



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, 7 September 2006** **TIME:** **9.30 am**

VENUE: **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

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

1 September 2006

Nigel Mercur
PROJECT OFFICER/COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8925

MEMBERSHIP:

Councillors	PA	Hulse (Chairman)
	LA	Cooper (Deputy Chairman)
	DQ	Battersby, JP
	MFP	Chan, JP
	JM	Clews, QSO, JP
	RI	Clow
	AK	Corban, OBE, JP
	RP	Dallow, QPM, JP
	WW	Flaunty, QSM, JP
	DE	Gilmour
	C	Harding, JP
	JP	Lawley
	VS	Neeson, JP
	CA	Stone
Mrs	M	Te Huia

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 AT
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON THURSDAY, 7 SEPTEMBER 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 Chairman 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, 3 August 2006

RECOMMENDATION

That the minutes of the Meeting of the City Development Committee held on Thursday, 3 August 2006, including the Public Excluded minutes, as circulated, be taken as read and now be confirmed.



4 PRESENTATION - ECONOMIC DEVELOPMENT FORUM - METRO BANNER UPDATE

Michael Barnett, Chairman of the Economic Development Forum of the Auckland Regional Council, will give a presentation on to the City Development Committee on the plan of action under the metro banner.



5 WAITAKERE RANGES VISITOR STRATEGY - PROPOSED JOINT PROJECT

PURPOSE OF THE REPORT

The purpose of this report is to seek the City Development Committee's endorsement to develop a joint Waitakere Ranges Visitor Strategy with the Auckland Regional Council and proposes the establishment of a steering group.

BACKGROUND

The Waitakere Ranges are considered a treasure or taonga that have experienced a long history of land use changes and modifications to the natural landscape. In response to widespread concerns in the community about the future of the Waitakere Ranges, the Waitakere City Council, the Auckland Regional Council and Rodney District Council promulgated a Waitakere Ranges Heritage Area Bill (the Bill) to recognise, protect and enhance the iconic, unique and special features of the Waitakere Ranges, foothills and coastal area and to safeguard these against inappropriate development. While this Bill has largely addressed land use issues, community concerns still remain about the effects that increasing numbers of visitors may be having on the Waitakere Ranges and West Coast.

Over 1,000,000 people live in the Auckland Region on the doorstep of the Waitakere Ranges, with over 22,000 people actually living within the Waitakere Ranges Heritage area. The Auckland Regional Council parkland and the West Coast beaches are popular destinations for visitors. The increasing visitor activity stems from a rapidly growing Auckland and the great visitor experiences that the area offers within magnificent and accessible settings.

In 1995 Council prepared a Tourism Strategic Plan which focused visitor activities away from the West Coast area. In 2000 Council drafted a West Coast Visitor Strategy to enable the City to explore economic opportunities from visitors to the West Coast area while maintaining the area's high ecological and heritage values. It identified six visitor management options, drawing on detailed information contained in the report entitled "West Coast Visitor Impacts - Current and Future Visitor Scenarios". The draft strategy was not formally adopted, amid some community concerns. The West Coast Plan Liaison Group also drafted a visitor strategy, which was not adopted.

In 2004 the Auckland Regional Council completed a Visitor Study for the Waitakere Ranges Regional Park. This Visitor Study identified a vision and a range of actions required to more effectively manage the inherent values of the Waitakere Ranges Regional Park. The underlying concern expressed by the public was the lack of confidence in the ability of Councils to manage the impacts of visitors on a fragile environment. A visitor strategy was recommended to address this concern.

Following the continued concern around increased visitor numbers, recent Council consideration of ecotourism opportunities in the Waitakere Ranges, growing pressure from commercial operators in the Park and the Park Visitor Study commissioned by the ARC, both Councils determined a need to collaborate on developing a visitor strategy for the Waitakere Ranges Regional Park (The Park), and the wider Waitakere Ranges Heritage Area (Heritage Area). It is considered critical that this be a joint project between this Council and the Auckland Regional Council given the strong physical, functional and statutory relationship between the Park lands and the Heritage area.

STRATEGIC CONTEXT

The Waitakere Eco City concept relies upon nine strategic platforms to achieve sustainability outcomes. Of particular relevance to providing for visitors, including tourists, are the Strong Innovative Economy, Green Network, Three Waters, Sustainable Energy and Clean Air and Zero Waste outcomes. The Waitakere Ranges are an integral part of the Green Network and the biological and landscape qualities of this resource need to be enhanced and protected against the possible effects of inappropriate use.

One of the issues highlighted through the consultation phases of the Waitakere Ranges Protection project is a concern about the impact that visitors, including tourists, have on the Ranges. The predominant comment given was about the need for better management of visitor activity. The Bill has now been introduced to Parliament and this should help to achieve better long term protection of the Waitakere Ranges and foothills. This local Bill creates a Heritage Area that will give a distinct statutory identity to the area and highlight its key features, while providing for permanent protection of these. The Bill also provides for local area management plans and these could serve as a useful vehicle for addressing management of local recreation and visitor activity, within the policy context of the Council's visitor management strategy.

The draft Economic Development Strategy identifies tourism as one of the four sectors that are keys to the City's growth, provided that it is managed in an environmentally sustainable way. Visitors and tourists can also play a role in helping to restore degraded environments. Activities associated with tourism can sometimes make demands upon water and energy resources and can affect air quality and can generate waste.

ISSUES

Differing Views on Managing Visitor Activity and Tourism in the Waitakere Ranges

It is evident that there is a range of viewpoints, sometimes strongly held, by various stakeholders on this topic. These span a continuum ranging from placing more weight on maximising visitor enjoyment to minimising the effects that visitors can have on the environment and local communities. Irrespective of whether this represents a real or perceived conflict, it does highlight the need to develop a clear consensus around what the parties wish to achieve through a visitor strategy for the Ranges. Without a proper planning framework to manage that activity, it would be difficult to either successfully enhance the experience of visitors or manage the impacts that they may create.

Need for an Appropriate Framework

Visitor activity can have positive or negative effects, depending on how it is planned, promoted, managed and put into actual practice. The benefits of managing visitor activity can include improving public awareness of conservation values, engendering further support for specific environmental initiatives, providing jobs and income, and enhancing natural and cultural areas through direct participation in conservation projects.

The risks of unmanaged visitor activity can include overuse and despoliation of the natural and cultural environment, increased management costs and compromising of management objectives. Lack of foresight and control can result in a scale and type of activity that predominates over other values and results in an undesirable demand-response situation. The purpose of providing for visitor activity, and the demands that it can make, need to be clearly understood.

Proposed Scope of the Visitor Strategy

The objective of this project is for the Auckland Regional Council and this Council to collaboratively develop a visitor strategy for the wider Waitakere Ranges Heritage Area, including the foothills (as defined in the Bill) and the Waitakere Ranges Regional Park that:

- Identifies the strategic direction sought in regards to local communities, volunteers, regional, national and international visitors;
- Enhances visitor experience; and
- Guides the management of the effects of visitors.

The visitor strategy would include comment on the following:

- Current and potential visitor demographics;
- Options and opportunities for future activity;
- Shared levels of service (between Councils) and/or respective levels of service;
- Infrastructure improvement programme; and
- Need for political and stakeholder consensus.

Political and Stakeholder Consensus

A1

There is a need to clearly define the principles that will help drive the development of the joint visitor strategy. Without a clear consensus at a political level it would be difficult to progress such a strategy. It is proposed that a political steering group would be formed, comprised of three Councillors from each Council. The suggested terms of reference for such a steering group are attached at page A1. The first step would involve agreement on a joint project brief for the work.

The use of the existing Waitakere Ranges and Foothills Protection Project working party was considered. However, this is a broader group consisting of Rodney District Council and iwi, with a specific scope around the legislation. Given the importance of maintaining a clear and defined scope for the steering group to ensure focus, it is recommended that a separate group be established.

It is also proposed to establish a stakeholder working group to advise on key aspects of the strategy. The role of this group would be to aid development of consensus among stakeholders and for resolving potentially contentious and divisive issues surrounding visitor activity in the Waitakere Ranges. It is envisaged that officials from Waitakere City Council, Auckland Regional Council, Rodney District Council, local community representatives, Department of Conservation, Tourism New Zealand, Tourism Auckland, iwi and local tourism operator representatives would be invited to participate.

Regional Parks Management Plan 2004

Given findings from the 2004 Visitor Study for the Waitakere Ranges Regional Park, the Auckland Regional Council have initiated an additional project. This will involve varying the Regional Parks Management Plan, 2004, as it relates to the Waitakere Ranges Regional Park. This work will seek to collate the current known values of the parkland and provide a more robust management framework that protects these values. This would need to be executed by way of a variation to the Regional Parks Management Plan as it relates to the Waitakere Ranges Regional Park.

Auckland Regional Council officers are taking a report on this project to their Parks and Heritage Committee's 16 August 2006 meeting.

RESOURCES

This project is resourced through \$25,000 carried over from the 2005/2006 financial year. Any additional resourcing required will be through the Waitakere Ranges Protection Project budget. The Auckland Regional Council has budgeted \$50,000 towards this initiative in the 2006/2007 financial year.

CONCLUSION

The Waitakere Ranges already experience a high number of visitors and its associated impacts. These pressures will continue to increase as the Auckland Region grows. Visitor activity in the Waitakere Ranges and foothills is associated with a variety of potential opportunities and constraints. On the one hand, it can offer a high quality experience and a source of revenue for those who participate in it, but on the other hand it can also have impacts on the environment, such as loss of ecological and landscape values, rubbish, noise, vandalism, demands on infrastructure, and disruption of local communities. Such impacts can be avoided or minimised, provided that an adequate framework is put in place to properly plan and manage this activity.

A visitor strategy is seen as an important component of the Waitakere Ranges and Foothills Protection Project, both to ensure that visitor impacts are managed and that opportunities are explored. As with the legislative aspects of that project, there is a need to form a partnership between the Auckland Regional Council and the Waitakere City Council given the strong physical, functional and statutory relationship between the Park lands and the Heritage area. A partnership approach will facilitate a coordinated approach to managing visitor activity, acknowledging the interrelationship between the Park and the remaining Heritage Area. It is proposed to form a steering group, comprising three Councillors from each Council that will oversee the project. The first task would be to develop an agreed project brief.

It is also proposed to form a stakeholder working group to provide advice on key issues associated with the visitor strategy. After discussions with the political steering group, officers will report back on the details of the consultation process including the formation of the stakeholder working group.

RECOMMENDATIONS

1. That the Waitakere Ranges Visitor Strategy - Proposed Joint Project report be received.
2. That the City Development Committee approve the establishment of a steering group, to be made up of three Councillors each from Waitakere City Council and Auckland Regional Council, for the Waitakere Ranges Visitor Strategy: Proposed Joint Project.
3. That the City Development Committee nominate three Councillors to sit on the steering group for the Waitakere Ranges Visitor Strategy - Proposed Joint Project.
4. That Council officers report back on the consultation process, including the formation of a stakeholder working group for the Waitakere Ranges Visitor Strategy - Proposed Joint Project.

Report prepared by: Bob Drey, Principal Advisor Environmental Projects and Kim Morresey, Partnerships and Advocacy Leader, Environmental.



6 FUNDING OF TOURISM AUCKLAND

PURPOSE OF THE REPORT

The purpose of this report is to seek the City Development Committee's endorsement for the spending of funds (\$25,000) allocated to Tourism Auckland for the 2006/2007 financial year.

BACKGROUND

In the Long Term Council Community Plan 2006-2016, Tourism Auckland requested a grant of \$100,000 (excl GST) for the year commencing July 2006, with an annual grant for subsequent years to be increased in accordance with the Consumer Price Index. The previous funding agreement between Tourism Auckland and the Council was terminated in 2002 in order shift the delivery of support to the industry through Enterprise Waitakere and focus on proposals which added clear value to the City.

However, since it was recognised that Tourism Auckland's role in marketing Auckland as a destination creates the conditions by which Waitakere's tourism sector can grow, \$25,000 per year was allocated to Tourism Auckland in order to further support the destination marketing of Waitakere's current tourist operators, and specifically to address the premium being charged by Tourism Auckland to distribute the promotional material of Waitakere tourist operators.

STRATEGIC CONTEXT

Development of the local tourism sector is a key component in meeting Council's Strong Innovative Economy platform and is part of the ongoing implementation of the Economic Development Strategy. The Economic Development Strategy identifies tourism as one of the four industries which it supports through a cluster approach. In recent years facilitation of the tourism cluster has been carried out by Enterprise Waitakere.

The industry is small at present, since it does not have the facilities to capture the bulk of visitor expenditure. In addition, there are widespread concerns over the environmental impact of visitors in the Ranges and west coast beaches. Therefore, Council officers have begun considering other ways to promote tourist growth within the City.

ISSUES

The commitment to allocate \$25,000 per annum is welcomed by Tourism Auckland. It is possible to progress Council's relationship with Tourism Auckland, by linking into existing products and services, whilst at the same time addressing the premium paid by operators for brochure distribution.

The proposed Waitakere Ranges Visitor Strategy stakeholder working group will be fundamental to developing the tourism industry in the City. It will seek to resolve issues of concern and explore opportunities for future activity in the Ranges. The Waitakere Ranges Visitor Strategy Joint Project proposes that Tourism Auckland be one of these stakeholders.

However, not all tourist activities involve the Ranges. Over the coming year staff will review the Waitakere Tourism Strategy (1996) with reference to the following:

- the new Events Strategy;
- the draft Visitor Strategy; and
- Maori and Pacific Economic Development aspirations currently being developed by Council Officers.

RESOURCES

The issue outlined above will require significant ongoing investigation. In the meantime, after consultation with Enterprise Waitakere, and through them with Tourism Auckland, it is proposed that the funds allocated to Tourism Auckland this year be spent in the following way:

- Premium paid by operators to have their promotional material distributed by Tourism Auckland will be reimbursed;

This premium can be a significant barrier to existing operators promoting their services. Removing this barrier will lead to increased export earnings for many small businesses across the City. The current cost of this premium to Waitakere's operators is approximately \$1,000 +GST;

- Advertising for Waitakere tourism operators in the new 2006/2007 publication produced by Tourism Auckland called 'The Auckland Guide' (approximately \$14,000 + GST);

This new publication will have seven touring routes which cover all corners of the Auckland region (including Waitakere). Each of these routes will include editorial, images, suggested itineraries and highlights.

It is proposed that Council provide support to Waitakere's local tourist operators by:

- providing editorial and images of Waitakere destinations to the Auckland Guide; and
- purchasing space for a full page advertisement (A5 format) to promote the Destination Waitakere website. This website features all tourist operators in Waitakere and is therefore a key tool for visitors to the City to make informed choices.

Fourteen of Waitakere's largest local operators have indicated their wish to participate in this publication. This level of interest is unprecedented and together with a double page touring map, will give a significant and updated advertising presence in a new format. This publication will have an initial print run of 200,000 copies and will be distributed through the i-Site network throughout New Zealand as well as international media, travel agents, wholesalers and inbound agents (supported by a Tourism Auckland's website also) this represents very good value for money. Enterprise Waitakere will contribute funding toward this initiative also.

Having a strong presence in this newer format publication will strengthen Waitakere City's public image.

- Full membership with Study Auckland (\$10,000 + GST):

Study Auckland is an arm of Tourism Auckland which currently assists schools, tertiary institutions and private education providers who enrol international students in the Auckland region.

Each overseas student generates between one and three family trips from their country of origin to New Zealand during the time of their study here. Membership in Study Auckland would offer a greater level of marketing and support for Waitakere secondary schools, and through this channel, greatly boost the local tourist industry. The extra funds generated by international students would also assist Waitakere's local schools to increase resources which would be of benefit to all students.

Of key interest to Waitakere schools and Unitec are the following activities undertaken by Study Auckland:

- Hosting Education New Zealand inbound agent visits. In the last financial year these visits included agents from Hong Kong, Brazil, Germany, Korea, Thailand, Japan and Taiwan;
- Participating in off-shore marketing opportunities;
- A website under development which includes member listings. This marketing tool will include translated information about its member institutes and information about living and studying in Auckland;
- Best practice forums;
- Professional development workshops;
- International Student Civic Welcome - an event which welcomed over 1,000 students to Auckland at the beginning of 2006.

Recently, after a very successful trade mission to Council's sister city Ningbo in China, Enterprise Waitakere hosted the Chief Executive of the Education Bureau of Ningbo City, at an event with Study Auckland and many of the Waitakere City Principals. This evening event has strengthened the relationship with Ningbo by bringing together key people in the education sector, and is likely to result in increased numbers of international students in Waitakere schools.

CONCLUSION

The request to spend the \$25,000 allocated to Tourism Auckland for the 2006/2007 year as outlined in this report will remove the barrier to promotional material distribution and allow Waitakere to leverage benefit for the City from initiatives already in Tourism Auckland's programme of work. It ensures that the funds will be targeted to initiatives located in Waitakere and provide support for a small but vital part of the City's economy.

This funding will deliver extra value by:

- supporting local schools to attract international students. Extra money generated by hosting these students allows schools to purchase resources which benefit all students;
- enhancing Waitakere's image with international visitors, through the new format touring guide; and
- strengthening the sister city relationship with Ningbo, through the hosting of students in local schools.

RECOMMENDATIONS

1. That the Funding of Tourism Auckland report be received.
2. That \$25,000 allocated to Tourism Auckland for the 2006/2007 year be spent as outlined in the Agenda report.

Report prepared by: Rose Leonard, Strategic Partnerships Advisor, Economic Development.



7 **GREAT NORTH ROAD STREETScape RENEWAL CONCEPT PLAN**

PURPOSE OF THE REPORT

The purpose of this report is to bring to the City Development Committee a presentation of the final designs for adoption for Great North Road streetscape renewal concept plan. The concept plan includes between Great North Road and Edmonton Road intersection through to Great North Road and Henderson Valley Road intersection.

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 were also awarded the contract to undertake the concept design of the Great North Road precinct, following price negotiation.

A standard suite of furniture was adopted by Council in 2005 for the Henderson town centre and Council construction projects. This will be used throughout the town centre to provide a unifying feature and ease of maintenance. There is also a standard set of kerb and pavement construction details that will be consistent with the recent works along Railside Avenue to Alderman Drive streetscape renewal project.

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.

Great North Road is the main bus route through the town centre. The renewal of this precinct will provide a continuation of the improved pedestrian routes for people to link directly 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 design accommodates the following features:

- Increased street lighting, the same pole will also include the pedestrian lighting component to reduce street side clutter;
- A possible street dining plan has been developed indicating options and designs for outdoor amenity items such as tables, umbrellas, and demarcation barriers or drop down screens. This would depend on business owners in identified locations taking up this opportunity;
- Enhanced public plaza spaces include street furnishings, landscaping and plenty of floral colour. The planting plan indicating plant types will be developed in the detailed design phase;
- Westfield sign corner redesign to include seating and better access around the corner;

- The eastern bridge over the Oratia Stream Bridge is an art feature as well as a gateway to the Central Business District. A separate brief for the design of the art works will be let as part of the detailed design phase. This art design process will take place during the detailed construction design stage between August and December 2006. The draft designs will be brought back to this Committee for comment. It is desirable that the final design will be replicated on the western bridge as part of the future streetscape improvements down Corban Hill to the Alderman Drive / Henderson Valley intersection;
- The pedestrian crossing in front of the 357 Arcade which is currently offset will be modified to enable pedestrians to walk directly through to the library and car park building. The current clutter of sandwich boards outside this arcade will be combined on a ladder system by the landowner and the project will position landscaping in the pavement environment adjacent to the crossing area;
- The central median island that is being restored in August 2006 as a separate project will continue to accommodate quick refuge crossing spaces for pedestrians. These have been aligned to the main pavement areas so there will be plenty of flexibility for pedestrians to make spontaneous crossings;
- The street dining and trading policy currently being developed by Legal Services will assist in reducing current pavement clutter;
- Alignment of some of the existing kerb lines will be marginally altered to accommodate an improved bus movement process through the main street. This plan will be presented to this Committee in a separate agenda by the Traffic Assets unit; and
- Additional colour will be added to the street via plantings of flowering plants over frames in the landscaped areas and hanging baskets at key points along the street.

Tentative Project Timeframe

Detailed construction design will be undertaken by City Services between August and December 2006 followed by tendering for construction in early 2007. It is expected that construction could start in mid 2007.

Consultation

There has been considerable consultation undertaken in preparing the concept plan to this point.

- A letter explaining the design process for the Great North Road precinct and seeking feedback from the adjacent land and business owners was sent out in April 2006;
- The draft concept designs were brought to the Committee on 4 May 2006 for viewing and comment. An open night was held at the Waitakere Central Library on 9 May 2006 with the designers available to talk to the public. The display was then left in the library from 10 to 29 May 2006 for further comment;
- A Henderson business meeting was held on 22 May 2006 part of the presentation was dedicated to the Great North Road design project;
- Two newsletters have been delivered to all Henderson central land and business owners in March and June 2006 highlighting the streetscape projects;
- Several meetings have since been held with strategic land and business owners. Consultation has been ongoing with relevant cross Council asset managers.

The consultants have considered the feedback received through this process and incorporated these matters into the concept plan where appropriate.

It is proposed that further consultation take place through the next edition of the monthly newsletter showing the concept plan design and how it will follow on from the recently completed streetscape works. This newsletter will be circulated widely to allow for any additional comments from Traders or the community. Where possible this feedback will be incorporated into the detailed concept design phase.

RESOURCES

The detailed design and construction budgets are within the City Services unit and are based on preliminary estimates. It is anticipated that these works will be implemented in the years 2006/2007 and 2007/2008 of the Long Term Council Community Plan 2006-2016.

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 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.

RECOMMENDATIONS

1. That the Great North Road Streetscape Renewal Concept Plan report and presentation be received.
2. That the concept design be endorsed and that the detailed design planning for Great North Road Streetscape Renewal Concept Plan project proceed.

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



8 GREAT NORTH ROAD IMPROVEMENTS, HENDERSON TOWN CENTRE - ANALYSIS OF OPTIONS

PURPOSE OF THE REPORT

The purpose of this report is to present to the City Development Committee the results of analysis undertaken to date of Great North Road within the Henderson Town Centre and recommend an option to proceed with design and implementation.

BACKGROUND

Transport Assets division of Waitakere City Council has been investigating the pedestrian and public transport issues within the Henderson Town Centre. This has become necessary to mitigate excessive traffic congestion in a pedestrian predominant part of the city, whilst providing safe and convenient pedestrian crossing facilities and keeping traffic speeds down. Traffic movement along Great North Road is for much of the day excessively congested and frustrating and not competitive with agreed routes for buses to and from the bus/rail interchange in Railside Avenue.

In conjunction with the rail duplication project that is currently underway, Council aims to develop a transport interchange in Railside Avenue. This together with upgrading the Henderson train station will encourage more use of the public transport facilities; therefore it is essential that buses and pedestrians are able to reach Railside Avenue as quickly and as safely as possible.

STRATEGIC CONTEXT

The Waitakere City Council's "Integrated Transport and Communication" platform provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for city travel facilitated by integrated, environmentally responsible, and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.

The provision of a bus-advance-lane on Great North Road at its intersection with Edmonton Road, and the provision for predictable westbound progression lane at moderate speed will provide a better environment for both pedestrians and buses, and will contribute to achieving the strategic vision of balanced utilisation of transport modes.

The proposed scheme besides improving movement within the town centre retains a single lane threshold just west of the Trading Place on the south side. This limits the existing capacity of general traffic entering the town centre to its existing capacity level.

ISSUES

There are two main issues that require attention within the Henderson Town Centre. These are:

- Efficient bus movements; and
- Safe and easy pedestrian movements.

The Henderson Town Centre area (a sub-regional growth node of the Auckland Regional Growth Strategy) is a pedestrian oriented precinct. At present pedestrians are generally well provided for in the form of generous footpaths on each side of Great North Road and all side roads. However, crossing points are not ideal. This is particularly so at the Railside Avenue intersection, where the small island for pedestrians is frequently misused. This island may not cope with the expected increased numbers of pedestrians.

Congestion occurs during both peak and inter-peak periods when many pedestrians are present. The problem is expected to intensify with land development now taking place throughout the Henderson Town Centre.

Current traffic congestion within the Henderson Town Centre area during peak hours is critical with respect to bus movements. Buses are not always able to maintain their timetables. Traffic congestion is detrimental to passenger transport movement and any expectation of a shift to public transport.

ANALYSIS OF OPTIONS

Three options have been examined to address the above mentioned issues.

The options are:

Option 1

Existing Infrastructure (Do Minimum)

Cost Estimate - \$10,500

This option involves maintaining the current layout of Great North Road with minor improvements to road markings and signs.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Low cost option. 	<ul style="list-style-type: none"> • Pedestrian safety at Railside Avenue is not addressed. • Bus services remain seriously compromised by the current traffic congestion. • Use of the upgraded train service will be compromised due to lack of easy pedestrian and bus access to the upgraded bus/rail interchange.

Option 2

Two lanes westbound from Railside Avenue Intersection

Cost Estimate - \$510,000

A2

This option involves reconfiguring the roadway to cater for two lanes in the westbound direction only from the intersection of Railside Avenue. This option also includes a bus-advance-lane at the Edmonton Road intersection (eastern approach). No major changes are proposed between Edmonton Road and Railside Avenue. The Henderson Town Centre entrance threshold near Trading Place will remain to restrict entry capacity to the current level. Refer to the plan at page A2.

Advantages	Disadvantages
<ul style="list-style-type: none"> • A safer pedestrian environment at the central location of Railside Avenue intersection. • Buses will be able to bypass all other traffic at Edmonton Road and will not be affected by the entrance threshold. • The bus-advance-lane at Edmonton Road would give buses advantage over general traffic providing commuters with the incentive to change transport mode. • The entrance threshold near Trading Place will continue to filter the general traffic (two lanes merging into one) ensuring a low speed environment and no increase in entry capacity. • Two through lanes at the Railside Avenue intersection westbound will ensure timely dissipation of traffic to allow more time for pedestrians. • Better operation at Railside Avenue provides for more efficient buses movements to and from the train station. • Reasonably low cost of implementation. 	<ul style="list-style-type: none"> • Loss of up to 10 on-street parking spaces (6 spaces just west and 4 spaces on the east of Railside Avenue, south side of Great North Road).

Option 3

- Two through lanes in the westbound from Edmonton Road
- Cost Estimate - \$590,000

This option involves reconfiguring Great North Road to allow for two lanes in the westbound direction only from Edmonton Road. This option also includes a bus-advance-lane westbound at the Edmonton Road intersection.

Advantages	Disadvantages
<ul style="list-style-type: none">• A second lane westbound would provide more capacity and traffic congestion would be expected to reduce.• The bus-advance-lane at Edmonton Road would give buses advantage over general traffic providing commuters with the incentive to change transport mode.• With an additional lane westbound SCATS coordination could be manipulated in favour of pedestrian movements.	<ul style="list-style-type: none">• Approximately 16 on-street parking spaces would be lost (an additional 6 spaces south side of Great North Road between Railside Avenue and Edmonton road intersection).• Losing the threshold will help to increase entry capacity to the Henderson Town Centre near Trading Place, and traffic volumes would increase.• Two continuous westbound lanes could result in an increase in speeds within the Henderson Town Centre.• Wider road throughout the Henderson Town Centre could have visual adverse effects.

RESOURCES

Funding of \$968,000 has been provided in the 2006/2007 Annual Plan for this project.

CONCLUSIONS

After consideration of the options it has been concluded that Option 2 fully achieves the objectives of Waitakere City by better providing for buses and pedestrians encouraging a shift in transport mode and by maintaining the current low speed environment in this pedestrian oriented precinct.

RECOMMENDATIONS

1. That the Great North Road Improvements, Henderson Town Centre - Analysis of Options report be received.
2. That the City Development Committee approve Option 2, including the realignment of Great North Road within the Henderson Town Centre to cater for bus-advance-lane westbound at the Edmonton Road intersection and two lanes westbound at the Railside Avenue intersection.

Report prepared by: Hussam Abdul-Rassol, Transport Planning and Design Manager.



9 **FINAL WAITAKERE CITY TRANSPORT STRATEGY 2006-2016**

PURPOSE OF THE REPORT

The purpose of this report is to provide to the City Development Committee the final Waitakere City Transport Strategy 2006-2016 for approval.

BACKGROUND

Following consultation on the draft Waitakere City Transport Strategy 2006-2016 the Council's preferred strategic option and the budgeted transport programme were approved as part of deliberations on the Long Term Council Community Plan. At its meeting on 23 June 2006, the Long Term Council Community Plan and Annual Plan Special Committee resolved:

"That the Long Term Council Community Plan and Annual Plan Special Committee confirms that option 3 is the preferred option of the Council for the final Waitakere City Transport Strategy 2006-2016."

1178/2006

"That the final draft Waitakere City Transport Strategy 2006-2016 include comment regarding the Councillors views and that these will feed into the next review of the draft Waitakere City Transport Strategy 2006-2016."

1179/2006

STRATEGIC CONTEXT

The Auckland Regional Land Transport Strategy 2005 provides for a significant increase in funding for passenger transport, travel demand management and walking and cycling and state highway programmes. It also provides a policy and strategic framework for Waitakere City Council's transport strategy and transport programme.

Waitakere City Council's Transport Strategy must take into consideration and be consistent with the provisions in the Auckland Regional Land Transport Strategy and should also contribute to the community outcomes for Waitakere.

The vision for transport in Waitakere is:

"A sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere City being an eco city."

The Integrated Transport and Communications platform provides the current strategic context for the Council's Transport Strategy. The Council's Transport Strategy is a means to contribute to the other strategic platforms and eco city goals.

ISSUES

Final Waitakere City Transport Strategy 2006-2016

The following changes have been incorporated into the final Waitakere City Transport Strategy, which has been circulated separately with this Agenda:

1. The strategic direction is described on pages 15 to 16 of the attached Strategy.
2. The strategic options appear on page 45 of the attached strategy.
3. The slogan "Way to go" and a graphic image have been included to represent the transport vision.

4. Photographs have been included to illustrate messages in the text.
5. Included on page 26 of the attached strategy is a paragraph about the need to strike the best possible balance between competing needs in a road corridor and that planning for Te Atatu corridor would help guide planning for other corridors.
6. Aspects relating to sustainable and safety outcomes have been given more emphasis in the strategy as a result of submissions received.
7. The total operational and capital costs have been included.
8. Maps have been updated to reflect the adopted transport programme.

A presentation on the Transport Strategy is being prepared for presentations to transport organisations and the Regional Land Transport Committee.

Political Input into Corridor Planning

At the Councillors' transport workshop on 1 June 2006, Councillors requested an opportunity to have input to the options being considered for transport corridors and roading projects. It was noted that the timing or funding of roading projects could be adversely affected if changes are requested by the City Development Committee to be made at the detailed design stage. Early political input can be more useful and provide direction for concept design work.

Options for political input into corridor planning include:

1. A Subcommittee of the City Development Committee is established. Its delegated authority could be limited to providing political input at the options stage of planning transport corridors and arterial roads. A subcommittee would require formal minutes to be prepared and reported back to the City Development Committee. This would provide a record and accountability in respect of directions given to officers. This option may be suitable for regular meetings involving a smaller group of Councillors.
2. An informal group of Councillors is established as a political sounding board. The group would not have any authority and so direction to officers would only be indicative. Minutes may be recorded at meetings and may be reported to the City Development Committee. There is flexibility regarding this option, but there is a risk that the direction from a smaller group of Councillors may not represent the view of the City Development Committee.
3. The City Development Committee could provide political input on options at its meeting, or break for a workshop at its meeting. A report could be prepared for the City Development Committee at the options stage. The Committee would have the ability to consider information presented by officers either in Committee or at a workshop. Direction provided at a workshop of the City Development Committee would only be indicative.

On balance, Council officers consider that the third option provides the greatest flexibility and is most likely to provide the required direction from the City Development Committee either at its meeting or at a workshop. This would also minimise administration costs.

RESOURCES

There are sufficient budgeted resources for the publication of the final Transport Strategy and presentation material.

The proposal to provide political direction on corridor options at the City Development Committee or workshop of that Committee would have a minimal impact on resources.

CONCLUSION

The Waitakere City Transport Strategy 2006-2016 provides the agreed transport strategy and budgeted transport programme as developed over the last year. The final publication is provided for the Committee's approval.

Early political direction in relation to transport corridors and arterial roads at the options development stage could be provided at a meeting or workshop of the City Development Committee.

RECOMMENDATIONS

1. That the Final Waitakere City Transport Strategy 2006-2016 report be received.
2. That the Waitakere City Transport Strategy 2006-2016 be approved.
3. That political direction be sought from the City Development Committee, either at its Committee meeting or workshop, in relation to transport corridors and arterial roads at the options development stage.

Report prepared by: Kevin Wright, Manager Transport Strategy.



10 TOWN CENTRE STRATEGIC PARTNERSHIP PROGRAMME

PURPOSE OF THE REPORT

The purpose of this report is to present an outline of the proposed Town Centre Strategic Partnership Programme and seek the City Development Committee's endorsement for the proposed implementation of this programme.

BACKGROUND

The focus of the Council in recent years has been on (doing things) initiating catalytic projects within the town centres. This has seen the construction of several significant projects that are both civic and commercial in nature.

As a counterbalance to this top down process there is the need for grassroots action. In particular, to gain leverage from Council's investment in the town centres, the private sector needs to take ownership of the strategic direction and its implementation. A comprehensive revitalisation process can be used to gain this leverage.

Revitalisation Processes

- The Mainstreet Programme had its beginnings in the changing social and economic environment in small town America in the 50s and 60s. More families had cars, and so mobility increased, and to service these more mobile shoppers, large format retail such as supermarkets, cinemas and hardware stores were built out of town on highways serviced by large car parks, which had a negative impact on the traditional strip shopping streets in the town centre. And then of course, shopping malls were born. Internal-looking shopping malls have a negative impact on the street environment. As a result, traditional town centre businesses lost their customers to these new-format shopping magnets. They lost vitality, business activity, and became unsafe. Enter onto the world stage the first Mainstreet Programmes!

- A Mainstreet Programme is a partnership between local government, the businesses, and the community at large. This includes residents, community and cultural groups, educational institutions, churches, non-government organisations and social services.

The programme is based on four main precepts:

- Organisation: getting started, bringing business and community representatives together to make things happen;
 - Design: co-ordinating physical improvements to enhance the image of the town centre and promote what it has to offer; by means heritage conservation, capitalising on the heritage significance of the town centre and using it as a means of establishing an identity;
 - Business development: strengthening existing business and creating new opportunities for growth; and
 - Promotion: marketing the town centre through special events and retail promotions.
- The Business Improvement District programme originated later as an expansion of the Mainstreet programme to allow large urban districts in large cities to access the same results: increased social capital, rekindled entrepreneurship, downtown co-operation, and civic involvement.
 - New processes such as Place Management utilise precepts similar to the Mainstreet programme structure.

New Zealand picked up these processes in the early 90's, and variations on these programmes have been established in New Zealand through a direct funding injection by the Local Authority, and are then maintained through separate rating.

From simple beginnings in small towns across the country, Manukau City and Auckland City now run comprehensive Council-supported programmes for their urban and suburban town centres.

A3

A short summary of the Manukau City and Auckland City programmes is included at page A3.

STRATEGIC CONTEXT

The establishment of this programme has a strong fit with the Council's strategic platforms. The linkages with the key platforms are outlined as follows:

- **Urban and Rural Villages**

The Council alone is not responsible for the delivery of vibrant and thriving town centres. This programme involves working with all the town centre stakeholders to harness their contributions towards achieving this strategic platform.

- **Integrated Transport and Communication**

It is important to engender support amongst town centre stakeholders for public transport. An understanding of the Council's sustainable transport policies, and how these might be achieved, will be embedded with the stakeholders and can flow on to their business practices.

- **Strong Innovative Economy**

Through support for strong business associations and active stakeholder participation in addressing local issues in partnership with Council, there will be the flow-on effects of a strengthened local economy and job creation.

- **Strong Communities**

There are several benefits from increasing the ability of stakeholders in town centres to work collaboratively amongst themselves on local issues such as safety and accessibility, and to work co-operatively with the Council on town centre projects.

- **Active Democracy**

By creating a mutually beneficial partnership the door is opened to enhance civic participation, improved communication, and stakeholder willingness to get involved.

- **Green Network**

“Greening” Waitakere’s town centres is an objective of this project, to be implemented in business plans as the process evolves.

In addition to working across the above strategic platforms this programme will also facilitate the implementation of several of the Council’s key strategies including:

- Town Centre strategy;
- Growth Management strategy;
- Transport strategy;
- Social infrastructure; and
- Economic Development strategy.

This programme is an integral part of the City Development section’s strategic town centre planning. It has been identified in the Long Term Council Community Plan 2006-2016.

This programme will act as a co-ordinating mechanism to pull together various work programmes across the Council. In particular the programme will work closely with the Strategy Unit and sit alongside Strategic Projects’ support for business growth in Waitakere, and Enterprise Waitakere’s work on business performance improvement, enhancement, retention and recruitment.

The suggested name for the Waitakere process is Town Centre Strategic Partnerships Programme.

ISSUES

The Town Centre Strategic Partnership Programme aims to establish a mutually beneficial partnership structure in Waitakere between the local authority and stakeholders in each town centre.

In looking at the various models for engagement it is important to build in a local response to the specific needs of each town centre. The proposed partnership structure will be modelled on existing world-wide examples (Mainstreets, Business Improvement Districts, and Place Management principles). Current global trends confirm that such partnerships with common goals lead to improved quadruple bottom line results for all participants.

This process is to be applied over time to all Waitakere town centres ranging from the large centres right through to small villages and strip-shopping precincts.

This would be linked to a programme of strategic planning for each of the City’s town centres as identified in the Growth Management Strategy.

Part One - Each partnership will be comprised of:

- Waitakere City Council, which provides resources in the form of seed funding, and officer time to facilitate the process through community networking and public meetings to empower town centre stakeholders to enter the partnership; and
- A legal entity within each town centre made up of business and community representatives. An incorporated body is suggested as being necessary to demonstrate a level of commitment from the stakeholders that would make the implementation of the programme viable. Establishment of such a legal entity followed by a formal request to this Council to participate in the programme would constitute eligibility for the above resources;
- To maintain accountability, an appropriate agreement will be signed by both parties.

Part Two - The following steps are suggested for implementation:

- A strategic framework is prepared for endorsement;
- Town centre stakeholders are introduced the concept. Staff facilitate the process by which each town centre project progresses, which will vary according to the individual needs of each town centre. The town centre stakeholders will:
 - form a working group;
 - as their first task, establish a collaborative organisation (incorporated society with specific constitution), supported by the majority of stakeholders in their town centre;
 - make a formal request to the Council to participate in the programme;
 - be eligible for seed funding.
- Seed funding is provided for town centres once they achieve these organisational requirements. It will be used in a number of ways to create a vision for their town:
 - To write and adopt strategic / business plans;
 - To appoint a town centre co-ordinator.
- The seed funding is only intended to provide a foundation, and to scope a plan which the incorporated stakeholder group can work from. It is clearly recognised that it is not sustainable for this Council to be the only funding source for the ongoing implementation of the programme. It is intended that once a town centre has achieved this first stage, work would commence on striking a separate rate that would fund the ongoing tasks identified by the incorporated stakeholder group.
- Once agreement is reached about the separate rate (according the processes set out under the Local Government Act 2002), the Council strikes the rate for that town centre:
 - The town centre is then eligible to utilise and account for the proceeds of the separate rate according to their business plan. The Council would retain a financial management role over the funds.
- Council staff will continue to work alongside the Town Centre Strategic Partnership Programmes:
 - Monitoring, reviewing and evaluating to ensure that each Town Centre Strategic Partnership Programme achieves its goals on an ongoing basis.
 - Integration with other Council strategic work is achieved through the consistent communication and sharing of information within the partnership.
 - Leverage on the Council's investment in the town centres is achieved.

Part Three - Implementing this process will:

- Increase social capital in the City by:
 - Empowering stakeholders within the town centres to take responsibility for their own physical, social, financial, and community environment;
 - Heightening community awareness and loyalty to their local town centre (e.g. shopping locally, heritage preservation, arts, use of civic space, attendance at events, promotional activity);
 - Increasing visitor numbers (both pedestrians and vehicle traffic);
 - Creating a more desirable environment for existing businesses, and for attracting intending businesses; and
 - Increasing the multi-functionality of town centres.
- Improve town centre performance overall in order to increase its contribution to the City in terms of:
 - Increasing retail sales;
 - Increasing employment numbers;
 - Reduced building and site vacancies; and
 - Producing a more consistent rates return.

The proposed programme is designed to deliver these benefits.

Part Four - Stakeholder Engagement

To maximise the benefits from this programme it will be necessary to get engagement from a wide range of stakeholders. It is intended that the following groups would be approached to be involved in the programme:

- Traders;
- Property Owners;
- Developers;
- Police;
- Schools;
- Community representatives;
- Councillor representatives;
- Community Board representatives;
- Government Agencies.

(This list is not intended to be exhaustive)

This proposal is presented with due consideration to the social, economic, environmental and cultural well being of Waitakere City, as promulgated in Section 77 of the Local Government Act 2002. The principal community outcome to be derived is an enhancement on all four levels of the town centres of Waitakere.

RESOURCES

It is anticipated that two Town Centre Strategic Partnership Programmes would be initiated in the each of the first two years of the process. There are officer and budget resources assigned to establish this programme within the City Development section for years one and two. Councillor representatives would be sought for each town. It is suggested that New Lynn and Ranui are the first towns to participate in the process followed by Glen Eden and Henderson. However, if the programme succeeds and flourishes, as is the experience of other Councils, then additional resources would need to be considered in future Long Term Council Community processes before the programme could be expanded.

Within the existing City Development section budget, \$10,000 per project is available to seed fund two projects in each of the first two years (four projects in total).

CONCLUSION

The need for Town Centre Strategic Partnership Programmes has been clearly recognised through requests from the existing traders, and from Community Board discussions. The Council has also recognised this need to re-establish the Henderson Business Association (Henderson Liaison Group for Civic Developments, City Development Committee, 4 September 2003), and New Lynn Village Traders Association as a means of further supporting the growth and performance of the various town centres. This programme builds a partnership based on a grassroots approach, and leverages benefits from private sector commitment from within the existing town centres.

RECOMMENDATIONS

1. That the Town Centre Strategic Partnership Programme report be received.
2. That the City Development Committee endorse the proposed implementation of the Town Centre Strategic Partnership Programme within the City Development 2006/2007 programme.
3. That the City Development Committee nominates Councillor representatives to participate on the Working Group (referred to in Issues Part Two) in each town centre.

Report prepared by: Robin Jenkin-Winter, Principal Advisor Town Centre Liaison and Yvonne Rust, Group Manager: City Development.



11 WAITAKERE INFORMATION ACCESS FRAMEWORK - ADOPTION OF STRATEGY

PURPOSE OF THE REPORT

The purpose of this report is to present to the City Development Committee the Waitakere Information Access Framework and the Waitakere Learning Centres Strategy for adoption as Council strategies, and to obtain support from the Committee the ongoing work for programmes.

BACKGROUND

Development of the Waitakere Information Access Framework

New Zealanders have been quick to recognise the potential of Information and Communications Technology (ICT) in supporting the future of the domestic economy and New Zealand's ability to participate in a global community. Waitakere City Council has been proactive in recognising the importance of Information and Communications Technology for providing lifelong learning opportunities, promoting active democracy, replacing travel with opportunities to work from home, and as way to promote Waitakere as a place to do business.

The Waitakere Information Access Strategy was first considered by Council in draft form in 2002. This was developed as Council's strategic framework for the delivery of up to date communications infrastructure, access to that infrastructure, and access to valuable online content and services. Since that time Council have progressed a number of key projects under this framework.

By 2005 the Waitakere Information Access Strategy was modified to keep pace with changing technology and a reprioritisation of projects, but essentially Council's original strategic goals remained the same. In May of this year Council officers published the draft strategy and undertook public consultation to ensure that Council's goals for Information and Communications Technology were the same as the goals of the community.

In parallel to this process community representatives have developed a much wider Digital City Strategy which outlines goals for the future that are beyond what a local authority can achieve. After developing this document the community representatives sought "buy in" from Council and the wider Waitakere Community. Council heard a presentation from community representatives and have endorsed the (community owned) Digital City Strategy (1697/2005).

Framework Content

The goal of the Waitakere Information Access Framework is as follows:

"Waitakere will become a City where communications infrastructure is available, access to computers and the internet is without barriers, and all citizens are able to obtain meaningful online content; all of which is necessary to support the Council's goals and priorities for developing a City that is technologically advanced in the information age."

The objectives of the strategy are:

1. To improve communications technology infrastructure within the City to facilitate ongoing sustainable economic growth.
2. To enable the people, businesses and communities of the City to take maximum advantage of communication technologies and information to improve social, environmental, cultural and economic wellbeing.
3. To promote increased take-up of Information and Communications Technology to support businesses, communities and the economic business case for investment in broadband infrastructure in the City.

The mechanisms to deliver these strategic objectives are under the following categories:

Facilitate Provision of Infrastructure

- **Strategic Planning** - mapping infrastructure needs, developing an asset management framework to manage Council's growth in Information and Communications Technology assets; and to plan for investment.
- **Policy and Regulation** - use of regulatory powers to require network utility providers to invest in Information and Communications Technology infrastructure for the future of the City and to require co-operative practices between Council projects and independent projects that require open trenching on public roads and public land.
- **Working with infrastructure providers** - to advocate for private sector investment and promote the uptake of Broadband services in the City in order to aggregate demand and make major infrastructure investment in Waitakere more economically feasible.
- **Possible Council investment** - through opportunities that arise and initiatives undertaken by external agencies such as Central Government, Business (including telecommunications companies) and Community Groups.

Facilitate E-Access and Skills

- Council to provide physical access to computers, the internet, and basic training that enables the community to gain the necessary skills to access online information;
- Continually increase the number of computers available for free Internet use in Learning Centres where basic instruction is available;
- Increased the Information and Communications Technology skills of the general population.

Improve Online Content

- Improve online services including the delivering of Council information and improve the ways in which the public can engage with Council online;
- Continued support for the Waitakere Online portal as an inventory of local information, a means for Council to promote the creation of local content, and to become the homepage of choice for all businesses, residents and visitors to Waitakere City.

STRATEGIC CONTEXT

The Waitakere Information Access Framework fits within Council's long term strategic platform for achieving Integrated Transport and Communications, and contributes to Council's strategic goals for Strong Communities, a Strong Innovative Economy, Lifelong Learning and Active Democracy. It supports the Digital City Strategy and its goals, and is essential in enabling Council to contribute toward delivery of aspects of the Central Government's Digital Strategy.

ISSUES

Outcomes of the Consultation on the Framework

Public consultation on the Waitakere Information Access Framework included publication of the document both online and in hard copy available in public libraries and other Council buildings, letters to key stakeholders in the community, and circulation of the draft strategy via email. Key points raised through this process were:

- *"All residents, including those in rural areas, should have access to reliable, fast, affordable Broadband, (the submitters do not make suggestions about who pays).*
- *Residents and businesses need to be aware of what the Internet can do for them.*
- *The key to demand aggregation is to ensure that residents and businesses become individually aware of what ICT's can do for them – through examples, promotions and demonstrations.*
- *The need for methods of accessing online content must be straight forward and easy to use for people with few computer skills. Also the content must be clear, easily understood, written at an appropriate reading level and provide direction to where people can get further help or advice when needed.*
- *Private companies are never going to invest unless they know that there is something in it for them.... I think Council could facilitate raising awareness.*
- *It is necessary to spell out the positive effect communications infrastructure and technology can have on transport....working from home and other teleworking initiatives;*
- *The role of Council should be one of facilitation, through planning, simplified consents and general awareness.... Giving advice rather than actually building infrastructure.*
- *Direct promotion of ICT services and promotions is critical."*

A4-A19

Feedback from this consultation process has been incorporated into the final document which is being presented to this Committee for adoption. In particular references to Council's role in promoting the use of Information and Communications Technology and uptake of Broadband services has been strengthened. This strategy is attached at pages A4 to A19.

The Waitakere Learning Centres Strategy

The Waitakere Learning Centres Strategy has been developed by Council officers to address Council's role in facilitating e-access and online skills for citizens. This strategy supports the access component of Council's Waitakere Information Access Framework and is aligned with the Waitakere Libraries Strategy. It provides clear objectives around what the Learning Centres have been designed to deliver to the public, both as a part of the libraries infrastructure, and as a stand alone model for community access to Information and Communications Technology that could be rolled out into every community in need in the City.

The strategy establishes measures for the seven learning centres in Waitakere to achieve. In particular the strategy outlines objectives that are different to the services offered in commercial internet cafes, such as providing a safe learning environment. It also aims to increase the number of residents who regularly use the Internet for employment, communication and research through the success of the Learning Centres. The strategy also outlines the role of Learning Centres in supporting cottage industries and ensuring that local businesses have the necessary access to publicly available computers to support their growth and sustainability where temporary use of a public computer is required.

This strategy was developed through targeted consultation with the users of the Learning Centres. The consultation process was lead by Council but supported by Learning Centres staff. This process included:

- User surveys for Children and Adults;
- Consultation discussion with a Community cross section of invited stakeholders;
- Interviews with regular users.

A20-A31

The intention of this consultation programme was to meet Council's obligation to consult on public decision-making and to ensure "buy in" to the final strategy from a range of stakeholders. This strategy is attached at pages A20 to A31.

Understanding Demand

Current research is being undertaken to clearly understand whether Waitakere's businesses are satisfied with the current level of Information and Communications Technology infrastructure available to them or whether they understand the importance of Broadband in improving business productivity and innovation. This research will test claims by telecommunications companies operating in the City that the City's urban business areas are satisfactorily serviced by affordable Broadband.

At the same time Council understands that significant rural areas still do not have the capability to connect to Broadband and support initiatives to provide affordable Broadband solutions for these areas. The Waitakere City Wireless Community Area Network Project, developing a pilot programme for wireless Broadband in Laingholm / Parau through the financial support of Central Government, is one such initiative.

Significant ongoing work is still required for Council to take opportunities to invest in or support the private investment in Information and Communications Technology infrastructure and to identify key projects of this nature in the Long Term Council Community Plan. Ongoing promotion of Waitakere as a City that has up to date technology and an Information and Communications Technology literate population will be an important means to increase demand for Broadband and online services.

RESOURCES

A project management resource has been provided within the Strategic Projects team to undertake overall programme coordination, ensuring that other units of Council who manage projects under this programme are working together to achieve Council's goals and objectives. Resources to manage these projects are provided by overhead budgets for the Information Management, Asset Management, and Libraries work programmes.

There are no further resource implications other than staff time to implement this work programme.

CONCLUSION

The Waitakere Information Access Strategy sets up a strategic framework for Council to work toward developing Waitakere as a City that is connected to up to date communications infrastructure, has an Information and Communications Technology literate community, and provides online content in an innovative way. It also provides a platform from which Council can promote the uptake of Broadband and associated services. At the same time the Learning Centres Strategy sets a direction for what Council are trying to achieve through the rollout of Learning Centres across Waitakere. These strategic documents will be critical for the development of Waitakere as a Digital City.

RECOMMENDATIONS

1. That the Waitakere Information Access Framework - Adoption of Strategy report be received.
2. That the Waitakere Information Access Framework be approved.
3. That the Waitakere Learning Centres Strategy be approved as a Council strategy.

Report prepared by: Rochelle Edwards, Strategic Projects.



12 WAITAKERE ACTION PLAN ON CLIMATE CHANGE AND ENERGY AND WORK PROGRAMME

PURPOSE OF THE REPORT

The purpose of this report is:

- To adopt the attached Waitakere Action Plan on Climate Change and Energy, including the finalisation of the greenhouse gas reduction goals;
- To seek approval for the attached work programme and the expenditure of the 2006/2007 Climate Change Project budget;
- To form a small working party comprising of Councillors and senior management to provide feedback to staff working on climate change projects;

- For the City Development Committee to nominate Councillors to attend the Communities for Climate Protection Forum on 25 October 2006;
- To inform the Committee of the discontinuation of the Energy Wise Councils programme.

BACKGROUND

In July 2004, Waitakere City Council joined the Communities for Climate Protection - New Zealand (CCP[®]-NZ) Programme, a campaign to reduce greenhouse gas emissions. Communities for Climate Protection is a New Zealand Government initiative delivered by the International Council for Local Environmental Initiatives - Australia / New Zealand (ICLEI-A/NZ). This Programme is part of the International Council for Local Environmental Initiatives' worldwide Cities for Climate Protection Campaign.

In July 2004 Waitakere City Council committed to completing the five milestones of the Programme in three years (1267/2004). These are:

- **Milestone 1** - Conduct an inventory and forecast for community and corporate (Council) greenhouse gas emissions;
- **Milestone 2** - Establish greenhouse gas emissions reduction goals;
- **Milestone 3** - Develop and adopt a local action plan;
- **Milestone 4** - Implement the local action plan and quantify the benefits of implementing actions;
- **Milestone 5** - Monitor and report on implementation of the local action plan and progress towards achieving the reduction goal;
- Milestone 1 has been achieved and draft goals for Milestone 2 have been set. These goals will have to be confirmed to fulfil the requirements of Milestone 2.

STRATEGIC CONTEXT

Council and its community see the reduction of greenhouse gas emissions as a priority and this is reflected in Council's various strategic documents and the Community Outcomes. Recent issues around the security of electricity supply for the Auckland Region, rising petrol prices and increased media coverage of climate change issues have added further impetus to Council's desire to increase energy efficiency and reduce emissions. As a result Council has made considerably more money available for climate change initiatives in the current financial year.

ISSUES

Waitakere Action Plan on Climate Change and Energy

Staff have completed an Action Plan on Climate and Energy (Attachment A) which intends to lay out all those actions undertaken by the community and Council in this area. The action plan includes many actions that are not funded by the climate change budget lines and that are not primarily driven by climate change or energy considerations; however, they either have the reduction of greenhouse gases as a co-benefit or help the City adapt to climate change. The purpose of including all actions is to provide a full picture of activities that will help achieve the goals set.

Many of the actions are still in the planning phase and outcomes and targets cannot always be defined at this stage. Actions will have to be quantified to ensure that Waitakere is on track to achieving its goals; however, the necessary tools are still under development by the Communities for Climate Protection programme and quantification will form part of Milestone 4. It is also likely that Council is unaware of some of the community actions in this area. Staff feel that the action plan and its goals should be adopted in the meantime, acknowledging that the document is very much a work in progress and that it will be added to over time. The plan's purpose is to define Council's strategic approach to climate change and energy issues, list all Council's activities in one place and form the basis for further discussions and monitoring of Council's effort. While it is a public document its distribution will likely to be limited and a more simplified "public version" will be developed over the next months.

Adopting the action plan, with its greenhouse gas reduction goals (see also below) will fulfil Milestones 2 and 3 of the Communities for Climate Protection Programme.

Greenhouse Gas Goals

The draft goals adopted by Council in April (516/2006) need to be confirmed for Council to achieve Milestone 2 of the Communities for Climate Protection programme. The intention was to confirm the goals once the action plan was completed because this would give management greater confidence that the goals are achievable. The tools to quantify the greenhouse gas benefits of the actions are however still under development by the International Council for Local Environmental Initiatives who run the Communities for Climate Protection programme. Without those tools the quantification is difficult and has therefore not been undertaken. Under the Communities for Climate Protection programme, quantification of actions forms part of Milestone 4 rather than part of the action plan.

The Communities for Climate Protection programme anticipates that the goals are aspirational goals to guide decisions, rather than accountability goals for which a specific Council section or officer will have their performance measured against. In the context of the Communities for Climate Protection programme this is not a disincentive to action but an acknowledgement that a wide range of decision makers can and need to contribute to these targets.

The draft goals set by Council in April are clearly stretch goals, based on the reductions necessary to stabilise the global climate in the long term, rather than on what Council knows is achievable. Staff will continue working on the quantification of actions, but recommend that the draft goals are confirmed as goals as part of adopting the proposed action plan to signal Council's commitment to climate protection.

The action plan makes it clear that these are stretched goals to provide a sense of direction and inspiration, rather than goals to hit or miss and be measured against.

This Year's Work Programme

This year's climate change budget includes significant additional budget lines including the Climate Change Projects line which requires annual approval for projects to be undertaken. Council approval for the attached work programme (Attachment B) and for the proposed expenditure for this year's Climate Change Projects is sought.

Approval for the expenditure of the Climate Change Projects budget will be required annually. It is proposed that staff propose projects funded by this budget line each March so that, once approved, implementation can start at the beginning of each financial year.

The following key new initiatives are highlighted for the current year. This list includes all major projects, including the Climate Change Projects initiatives, to give a more complete picture:

- **Eco-Wise Residential retrofit project**

Expand this long established home energy retrofit project and increase Council funding from \$60,000 to \$100,000. This will see the programme focusing on areas of high social deprivation.

- **Eco Design Advisor**

This largely externally funded project, co-ordinated by the Building Research Association of New Zealand, means that an independent eco design advisor will be available to the public for 20 hours a week for the remainder of this financial year. If the project is successful, options for its continuation will be explored. In kind cost only (staff time, desk, pool car, etc)

- **Solar Hot Water Programme**

Waive the building consent fee for the installation of solar and heat pump hot water systems. Up to \$50,000 Earmark a further \$30,000 for high profile promotion of solar hot water, possibly working with a national scheme.

- **Climate Change Publicity**

Increase understanding and debate about climate change issues in the community. It is envisaged that this would mainly be in the form of supporting community groups and individuals wanting to be active in this area, through schemes such as train the trainers, funding of community events, seminars and public events. This project would include publishing a simplified version of the action plan and updating Council's climate change content on its website. \$35,000 including \$20,000 funding for the Sustainable Living Centre.

- **Purchasing Green Power**

Council has been investigating options to purchase electricity from renewable resources for its operations for some time. This project would pilot the purchase of green power for one or more Council buildings. Up to \$10,000.

- **Support and Fostering of Clean Technology Industries**

Some work is currently underway to explore options for a clean technology cluster in Waitakere and there may be opportunities to support industries dealing in renewable technologies. Up to \$10,000.

- **District Plan Review to Encourage Renewable Generation**

Review the District Plan to ensure that it encourages renewable energy generation where appropriate. \$30,000

- **Demonstration Project**

An opportunity has arisen to work with several partners on a demonstration project. There are commercially confidential issues associated with this project and a separate confidential report to this committee outlines this project and seeks permission to explore this opportunity.

Additionally to the Climate Change and Energy Work Programme, City Services are planning an Integrated Assessment of Climate's Long-term Impact on Waitakere Infrastructure. The purpose of this work is to ensure that Council knows what impacts are likely on the city's infrastructure and what action is needed to be prepared for these impacts. The Auckland Regional Council has expressed an interest in treating this assessment as a pilot project for the region and staff are working with the Regional Council on how this might be done. The project budget for this assessment is \$114,880 over two years.

The above work programme contains expenditure of the Climate Change Projects budget line. It is recommended that the expenditure of this budget, for the current financial year, be approved as follows:

- Up to \$10,000 to pilot the purchase of 'green power' for some of Council's operations;
- \$80,000 for a solar hot water campaign, including the waiving of the Building Consent fee for solar and heat pump hot water systems;
- \$10,000 for educational activities around climate change;
- Up to \$50,000 for a demonstration project, subject to separate approval.

Section 77 of the Local Government Act

During the development of the action plan many options were considered for inclusion in this year's and future year's work programme. Consultation with Council staff and selected experts occurred and as a result the action plan was completed. The attached action plan describes the greenhouse gas emissions profile of Waitakere and actions are targeted at those emissions sectors that are most dominant and those where easy results are possible. Within each emissions sector actions concentrate on those areas that are likely to have the largest benefit at the lowest cost to Council. In several instances, Council expenditure leverages significant additional expenditure by other agencies in the Waitakere community.

The Community Outcomes clearly state a desire to manage energy innovatively and responsibly and for Waitakere to be a leader in sustainable housing and building practices. Furthermore, Council has chosen to play a leadership role in the strategic issue of energy and clean air. As required by the Local Government Act 2002, the selection of proposed projects to be funded by the Climate Change Projects budget considered:

- The costs and benefits of various options, in terms of the present and future social, economic, environmental, and cultural well-being of the city;
- The extent to which the community outcomes would be promoted or achieved in an integrated and efficient manner by each option.

The table in Attachment C outlines the main options considered and the reasoning for recommending/not recommending each option. It is noted that the completion of the action plan provided a good gap analysis, enabling staff to shortlist a number of initiatives that would target emissions not already targeted through other, already approved work programmes.

Councillor Working Group

Considering climate change's high profile and additional expenditure in this area, staff recommend that a working group made up of a small number of Councillors and senior management staff be formed. The purpose of the group would be to provide staff with feedback on key climate change projects and issues as they arise. Many of the projects in the action plan and the work programme are still in the planning phase and new additional opportunities may arise unexpectedly. A mechanism for fast, informal feedback would ensure that opportunities can be realised and that actions develop to the satisfaction of Councillors and management.

Communities for Climate Protection Forum - 25 October 2006

The International Council for Local Environmental Initiatives is organising a Communities for Climate Protection Forum in Auckland on 25 October 2006.

A32-A57 The location of the forum in Auckland presents a good opportunity for several elected members to attend this event. Staff will circulate the agenda to Councillors closer to the date but recommend that the committee nominate one or several Councillors to officially represent Waitakere at the event. If the action plan attached at pages A32 to A57 and its goals are adopted Council will be awarded Milestones Two and Three at the forum.

Energy Wise Councils Programme

The Energy Efficiency and Conservation Authority has decided to discontinue their Energy Wise Councils partnership programme that Waitakere City Council is a member of. It will, however, continue to assist Councils with technical advice and support. The main impact on Waitakere City Council will be the loss of the annual networking events, which have been very useful in the past. The Communities for Climate Protection programme, run by the International Council for Local Environmental Initiatives will be held annually, starting this October, which will fulfil a similar function.

Communication

It is proposed to launch the Waitakere Action Plan on Climate Change and Energy at a suitable occasion in the near future. The details for this launch are still to be worked out.

A communication plan on climate change and energy will be developed as part of the Climate Change Publicity project, if this is approved.

RESOURCES

A58-A61 All recommendations are covered by existing budgets. The work programme attached at pages A58 to A61 describes the budget lines affected and the proposed project costs.

A62-A63 Attached at pages A62 to A63 summarises the proposed expenditure for the Climate Change Projects budget for which approval is sought.

CONCLUSION

Waitakere City Council has a strong community mandate for climate change actions and has long played a leading role nationally and internationally. The adoption of the action plan, its goals and the attached work programme are the logical next steps to ensure that community expectations are met and that Waitakere continues to be seen as a leader in this field.

RECOMMENDATIONS

1. That the Waitakere Action Plan on Climate Change and Energy and Work Programme report be received.
- A32-A63 2. That the attached Climate Change and Energy Action Plan attached at pages A32 to A63 to the Agenda and the goals contained in it be adopted.
- A32-A63 3. That the Climate Change and Energy Work Programme attached at pages A32 to A63 to the Agenda be approved.
4. That expenditure of the \$150,000 Climate Change Projects budget is approved to include:
 - a) Up to \$10,000 to pilot the purchase of 'green power' for some of Council's operations.

- b) \$80,000 for a solar hot water campaign, including the waiving of the Building Consent fee for solar and heat pump hot water systems.
 - c) \$10,000 for educational activities around climate change
 - d) Up to \$50,000 for a demonstration project, subject to separate approval.
5. That staff be required to report on the progress of the Climate Change and Energy Work Programme and on proposed expenditure of the Climate Change Projects budget in March of each year.
 6. That a small working group, comprising of Councillors and senior management, be established to provide staff with feedback on Climate Change and Energy actions.
 7. That a Councillor be nominated to represent Waitakere at the Communities for Climate Protection Forum, 25 October 2006.

Report prepared by: Katja Lietz, Project Manager: Sustainability Projects.



13 UPDATE ON HOBSONVILLE VILLAGE CONCEPT PLANNING

PURPOSE OF THE REPORT

The purpose of this report is to provide the City Development Committee with an update on work being undertaken to refine the future concept plan for Hobsonville Village, which will be presented as part of Council's evidence for the Local Government (Auckland) Amendment Act 2004 hearings.

BACKGROUND

Six District Plan Changes (numbered 13 - 18) were publicly notified on 31 March 2005. These were required in order to adequately respond to the opportunities and obligations that arose under the Local Government (Auckland) Amendment Act 2004 (LG(A)AA 2004), and its opportunity for Council to develop a proposal to shift the Metropolitan Urban Limit.

These Proposed Plan Changes introduced additional policies to guide intensification and integration of urban form and transportation in the City, rules to manage development in future urban areas, and rules to manage further urban intensification (particularly in and around the New Lynn town centre).

The proposed Plan Change 14 relates specifically to the future development of Hobsonville Village. This proposed Plan Change focused on two areas of development. The first was to expand the existing retail activities at the intersection of Clark and Hobsonville Roads, creating a village centre to serve the surrounding residential catchment. The second was to create new employment areas to the west of Hobsonville Village and within the proposed State Highway 18 motorway alignment. This proposed motorway alignment has formed the northern boundary of Council's proposal to shift the metropolitan urban limit.

STRATEGIC CONTEXT

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

Key strategic platforms which relate to the proposals are:

- The *Urban and Rural Villages* platform, which seeks to deliver vibrant town centres;
- The *Strong Innovative Economy* platform, which seeks to provide quality local employment for Waitakere City residents;
- The *Green Network* platform, which seeks to retain and enhance the qualities of the natural environment within the areas that are proposed to be urbanised, while seeking the relief of development pressure on the non-urban areas such as the Waitakere Ranges and Foothills; and
- The *Integrated Transport and Communication* platform, which seeks to deliver sustainable urban form integrated with passenger and other transport networks in a way that reduces vehicle trips, reduces the dependence on private motor vehicles, and supports alternative transportation modes such as public transport, walking and cycling.

ISSUES

Submissions to Plan Change 14 and Associated Key Issues

The Auckland Regional Council has received a number of submissions to Proposed Plan Change 14. These submissions will be considered by a panel of independent commissioners during the hearings for Plan Changes 13 (Massey North / Westgate), 14 (Hobsonville Village) and 15 (Hobsonville Peninsula), which are currently scheduled to be heard in November 2006. Council's Planning officer is required to provide recommendations to the Joint Hearings Panel on whether they should reject, accept in part, or accept these submissions.

The key themes raised in the submissions have been as follows:

- The need for more detailed planning around the village centre, particularly with respect to large format retail and supermarket activities;
- The introduction of rules requiring developers to prepare a comprehensive development plan demonstrating how they are able to achieve Council's desired development outcome in this area (as identified in the concept plan);
- The need for improved modelling of how the proposed new areas of development will support the integration of land use, impact on the land transport system (including State Highways) and public transport networks;
- The need to provide better buffering of Hobsonville Primary School and the existing residential areas on the southern side of Hobsonville Road where these activities will be immediately adjacent to the proposed industrial zones;
- Increased pressure to include rules to provide for large format retail (including supermarkets) and car dependent retail activities along the corridor and within the village core.

Council also took the opportunity to lodge a submission on 31 May 2005 to the Proposed Plan Change, the key issues being as follows:

- The requirement for stronger policies to avoid retail activities in the new industrial areas outside the village centre;
- The need to provide more clarity around the proposed land uses within the village centre precinct;
- Amend policies to clarify Council's intention to avoid industrial activities within the village centre precinct;
- Amend policies to create stronger streetscape standards and general design criteria.
- The need to introduce appropriate methods to address design and amenity issues arising from new industrial areas being located adjacent to residential areas and schools.

The Revised Concept Plan

A64

Subsequent to the receipt of submissions to the notified Plan Change 14, and the lodgement of Council's submission, Council led an enquiry by design process to consider Council's response to these submissions. The result of the workshop and ongoing consultation with stakeholders has been the development of a revised concept plan, which is attached at page A64. The key changes to the notified concept plan that the revised plan has introduced are as follows:

- Rezoning the industrial land in the northern half of Precinct B to incorporate mixed uses (high density residential and retail) which are more appropriate uses within a village centre;
- Introduction of a village core zone at the centre of Hobsonville Village to demonstrate tighter land use controls in this area. This re-design work includes the identification of only one site that will be permitted to provide a large format retail activity (i.e. a supermarket). This change has been in response to the workshop's finding that the Village could only accommodate a small supermarket to serve the surrounding catchment, if it were to be an economically feasible land use proposal;
- Rezoning of much of the land to the west of Hobsonville Primary School to provide for more industrial land to compensate for the removal of the industrial zoning within Precinct B, and to allow for a roading realignment around the school to enable better connectivity and a physical separation between the school and adjoining industrial activities;
- The introduction of High Amenity Industry design criteria around the northern and eastern boundaries of the school and on the northern side of Hobsonville Road where industrial activities will face the school and the existing residential land uses;
- Rezoning of land parcel immediately to the west of Hobsonville Primary School as Open Space, potentially providing for leisure and community services to be located in this area;
- Recognition of the already modified residential area to the west of the Clark Road intersection as Village Periphery, and therefore suitable for accommodating a mix of uses at the edge of the village;
- Providing further clarity on the plan outlining the proposed roading and public transport networks through the Village.

Council's officers have considered whether these proposed changes to the notified concept plan for Plan Change 14 are supported by submissions and further submissions to the Plan Change. The officers are confident that these changes are an appropriate Council response to a number of key submissions and evidence to advocate for the proposed changes to the notified concept will be prepared for the hearings. This evidence will contain an analysis of the submissions to the plan change, and Council's actions in responding to these submissions through the enquiry by design process. Council's evidence will include the preparation of a concept plan and rules to support growth and a change in land use in this area.

The Integrated Catchment Management Plan

An Integrated Catchment Management Plan (ICMP) is a plan needed to support a discharge consent that Council needs to obtain from the Regional Council. It is an application that outlines how Council will manage the effects that development will have on the detention and disposal of stormwater and wastewater. The Council's Network Discharge Consent (the technical term for the resource consent application) for the Waiarohia Stream catchment was notified on 1 August 2006. This discharge consent recognised the area of new (or non rural) development around Hobsonville Village as being that area identified in the original notified concept plan for Plan Change 14. The revised concept plan that was developed through the workshop process provides for a greater area of development, and must therefore be provided for in the Integrated Catchment Management Plan to address the resultant water issues, before it can be rezoned for development.

At the time of writing this report, Council officers were investigating whether this additional growth area could be accommodated by the land use principles identified in the Integrated Catchment Management Planning. It is Council's intention to lodge a submission to the Integrated Catchment Management Planning requiring further modelling to be undertaken to accommodate the revised growth area in this application. The Auckland Regional Council has indicated that the hearings for the Integrated Catchment Management Planning's are likely to be heard in November, close to the scheduled hearings for Plan Changes 13, 14 and 15. Therefore, it would be timely for stormwater modelling to be complete by this time so that it can form part of the Advocate Leader's evidence to support changes to the revised concept. A planning consultant is likely to be engaged to present evidence.

A further report will be taken to the Planning and Regulatory Committee advising Council of the proposal to amend the rules and the concept plan identified in Plan Change 14. This report will seek a resolution approving Council's submission to the Integrated Catchment Management Planning to accommodate the amended growth area. Council's Legal Services Manager has advised that the Chief Executive Officer has the delegated powers to submit to Council's Integrated Catchment Management Planning application before 29 August 2006, a deadline that is outside of the Planning and Regulatory Committee's agenda timelines.

RESOURCES

Strategic Projects are responsible for the preparation of evidence and coordination of the actions necessary to support Plan Change 14. Resources are therefore provided by the officers in this team.

There are no further resource implications other than staff time to implement this work programme.

CONCLUSION

The proposal to revise the notified concept plan for proposed Plan Change 14 will provide a more comprehensive planning approach to the future development of Hobsonville Village, addressing issues such as clear planning mechanisms to deliver Council's desired outcomes in the Village core, a clearer understanding of impacts on the surrounding roading and public transport networks, a clear policy around the use of Comprehensive Development Plans, and methods to address the potential effects of industrial development on Hobsonville Primary School and existing residential land use activities in this area. This revised concept and the development of underlying policies and rules will provide robust approach to defend Council's proposal to shift the Metropolitan Urban Limit.

RECOMMENDATIONS

1. That the Update on Hobsonville Village Concept Planning report be received.
2. That Council adopt the revised concept plan for Hobsonville Village, Proposed Plan Change 14 as its position in response to submissions received on Proposed Plan Change 14, and confirm the approach being taken as set out in the agenda report.
3. That a further report be taken to the Planning and Regulatory Committee to provide an update on Council's submission to the discharge consent for the Waiarohia Stream Catchment and to confirm actions to amend the policies and rules notified as proposed Plan Change 14.

Report prepared by: Rochelle Edwards: Strategic Projects.



14 **NEW LYNN TRANSIT ORIENTED DEVELOPMENT PROJECT SEPTEMBER 2006 UPDATE**

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly update to the City Development Committee on the progress of the New Lynn Transit Orientated Development (TOD) project, resource implications, indicative budget/funding requirements, and relationship status with other government agencies.

BACKGROUND

This Council's objective in the Stage III double tracking of the Western Line, which commenced in July 2005, is to get the option of full rail/road grade separation through New Lynn town centre adopted as the preferred option by all the stakeholders. In parallel to this, officers are working to secure agreement from all government agencies involved to pull together adequate funding for this option. It has generally been agreed albeit orally by both Auckland Regional Transport Authority and ONTRACK that rail duplication below grade is the preferred option. Auckland Regional Transport Authority is yet to make a formal decision on it's preferred option and is still giving consideration to the at grade option. Over the last six months Central Government and other government agencies have been considering how this type of large scale infrastructure project might be delivered.

Treasury's involvement in the project has led to the appointment of Opus consultants to provide a cost benefit analysis of the options prior to a funding decision by Cabinet. The conventional assessment mechanisms currently in place are not adequate to evaluate the broad benefits to be derived from these types of projects and need to be reconsidered. This has caused a delay in getting sign off on the preferred option from the various government agencies.

STRATEGIC CONTEXT

The Transit Orientated Development project has been identified as one of the Council's top five projects and represents a substantial investment in the Long Term Council Community Plan 2006-2016. The challenge for this Council is to bring all the various facets of the project together to achieve the desired outcome, a fully functioning vibrant town centre at New Lynn.

ISSUES

Joint Project with Auckland Regional Transport Authority

A second workshop was held 15 August which was attended by Council officers and the Council's consultant team as well as representatives from Auckland Regional Transport Authority, Treasury and Auckland Regional Transport Authority's consultant Opus. The workshop was to review the preliminary work of Opus and identify gaps and further work required to finish the report for Treasury. Through discussion at the workshop it was agreed that:

- The broader economic impacts could be taken into account within the cost benefit analysis;
- Subject to further detailed geological technical work being undertaken the construction methodology proposed by Fletchers is feasible;
- The partial trenching option does not deliver more benefits, has some disadvantages for freight movement due to increased gradient and only a small cost saving to the overall project; and
- Comparison of the at grade option against the trenching option is the main issue to be resolved.

Further works to be done include clarification of the anticipated employment and potential contribution to the local and national economies. The Opus report is expected to be completed by the end of August 2006. The report will be forwarded to the Council for consideration prior to being sent to Treasury. In presenting this report to the Council for a formal decision regard will be given to the requirements of the Local Government Act 2002 Sections 76 and 77.

It was also agreed that Waitakere would provide an additional report that highlighted the wider context and views of the Council to be included as an attachment to the Treasury report. This additional report would be prepared in the context of a quadruple bottom line analysis.

Auckland Regional Transport Authority will use the information from the Opus report to adopt a preferred option for rail duplication project. At this stage there has been no formal decision to support the trenching or at grade option. These options were to be put to the Auckland Regional Transport Authority Board for consideration previously but this has been delayed. It is understood that the Auckland Regional Transport Authority Board will arrive at a decision prior to Treasury lodging its report as a Cabinet paper.

At this stage there can be no grounds for thinking that Auckland Regional Transport Authority's recommendation will be for grade separation.

ONTRACK

Council officers continue to meet regularly with ONTRACK to ensure that work within each organisation continues in a coordinated manner. ONTRACK has called for tenders to undertake a more detailed geotechnical study of the rail corridor. This work is in anticipation of commencement of the detailed design phase.

Formal Relationships with Other Organisations

A Project Charter has been developed to set a clear framework for the Council to work jointly with ONTRACK. The purpose of the Charter is to put in writing an agreed Partnering Agreement between Waitakere City Council and the New Zealand Railways Corporation (ONTRACK's legal entity). This agreement relates specifically to the joint Transit Orientated Development project. The Charter will define the objectives, values, working arrangements, reporting requirements and responsibilities of both parties.

Officers have also sought to establish formal agreement on the Council's working relationships with the Auckland Regional Council and Auckland Regional Transport Authority in respect of this project. The expectation is that an agreement will be able to be formalised once there is a clear decision on whether the duplication will be trenched or at grade.

Briefings to Electorate Members of Parliament

There have been several briefings of local Ministers to ensure they are up-to-date with the projects progress. These briefings have been with:

- The Hon. David Cunliffe - Member for New Lynn;
- Ms Lynne Pillay - Member for Waitakere; and
- The Hon. Chris Carter - Member for Te Atatu.

Consultation Programme

A programme of ongoing consultation with the local businesses in the New Lynn town centre has commenced. An introductory article was included in the August edition of Waitakere City News. This was followed by a letter to all land owners and the tenants of properties along the rail corridor. This letter introduced the project to the businesses and put forward an offer to meet with Council officers to discuss the project in greater detail. These meetings will be set up with each business to establish how the rail project will impact on their operations. These issues will be fed back into the preliminary design phase to ensure minimal disruption as construction takes place.

In addition to these individual meetings a larger scale meeting for key stakeholder businesses and property owners will be held towards the end of September. The purpose of this meeting will be to give an overview of the project and collectively discuss some of the broader issues that will face the town centre as a result of the rail duplication project.

In parallel to this process a communications working group has been established with ONTRACK. This working group will ensure that there is:

- advanced notice of all media releases and public meetings;
- clear definition of roles and responsibilities; and
- sharing of resources in preparing material for distribution.

As more information and further clarity of the timing for construction of the project is known, more meetings will be scheduled for the community to find out more about the project. It is expected that these will take place early in the new year.

Concept Plan and Plan Change 17

As part of the discussions with land owners and tenants around the rail project it is expected that the issue of the proposed Plan Change 17 and the finalisation of the concept plan will also be raised. It is very hard to separate the matters associated with the rail project and proposed Plan Change 17. While some discussion of submissions to the proposed Plan Change will be covered the core focus will be on identifying issues to be addressed as a result of the rail component of the project. This consultation programme will also fit with the preparation for the joint hearing panel due to take place towards the end of the year. Final resolution of submissions to proposed Plan Change 17 will take place through the Local Government (Auckland) Amendment Act 2004 joint hearings process.

RESOURCES

To date a relatively small core team has worked on the project with external assistance on project management. The project management resource and structure are currently being reviewed to ensure that adequate technical and strategic resources from across the Council will be pulled together for the next stage of the project. A sum of \$350,000 has been allowed for this project within the City Development 2006/2007 budget and work programme.

CONCLUSION

There is still a considerable amount of preliminary work that can continue without the funding being clarified. Commencement of the consultation programme will lift the profile of the project into the public realm.

RECOMMENDATION

That the New Lynn Transit Oriented Development Project September 2006 Update report be received.

Report prepared by: Yvonne Rust, Group Manager: City Development Projects.



15 WESTGATE MASSEY NORTH DEVELOPMENT FRAMEWORK UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide an update to the City Development Committee on work being undertaken to finalise the Development Framework for the Westgate Massey North area as this framework will be used to guide the Council's preparations for the Local Government (Auckland) Amendment Act 2004 (LG(A)AA 2004) hearings.

BACKGROUND

As part of Plan Change 15 an Urban Concept Plan for the Westgate Massey North area was notified in March 2005. This Plan Change included moving the Metropolitan Urban Limit to establish a new town centre and employment precinct in the Westgate Massey North area. Plan Change 15 consists of policies to guide the overall direction for the future development of the area and these will be implemented through supporting rules and criteria.

An Enquiry by Design Workshop was held in November 2005 to consider the first round of submissions and any additional work undertaken to further refine the development framework for the Westgate Massey North Plan change area. This resulted in the preparation of a Development Framework which shows in greater detail the location of the various land uses, a local movement network and how the centre will develop over time.

STRATEGIC CONTEXT

Plan Change 15 is one of the plan changes prepared to implement the Council's Growth and Transport Integration programme and cuts across most of the Strategic Platforms identified in the Long Term Council Community Plan. In particular Plan Change 15 will deliver a town centre and employment precinct to accommodate the City's future growth. This goal falls under the following Platforms:

- The Urban and Rural Villages;
- The Strong Innovative Economy;
- The Green Network; and
- The Integrated Transport and Communication.

Plan Change 15 also directly relates to the area covered by the Totara Integrated Catchment Management Plan (ICMP).

ISSUES

Due to the extended process of the LG(A)AA 2004 it is necessary to update the development framework in response to the ongoing strategic work that has taken place since notification of the Urban Concept plan in March 2005. The changes are in response to the following:

- Additional consultation with landowners, business people and local residents;
- Enquiry by Design Workshop;
- Receipt of submissions and further submissions to Plan Change 15;
- Development and notification of the Totara Integrated Catchment Management Plan;
- Preparation of the Transport Audit to focus on accommodation of public transport in the Northern Strategic Growth Area Corridor;
- Massey community development programme;
- Further strategic planning and transport modelling;
- Long Term Council Community Plan Developer Contribution Policy; and
- Preparation of a social infrastructure for the area.

A65 All of these factors have triggered further consideration of the Development Framework Plan and modifications have been made accordingly. A summary of the changes is to be presented as part of this report and are attached at page A65.

Consultation

A series of meetings have been held with the property owners in the immediate Plan Change area to keep them informed of the progress officers have been making with the further refinement of the Development Framework and other associated projects relevant to the Plan Change area.

Next Steps

Work is progressing towards meeting with submitters with a view to coming to some agreement prior to presenting to the joint hearings panel. A finalised Development Framework Plan will be presented to the City Development Committee prior to going to the hearings panel.

RESOURCES

This project forms part of the larger Growth and Transport Integration programme and an amount of \$10,000 has been allowed within the existing City Development 2006/2007 Annual Plan.

CONCLUSION

Strategic work has continued on the refinement of the Development Framework Plan. This finalised Development Framework Plan will be used to inform the changes to the Urban Concept Plan in Plan Change 15 and any subsequent guidelines that may be developed.

RECOMMENDATIONS

1. That the Westgate Massey North Development Framework Update report be received.
2. That the City Development Committee approve Council officers to continue consultation with submitters, land owners and business people in the area with a view to finalising the Westgate Massey North Development Framework Plan.

3. That the City Development Committee approve the Westgate Massey North Development Framework Plan be used to inform the necessary changes to Plan Change 15.

Report prepared by: Yvonne Rust, Group Manager: City Development Projects.



16 WAITAKERE SAFE CITY RE-DESIGNATION

PURPOSE OF THE REPORT

The purpose of this report outlines for the City Development Committee the background and context for the Safe City Re-designation Project, reports on the process and planning underway and seeks endorsement for the project and for the Safe City Re-Designation Steering Group to govern the project.

BACKGROUND

Waitakere City was accredited as a World Health Organisation (WHO) Safe City in 1999; the first New Zealand City to be so designated. Accreditation essentially recognises internationally the work being done to promote community safety, and gives access to the world wide network of Safe Cities, sharing programme information and research on safety issues.

The City is now required to undergo a re-designation process to continue operating its community Safety programmes using the "Safe City" brand. The Karolinska Institute, to whom the WHO delegates overseeing of the Safe City programme, has indicated it would like this work completed in the second half of 2006. In New Zealand, the agency responsible for the accreditation of safe communities is the Safe Communities Foundation New Zealand. Achievement of this re-accreditation has been set by Council as a key priority for this year.

STRATEGIC CONTEXT

Waitakere has been prominent in community safety for many years, since establishing New Zealand's first Injury Prevention Pilot programme. Safe City remains a strategic priority for Council. Under The Safe Waitakere brand, the programmes contribute to the Strong Communities platform, and First Call for Children priority. There are also strong connections with the Wellbeing Collaboration Project. An additional connection exists with the proposal put forward by the Mayor for Waitakere to be declared a City for Peace, which is currently under investigation.

ISSUES

Re-designation Process

There are two stages for the re-designation:

- Presentation of a report documenting the City's performance with respect to the six criteria for accreditation; and
- Site visit by the accreditation agency, the Safe Communities Foundation New Zealand.

Accreditation Event

Once re-designation has been approved, a suitable celebration event and accreditation ceremony will need to be held in the City if Council is successful. The scope of the event has yet to be finalised, but is likely to take place in the Council Chambers, with a large number of key stakeholder organisations in attendance.

Accreditation Criteria

In order to be re-designated as a WHO Safe Community, communities are required to meet the following six criteria:

1. An infrastructure based on partnership and collaborations, governed by a cross-sectional group that is responsible for safety promotion in their community.
2. Long-term sustainable programmes covering both genders and all ages, environments and situations.
3. Programmes that target high-risk groups and environments, and programmes that promote safety for vulnerable groups.
4. Programmes that document the frequency and causes of injuries.
5. Evaluation measures to assess programmes, processes and effects of changes.
6. Ongoing participation in national and international Safe Communities networks.

Of those criteria, it has been indicated by the Safe Communities Foundation New Zealand that, while all must be covered in the application, the most important are:

1. An infrastructure based on collaboration and partnerships, governed by a cross sectional group that is responsible for safety promotion in their community; and
2. Evaluation measures to assess programmes, processes, and effects of changes.

Scope of Community Safety Re-designation

In 1999, the major focus of the Safe City Accreditation Application was on Injury Prevention, although crime prevention, alcohol and Road Safety were also featured. The Safe Waitakere Injury Prevention Project was the driving organisation.

Since that time, the City's scope of Community Safety programmes has considerably expanded, to the extent that there now exists a Safe Waitakere Team within Council, headed by a fully Council funded Team Leader. The Team includes the Community Action on Youth and Drugs project, Crime Prevention, Alcohol and Injury Prevention. In the 2006/2007 Annual Plan, a new two-year position was also funded for Family Violence Prevention. The Road Safety Project now has its own team. Council and its partners have also carried out extensive policy and operational work in safety through environmental design. In the re-designation process, the Steering Group are considering appropriate inclusion of all these City safety areas.

The Director of the Safe Communities Foundation, which represents the WHO, has advised that the concept of Community Safety is now more comprehensive than it was in 1999. The Director confirms that Waitakere's re-designation application should include all aspects of injury and safety that are a focus for the community, presenting the full complexity of the City's projects, within the context of the wider collaboration between Council and Central Government and community partners. The re-designation report also needs to be placed within the context of the NZ Injury Prevention Strategy.

Outline of Re-designation Focus

The strategic focus for this project needs to be established from the outset. Re-designation presents a key opportunity for the city to showcase some of its most important work. There are many safe community projects, associated policies and partnerships, and a report and event based simply on a reiteration of these may not be in the community's best interests.

It has been suggested, by the Safe Communities Foundation, that this application concentrates on one or two central aspects of community safety with the following features:

- They demonstrate clearly the interrelationships between Council, government agencies and community;
- They demonstrate the connections between policy, implementation and evaluation;
- They incorporate the essential elements of the Eco City philosophy, demonstrating social, economic, cultural and environmental sustainability;
- They are 'poised' for further development, and their success would be advanced by being presented to key decision makers such as government Ministers.

Some informal discussion has taken place on possible responses to this, as below:

- Connect the City-wide focus of the City Plan/Waitakere Way/ Wellbeing Collaboration projects with Community Safety to demonstrate depth, breadth and complexity and collaboration;
- Choose a developing geographical location, e.g. Henderson Town Centre to link spatial planning and physical infrastructure development including Crime Prevention Through Environmental Design with social, environmental and cultural development and show how community safety is being incorporated and promoted through each;
- Highlight the formal and informal agreements reached with key agencies e.g. Police. Show the different levels at which these operate: policy/ strategy and operations/implementation, and demonstrate the outcomes of each;
- Promote an emerging locality programme such as the Massey Project as a potential showcase of 'Retrofitting' an existing suburb, especially in the face of new population and town centre growth, with a view to attracting further agency buy in , especially at government level.

Project Governance Structure

Governance - Safe City Re-designation Steering Group

This group will provide oversight to the project, and where appropriate facilitate access to information and resources as required. The Steering Group has signed off the Action Plan and will oversee the preparation and publication of the report.

It is composed of the members of the Safe Waitakere Injury Prevention Board, augmented by representation from Reference or Advisory groups of the Community Action on Youth and Drugs, Crime Prevention, Alcohol, and Road Safety projects. Councillor Penny Hulse, Inspector Mark O'Connor (NZ Police), Helen Jones (Waitakere Anti Violence Essential Services), and Andrew Bell (Regional Road Safety Coordinator), have been invited to take those additional positions. In order to separate the function of the Steering Group from that of the Safe Waitakere Injury Prevention Project Board (which is chaired by Councillor Stone), Councillor Hulse is chairing the Steering Group.

The Steering Group will meet monthly. Meetings will coincide with ordinary Safe Waitakere Injury Prevention Project Board meetings.

The Chairman will represent the Steering Group, and lead the promotion of the project at local/regional/national levels and in the media.

Operations - Officers Working Group

This group will pull together the report on Safe City activities, reporting through the Director: Strategy to the Steering Group. It will comprise staff from the Council, primarily from the Safe Waitakere Team, coordinated by the Team Leader of Safe Waitakere. Other staff members may be drawn on as necessary.

The officers group will be responsible for the implementation of the Action Plan, including information gathering, preparation of reports, presentation and events management. Staff will be designated responsibility for ongoing liaison with key stakeholders, e.g. Police, Waitemata District Health Board, Accident Compensation Corporation, Fire Service, Land Transport New Zealand, Waitakere Anti Violence Essential Services. The group will meet fortnightly.

The Re-designation Steering Group has begun discussing the focus, and the Officers Working Group is preparing a report for the Steering Group's meeting on 12 September 2006, to finalise the key projects for the application. A verbal update on progress will be given at the Committee meeting.

RESOURCES

All costs associated with the Safe City Re-designation of Waitakere can be met from within existing budgets. The Ministry of Health, which funds some of the work strands of the Safe Waitakere team, has confirmed that they are willing to part-fund this project through funding they provide to Council for that work.

CONCLUSION

Work has begun on preparation of an application for re-designation as a World Health Organisation accredited Safe City, under the guidance of a Steering Group. The City Development Committee's endorsement of the project, and its approval of the governance structure, is sought.

RECOMMENDATIONS

1. That the Waitakere Safe City Re-designation report be received.
2. That the City Development Committee endorse the application for re-designation of Waitakere as a Safe City.
3. That the governance structure for the Waitakere Safe City Re-designation project be approved.

Report prepared by: Mark Maxlow, Safe Waitakere Team Leader.



17 UPDATE ON THE McLAREN PARK COMMUNITY PROJECT

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the progress of the McLaren Park Community Project.

BACKGROUND

The McLaren Park Community Project is aimed at strengthening community services for the McLaren Park / Henderson South area. The project was established after a report was presented to the City Development Committee in May 2002 identifying the area as one of the most disadvantaged communities in Waitakere City with significant unmet community needs. The McLaren Park Community Project was established in September 2002 in a similar way to the Ranui Action Project in order to address these needs.

From January 2003, a McLaren Park Community Project Coordinator has been contracted by Leisure Services as a part time community worker to build a community network and strengthen community services in the McLaren Park / Henderson South area. The Coordinator encourages participation from the community and existing service providers in the area and also partnerships between Council, schools, and communities.

McLaren Park Community Project became a legal entity in May 2004 and the McLaren Park Community Project Management Committee was established in June 2004.

The McLaren Park Community Project has a wide community representation as members from a cross-spectrum of many sectors, including youth, local business, Maori, Pacific Island, etc. The McLaren Park Community Project Committee meet monthly to address local issues, identify initiatives, and provide direction and guidance to the McLaren Park Community Project Coordinator.

STRATEGIC CONTEXT

The Local Government Act 2002 defines one of Council's responsibilities as to promote the social, economic, environmental and cultural wellbeing of communities, in the present and for the future.

Through the adoption of Strong Communities, Council outlines its commitment to undertake initiatives that will contribute to making Waitakere City a safe, healthy place to live and to improving local leisure and recreation opportunities and choices. It also states that 'people are active, healthy and content. They feel safe and there is strong sense of community'. Direct financial assistance to organisations providing support and activities to the residents of Waitakere assists Council's commitment to this strategic goal.

Council's role in the McLaren Park Community Project is also in keeping with its support for community led initiatives in the area of social development.

ISSUES

The McLaren Park Community Project has achieved some major milestones over the past financial year and has met all of their objectives as set by Council for 2005/2006 which included:

- Progressing and implementing the McLaren Park Community Project Action Plan including work on governance, policies and procedures and ongoing development of a strong and diverse McLaren Park Community Project Management Committee;

- Ongoing youth development including growing the school holiday programme, youth training and continuing growth and support of the McLaren Park Community Project youth group 'Young Believers Club';
- Ongoing assessment of local needs and community visioning for the future;
- Increased community wellbeing and ownership of decision making; and
- Ongoing partnerships in community initiatives between schools, residents, businesses and service providers, Council, and central Government.

During the 2005/2006 financial year, there has been considerable development on the McLaren Park Community Project's policies and procedures along with the refining and development of the organisation's Strategic and Action Plans. This work has aided in the up-skilling of the McLaren Park Community Project Management Committee as they have taken on a more integrated role in the daily operations of the organisation. Subcommittee and working groups have been established with the commitment of 'volunteer time' from members being the highest since the project's inception.

The resurgence of active participation in the group is in part due to the skills of the new McLaren Park Community Project Coordinator who started with the project in early December 2005. A robust recruitment process took place over a few months late in 2005 which provided the McLaren Park Community Project Management Committee with an opportunity to redefine the role of the Committee and their relationship with the Coordinator and the community.

The McLaren Park Community Project School Holiday Programme has been a huge success and received an increased enrolment for the most recent July school holidays. Three new staff members from the community have been appointed for the holiday programme who provide positive role modelling 'from the community, to the community' for the children. The programme has achieved Child Youth & Family 'approval status' so caregivers are now able to receive subsidies from Work & Income New Zealand for the children attending the school holiday programmes.

The weekly 'Young Believers Club' youth group continues to do well and is flourishing. The club has approximately 35 youth enrolled between the ages of 12 and 20, with a core group of approximately 25 youth regularly attending each week. During the past year, in addition to the weekly meetings the Young Believers Club held a number of successful events for local youth including; a series of art production workshops, a Halloween trick or treat party, a picnic / day out at the Long Bay Beach Reserve, an end of year Christmas party, sponsored health seminar and workshops, an art gallery evening, a bowling social night, and a recent hip hop dance function.

McLaren Park Community Project puts out a newsletter on a quarterly basis that is distributed (by the youth group) to the local schools, business and approximately 1,700 homes throughout the McLaren Park / Henderson South area. The newsletter helps generate community interest and involvement in the project thereby fostering more networks, ownership and community group initiatives to take place.

McLaren Park Community Project's accommodation need

Due to funding received from the Waitakere Licensing Trust, in May 2006 the McLaren Park Community Project moved office location from a small room at the back of the Bruce McLaren Intermediate School (which had no public access or visibility) to a shop front location across the street from the school. The new location is much more accessible for the public which has contributed significantly in raising McLaren Park Community Project's status and visibility within the community over this short period of time. The new location enables members of the community to stop by and find out what's happening and/or share ideas thereby creating much more opportunity for community based initiatives to take place in the area.

The commercial rate at which the McLaren Park Community Project is renting this new space on a monthly basis means that the grant from the Waitakere Licensing Trust will cover the accommodation needs of McLaren Park Community Project only until December 2006. Council officers have met with the McLaren Park Community Project Coordinator to provide support and guidance regarding additional fundraising avenues for the project.

It is acknowledged that the Waitakere Licensing Trust grant provides a temporary solution to the accommodation needs of the McLaren Park Community Project and that the project needs a 'community facility type' of venue in which to operate if it is to reach its community outcome goals and be successfully sustainable.

The Bruce McLaren Intermediate School is currently fundraising to build a new gym / recreation facility on school property and have had discussions with Council officers and McLaren Park Community Project members about the possibility of providing community office space on the second level of this facility. The school has produced plans for the gym which include the community rooms on the second floor of the building. The estimated cost of the community rooms is \$400,000. The school has no need for the community space as part of the school's curriculum but have made the space available should the community want the space and are prepared to fund it.

Funding has been budgeted in the Long Term Council Community Plan for the planning (2007/2008) and development (2010/2011) of a community house facility for the area. The Council owned property of 27 Corban Avenue in Henderson has been identified as a possible location for a community house for this area.

It is possible that Council may get good value by investing in the community rooms on the second floor of the proposed gym at the Bruce McLaren Intermediate School and may find it meets the community needs without providing a purpose built community house. A further report on this issue will be brought back to the City Development Committee in the next few months.

RESOURCES

Total funding of \$60,000 is available from Leisure Services for the financial year of 2006/2007 for community development initiatives and provision of community services in the Henderson South / McLaren Park area.

Council staff resources are provided for project and coordinator support within current work programmes.

CONCLUSION

The McLaren Park Community Project has achieved all of their objectives as set by Council for 2005/2006 and is continuing to flourish.

A number of successes have been achieved over the past year including:

- Recruitment and hiring of a new Coordinator;
- Further development of McLaren Park Community Project's policies and procedures and development of the organisation's Strategic and Action Plans resulting in up-skilling of committee members;
- Increased involvement of volunteer activity;
- Recruitment and hiring of new staff for both the school holiday programmes and the youth group;
- Successful provision of the McLaren Park Community Project School Holiday Programme;
- Continued development of the 'Young Believers Club' youth group with many popular events held in addition to the regular weekly meetings;

- Production of a quarterly newsletter distributed (by the youth group) to the local schools, business and approximately 1,700 homes in the area;
- Securing a \$12,000 grant from the Waitakere Licensing Trust;
- Establishment of a new office location in the hub of the McLaren Park community.

It is acknowledged that the Waitakere Licensing Trust grant provides a temporary solution to the accommodation needs of the McLaren Park Community Project and that the project needs a 'community facility type' of venue in which to operate if it is to reach its community outcome goals and be successfully sustainable.

Council officers will continue to work with the McLaren Park Community Project in exploring alternative options for sustainable community group accommodation including the proposal from the Bruce McLaren Intermediate School.

RECOMMENDATIONS

1. That the Update on the McLaren Park Community Project report be received.
2. That a further report be brought to the City Development Committee that explores the options of providing a community facility in the McLaren Park / Henderson South area.

Report prepared by: Kimberly Rees, Project Leader, Community Resources, Leisure Services.



18 CLASSIFICATION OF TE RANGI HIROA RESERVES

PURPOSE OF THE REPORT

The purpose of this report is for the City Development Committee to consider and make recommendation to Council on the classification of all of the reserves within Te Rangi Hiroa Reserve that are unclassified, in accordance with the Reserves Act 1977 and in compliance with the Reserve Management Plan for Te Rangi Hiroa Reserve.

BACKGROUND

Te Rangi Hiroa Reserve is a park of approximately 8.2619 hectares and is located at 103 Glen Road, Massey.

Te Rangi Hiroa Reserve consists of six reserves. These are Birdwood Depot, Birdwood Winery Estate, Don Buck's Corner, Don Buck Primary School Recreation Reserve, Starling Park and Te Rangi Hiroa.

Some of these reserves, although vested as reserve under the Reserves Act 1977, have not been formally classified. The Reserves Act requires that land that has been vested as "reserve" be classified according to its principal or primary purpose.

The Reserve Management Plan adopted in October 2002 for the Te Rangi Hiroa Reserve also provides, among others, a framework for the management of these reserves. It is stated in policy 8.1 of the Reserve Management Plan that all reserves are required to be classified according to their existing use for their continued protection and appropriate use.

In addition, the Massey Community Board approved at its meeting in December 2005 (2346/2005) the grant of a lease to each of West City Darts Association and the Western District Model Railway Club. The clubs are located on Birdwood Winery Estate and occupy the upper and lower level respectively of the Birdwood Winery Building.

Birdwood Winery Estate reserve, being one of the reserves within the Te Rangi Hiroa Reserve, has not been classified - and Council is unable to grant these leases until the reserve has been classified.

As such, it is proposed that all reserves, which remain unclassified, within Te Rangi Hiroa Reserve are classified according to their existing use and purpose. Furthermore, Council will be able to grant a lease to each of West City Darts Association and the Western District Model Railway Club once the Birdwood Winery Estate reserve has been classified.

STRATEGIC CONTEXT

Council adopted a strategic platform for "Sustainable Development" as one of five strategic priorities. Under the Sustainable Development priority, environmental and cultural benefit, among others, are required to be provided for current and future communities.

The classification of all unclassified reserves within Te Rangi Hiroa Reserve will provide environmental and cultural benefit. This will be achieved by maintaining the network of classified reserves within Te Rangi Hiroa and each reserve will be protected within the purpose for which the reserve has been classified.

As mentioned above, the Reserve Management Plan adopted in October 2002 for Waitakere reserve network of Te Rangi Hiroa has been developed as a guide to the protection, use and development of the reserves. The Plan places an emphasis on managing the reserves and their respective values as an integrated network as well as individual parks.

As part of the management of the reserves, one of the objectives set out in the Plan in policy 8.1 is that all reserves are classified according to their existing use for their continued protection and appropriate use. It is therefore in accordance with the Reserve Management Plan to classify all the unclassified reserves within Te Rangi Hiroa Reserve.

ISSUES

Requirement to Classify Reserves

Section 16 of the Reserves Act 1977 requires all reserves to be classified according to their principal or primary purpose.

The Reserves Act sets out the procedure for classifying reserves. Set out below is a table of the reserves to be classified including the purpose for which each reserve will be classified and the steps required to be taken to classify each reserve.

Each reserve consists of one or more lots or parcels of land - each lot has its own legal description. The table below identifies the lots which make up each reserve and which need to be classified.

The purposes set out in the table are appropriate to the existing use and value for each respective lot and reserve.

Table of Lots to be Classified

No	Legal Description	Purpose	Procedure
	Don Buck's Corner		
1.	Pt Lot 6 DP 42849 3525m2	Local purpose (esplanade) reserve	The status of this land is currently being determined by Land Information New Zealand. The Certificate of Title to this land is not clear in respect of the ownership and status of the land. It is proposed that once a determination has been made by Land Information New Zealand, and if appropriate for Council, that the land will be vested under the Reserves Act 1977 and classified as a local purpose (esplanade) reserve.
2.	Lot 2, DP 43970 506m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.
3.	Lot 39 DP 75594 6021m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
	Don Buck Primary School Recreation Reserve		
4.	Lot 2 DP 64720 1.4126ha	Recreation reserve	Section 16(2A) (a) classify by resolution. Public notice not required.
	Starling Park		
5.	Lot 135 DP 87373, CT 44A/485 1553m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
6.	Lot 95 DP 129440 and Lot 87 1823m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
	Te Rangi Hiroa		
7.	Pt 27 Block 14 SO 50427 2.3143	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
8.	Lot 10 DP 40763 CT 56B/632 430 m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.

No	Legal Description	Purpose	Procedure
9.	Lot 11 DP 40763 CT1302/100 369m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
10.	Lot 12 DP 40763 25m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.
11.	Lot 5 DP 49674 CT 42c/530 215m2	Local purpose (esplanade) reserve	Section 16(1)(b) classify by Gazette Notice. Public notice is not required if the classification is substantially the same as the purpose for which it is currently held.
12.	Lot 3 DP 64720 278m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
13.	Lot 2 DP 70307 Part ct 1164/23 2536m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
14.	SO Plan 54875 Pt Section 26 CT 726/116 6.2590	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
	Birdwood Winery Estate		
15.	Lot 2 DP 50606 8.2619	Local purpose (historic site) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.

Procedure for Classification

Generally, the reserves will be able to be classified by resolution of Council (as proposed in this report) and by providing the Department of Conservation with notice of such Council resolution - public notice is not required. Under Section 16(2A) of the Reserves Act, public notice is not required to be provided in respect of classification.

However, the proposed classification for Lot 5 DP 49674 392m² (item 11 above), being one of the reserves within Te Rangi Hiroa reserve, does require public notice unless the proposed classification is substantially the same as the purpose for which the reserve is currently held and administered.

It is proposed to classify the reserve as a local purpose (esplanade) reserve. This classification is "substantially" the same as the existing use and purpose of the reserve. The reserve is currently used for open space and passive recreation. It is therefore considered that public notice will not be required to classify this reserve.

In respect of part Lot 6 of DP 42849 it is intended that the land will be classified under the Reserves Act 1977 as a local purpose (esplanade) reserve once a determination has been made by Land Information New Zealand. However, this is provided that the determination is such that it is appropriate for the land to be vested and classified in accordance with the Reserves Act 1977.

Lease to West City Darts Association and the Western District Model Railway Club

Once the Birdwood Winery Estate reserve is classified as a local purpose (historic site) reserve, Council will be able to enter into a lease with each of the Darts Association and the Model Railway Club pursuant to the resolution of the Massey Community Board referred to above.

RESOURCES

There are no budget implications attached to the classification of reserves within Te Rangi Hiroa other than staff time.

CONCLUSION

It is recommended that all the reserves within Te Rangi Hiroa Reserve that are not classified, now be classified according to the purposes set out in the above table. Such classifications are in accordance with the Reserves Act 1977 and are identified by the Te Rangi Hiroa Management Plan.

Once the Birdwood Winery Estate is classified Council will be able to grant leases to each of West City Darts Association and the Western District Model Railway Club.

RECOMMENDATIONS

1. That the Classification of Te Rangi Hiroa Reserves report be received.
2. That the City Development Committee recommends to Council that the Chief Executive Officer be given authority to give notice to the Minister of Conservation under Sections 14 and 16 of the Reserves Act 1977 to classify the reserves as set out below and according to the purposes listed respectively in the below table.

No	Legal Description	Purpose	Procedure
	Don Buck's Corner		
1.	Pt Lot 6 DP 42849 3525m2	Local purpose (esplanade) reserve	The status of this land is currently being determined by Land Information New Zealand. The Certificate of Title to this land is not clear in respect of the ownership and status of the land. It is recommended that once a determination has been made, and if appropriate for Council, that the land will be vested under the Reserves Act 1977 and classified as a local purpose (esplanade) reserve.
2.	Lot 2, DP 43970 506m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.
3.	Lot 39 DP 75594 6021m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.

No	Legal Description	Purpose	Procedure
	Don Buck Primary School Recreation Reserve		
4.	Lot 2 DP 64720 1.4126ha	Recreation reserve	Section 16(2A) (a) classify by resolution. Public notice not required.
	Starling Park		
5.	Lot 135 DP 87373, CT 44A/485 1553m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
6.	Lot 95 DP 129440 and Lot 87 1823m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
	Te Rangi Hiroa		
7.	Pt 27 Block 14 SO 50427 2.3143	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
8.	Lot 10 DP 40763 CT 56B/632 430 m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.
9.	Lot 11 DP 40763 CT1302/100 369m2	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
10.	Lot 12 DP 40763 25m2	Local purpose (esplanade) reserve	Section 16(2A)(d) classify by resolution and give notice to DOC. Public notice not required.
11.	Lot 5 DP 49674 CT 42c/530 215m2	Local purpose (esplanade) reserve	Section 16(1)(b) classify by Gazette Notice. Public notice required under s16(4) Reserves Act unless the proposed classification is "substantially the same" as the purpose for which the reserve is currently held and administered.
12.	Lot 3 DP 64720 278m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
13.	Lot 2 DP 70307 Part ct 1164/23 2536m2	Local purpose (esplanade) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.

No	Legal Description	Purpose	Procedure
14.	SO Plan 54875 Pt Section 26 CT 726/116 6.2590	Recreation reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.
	Birdwood Winery Estate		
15.	Lot 2 DP 50606 8.2619	Local purpose (historic site) reserve	Section 16(2A)(a) classify by resolution and give notice to DOC. Public notice not required.

4. That the Chief Executive Officer be given authority to negotiate and execute a lease with West City Darts Association and the Western District Model Railway Club in accordance with the approval of the Massey Community Board at its meeting in December 2005 (2346/2005).
5. That in accordance with section 16(5) of the Reserves Act 1977 Council is not required to give public notice on the basis that the proposed classification for Lot 5 DP 49674 392m2 (item number 11 above), being one of the reserves within Te Rangi Hiroa reserve, is substantially the same as the purpose for which the reserve is currently held and administered - that is as a "local purpose (esplanade) reserve".
6. That the City Development Committee recommends to Council that the Chief Executive Officer be given authority to classify part lot 6 of DP 42849 as a local purpose (esplanade) reserve pursuant to the Reserves Act 1977 in the absence of any objections and provided that any determination made by Land Information New Zealand provides that it is appropriate for the land to be vested in Council and classified in accordance with the Reserves Act 1977.

Report prepared by: Huia Kingi, Community and Reserves Legal Officer, Parks and Planning.



19 WAITAKERE REGIONAL HOCKEY TURF PROJECT UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the work completed to date by the working party on the development of a regional hockey turf at Henderson High School and recommends options to move the project forward.

BACKGROUND

In October 2002 Auckland Hockey Association (AHA), the governing body for hockey in the Auckland region, completed a Facilities Strategy in collaboration with Auckland City Council, Manakau City Council and Waitakere City Council. The strategy was commissioned by AHA to guide the development, provision and placement of artificial hockey turfs and related facilities in the wider Auckland region. The main objectives of the strategy were to:

- Understand likely growth and demand issues for hockey in the Auckland Hockey Association Region;
- Identify current gaps in turf provision including geographic location, type of turf and to prioritise each gap;

- Identify the most beneficial partnership models for turf development and operation, including identifying key stakeholders and the advantages and disadvantages for each model.

The Auckland Hockey Association Strategy identified that a new full-size artificial hockey turf was one of the top five medium term (2002-2007) priorities for the organisation and that a central Henderson location was the preferred area for a turf. Following the completion of the Auckland Hockey Association strategy, the City Development Committee passed the following resolution at its December 2002 meeting:

- “2. That an investigation be undertaken that will research the appropriate site having regard to more even distribution of sports fields and facilities across the City, appropriate management structure and an estimate of costs and potential funding sources to develop an artificial hockey turf in Waitakere City.”

3542/2002

Visitor Solutions Limited were contracted to establish the overall feasibility of developing a hockey turf and associated facilities. They were briefed to make recommendations about turf location and potential management structures ensuring Council has the necessary information to make an informed decision regarding the potential of an artificial turf in Waitakere City. A report was presented to the City Development Committee in February 2005 highlighting the key findings of the report, which included naming Henderson High School and Waitakere College as two possible sites for the turf location. The City Development Committee resolved the following:

- “2. That Council Officers enter into discussion with the owners of the preferred sites to assess the level of interest and commitment towards the project.
3. That Council Officers report back to the Committee with feedback from potential stakeholder negotiations.”

48/2005

Initial investigations highlighted both Henderson High School and Waitakere College would be suitable for the potential development and that there was very little differences between them. Therefore Council's decision to enter into a partnership with either party was largely related to the differences between the two schools about perceptions about operation and governance. In August 2005 the two preferred sites were asked to present a proposal to the City Development Committee.

The following month officers presented a report on the site owners proposals and presentations with a recommendation to work with one site. The City Development Committee passed the following resolutions:

- “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.”

1698/2005

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

Ownership/Governance

A working party (consisting of Council officers from Leisure Services, representatives from Auckland Hockey Association and Henderson High School) has been developed to assist with creating the governance structure for the development and operation of the facility. Such issues are also being explored in detail by working through the New Formal Council Relationships Policy.

A report presented to the City Development Committee in August 2005 suggested that there were four ownership models:

- Council ownership;
- School ownership;
- Trust ownership;
- Club ownership.

The report explained that if Council ownership was chosen Council would be required to be the main stakeholder and provide the majority, if not all the capital costs. Council would have full control and could choose to either manage the facility as a Council owned and operated facility or to contract out the management through a management agreement. If this option was preferred it was recommended that the turf be developed on a Council owned reserve or park. Te Atatu South Park was suggested.

There is also the possibility of either a school or Club having ownership of the facility however at this stage it is unlikely that either would have the capital funds necessary to be a major stakeholder and/or the resources required to manage the facility.

If School ownership was the preferred option the School would be responsible for the ongoing costs associated with the operation, however the School does not currently have the funds to do so. Potentially School governance could also make it difficult for organisations such as Auckland Hockey Association to provide input into the operation and management of the facility. There is also a risk that the Turf would not be used to encourage the development of hockey on a regional level.

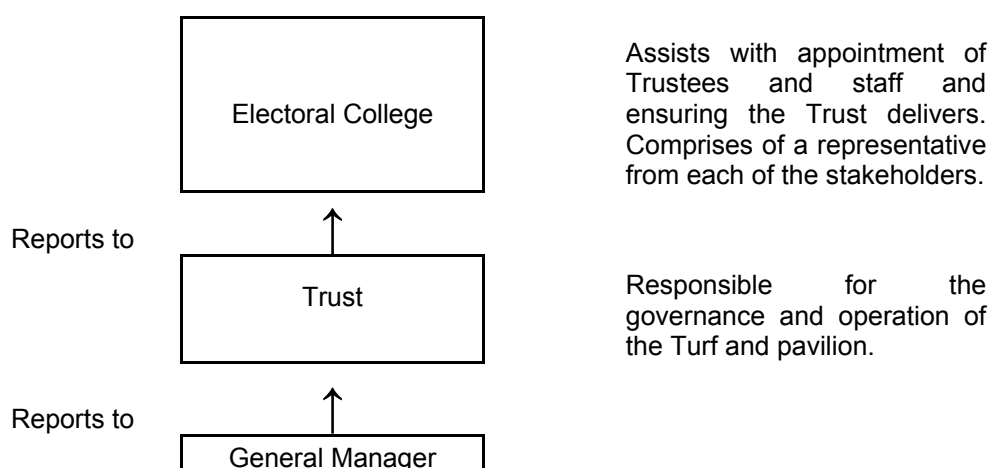
There is currently no club that is established within Waitakere making club ownership almost impossible. A new club could be established (which is one of the goals of the working party) however a new club is unlikely to have the resources required (both technical skills and financial ability) to take on the ownership and governance of such a development.

The report commented the most likely form of ownership and governance is to form a Trust. A Trust would have the greatest access to funds through funding agencies such as the Licensing Trusts and ASB Trust for both capital developments and ongoing operational funding. A Trust would be independent. The Electoral College would elect representatives of the stakeholders, to sit on the Trust ensuring all stakeholders' views were represented.

At the August 2005 City Development Committee meeting Councillors indicated they did not want to fully fund the project. For this reason Te Atatu South Park was removed from the list of possible sites. The report also stated that it was likely as "none of the current stakeholders have been in a similar situation previously, Council will need to dedicate a project manager to oversee the project similar to the resources allocated the Trusts Stadium."

At the August 2005 City Development Committee meeting discussion focused on the development of a Trust as Council did not want to fully fund the development or be responsible for the operational costs of the facility. In conjunction Council wanted to work in partnership with Henderson High School.

The working party hired an independent facilitator to assist with the drafting of a Trust Deed. The deed is almost complete and will be presented to the members of an Electoral College once established for their feedback. The Electoral College will be responsible for ensuring the appropriate mix of skills on the Trust and the ongoing monitoring of the Trusts ability to meet key performance indicators. It is suggested that the governance be set as follows:



It is proposed the Trust will function with a minimum of five Trustees and a maximum of seven Trustees comprising of:

- One Auckland Hockey Association representative;
- One resident hockey club representative (once established);
- One Henderson High School senior management representative;
- One Henderson High School Board of Trustees representative;
- Three community representatives.

Trustees need to be able to demonstrate they have one or more of the following skills:

- knowledge and expertise in financial management;
- knowledge and expertise in law;
- experience in general business administration;
- proven experience in building developments/construction (this skill may be co-opted or hired during the construction phases);
- experience in policy and procedure development;
- experience in facility management;
- experience in developing strategic directions/documents; and/or
- experience in fundraising.

While it is acknowledged that it is unlikely to find one person with all the above attributes, the representatives should have a number of the given attributes. The Trustees will be responsible for determining the governance, policies and procedures of the facility as well as raising the remaining funding required for the project.

It is recommended that Council does not elect a Councillor or officer to sit on the Trust but protects its investment in the project by being involved in the recruitment of Trustees via the establishment of an Electoral College. Council will be one of three to four representatives on the Electoral College. Representatives will be from the School, Auckland Hockey Association, Council and independent representatives. Those that are on the Electoral College will not be Trustees. Because Council will have less than 50 % of the right to appoint Trustees, directors and managers of the organisation, the Trust formed will not be a Council controlled organisation or a Council organisation (as determined by the Local Government Act 2002).

This is viewed as being preferable to a Councillor nominated onto the Trust as the pressure for Council to sit on all projects that Council is involved in will become greater than the resources Council has available. Council's involvement in the project is actually far greater in terms of time commitment than previously expected. It is also harder to form an exit strategy from the Trust, while leaving the Trust self sufficient with the Council's involved in the governance.

Council needs to maintain some control over the project (as the project was driven by Council rather than community approaching the Council.) It is suggested such control is maintained by a combination of, representatives on the Electoral College, the terms and conditions in the Trust Deed, charter and funding/management agreement. The Electoral College would be involved in the assessment of all Trustee nominations against the desired skills.

Funding

Council is a key stakeholder with \$1,852,000 allocated in the Long Term Council Community Plan in 2007/2008, however, projected costs were done in May 2004. During Long Term Council Community Plan deliberations the project was reassigned to the 2007/2008 year.

With the project being delayed all the funds were transferred to the 2007/2008 year, which has meant that there is no allocation for "seed" funding.

Two options to fund the early stages of the project have been identified by the working party to solve the issues. They are as follows:

Option A: Council approves moving \$70,000 from funding currently budgeted in the Long Term Council Community Plan in 2007/2008 for concept design and consents to the 2006/2007 year. In conjunction with \$30,000 being sought from any surplus put forward from Council's 6 monthly review for administrative costs such as legal fees, advertisements and the set up of governance structures.

Option B: incorporate Henderson High School's (the School) planned development of a gymnasium in the project and use funding the School has already raised.

Option A

Option A involves moving \$70,000 budgeted in the Long Term Council Community Plan in 2007/2008 for the Project into the 2006/2007 year so the Trust can start formulating concept designs to present to stakeholders and funding agencies and processing resource consents. With an additional \$30,000 being sought from any surplus at the 6 monthly review for operational issues such as legal fees and the development of the Trust and Electoral College. This funding would be in addition to Council's commitment to the capital development.

Option B

The School currently has approximately \$400,000 that they are willing to put into the project if the project scope is expanded to incorporate the development of a basic gymnasium which would be joined to the pavilion and be open for community use. This funding could then be utilised for "seed" funding. The school has already had the gymnasium part of the project costed and have drawings which suggest the budget of \$400,000 is realistic in today's terms, however, there may be escalation issues if the project is not started until 2007/2008.

By expanding the scope of the project the Trust is likely to get cost savings for the overall project particularly in the area of design fees. In addition joint design could lead to better connectivity and flow between the two developments creating increased community usage.

However, there is a risk to the Trust if Council supports expanding the scope of the project and the project runs over budget. The Trust would be responsible for funding the additional cost.

Council Resources

A previous report mentioned the need for Council to provide officer time. At the time of the report officers were unsure of the exact details of the commitment however further investigation has indicated the following resources will be needed:

- Overall Project Controller from Leisure Services (at no charge to the project);
- Construction Manager from Project Services (charged to the project);
- Administrative Support utilising existing administrative support provided to Leisure (at no charge to the project);
- Legal Services Support, limited support when available in initial stages (at no charge to the project);
- Business Development Support, ongoing monitoring of the project (at no charge to the project).

To protect Council's investment it is recommended that Council insist on providing a Project Controller (approximately .5 FTE) and a Construction Manager (approximately .30 FTE). The Project Controller will oversee all details of the project including assisting the governing body to set up policies and procedures. This is currently being provided by leisure Services. The Construction Manager will be responsible solely for the physical works development. The Construction Manager is likely to be from Project Services at a cost of approximately \$66,000 charged back to the project.

Pre construction the stakeholders will be involved in the forming of the charter which will set out things such as partner contributions, partner responsibilities and the goals and objectives of the Trust. In addition Leisure Services will monitor the ongoing progress of the Trust similar to other projects the Council has funded. Council representatives will also be on the Electoral College who will be responsible for monitoring the progress of the Trust.

In addition, because at least three of the Trustees (two school representatives and Auckland Hockey Association) have not been involved in a development of this capacity before, it is likely Council will need to offer more assistance than a group who is experienced in such matters. It is recommended that support such as the use of Council's administration support team, legal services and business development staff be included as part of Council's contribution.

Funding Conditions/Terms

When original funding for the project was committed Council did not specify any particular requirements for the funding. However, as the development is progressing, the working group needs to know the requirements of Council investment up front, to ensure the best utilisations of time and resources, in addition certain conditions have become apparent as part of working through the New Formal Relationships Policy. Officers propose that the following terms be made conditional to the funding for the project:

1. That the Trust must follow Council's procurement policy this is to ensure that Council's contribution to the project is spent in accordance with best practice policies and inline with legislative requirements under the Local Government Act 2002.
2. That Council is responsible for the project management of the development (this will be charged to the project). This ensures that experienced project managers maintain control over the development. It also protects Council's investment.
3. That the Trust Deed has a clause that states the Trust deed can not be changed without the prior approval of the Council. In addition to a management agreement (which is likely to only last 10-20 years) this ensures that the fundamental objectives of the Trust remain the same in future years.
4. That an Electoral College is established. The Electoral College (which is made up of one representative from each stakeholder) would be responsible for the appointment of the Trustees of the Board and any staff. This ensures Council's investment is protected without having to be involved in the day to day governance and operation of the facility. The Electoral College would also be responsible for monitoring the Trust's performance.
5. That the objectives Council wishes to see from the project be included in the Trust Deed:
 - That the facility is used as a regional hockey turf facility;
 - That the purpose of the facility is to grow and foster hockey in Waitakere City;
 - That the facility is for use by the wider community as well as the school;
 - That the facility provides greater recreational opportunities for the community;
 - That the facility ensures people can play their chosen sport within Waitakere City;
 - That the facility is of regional significance and attracts regional and national competitions;
 - That the facility is self funding.

Project Timeline

Working party continuing development of New Formal Relationship Policy	January 2006-
Advertise for Electoral College nominations	February 2007
Appointment of Electoral College members	March/April 2007
Establishment of Electoral College (stakeholder agreement)	April 2007
Establishment of working teams to develop policies, procedures and develop sport.	April 2007-
Establishment of criteria for Trustee's	May 2007
Recruitment process for Trustees	May/June 2007
Confirmation of Trust Deed	June 2007
Concept designs	June 2007
Approach funding agencies (informal discussions)	July 2007
Fundraising	June 2007 - June 2008
Start of construction	Pending securing all funds required

RESOURCES

There is currently \$1,852,000 allocated in the Long Term Council Community Plan for the 2008/2009 financial year.

Officers are recommending \$70,000, currently budgeted in the Long Term Council Community Plan in 2007/2008, be moved to the 2006/2007 year for concept design and consents. In conjunction with \$30,000 being sought from any surplus put forward from Council's 6 monthly review for administrative costs such as legal fees, advertisements and the set up of governance structures.

Two options have been presented in the report; the second option involves incorporate Henderson High School's (the School) planned development of a gymnasium in the project and use funding the School has already raised.

Officers are recommending the Council provide an overall Project Controller from Leisure Services at no charge to the project. This is currently being provided by the Leisure Planner. In addition the following resources will be required:

- Construction Manager from Project Services (charged to the project);
- Administrative Support utilising existing administrative support provided to Leisure (at no charge to the project);
- Legal Services Support, limited support when available in initial stages (at no charge to the project);
- Business Development Support, ongoing monitoring of the project (at no charge to the project).

Once the Project is completed and the Turf and Pavilion are operational it is a requirement that the Trust is self funding.

CONCLUSION

In the absence of a governing body Council has developed a working party consisting of Council officers, Henderson High School and Auckland Hockey Association representatives to progress the early stages of the development of a full wet hockey astro turf located at Henderson High School. The working party has been progressing several pieces of work such as the New Formal Council Relationship Policy, the development of a vision, project plan and a Trust Deed to form the governance of the project. While working through such pieces of work several issues have arisen. Council is required to confirm its commitment both in time and resources to the project and the conditions tagged to the \$1,852,000 allocated in the Long Term Council Community Plan as well as the mechanism for governance of the turf and pavilion. Officers are recommending an Electoral College be established to appoint the Trustees to the Board.

RECOMMENDATIONS

1. That the Waitakere Regional Hockey Turf Project Update report be received.
2. That the City Development Committee recommend to the Finance and Operational Performance Committee that \$70,000 be transferred from 2007/2008 year to the 2006/2007 year for consents and concept designs for the Waitakere Regional Hockey Turf Project.
3. That the City Development Committee recommend to the Finance and Operational Performance Committee that \$30,000 be sourced through any surplus available from the 6 month review for the development of governance structures and other administrative tasks for the Waitakere Regional Hockey Turf.
4. That the City Development Committee confirm its desire for the Waitakere Hockey Turf and pavilion to be owned and governed by a Trust mechanism.
5. That the City Development Committee resolve that an Electoral College be established to appoint the Trustees to the Board for the Waitakere Hockey Turf.
6. That City Development Committee approve supplying the following resources for the Waitakere Hockey Turf Project:
 - Overall Project Controller from Leisure Services
 - Construction Manager from Project Services
 - Administrative Support
 - Legal Services Support
 - Business Development Support.
7. That City Development Committee accept the following as condition to the funding given to the Henderson Hockey Turf project:
 - That the Trust must follow Council's procurement policy;
 - That Council is responsible for the project management of the development;
 - That the Trust Deed has a clause that states the Trust Deed can not be changed without the prior approval of the Council;
 - Council is involved in the appointment of all community member Trustees; and
 - That the objectives Council wishes to see from the project be included in the Trust Deed.

Report prepared by: Clare Dwyer: Leisure Planner.



REPORTS FROM THE SUBCOMMITTEES

20 CULTURE, ARTS AND EVENTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 9 AUGUST 2006

MATTERS CONSIDERED

A66-A67

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 A66 to A67.

The Special Committee Recommends:

That the Meeting report of the Culture, Arts and Events Special Committee held on Wednesday, 9 August 2006 be received.

JP Lawley
CHAIRMAN



21 PROJECTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 2 AUGUST 2006

MATTERS CONSIDERED

A68-A70

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 A68 to A70.

The Special Committee Recommends:

That the Meeting report of the Projects Special Committee held on Wednesday, 2 August 2006 be received.

RP Dallow, QPM, JP
CHAIRMAN



PUBLIC EXCLUDED MATTER

22 SWIFT WIND TURBINE DEMONSTRATION ENERGY PROJECT

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

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following part of the proceedings of this meeting, namely, Swift Wind Turbine Demonstration Energy Project.

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

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Swift Wind Turbine Demonstration Energy Project	The withholding of information is necessary in order to: <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).	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

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

- *The report contains information which if released could affect Council's negotiations.*

