

The Board also felt that the fund should be increased and that \$500,000 for capital projects was not significant enough. Leisure Services supports the idea in principle of increasing the funding pool but is restrained by current budgets.

New Lynn Community Board

New Lynn Community Board provided verbal feedback at their February 2006 meeting. New Lynn Community Board expressed their view that they would like the fund to be increased and felt that \$500,000 for capital projects was not significant enough. Leisure Services supports in principle increasing the funding pool but is restrained by current budgets.

The Board also would like to see a Community Board member on the Committee reviewing the projects. The projects are City wide issues and will be presented to the City Development Committee. The Councillors on the Committee can then feedback this information.

Waitakere Community Board

The Waitakere Community Board supported the Draft Waitakere City Leisure Facility Policy. The Board recommend clarifying what support Council would provide after the capital project was completed. The Board recommend clarifying what an "Active Partnership" means as referred to in the policy and specifying that the policy would exclude Council owned assets. The policy is for partnerships between Council and another party therefore Council could not enter into a partnership with itself for Council owned assets. This has been made clearer in the criteria.

The Board also suggested:

- An officer be part of the working party.
- An elected member be representative on the Development Board with full voting rights.
- An officer be responsible for on-going support and monitoring the contract annually.

These factors are covered under section 7.0 and 8.3. Council will be part of the working party and has the discretion as to whether to appoint someone to the Development Board/Project Group, however Council may not always see this as necessary if the grant is only for a small amount of money. Consideration also will need to be given to the number of projects Council wishes to support at one time and the number of elected representatives required.

Te Kawerau A Maki

A representative for Te Kawerau A Maki meet with Council officers and provided verbal feedback. Te Kawerau A Maki supported the policy. Te Kawerau A Maki requested that "recognition of the cultural dimension in Waitakere". It was suggested a comment such as "Waitakere City Council has a strong relationship with Te Kawerau A Maki" be included in the introduction section.

Council officers have included that Council has a strong relationship with Tangata Whenua in the introduction in a similar format to other funding documents within Council.

Waitakere Ethnic Board

The Waitakere Ethnic Board recommends that existing facilities that are currently under utilised be included in the criteria. The current criteria does not exclude existing facilities as long as the development is a capital project designed to increase/provide community usage.

The Board felt that the process in stage 1 was too high level for many community groups and suggested providing guidelines or a step- by-step guide for sections 6,7 and 8 of the policy. Sections 6, 7 and 8 are background information for the policy that explain why the criteria was developed. The criteria starts at section 8.1 which includes a "tip box" explaining what community groups need to provide. Stage 1 is a two page outline of the initial project and the group is not required to provide formal plans. Council officers believe this is the basic information required from a community group when using rate payer money for large capital projects and is in line with the requirement by other Council organisations with similar policies.

The Waitakere Ethnic Board felt the draft policy would deter many applications rather than encourage them due to the complexity. As mentioned previously in the report Council officers are investigating the possibly of a public document to support the policy which simplifies the detail for community groups.

RESOURCES

Through the Long Term Council Community Plan 2003-2013 \$500,000 has been budgeted annually for leisure facility improvements. The City Development Committee recommended to Council at its November 2005 meeting that the \$500,000 currently allocated through the Long Term Council Community Plan for leisure facility improvements be utilised for the Leisure Facility Partnership Policy grants.

CONCLUSION

There is a need for Council to develop a Leisure Facility Partnerships Policy that 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. A Leisure Facility Partnership Policy would enable Council to adopt a transparent process for assessing potential initiatives.

Leisure Services has undertaken research to develop a Leisure Facility Partnership Policy for Waitakere City. Consultation was carried out on the draft and changes to the draft have been made.

RECOMMENDATIONS

1. That the Overview of Submissions for the Draft Leisure Facility Partnership Policy report be received.
2. That the City Development Committee endorse the amended Leisure Facility Partnership Policy.

Report prepared by: Clare Dwyer, Leisure Planner.



8 AUCKLAND REGIONAL COUNCIL DRAFT LONG TERM COUNCIL COMMUNITY PLAN SUBMISSION

PURPOSE OF THE REPORT

The purpose of this report is to outline the proposed submission to the Auckland Regional Council's draft Long Term Council Community Plan and to seek the City Development Committee's comments on this submission.

BACKGROUND

The Auckland Regional Council has released a draft Long Term Council Community Plan (draft Auckland Regional Council, Long Term Council Community Plan) for public consultation. This plan shows a number of key activities that are of interest to this Council and form components of our submission. The main areas the Council wishes to submit on are:

1. Transport.
2. Long Term Framework for Sustainability.
3. Stormwater Contaminant Management (in conjunction with Manukau, Auckland, North Shore City Councils and Franklin, Papakura and Rodney District Councils and United Water, Eco Water and Watercare Services Limited).
4. Targets for Levels of Service of all areas of the draft Auckland Regional Council, Long Term Council Community Plan.

Transport

This draft Auckland Regional Council, Long Term Council Community Plan shows a \$700 million public transport funding gap between what is currently affordable to the Auckland Regional Council and what is needed to double the level of public transport patronage over the next ten years in order to meet the objectives of the Auckland Regional Land Transport Strategy 2005.

The previously planned (but currently unfundable) doubling in public transport patronage from the current 52 million trips per annum to approximately 100 million trips per annum was projected to absorb about half the level of increase in traffic congestion. This would mean that congestion would increase by 22% over the next 10 years. However, with the current public transport funding gap, congestion would increase by substantially more than this over the next 10 years.

Long Term Framework for Sustainability

The Council recently endorsed the development of a Long Term Sustainability Framework for the Auckland Region.

Climate change and secure sustainable energy supply are highlighted in the City's community outcomes and the Council's Platforms and accordingly are two areas of strategic concern to Waitakere City.

The Framework will provide an opportunity for the development of a regional position and progress.

Stormwater Contaminant Management

This is only the second occasion that all water operators of the region have combined to make a joint submission on behalf of the whole Auckland water industry. This indicates the importance with which the industry views the matter.

A number of network operators and the Auckland Regional Council staff have been working together to address various aspects of contaminant management for several years. There is general agreement between the Auckland Regional Council and network operators that the issue of stormwater contaminants and their effects on the aquatic environment needs to be addressed in an appropriate way. In determining what is the most appropriate way forward, a number of factors have been identified that need to be taken into account.

The Auckland region is facing very substantial expenditure on a wide range of other important issues, including transport and wastewater overflow mitigation. It will be essential to demonstrate very clear benefits and justification for such major expenditure on stormwater management and that there is not a better alternative to the direction set out in the current proposed plan and variation.

Levels of Service Targets

In the Auckland Regional Council's draft Long Term Council Community Plan the targets have yet to be developed for all of their levels of service. This has implications for this Council and it is important that as the Auckland Regional Council develops the targets for levels of service, particularly in areas that we both share, that they are complimentary to each other.

STRATEGIC CONTEXT

The areas for submission from this Council to the draft Auckland Regional Council, Long Term Council Community Plan are made within the strategic context of this Council's Guiding Principles and Commitments, recently adopted as part of the Council's Draft Long Term Council Community Plan 2006-2016. In addition Council continues to be committed the nine strategic platforms and the Community Outcomes for Waitakere City.

ISSUES

A11-A16

The Draft Submissions to Auckland Regional Council's draft Long Term Council Community Plan are attached at pages A11 to A16.

Transport

The key issue for transport is the \$700 million funding gap between the \$1.6 billion that the Auckland Regional Council says it can afford to invest in public transport over the next decade and the \$2.3 billion that the Auckland Regional Council says is needed to implement the public transport elements of the Auckland Regional Land Transport Strategy 2005.

Waitakere City believes that the draft Auckland Regional Council, Long Term Council Community Plan simply will not deliver the public transport system that Waitakere City (and the entire region) have been seeking and strongly endorsed through the adoption of the High Public Transport option in the Regional Land Transport Strategy 2005. Waitakere City's strong focus on integrating land use and transport is not well supported by the draft Auckland Regional Council, Long Term Council Community Plan.

In terms of detail, the funding gap means that critical elements of the rail upgrade are deferred beyond the ten year horizon including electrification, initial work on the Britomart West tunnel (needed to maximise the capacity of the rail network), and a major capacity upgrade of Britomart.

Improvements to Waitakere line rail services are limited to additional peak hour services in conjunction with the double-tracking project. All other service improvements are deferred by up to several years.

Bus service improvements, including a comprehensive review of bus services in Waitakere City, are delayed by at least five years. There is also no funding available for improving bus services to provide better connections to rail at the Waitakere Central Transport Interchange when it opens.

The introduction of a Hobsonville ferry service is not assured by the draft Auckland Regional Council, Long Term Council Community Plan.

The submission shows strong concern about these matters and the impact they would have on the City's residents and the City's future development plans. It urges the Auckland Regional Council to consider ways to address the funding gap so that at least some of the currently unfundable elements can be reinstated.

The submission urges that initial work continue on currently unfundable elements such as rail electrification, the Central Business District loop tunnel and the expansion of capacity at Britomart can be progressed without unnecessary delay when funding for these projects is secured.

Long Term Framework for Sustainability

Waitakere City Council believes that this initiative is a significant project and wishes to record its support. In particular the City welcomes the inclusion of consideration of climate change and the provision of secure and sustainable energy for the region within the scope of this work.

Stormwater Contaminant Management

The region already has significant stormwater treatment capacity installed, but we are not able to demonstrate any quantifiable benefits in terms of environmental improvements. We are still unable to see a change in the rate of deterioration of our environment and there are considerable doubts that pursuing extensive further treatment would significantly change this situation.

Despite the significant body of evidence indicating source control as the most cost efficient and effective method of reducing contaminant loads - particularly zinc - the Auckland Regional Council has not proposed any initiatives to develop a regulatory framework to implement this approach.

A17-A25

A joint submission on stormwater is attached at pages A17 to A25, has been developed by the Auckland Region Water Operators Group which Waitakere City Council is a member. It is proposed that this be included with Waitakere City Council's submission on the Auckland Regional Council's draft Long Term Council Community Plan.

Levels of Service Targets

Local and regional government have overlapping areas of service and therefore the development of complimentary level of service targets is essential. We submit that this is a key opportunity to work together. Waitakere City Council has developed its indicators for its Long Term Council Community Plan and community outcomes with considerable community and agency engagement and we would welcome the opportunity to continue to work closely with the Auckland Regional Council in the process to finalise the measures.

RESOURCES

No additional resources apart from Council officer time are required.

CONCLUSION

Waitakere City Council has strong reservations about some aspects of what is proposed by Auckland Regional Council in its draft Long Term Council Community Plan and urges that Auckland Regional Council does all in its power to address the funding gap to provide the city and the region with the public transport system envisaged in the Regional Land Transport Strategy 2005 and strongly desired across the region.

Council supports the development of a Long Term Sustainability Framework for the Auckland Region.

A17-A25

The Council acknowledges the submission made by Auckland Region Water Operators Group of which this Council is a member and supports the recommendations of their submission attached at pages A17 to A25.

Furthermore the Council acknowledges comment will be made on the levels of service targets which are yet to be identified and will supply the Auckland Regional Council as part of the submission with a copy of the targets that have been adopted as part of Waitakere City Council's Draft Long Term Council Community Plan 2006-2016.

RECOMMENDATIONS

1. That the Auckland Regional Council Draft Long Term Council Community Plan Submission report be received.
2. That any comment on this report be included in the draft submission to the Auckland Regional Council.
3. That the draft submission be signed off by the Chief Executive Officer and the Chairperson of the City Development Committee before being sent to the Auckland Regional Council.
4. That the submission by Auckland Region Water Operators Group be endorsed.

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



WAITAKERE ETHNIC BOARD - THREE YEAR FUNDING AGREEMENT

PURPOSE OF THE REPORT

The purpose of this report is for the City Development Committee to consider that the Waitakere Ethnic Board be recommended for approval for a three year funding arrangement.

BACKGROUND

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

The Council signed a Community Partnership Agreement with the Waitakere Ethnic Board on 17 December 2004. An annual shared work programme was developed between Council and the Waitakere Ethnic Board for the 2005/2006 year and a shared work programme for the 2006/2007 year is currently being drafted; this will be brought to Council for adoption following endorsement by the Ethnic Board.

Council supports the work of the Ethnic Board with an annual funding allocation and secretarial support for Board meetings. In addition, the work programme of the Partnerships & Advocacy Leader: New Migrants supports implementation of the shared work programme, agreed between Council and the Ethnic Board.

Council currently funds a range of organisations under longer term, mainly three-year funding arrangements: Enterprise Waitakere, West Auckland District Council of Social Services, the Community Houses, Lopdell House, Waitakere Arts and Cultural Development Trust, Citizens Advice Bureaux, Sport Waitakere, Eco Matters Trust and the Workers Educational Association.

The City Development Committee approved the criteria and process for longer term funding arrangements on 6 March 2003:

- “1. That the proposed criteria and process for providing longer term funding to organisations be approved in principle.
2. That the process around longer term funding arrangements be referred to the Long Term Council Community Plan and Annual Plan process.”

377/2003

The process for approving longer term funding arrangements requires an application to be forwarded to the relevant committee of Council for a recommendation to be made to the Long Term Council Community Plan and Annual Plan Special Committee.

STRATEGIC CONTEXT

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

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

The new Local Government Act 2002 requires Councils to engage with their communities; Waitakere City Council made an early commitment to this in its first Long Term Council Community Plan, with a process of engagement with Waitakere's ethnic communities via the Waitakere Ethnic Board in place by 2004/2005.

ISSUES

Shared Work Programme

A26 The Council has endeavoured to support the Waitakere Ethnic Board to become well established and to capture the essence of the relationship through a number of shared actions that are undertaken in partnership. Council officers have worked closely with the Executive Committee of the Waitakere Ethnic Board to develop a shared work programme that reflects the intent of the Community Partnership Agreement is attached at page A26.

Current Funding Arrangement

The Ethnic Board funding is approved through the annual budget, with resources mainly administered through the Strategic Group of Council and a small portion transferred to the Ethnic Board to manage directly. The disadvantages of this arrangement include a lack of transparency in reporting overall income and expenditure of the Board while the funds are spread between two sources.

A27-A28 Discussions regarding funding during the course of developing a shared work programme indicate a desire and level of readiness to cement funding arrangements in order to provide certainty and a measure of security for the Board as it moves to consolidate its role and functions. The possibility of moving to a three year funding agreement was also raised with Council when the Committee agreed to endorse the 2005/2006 shared work programme, as attached at pages A27 to A28.

Criteria for Longer Term Funding

A29 An assessment of the Waitakere Ethnic Board against the criteria approved by this Committee in March 2003 for longer term funding arrangements, as attached at page A29 shows that:

1. The Ethnic Board has been established for three years and has begun to offer Council expert advice on policy matters as well as cultural issues. Advice from the Board has begun to influence participation by ethnic communities in Council's policy development processes, including the development of Community Outcomes for the Long Term Council Community Plan.
2. The Board was established primarily to provide a voice for ethnic communities in local and central government processes, thereby offering a unique service to Council in relation to the ethnic communities; acting as the critical link between Council and migrant and refugee residents.
3. The Board was formed with the assistance of Council to enable their input to the future development of the City.
4. The Board is of key strategic relevance to Council given the growing migrant and refugee population resident in Waitakere.
5. The Board has been involved in Council's activities and will continue to do so; in particular, the hosting of key events including Diwali and Race Relations has been very successful in raising awareness of ethnic diversity in the wider Waitakere community.
6. The Ethnic Board provides a unique service that the Council does not duplicate elsewhere.
7. The Board is currently performing well and will be viable and sustainable into the foreseeable future.

8. Longer term funding will assist the Waitakere Ethnic Board secure external funding for some of its projects.
9. As per the 2006/2007 draft Annual Budget, Council has allocated funds to the Ethnic Board at the level of \$40,000 per annum which is over the minimum threshold of \$30,000 established by policy set for longer term funding arrangements.

This assessment suggests that the Waitakere Ethnic Board meets all the criteria for long term funding.

RESOURCES

Funding of \$20,000 was allocated to the Waitakere Ethnic Board in the 2005/2006 Annual Budget. An increased allocation of \$40,000 is included in the draft 2006/2007 Annual Plan and 2006-2016 Long Term Council Community Plan. Council also contributes seed funds to the Diwali and Race Relations Day celebrations organised by the Board.

In addition, Council provides secretarial support for Board meetings and the work programme of the Partnerships & Advocacy Leader: New Migrants is aligned to support implementation of the shared work programme between Council and the Board.

CONCLUSION

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

The method of funding is an important reflection of the nature of a relationship; the Council and the Waitakere Ethnic Board have developed a close and effective working relationship. A three year funding arrangement would complement the Community Partnership Agreement already in place and assist in providing a stable base for the Board's future planning.

RECOMMENDATIONS

1. That the Waitakere Ethnic Board - Three Year Funding Agreement report be received.
2. That it be recommended to the Long Term Council Community Plan and Annual Plan Special Committee that the Waitakere Ethnic Board be approved for a three - year funding arrangement subject to the negotiation of a service agreement and an agreed work programme.

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



10 **PACIFIC ISLANDS ADVISORY BOARD INC. - THREE YEAR FUNDING ARRANGEMENT**

PURPOSE OF THE REPORT

The purpose of this report is for the City Development Committee to consider that the Pacific Islands Advisory Board be recommended for approval for a three year funding arrangement.

BACKGROUND

The Council has established a very strong and cordial relationship with the Pacific Islands Advisory Board Inc. since the early 1990s. In 1998 a formal Memorandum of Understanding was signed with the Pacific Islands Advisory Board; following a review a new Community Partnership Agreement was signed in December 2005.

Council supports the work of the Pacific Islands Advisory Board with an annual funding allocation, a coordinator position and secretarial support for Board meetings; in addition, the work programme of the Senior Analyst: Pacific Policy is closely aligned to the Pacific Islands Advisory Board's priorities.

The City Development Committee approved the criteria and process for longer term funding arrangements on 6 March 2003:

- “1. That the proposed criteria and process for providing longer term funding to organisations be approved in principle.
2. That the process around longer term funding arrangements be referred to the Long Term Council Community Plan and Annual Plan process”.

377/2003

The process involves the application to be forwarded to the relevant committee of Council for a recommendation to be made to the Long Term Council Community Plan and Annual Plan Special Committee.

Council currently funds a range of organisations under longer term, mainly three-year funding arrangements: Enterprise Waitakere, West Auckland District Council of Social Services, the Community Houses, Lopdell House, Waitakere Arts and Cultural Development Trust, Citizens Advice Bureaux, Sport Waitakere, EcoMatters Trust and the Workers Educational Association.

STRATEGIC CONTEXT

Under the Active Democracy and Strong Communities platforms of the Long Term Council Community Plan 2003-2013 Council has developed successful relationships with community organisations such as the Pacific Islands Advisory Board. The Long Term Council Community Planning process has been supported strongly by the Pacific Islands Advisory Board. The Community Partnership Agreement has laid a strong spirit of cooperation between Council and the Board and the mutual respect between the two parties will enhance Council's initiatives that address Pacific people's development needs.

ISSUES

Current Funding Arrangement

Council essentially manages the Pacific Islands Advisory Board fund which is a grant approved through the annual budget and administered through the Strategic Group. The disadvantages of this arrangement include: confusion at times as to whether payments should be made from the Council administered funds or a Pacific Islands Advisory Board account; lack of transparency in reporting overall income and expenditure of the Board while the funds are spread between two sources.

At its meeting on 15 March 2006 the Pacific Islands Advisory Board endorsed the option of securing longer term funding with Council through a funding and service agreement. The advantages of this arrangement were seen as: the Board will have direct oversight of all its funds; there will be transparency and accountability for the management of the funds; the independence of the Board is respected and the longer term arrangements will give stability for planning.

Criteria for Longer Term Funding

A29 An assessment of the Pacific Islands Advisory Board against the criteria approved by this Committee in March 2003 for longer term funding arrangements as attached at page A29 shows that:

1. The Pacific Islands Advisory Board has been established for well over ten years and has offered Council expert advice on policy matters as well as cultural issues. The diverse range of skills and expertise available through members of the Board has helped inform decisions in annual planning consultations and other community consultations.
2. The Pacific Islands Advisory Board offers a unique service to Council in relation to the Pacific communities; their role acting as the link between Council and the Pacific peoples is crucial.
3. The Pacific Islands Advisory Board was formed with the assistance of Council as recognition of the contribution Pacific peoples make towards the development of the city and to enable their input to the future development of the city.
4. The Pacific Islands Advisory Board is of key strategic relevance to Council given the significant, and growing, Pacific population resident in Waitakere.
5. The Pacific Islands Advisory Board has been involved in Council's activities and will continue to do so. The arts and cultural centre now administered by the Pacific Arts and Cultural Trust at the Corban Estate is the outcome of a joint effort of Council and the Pacific Islands Advisory Board.
6. The Pacific Islands Advisory Board has a unique service that the Council does not duplicate.
7. The Pacific Islands Advisory Board is currently in a healthy situation and will be viable and sustainable into the future.
8. Longer term funding will assist the Pacific Islands Advisory Board secure external funding for some of its projects.
9. Council currently funds the Pacific Islands Advisory Board at the level of \$35,000 per annum which is over the minimum threshold of \$30,000 established by policy set for longer term funding arrangements.

This assessment suggests that the Pacific Islands Advisory Board meets all the criteria for long term funding.

RESOURCES

In the current 2005/2006 Annual Plan \$35,000 is allocated to support the activities of the Pacific Islands Advisory Board. In the draft 2006-2016 Long Term Council Community Plan \$40,000 is allocated with an increase to \$50,000 in the following years. Council also funds a position to coordinate the work of the Pacific Islands Advisory Board and provides secretarial support for Board meetings; in addition the work of the Senior Analyst: Pacific is closely aligned to the Pacific Islands Advisory Board's work programme

CONCLUSION

The method of funding is an important reflection of the nature of a relationship; the Council and the Pacific Islands Advisory Board have a mature relationship. A three year funding arrangement would complement the Community Partnership Agreement already in place and assist in providing a stable base for the Board's future planning.

RECOMMENDATIONS

1. That the Pacific Islands Advisory Board Inc. - Three Year Funding Arrangement report be received.
2. That it be recommended to the Long Term Council Community Plan and Annual Plan Special Committee that the Pacific Islands Advisory Board be approved for a three - year funding arrangement subject to the negotiation of a service agreement and an agreed work programme.

Report prepared by: Koroseta To'o, Senior Analyst: Pacific Policy.



11 AUCKLAND REGIONAL SETTLEMENT STRATEGY UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to update Council regarding progress on the Auckland Regional Settlement Strategy.

BACKGROUND

The Auckland Regional Settlement Strategy is a project under the Auckland Sustainable Cities Programme, initiated by the Auckland Region Mayoral Forum in early 2003 in response to the Government's Sustainable Development Programme of Action for New Zealand.

The Auckland Regional Settlement Strategy is an agreed long-term plan to achieve sustainable settlement outcomes which contribute to social cohesion in the Auckland Region. The Strategy identifies opportunities to move from current negative settlement experiences to the settlement outcomes desired by migrant and refugee communities.

As a project of Auckland Sustainable Cities, development of the Auckland Regional Settlement Strategy has benefited from the release of resources (budgetary and Council officer time) and alignment with the New Zealand Settlement Strategy facilitated by adopting a whole of region, whole of government approach.

Council endorsed the draft Strategy in August 2005:

- “1. That the Draft Auckland Regional Settlement Strategy report be received.
2. That the Council endorses the draft Auckland Regional Settlement Strategy.”

1549/2005

STRATEGIC CONTEXT

Waitakere City Council has expressed a commitment in the draft Long Term Council Community Plan 2006-2016 to increased participatory democracy; protecting and promoting health and wellbeing of our citizens; and securing inclusive and supportive communities.

In particular, the vision under the Strong Communities strategic platform is:

People are active, informed, healthy and content. They feel safe and there is a strong sense of community. Our city is a great place for children. We enjoy our diversity of lifestyles and people.

The vision under the Active Democracy strategic platform is:

People feel that they can make a difference. There are high levels of community participation and respect for each other's views.

Implementation of the Auckland Regional Settlement Strategy will support the achievement of these strategic objectives as they relate to the successful settlement of the city's migrant and refugee residents.

ISSUES

Role of Local Government in Settlement

The Strategy acknowledges the legislative framework, including the development of Long Term Council Community Plans, within which councils operate, and the implications of this framework for the involvement of councils in settlement support. In particular, the local government chapter notes that the impact of settlement is felt most keenly at the local and neighbourhood level and that councils have a key role in supporting new settlers to connect with the host community.

Council has already committed significant support for settlement of migrants and refugees in Waitakere City through the New Out West migrant and refugee “Call to Action”, the Community Partnership Agreement with the Waitakere Ethnic Board, agreeing to be the Lead Agency of the Waitakere Settlement Support Service and through advocacy on settlement issues to central government. Council has published the Waitakere New Settlers Guide which has been widely acknowledged as a valuable settlement resource. Council has also agreed to continue funding access to the Language Line telephone interpreting service in situations where limited English is a barrier for Council's customers. The Settlement Strategy will enable Council to further consider its role in settlement and develop a response for implementing the Strategy at the local level.

Update on Progress of the Strategy

The draft Strategy document was endorsed by Auckland councils last year. The completion of the Strategy has taken longer than expected due to the need to restructure all the chapters of the Strategy document in ways that can be endorsed by central government at the policy level, for submission to Cabinet; at the same time, balancing the requirements of central government at the regional level, local government, non government agencies and other stakeholders involved in developing the Strategy.

The document has been reshaped to:

- provide a consistent flow and layout of material;
- highlight the views of migrants and refugees and other stakeholders;
- identify current government support for settlement through existing mainstream and settlement-specific policies and initiatives;
- set clear goals for each of the 10 settlement-related areas covered by the Strategy;
- identify opportunities for improving settlement support, which will inform the development of an action plan in the implementation phase of the Strategy.

The Strategy document has now been finalised and, while there are some changes as noted above, is substantially the same in content as that presented to the City Development Committee in August 2005. In particular, the content of the Local Government Chapter is unaltered and has the support of both central and local government for submission to Cabinet as part of the Strategy.

Cabinet is expected to consider the Strategy on 26 June. Following Cabinet's agreement for the Strategy to be released there will be a public launch. This is being jointly planned by Central and Local Government. There is an ongoing commitment to a full partnership between Central and Local Government as the project moves into the implementation phase, working together with non-government and community organisations, and involving a range of other stakeholders, to ensure their views are heard and their needs represented.

To achieve this, options for a formal and cooperative governance arrangement to action the Strategy are being developed. These will recommend an appropriate decision-making body, leadership roles, and resourcing to develop an implementation work programme. The role of the governance body will be to: set the direction and priorities for a regional work programme, prioritise proposals, and allocate responsibility for the implementation of the work.

RESOURCES

The project has a total budget of \$189,500 (excl GST) contributed by the seven Auckland councils, the Auckland Regional Council and Central Government. Provision has been made in the 2005/2006 Annual Plan for an amount of \$7,000 as Council's contribution to the development of the Strategy.

The development of the Strategy has been the responsibility of a multi-agency Working Group supported by a Project Manager. An officer from Council's Strategic Partnerships and Advocacy team is a member of the Working Group that developed the Strategy. Council is also represented on the Settlement Strategy Steering Group and on the overarching Auckland Sustainable Cities Steering Group. It is anticipated that the Auckland Sustainable Cities Steering Group will continue to oversee the project until the end of June 2006.

CONCLUSION

As part of the Auckland Sustainable Cities work programme, the Regional Settlement Strategy Steering Group has developed a draft Auckland Regional Settlement Strategy that has been endorsed by the councils of the Auckland region during July and August 2005. The Strategy has since been further refined and is expected to be considered by Cabinet in June 2006. The Strategy is expected to move into the implementation phase in the 2006/2007 financial year as a partnership project between local and Central Government.

RECOMMENDATIONS

1. That the Auckland Regional Settlement Strategy Update report be received.
2. That the continuing progress on the Auckland Regional Settlement Strategy be noted.

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



12 CONSIDERATION OF OBJECTIONS TO NOTIFICATION OF PROPOSED RESERVE EXCHANGE - CHETTLE RESERVE

PURPOSE OF REPORT

The purpose of this report is to bring the results back to the City Development Committee of the public notification of the proposal for a land exchange between the owners of 25A Titirangi Road, New Lynn and Chettle Reserve for its consideration and recommendation.

BACKGROUND

Mr Clifford, owner of Mercury Mansions, contacted Council in March 2004 and a pre-application meeting was held with Council officers. At this meeting the proposal to carry out a reserve exchange was brought to Council in which it was proposed to exchange 236m² of reserve with 1833m² of private land at 25A Titirangi Road. This proposal did not involve any reserve land being exchanged for private access from Chettle Court. The land swap proposal at this stage was presented by the applicant to increase development potential at 25A Titirangi Road.

The current land swap proposal, presented by Mercury Mansions in July 2004, involves approximately 394m² of Chettle Reserve for approximately 2308m² of land at 25A Titirangi Road to enable a private driveway entrance to be constructed from Chettle Court to the western side of 25A Titirangi Road and to allow a medium density housing development to be constructed alongside the railway line. The land swap proposal was amended to include land to provide access from Chettle Court because further investigations carried out by the applicant had determined that the costs of constructing access via 25A Titirangi Road were prohibitive. On Monday, 1 August 2005 a report was taken to the New Lynn Community Board for their consideration to have the reserve exchange publicly notified. At the meeting it was resolved:

- “1. That the New Lynn Community Board approves the notification of Council’s intention to enter into a reserve exchange of approximately 394m² of Chettle Reserve (Lot 61 DP 188490) with approximately 2308m² of land forming Lot 2 DP 67799 under Section 15 of the Reserves Act 1977, with any objections to be brought back to the Board for consideration and subsequent recommendation to Council.
2. That all costs incurred through any reserve exchange process should be borne by Mr Clifford.
3. That the report be presented to the New Lynn Community Board on the Public Notification of the proposed land swap includes sufficient information on traffic engineering, geotechnical and environmental issues to enable the New Lynn Community Board to make an informed decision.”

A30

The proposed land swap was Notified on Thursday, 19 January 2006 in both the Western Leader and the New Zealand Herald with a copy of the Public Notice is attached at page A30. The period for submissions closed on the Sunday, 19 February 2006.

There is no current Reserve Management Plan for Chettle Reserve.

The Chettle Reserve was vested in Waitakere City Council on Thursday, 17 September 1998 as Local Purposed (drainage) reserve and therefore was not originally acquired from the Crown and approval of the Department of Conservation is not needed for the reserve swap.

On Monday, 3 April 2006 a report was taken to the New Lynn Community Board primarily to allow the objectors an opportunity to speak during the public forum and to allow the New Lynn Community Board to make a recommendation to the City Development Committee. At the meeting it was resolved that:

- “1. That the Notification of Proposed Reserve Exchange – Chettle Reserve report be received.
2. That the objections received to the notification of the Chettle Reserve Exchange be brought to the City Development Committee for their consideration and subsequent recommendation to Council.
3. That the New Lynn Community Board recommends to the City Development Committee that the Chettle Reserve Exchange be declined.
4. That all costs incurred through the Chettle Reserve Exchange process be borne by Mercury Mansions.”

554/2006

At the Monday, 3 April 2006 New Lynn Community Board meeting it was also resolved that:

- “2. That a Petition from the Woodbury Park residents be referred to the City Development Committee to be considered along with the Community Board recommendation.”

550/2006

A31-A47

A copy of the petition is attached at pages A31 to A47.

Under Section 15 of the Reserves Act 1977 it is a requirement that all objections to a reserve exchange be considered by a Committee of Council before a decision is made, therefore the City Development Committee must consider all objections at this meeting.

STRATEGIC CONTEXT

The areas of land under discussion are the riparian margins of the Scroggy Stream, which is a branch of the Rewarewa Creek which flows into the Whau River. The Scroggy Stream is part of the Rewarewa catchment in New Lynn. This area has been identified as a moderate priority for restoration and public access as part of the Green Network. The stream area also has the potential to provide amenity to the local residents and plays a part in the stormwater network in the New Lynn area.

Parks Strategy

The Parks Strategy 1999 has a policy that existing native ecosystems along the Whau Stream network should be upgraded and the parks network extended where possible. The Whau River system is one of the five main networks that has been the focus of Council for restoration and enhancement over the last 5 years. The Council has been involved in a partnership with Friends of the Whau in the restoration of the streams associated with the Whau River, and the Scroggy Stream is an important stream in this network.

ISSUES

Feedback from Consultation

A48-A49 A letter was sent out on the 10 January 2006 to all residents within Woodbury Park who were considered to be affected, giving them early Notification of Council's intention to Notify the reserve exchange. This letter is attached at pages A48 to A49.

A50-A71 An information pack was made available upon request during the Notification period that included: a scheme plan of the proposed reserve exchange; an indicative plan of the proposed development; a letter from Lord Enterprises, the consultant for the applicant in support of the land swap; an artist's impression of the proposed access way; a geotechnical assessment commissioned by Mr Clifford, and a traffic impact assessment. This information pack is attached at pages A50 to A71.

The proposed land swap would involve a strip of grass land in Chettle Reserve, adjacent to the Scroggy Stream, leading from the end of Chettle Court and a grassed corner of Chettle Reserve at the rear of 18 Chettle Court. The total area of reserve land removed would be approximately 394m². The private land proposed for exchange is a downstream area of native bush and part of the Scroggy Stream downstream, which would be added to extend the Chettle Reserve.

A72-A190 During the notification period 56 submissions were received from the community, of which all were objections to the proposed reserve exchange. The submissions are attached at pages A72 to A190.

Some of the concerns presented by the submitters include:

- Inadequate consideration of alternative options by the applicant including the use of Titirangi Road to access the proposed development.
- Council should consider a financial contribution requiring the vesting of the Scroggy Stream land at the time of subdivision as an alternative to the reserve exchange.
- Council should purchase the land and add it to the Chettle Reserve to enhance the Green Network.
- Loss of amenity and increased traffic within the neighbourhood.
- Protect the character of Woodbury Park as it is a special community.
- The proposal goes against the original intention/concept of Woodbury Park.
- Residents are very proud of the Woodbury Park area and consider it to be one of the best housing areas in Waitakere City. It is a very safe and healthy place to live with residents taking pride in their properties and maintaining them to a high standard.
- Access via Chettle Reserve will be less costly for the developer than accessing via Titirangi Road, however, adjoining landowners to Chettle Reserve will suffer a loss in property value.
- Environmental affects including damage to roads, traffic noise during construction, loss of bird life in the reserve, loss of vegetation from the reserve.
- Residents go to great expense and time to light up homes for the Christmas period which would be impacted by the development.
- Developer should provide access from 25a Titirangi Road.
- Some residents have used their own time to beautify the Chettle Reserve through planting days to improve the reserve and protect from erosion. Many of the residents have participated in weed clearance efforts on the reserve also.
- Concern for residents and children's safety from traffic.
- Loss of property values.
- Swapping a piece of usable flat land for a piece of drainage land that has less recreational value.

- Residents purchased properties with the knowledge that the reserve would remain as it is in perpetuity.
- Council should weigh up what is more important – the desires of the community and protecting Chettle Court as it is or the proposed land offer including the scroggy stream area.
- Council Parks Department supplied residents with plants to enhance the park which will be lost if the development goes ahead.
- Park has been transformed by residents from weeds and rubbish to an attractive reserve. This process helped to create a community spirit among the residents. The proposed accessway would be an injustice to all who participated in the planting of the reserve and who continue to take pride in the appearance of the community.
- Concerned about the loss of vegetation and loss of birdlife associated with the proposed development.
- Concern about erosion effects associated with the driveway on the stream.
- Residents use the park currently as a meeting place for community gatherings and also for recreation. Chettle Reserve used as a picnic area, meeting place and an area for children to play.
- Loss of this piece of reserve will affect the quality of the area and the residents' use of Chettle Reserve.
- Concerned by potential for flooding and restriction of the stream width.
- Residents initiated the cleanup of Chettle Reserve in the early days including the removal of rubbish and noxious weeds. Residents worked to improve pedestrian access. During a residents' working bee the stream was cleared and planted with flax and toetoe provided by the Council Parks Department.
- Residents will lose access to the western side of the creek. It will prevent pedestrian access to the railway.
- Proposal will remove a large proportion of the flat useable area of the reserve.

Geotechnical Report

The Geotechnical Report states that the northern boundary of 18 Chettle Court will be adjusted to accommodate an access way. However, the owners of 18 Chettle Court have not been consulted over this matter and are opposed to the development which poses a significant hurdle.

The banks of the Scroggy Stream below the proposed access way entrance are very steep and are showing evidence of erosion. The subsoil beneath the proposed access way comprise of 2m to 4m of non-engineered fill and the proposed access way entrance is considered to be at risk of slope failure. An in-ground retaining wall is suggested to stabilise the area.

It is considered that the effects on the reserve of the retaining works required to form the access way are significant. There is a risk of failure of the non-engineered fill that is in close proximity to the stream and poses significant threat of erosion. The proposed retaining wall will also be in close proximity to the stream which is undesirable.

Traffic Impact Assessment

The Traffic Impact Assessment Report concludes that the additional traffic can be accommodated by the existing road network with little or no effect with additional traffic generation from the proposal in the range of 60 to 80 traffic movements per day. Vehicle access to the site is also provided to a high standard. During construction, the number of truck movements is likely to be in the range of 4 to 30 in one day over a period of 12 months. It is considered that this will be accommodated with little or no effect on the normal functioning of Chettle Court or Skilgate Avenue.

Environmental Issues

The only information in relation to environmental issues that the applicant has provided regarding the 394sqm of reserve, is that there is minimal vegetation and there will be no impact on the surface or sub surface of the surrounding ground and no visual or environmental impact as a result of the development.

Local Government Act 2002

Section 77 of the Local Government Act 2002, requires Council to identify all reasonably practicable options for the achievement of the objective of a decision and to assess those options. Alternative options to achieve the same outcomes would be to remove the right of way access from Chettle Court and use the driveway access to the property from Titirangi Road, however, this would involve bridging over the stream, and would require removal of the existing dwelling. Alternative options to Council to add the proposed extension to Chettle Reserve would be to require the land to be vested at the time of subdivision consent.

The proposal would create a benefit to the Green Network. The proposed swap does increase the size of the reserve which will be enhanced by having a section of the Scroggy Stream protected through reserve status along with an area of bush which will enhance the Green Network. However, the proposed new reserve will not be easily accessible to the community unless a dedicated pedestrian link is created from Chettle Reserve to Titirangi Road.

There has been considerable public objection to the proposed reserve exchange. It is the responsibility of Council to exercise the powers and duties of the Council under the Reserves Act 1977 relating to the management and control of parks and reserves, and part of this responsibility is to consult and represent the local community over issues relating to local parks and reserves. It is considered that the desires and needs of the local community outweigh the benefits that the proposed land swap will create. There are also alternative options available to Council to acquire the piece of land offered as part of the reserve swap.

RESOURCES

All costs associated with the reserve exchange process shall be paid for by the owners of 25A Titirangi Road, New Lynn.

CONCLUSION

The objections received to the proposed reserve exchange have highlighted the strong public opposition to the reserve exchange. There are alternative options to achieve the same outcome such as providing access to the development from Titirangi Road and also requiring the vesting of the Scroggy Stream area upon subdivision, and it is now considered that these options should be further progressed.

The Geotechnical Report highlights the risk of erosion that works associated with the retaining wall to support the proposed access way could cause. Both the close proximity to the stream of the retaining wall and the risk of failure of non-engineered fill are negative adverse environmental effects that further supports the need to decline the proposed reserve exchange.

RECOMMENDATIONS

1. That the Consideration of Objections to Notification of Proposed Reserve Exchange - Chettle Reserve report be received.
2. That all submissions and objections be received.
3. That the City Development Committee consider all the objections received by submitters.
4. That the application for the reserve exchange be declined.
5. That all costs incurred through the reserve exchange process should be borne by Mercury Mansions.

Report prepared by: Maylene Barrett, Parks Consent Planner.



13 GREAT NORTH ROAD STREETScape RENEWAL PROJECT

PURPOSE OF THE REPORT

The purpose of this report is to bring to the City Development Committee for viewing and comment the draft designs for the above precinct.

BACKGROUND

Isthmus Group was awarded the contract in 2004/2005 to design new landscape concepts for the Railside to Alderman Drive and Catherine Mall precincts. To maintain design continuity throughout all central Henderson precincts they are also undertaking the concept design of the Great North Road precinct.

The scope of works will include new paving, a variety of seating, public places in the precincts, landscaping, and propose places to accommodate street dining and art features.

Consideration will be given to parking, public transport access and improved walking and cycling linkages. It is the intention to work with the privately owned adjacent building and business owners who interface this precinct to encourage them to join into the process. This will assist in maximising their business opportunities by improving their premises and interface to the increased 'walking economy'. Options that maximise the ability for natural surveillance and social interaction to take place will be viewed.

The objective is to link the economic sectors, improve the visual and usable amenity and improve the business opportunities along the way. This is the second of several Henderson precincts infrastructure renewal programmes to raise the overall amenity to a Central Business District standard. This sector will also become a strong pedestrian link between all major facilities, Waitakere Central and the Transport Interchange.

As part of the Council's current development projects in Henderson, a template of new street furnishings has been developed. This template provides a complimentary range of paving, seating and general amenity items. This current contract includes the template range and the intention is to encourage future private redevelopment to also incorporate this range into their development. The end result being the provision of a high standard of co-ordinated street amenity for Henderson the Central Business District of Waitakere.

STRATEGIC CONTEXT

The objective of implementing renewed infrastructure in the Great North Road precinct 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 this precinct will link people to Waitakere Central and 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. Safe vibrant streets will make sure this growing centre is easy to get around, while stimulating the local economy.

ISSUES

The draft concept plan for Great North Road has progressed in consultation with the Council's asset managers. The first draft design phase has been completed and is presented to the Committee for feedback. A workshop will be held with the Henderson Community Board prior to their meeting Thursday, 4 May 2006.

A letter explaining the current design process for Great North Road and seeking feedback from the adjacent land and business owners was sent out in April 2006. Consultation with key stakeholders will be ongoing with the intention to encourage them to make aesthetic improvements to their premises to enhance the overall project outcomes. A meeting with the key stakeholders will be held in May to present the draft design and receive further feedback.

Street Dining and Trading Policy

The Council is currently reviewing its policy and bylaws regarding street dining and trading. The first report on this matter was presented to the Planning and Regulatory Committee in February 2006. It is currently undergoing modification resulting from feedback from the City Development Committee, and will be represented to the Committee by June 2006.

The existing bylaw was adopted 15 years ago and will benefit from an update. A bylaw which regulates the conduct of persons and activities in public places is consistent with the key objective of the Strong Communities Platform to 'make the City a safe and interesting place with vibrant streets' and will encourage a quality environment to exist. It is the intention of the Great North Road precinct design to focus on accommodating street dining locations and to promote initiatives to tidy up the manner in which exterior retail frontage trading is taking place.

Firming up the bylaws with the ability to formally regulate what happens on the footpath will enable a high quality street trading environment to be created. This is crucial to attracting good quality business to locate and improve the overall business status of Henderson town centre.

Project Timeframe

- The concept plan will be completed by July 2006 by City Development / Quality Assurance;
- Initial communication with key stakeholders April 2006;
- Adjacent land and business owners presentation of draft design May 2006;
- Detailed construction design will be undertaken by City Services between July - December 2006;
- Tendering and construction in 2007.

RESOURCES

Budget for the Great North Road concept planning phase is included in the 2005/2006 Annual Plan. The detailed design and construction budgets are included in the draft Long Term Council Community Plan \$1,710,000 in 2006/2007 and \$1,140,000 2007-2008.

CONCLUSION

The Great North Road Precinct streetscape renewal project is a key component to support Council's vision to develop a Central Business District in central Henderson and to encourage a high level of private development investment in the centre.

The Great North Road streetscape renewal project is the second precinct and being the main entry point and thoroughfare through the centre of Henderson calls for initiatives that will create the first image of a 'credible business address'. This will be created by a combination of quality streetscape, a bright and vibrant social atmosphere on the pavement environment, art, way-finding signage and branding, floral gardens and tidy retail frontages.

RECOMMENDATION

That the Great North Road Streetscape Renewal Project report and presentation be received.

Report prepared by: Janet Hannan, Principal Advisor: City Development.



REPORTS FROM THE SUBCOMMITTEES

14 ARTS, EVENTS AND CULTURE SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 12 APRIL 2006

MATTERS CONSIDERED

A191-A193

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 A191 to A193.

The Special Committee Recommends:

That the Meeting report of the Arts, Events and Culture Special Committee held on Wednesday, 12 April 2006 be received.

JP Lawley
CHAIRPERSON



PROJECTS SPECIAL COMMITTEE

**THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING
HELD ON WEDNESDAY, 5 APRIL 2006**

MATTERS CONSIDERED

A194-A196
C1

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 A194 to A196 and the public excluded minutes are attached at page C1 of the Confidential Supplement.

The Special Committee Recommends:

That the Meeting report of the Projects Special Committee held on Wednesday, 5 April 2006 be received.

RP Dallow, QPM, JP
CHAIRPERSON

