

**AGENDA FOR A MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD AT
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON THURSDAY, 2 AUGUST 2007 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 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



4 CONFIRMATION OF MINUTES

Meeting Minutes - Thursday, 5 July 2007
Friday, 6 July 2007
Tuesday, 10 July 2007

RECOMMENDATION

That the minutes of the Meetings of the City Development Committee held on Thursday, 5 July 2007, Friday, 6 July 2007 and Tuesday, 10 July 2007 as circulated, be taken as read and now be confirmed.



5 **PRESENTATION - VECTOR LIMITED**

Vector Limited and the Council have entered into a Strategic Alliance to enable both parties to work together to provide better service to the community and develop long term planning.

Through this Alliance, Vector Limited has been appraised of the Council's plans for future growth around the transport nodes and for the Northern Strategic Growth Area (NORSGA).

Vector Limited has now developed high level concept plans for providing power and ICT services to these areas, and have requested a presentation to the City Development Committee to advise the Council of its plans.



6 **WAITAKERE ACTION PLAN ON CLIMATE CHANGE AND ENERGY - QUARTERLY UPDATE**

PURPOSE OF THE REPORT

The purpose of this report is to provide the City Development Committee an update on the initiatives covered by the Waitakere Action Plan on Climate Change and Energy.

BACKGROUND

The Council adopted the Waitakere Action Plan (the Plan) on Climate Change and Energy and its greenhouse gas reduction goals in September 2006 (minute no. 1777/2006). Since then staff have been working on the implementation of the initiatives in the Plan and on additional initiatives approved as part of the Climate Change Projects budget (minute no. 1777/2006).

STRATEGIC CONTEXT

The Council and its community see the reduction of greenhouse gas emissions as a priority. This is reflected in the Council's Strategic Platforms and Priorities (Integrated Transport and Communication, Strong Innovative Economy, Strong Communities, Urban and Rural Villages, Sustainable Energy and Clean Air) and the Community Outcomes (Green Network, Strong Communities, Strong Economy, Sustainable Integrated Transport, Sustainable Environment, Urban and Rural Villages).

The adoption of the Plan on Climate Change and Energy has confirmed this commitment. Central government's commitment to a carbon-neutral New Zealand, its development of a climate change policy package and increased media coverage of climate change have added further impetus to the Council's desire to improve energy efficiency and reduce emissions.

ISSUES

This report provides an update on the Council wide Climate Change and Energy related projects since March 2007 including the projects covered under the 2006/2007 climate change budget approved in September 2006 (minute no. 1777/2006).

Transport	School Travel Plans	Two new school clusters have been added to the programme: <u>Te Atatu South Cluster:</u> Flanshaw Road School, Rangeview Intermediate, Freyberg Community School, Tirimoana School, Arohanui Special School. <u>Massey West Cluster:</u> Massey Primary School, Massey High School, Don Buck School, St Paul's School, Royal Road School. <i>The target of adding six schools per year has easily been met.</i>
	Public Transport	The peak train frequencies between Britomart and Henderson have been doubled. 7.5 km of double track between New Lynn and Henderson have been brought into service. Electrification of the network approved. A separate report on this will be provided to the September City Development meeting.
	Walking and Cycling	An extensive cycle and walking network is now under construction, including the Oratia, Lower Opanuku and Lower Waikumete cycle and walk ways. Construction will commence on the Millbrook Road, Upper Opanuku and Upper Waikumete cycle and walk ways in October 2007.
	Council Fleet	A trial of fleet diesel cars on bio fuel is planned for the current year and the increased use of clean efficient diesel vehicles for the fleet will also be assessed.
	Sustainable Urban Planning	A positive outcome for the plan changes for the Northern Strategic Growth Area and Hobsonville is expected.
Buildings	Eco Design Advisor (funded through the climate change budget)	Sustainable Management Funding (through the Ministry for the Environment) has been approved to contribute \$30,000 towards the salary cost of a full time Eco Design Advisor. To date the Eco Design Advisor has been a half time position.
	Solar Hot Water (funded through the climate change budget)	The waiving of building consent fees for solar hot water systems has been very successful in generating debate and confirming Waitakere City Council as a leader in practical climate change action and will be ongoing in 2007/2008. Staff are currently working with local suppliers to investigate the feasibility of a low cost solar preheating system that can be retrofitted to homes in Waitakere. Staff are also working with the New Zealand Housing Foundation to encourage the inclusion of solar hot water in the first stage of the development.
	EcoWise West (funded through the climate change budget)	EcoMatters trust, who deliver this project, have recently retrofitted the 1000 th house with insulation and other energy efficiency measures. In the 2006/2007 year 415 mainly low income houses were retrofitted.
	New Zealand Housing Foundation Development	Staff are working closely with this affordable housing developer to encourage the inclusion of sustainable technologies in the development. Sustainable Management Funding (through the Ministry for the Environment) for an educational and evaluation component to the project has been approved. This amounts to \$192,000 over two years and includes an on-site education centre, household education and a community open day.
	Household Energy Checks (funded through the climate change budget)	This programme, delivered by EcoMatters, has resulted in a lower than anticipated uptake and while the Council's financial contribution to it has been low, it will be discontinued in its current form. See Sustainable Homes Programme below.

	Sustainable Homes project (partially funded through the climate change budget)	This project is planned for the 2007/2008 year and would combine the Household Energy Checks with Water Checks (funded through EcoWater) and other sustainability education components (such as waste minimisation). EcoMatters applied for \$60,000 additional funding for this project through the Long Term Council Community Plan process and this funding was approved. Funding of this project is subject to approval by the Tenders Subcommittee.
	Smarter Homes Website	This Website was developed by Beacon Pathways Ltd. and the Consumers Institute with central government funding. Council officers have long lobbied for such a national resource to be created and have contributed the content of the Sustainable Home Guidelines and their expertise to its development. The website is now up and running and in effect replaces the Sustainable Home Guidelines. A link from the Council's website to Smarter Homes has been established. The Sustainable Home Guidelines remain available to the public but it will be made clear that this resource has not been substantially updated since 1998.
	Waitakere Central	Waitakere Central won an Excellence Award in the Special Purpose category of the New Zealand Property Council Awards and won the Urban Design category. A post occupancy evaluation of the building is currently under way. A Swift wind turbine has been installed on the building as part of a trial undertaken by Vector. This is the first such installation in New Zealand.
	Corporate Energy Management	Since 2001 \$1million worth of energy has been saved through the corporate energy management programme. This roughly equates to 790 tonnes of CO ₂ ^e reduction.
	West Harbour Sustainable Neighbourhood Project	Council continues to work with Beacon Pathway Ltd. on identifying potential retrofit options, that would result in increased sustainability including lower greenhouse gas emission, for this neighbourhood.
	Regional Renewable Energy Resource Assessment	A regional assessment of renewable energy resources has been completed by the Energy Efficiency and Conservation Authority. This assessment confirms that it is unlikely that there are commercially viable large scale renewable generation opportunities in Waitakere City.
Renewable Generation	Small Scale Generation	Work on the review of District Plan rules and policies to better encourage small scale generation and energy efficiency is ongoing. Work investigating further small scale demonstration projects, including the installation of up to five further Swift turbines, is ongoing.
	Public Places Recycling	Staff are scoping a large scale public places recycling project that would see the placement of recycling bins in public spaces.
Waste Reduction	Cloth Nappy Project (partially funded through the climate change budget)	This project has been successful and will be continued in the 2007/2008 year.
Education and Awareness	Climate Change Communications Plan	A climate change communications plan has been developed by a public relations firm. This will allow the Council to better communicate its various initiatives in this area.

RESOURCES

There are no resource implications from this update report. All resources and funding for the reported initiatives are available within existing budgets.

CONCLUSION

The Plan on Climate Change and Energy is on track and staff are continuing to work on its implementation.

RECOMMENDATION

That the Waitakere Action Plan on Climate Change and Energy - Quarterly Update report be received.

Report prepared by: Katja Lietz, Strategic Advisor Sustainability Initiatives.



7 ARTS CONCEPTS FOR STURGES ROAD BRIDGE REPLACEMENT

PURPOSE OF THE REPORT

The purpose of this report is to present to the City Development Committee for approval to progress to detailed design, the preferred concept proposal for an integrated artwork for the Sturges Road Bridge replacement project which has the informal endorsement of the Culture, Arts and Events Special Committee.

BACKGROUND

The Sturges Road Bridge is to be replaced in response to the double-tracking of the Western Line. The new bridge will be a wider and more substantial structure, carrying two pedestrian walkways, two cycleways and three car lanes.

The new bridge design is a basic and functional structure and, in keeping with the Council's practice of arts/design integration, will be enhanced by a vibrant and distinctive arts intervention.

Four artists were invited to submit concepts to achieve this result. The brief to those artists asked for a sculptural response that took careful account of local history, location and the need for a lighting component to the design.

The four proposals have now been through a Review Panel process in order to establish the preferred art concept and have also been informally presented to the Culture, Arts and Events Special Committee.

The Review Panel included the Chairmen of the Henderson, Waitakere and Massey Community Boards, the Chairman of the Sturges Community Group, the Chairman of the Culture, Arts and Events Special Committee, Council's Arts, Roading and Bridge Project Managers and the consultant engineers to the project.

The existing bridge will be removed in September 2007 and construction of the new bridge will immediately follow to minimise disruptions for commuting road traffic and rail services.

STRATEGIC CONTEXT

The practice of arts/design collaboration is endorsed in the Council's Arts and Cultural Strategy.

The embedding of an arts component in the city infrastructure contributes to the delivery of vibrant Urban and Town Centres and to the vibrant Arts and Culture community outcome.

ISSUES

The brief to the artists for the Sturges Road Bridge asked them to:

- make a strong and exciting aesthetic statement in order to enliven and add vigour to the Sturges Road neighbourhood area;
- play a direct role in enhancing the environment of the simple concrete bridge in order to make it a 'friendly place day and night', for pedestrians, cyclists and car traffic;
- fit with stringent engineering requirements (weight, wind loading) and safety requirements (being sited over a railway line and on a roadway).

The four concept models which have been submitted will be presented to the City Development Committee as three dimensional models and a preferred option identified. There will also be preliminary feedback on engineering viability and potential costings available for this meeting.

If the preferred concept subsequently appears not to be viable from an engineering or cost perspective once detailed design is underway, it will be discounted from further consideration.

The issue of cost is not one which can be clearly identified at this stage of the design process. However, it will be a vital aspect of the design iterative process which proceeds from the selection of a preferred concept. At this point the preferred option has been examined by a construction engineer and would appear to be viable from an implementation point of view and within an acceptable cost range.

RESOURCES

A budget for the art component is estimated to be between \$200,000 and \$300,000 and will be accessed from within the overall construction budget.

CONCLUSION

The four art proposals are of a high quality and have undergone a first stage of scrutiny from a Review Panel. The panel was offered broad technical and design advice from an engineering, roading and design perspective. The preferred option has been subjected to preliminary engineering assessment from a technical and cost perspective and is within acceptable parameters for proceeding to detailed design.

RECOMMENDATIONS

1. That the Arts Concepts for Sturges Road Bridge Replacement report be received.
2. That the City Development Committee endorse the preferred arts/design concept for the Sturges Road Bridge Replacement and approve that it progress to detailed design development.

Report prepared by: Naomi McCleary, Manager: Arts.



8 DRAFT TE PAI PARK RESERVE MANAGEMENT PLAN

PURPOSE OF THE REPORT

The purpose of this report is to present to the City Development Committee the draft Te Pai Park Reserve Management Plan, and to seek approval to publicly notify the draft Te Pai Park Reserve Management Plan for submissions.

BACKGROUND

The management of all reserves is governed by the Reserves Act 1977 (the Act). Under this Act, the Council is required to prepare Management Plans for all reserves vested in its care in conjunction with the consultation process outlined in section 41 of the Act. This statutory framework provides a minimum requirement upon which to develop a more specific process, tailored for each individual Reserve Management Plan.

The Parks Planning section of Waitakere City Council is responsible for the preparation of Reserve Management Plans. The Reserve Management Plan programme allows for two new Reserve Management Plans to be started in each financial year. One comprehensive or group Plan (for the Local reserves of a Ward, group of Green Network reserves, or esplanade reserves), and one single plan for a City-wide reserve. The Reserve Management Process usually takes 18-24 months, depending on the scale of the Reserve Management Plan, to adoption of the Reserve Management Plan.

Reserve Management Plans for City-wide reserves are governed by the City Development Committee while Plans for Local and Neighbourhood reserves are overseen by the appropriate Community Board or Boards.

The Reserve Management Plan programme for 2005/2006 includes one individual plan for a City-wide Park. This is the Te Pai Park Reserve Management Plan.

In November 2005, an Advisory Group was established to oversee the preparation of the Te Pai Park Reserve Management Plan. The role of an Advisory Group is to offer specialist expertise and experience relevant to the respective Reserve Management Plan being prepared. The Advisory Group for the Te Pai Park Reserve Management Plan consists of one Member from the City Development Committee, one Member from Te Taumata Runanga, one Member from the Massey Community Board, and Council officers.

The intention to prepare a Reserve Management Plan for Te Pai Park was publicly notified in February 2006. A preliminary consultation period was undertaken between February 2006 to April 2007. Three written submissions were received. Additional consultation has included meetings with individual user and interest groups of Te Pai Park.

The Advisory Group has met to consider the issues raised from the first round of submissions, the additional user group consultation and the ideas and suggestions raised in the preliminary draft Te Pai Park Reserve Management Plan. A full copy of the draft Te Pai Park Reserve Management Plan will be sent out separately to the Members of the City Development Committee. After such considerations, the advisory group recommended that the draft Te Pai Park Reserve Management Plan be presented to the City Development Committee for their approval to publicly notify the draft Plan for the second round of submissions.

The detailed programme proposed for the draft Te Pai Park Reserve Management Plan is outlined in the following chart. There is an opportunity for the City Development Committee to have input into this programme at this meeting should they wish to.



STRATEGIC CONTEXT

The Te Pai Park Reserve Management Plan is being prepared within the context of the Waitakere City Council's Strategic Priorities and Platforms. The Strategic Platforms particularly relevant to the Te Pai Park Reserve Management Plan are the Green Network, Urban and Rural Villages, and Strong Communities.

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

The role of Te Pai Park within the Green Network is that the Park, in particular the area of open space along the Lincoln Road frontage, adds to the visual attractiveness of the Lincoln Road environment. Te Pai Park is also potentially an opportunity for native vegetation plantings within an urban setting.

The 2020 vision in regards to Urban and Rural Villages is for *“town centres to be thriving, providing exciting options for people to work live and play. Public facilities, streets and places are alive and busy”.*

Te Pai Park provides for an area of green open space which is important to the overall enhancement of the urban fabric of the city. This space offers an area of ‘green relief’ which is beneficial in the dense urban setting of Lincoln Road.

The 2020 vision for Strong Communities is that: *“people are active, healthy and content. They feel safe and there is a strong sense of community, we enjoy our diversity of lifestyles and people.”*

Te Pai Park is a popular and vibrant park that provides for both formal and informal recreational opportunities. It caters recreationally for a range of age groups through providing skate park, netball, tennis facilities and playground. Te Pai Park has the potential to reflect community identity, to contribute to sense of place, as well as providing for an opportunity for community stewardship of the park. Te Pai Park’s importance as a community park is reflected in the events that are held there.

The Te Pai Park Reserve Management Plan is prepared in the context of the draft Parks and Open Space Strategy (update of the 1999 Parks Strategy), which provides guidelines on the management of parks within the City. The objectives and policies outlined in the draft Te Pai Park Reserve Management Plan are guided by the objectives of the Parks Strategy. The Parks Strategy aims to improve the quality of parks and provide parks services in a fair and equitable way for Waitakere communities, within financial constraints.

The Te Pai Park Reserve Management Plan is also being prepared in the context of the Waitakere City Council Leisure Strategy.

ISSUES

Te Pai Park plays an integral role within the wider city, through providing for identity and belonging, as well as providing for both active and passive recreational opportunities. This interest and values of the reserves is reflected in the written submissions received during the first round of public consultation.

A1-A3

A full copy of all the submissions received is attached at pages A1 to A3.

Issues raised in written submissions included, graffiti on the skate park as unsightly when viewed from outside the park. As well, concern was expressed in regard to the traffic build up that occurs in the carparking areas of Te Pai Park, which are often used as a thoroughfare for traffic travelling between Te Pai Place and Clemway Place. Also, garden lights were stolen from the carpark adjoining Clemway Place, and it was expressed that this area is extremely dark and attracts undesirable behaviour.

The sports clubs and major user groups of the park were consulted as part of the drafting of the draft Te Pai Park Reserves Management Plan. Issues raised from Netball Waitakere were around the significant growth of the club now and in the future and the lack of space for more netball courts at Te Pai Park. Netball Waitakere requested covered courts and suggested the courts along the Te Pai Place frontage as potential for this.

Te Pai Tennis expressed concern in regard to the surface of the courts and explained the parking issues that occur when netball and tennis seasons overlap. Te Pai Tennis would like to see covered courts, and a volley board constructed.

The Events Department of Waitakere City Council were consulted as the organiser of youth events held at the Te Pai Park. It was suggested that the skate park has lighting installed at night, and whether the netball courts could be utilised for markets/stalls in conjunction with events. Power supply to the Te Pai Park would also be beneficial for events held at Te Pai Park. For the skate park, it was requested that a 'vert ramp' be installed.

Other issues discovered during the preparation of the draft Reserve Management Plan for the Te Pai Park include, ensuring the green open space at the Lincoln Road frontage is retained, in recognition of the green relief benefits it provides in an urban setting. Also, that enhancing the aesthetic, amenity and safety values of the Te Pai Park is desirable.

The issues raised in the preliminary submission process were discussed with the Advisory Group. The draft Te Pai Park Reserve Management Plan has been developed in consideration to these submissions and comments raised by the Advisory Group.

The objectives and policies included in the draft Te Pai Park Reserve Management Plan allows for new and innovative ways to deal with the graffiti on the skate park, in consultation with the community. As well, the objectives and policies address the aesthetic and amenity enhancement of the reserve, continuing to allow for passive and formal recreational opportunities. The objectives and policies also ensure that the green open space in Te Pai Park is retained. The concept plan as part of the draft Te Pai Park Reserve Management Plan addresses the remaining issues facing the Te Pai Park, as outlined above.

It is now proposed to publicly notify the draft Reserve Management Plan in August 2007 for a further two month submission period as required under the Reserves Act 1977. These submissions will be brought back to the City Development Committee with associated suggested changes to be made to the draft Plan, as outlined in the timeline above.

RESOURCES

\$110,000 has been allocated in the 2006/2007 Annual Plan to continue the Reserve Management Plan programme for Waitakere City, which includes the draft Te Pai Park Reserve Management Plan and associated preparation costs.

Funding for development works suggested within the Reserve Management Plan will be established through future Long Term Council Community Plans, as appropriate.

CONCLUSION

The process of preparing the draft Te Pai Park Reserve Management Plan began with public notification of the intention to prepare the draft Te Pai Park Reserve Management Plan in February 2006. By the close of submissions in April 2006 three written submissions were received. Meetings were held with interest and user groups of the reserves in October and November 2006.

The draft Te Pai Park Reserve Management Plan has been developed with consideration of this consultation. A preliminary draft Reserve Management Plan has been reviewed by the Advisory Group, and comments from that meeting and previous Advisory Group meetings have been taken into account in the development of the draft Te Pai Park Reserve Management Plan.

It is now proposed to publicly notify the draft Te Pai Park Reserve Management Plan in August 2007 for a two month submission period, as required under the Reserves Act 1977.

RECOMMENDATIONS

1. That the Draft Te Pai Park Reserve Management Plan report be received.
2. That the Draft Te Pai Park Reserve Management Plan be approved for public notification.

Report prepared by: Carol Drinnan, Reserve Management Planner.



9 PROPOSED CYCLE ROUTE: ARMADA DRIVE, RANUI TO SMYTHE ROAD, HENDERSON

PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the City Development Committee for the inclusion of a cycle route from Armada Drive, Ranui to Smythe Road, Henderson in the Waitakere City Council programme of works for cycling.

BACKGROUND

The Walking and Cycling Strategy (2003) outlines a proposed network of strategic cycling routes that was developed via a desktop study to identify key routes for the city. The Strategic Cycle Network Feasibility Study commissioned by the Council in 2005 refined the network outlined in the Walking and Cycling Strategy and developed a prioritisation criteria that was applied to guide the implementation and sequencing of cycling projects. The Feasibility Study also recommends various treatments for cycle routes throughout Waitakere. Cycle route treatments are off-road cycle routes, on-road cycle lanes, shared bus/bike/high occupancy vehicle lanes and wide kerbside lanes.

A4 The Waitakere City Council Transport Strategy 2006-2016 contains a map illustrating the proposed cycling routes for Waitakere from 2006-2016. The cycle routes included on the final version of this map were identified as high or medium priority in the Strategic Cycle Network Feasibility Study and are considered to support the strategic direction of cycling in Waitakere, that is, a budgeted programme of works aiming to provide safer routes and connectivity to schools, town centres, transport hubs, employment centres and community facilities. The Waitakere City Council Cycleway Projects map is attached at page A4.

A5 In 2006 the Auckland Regional Transport Authority worked with councils to produce the Auckland Regional Cycle Network Map. This regional map is being used to guide investment in cycling in the Auckland region. Cycle routes on this map will receive a high priority for funding from the Auckland Regional Transport Authority. All routes identified in the Waitakere City Transport Strategy 2006-2016 were accepted for inclusion on the regional map. The Auckland Regional Cycle Network Map is attached at page A5.

A6 Land Transport New Zealand has noted that the Armada Drive to Smythe Road cycle route is not included on the Regional Cycle Map or in the Waitakere City Council Transport Strategy 2006-2016 and has indicated that the route is not likely to receive subsidy funding unless it is formally endorsed by Waitakere City Council. A copy of the proposed Armada Drive to Smythe Road cycle route is attached at A6.

STRATEGIC CONTEXT

The Regional Land Transport Strategy (2005) identifies the development of a regional cycle network as a key action. The Strategy states that expanding the role of cycling as a viable mode of transport for shorter journeys will be an important element to support intensification around selected growth centres and corridors, transport nodes and the development of Greenfield sites. The Regional Land Transport Strategy (2005) set a target to complete 50% of the regional cycle network by 2016.

The Waitakere City Council Transport Strategy 2006-2016 requires the establishment of a network of routes for walking and cycling which connect to key local destinations. The Council's vision for transport is "*a sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere as an eco city.*"

Increased provision for cycling has the potential to have a strong positive influence on the Council's strategic platforms, in particular:

- **Urban and rural villages, *Nga kainga taone, tuawhenua***
Cycling infrastructure ensures that people have real choices in transport to move around the City;
- **Integrated transport and communication, *Te Whakaurunga Waka Te Whakawhiti korero***
Cycling is an environmentally responsible mode of transport. Improved provision for cyclists and pedestrians supports accessible town centres and services;
- **Strong Communities, *He iwi kaha***
Cycling addresses the need to support the health and wellbeing of the city's residents. Cycling is an aerobic exercise, with low impact on the body. Cycling reduces the risk of serious conditions such as heart disease, high blood pressure, obesity and the most common form of diabetes. Cycling can help manage weight, maintain strength and coordination and improve fitness. The Hillary Commission indicates that physical inactivity results in three times the number of deaths associated with road accidents;
- **Sustainable energy and clean air, *He kaha motuhake. He hau ora pai***
There are benefits to the general population and the environment if people choose to cycle rather than use motorised transport; these include less noise and less air pollution.

ISSUES

Armada Drive to Smythe Road cycle route improvements

The majority of the improvements in the Armada Drive to Smythe Road route aim to improve the cycling route for cycling on-road with mixed traffic. The route will comprise on-road sections marked by a series of directional signs, although there are some sections of off-road route with associated improvements.

Safety and connectivity improvements for the route include new pram crossings, new non-slip concrete applied to shared path sections, extended zebra crossings, some footpaths widened to create shared paths, side islands to improve visibility, no stopping lines, cycle hold rails and the relocation of footpath obstacles. Many of these engineering treatments will help younger and less confident cyclists and will also assist more experienced cyclists get to their destination more efficiently and quickly. Initially, speed humps were planned for Smythe Road but after consultation with the Henderson Community Board, speed humps may not be installed at this time.

Improvements to this route are expected to make cycling safer for people already riding on sections of the route and will increase connectivity to Henderson, the transport interchange and to the Project Twin Streams Lower Opanuku walk and cycleway.

Armada Drive to Smythe Road cycle route not formally adopted by the Council

Budget constraints meant that not all routes promoted in the Strategic Cycle Network Feasibility Study were included in the 10-year budgeted programme of works for cycling. The cost of implementing the Strategic Cycle Network Feasibility Study was estimated at \$60,000,000. The Long Term Council Community Plan 2006–2016 budgeted \$17,581,000 (including Land Transport New Zealand subsidies) for development of 30 percent of the cycleway network across the city by 2016.

A sign posted cycle route from Armada Drive to Smythe Road was included in the draft cycling programme of works and was identified as the highest priority signposted route in the Feasibility Study. However, this route was not included in the final map contained in the Waitakere City Council Transport Strategy 2006-2016 and was not included on the Regional Cycle Network Map.

During informal discussions on cycling routes in Waitakere, some cyclists commented that sign posted routes should take a lower priority than specific and dedicated cycling infrastructure. During the finalisation of the cycling programme, a blanket decision was made to remove all cycling routes identified as sign posted routes from the final programme of works.

Subsequent to the decision to remove all sign posted cycling routes from the budgeted programme of works, the Armada Drive to Swanson Road route was identified as being of significant importance to cyclists accessing Henderson town centre and the transport interchange from, in particular, Ranui and Swanson. In response to this, a concept design outlining safety and connectivity improvements was commissioned and a Category One funding application was made to Land Transport New Zealand.

Construction on the route can commence once a funding subsidy is obtained. The Armada Drive to Smythe Road cycle does not displace any other priority route from the 10-year budgeted programme for cycling.

Consultation

Information about the safety and connectivity improvements, engineering treatments' and route direction was delivered to local residents along the route. Resident responses are being collated at present and an update will be provided at the meeting.

Land Transport New Zealand funding criteria

Land Transport New Zealand has indicated to council officers that the Armada Drive to Smythe Road cycle route does not meet the criteria for funding cycling projects because it is not identified on the Regional Cycle Network Map or in any other Waitakere City Council cycling plans adopted by the Council. Land Transport New Zealand has indicated that subsidy funding for this route will only be considered if the Council approves the route and is included as part of its adopted cycling plan.

RESOURCES

The estimated cost of the route is \$336,000. The net cost to the Council, assuming a 53 percent funding subsidy from Land Transport New Zealand, is \$159,200. There is sufficient provision in the Long Term Council Community Plan 2006-2016 to complete improvements to the Armada Drive to Smythe Road cycle route.

CONCLUSION

The Armada Drive to Smythe Road cycling route is a principal route for cyclists accessing Henderson town centre and the transport interchange from, in particular, Swanson and Ranui. Improvements to the route will increase connectivity and enhance cyclist safety. Council officers and resident cyclists support the inclusion of this route in the Waitakere City Council programme of works for cycling.

RECOMMENDATIONS

1. That the Proposed Cycle Route: Armada Drive, Ranui to Smythe Road, Henderson report be received.
2. That the Armada Drive, Ranui to Smythe Road, Henderson cycle route for inclusion in the Waitakere City Council adopted cycling plan be approved.

Report prepared by: Sandy Mills, Strategic Advisor, Transport and Adam Moller, Principal Transport Engineer, Design.



10 CORBAN ESTATE - UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide an update on the overall management and development of Corban Estate.

The Culture, Arts and Events Special Committee considered this update report at its meeting on 11 July 2007 and resolved the following:

- “1. That the Corban Estate - Update report be received.
2. That the Corban Estate Update report be forwarded to the City Development Committee for their information.”

3039/2007

BACKGROUND

In 1991 the Council purchased the 9.6 hectare Corban Estate site and since 1997 has focused on establishing a fully integrated arts and cultural centre which maximises the development potential of this strategic site.

The site has a mixture of heritage and 1970's buildings as well as temporary facilities that have been provided to house key user groups following a major fire which destroyed buildings and caused significant site damage in April 2004.

Existing Site Tenants

The Waitakere Pacific Arts and Cultural Centre (WPACC) has been based at Corban Estate for over 10 years and will be an integral component to any future development of the site. In April 2004, a fire gutted the area of the estate the Centre occupied. They are currently housed in temporary facilities on site, until such time as the longer term development plans for the estate are finalised. In 2005 the Waitakere Pacific Arts and Cultural Trust (WPACT) was incorporated to provide formal governance and organisational support for the largely voluntary services provided by the Waitakere Pacific Arts and Cultural Centre. The Trust currently receives an annual grant from Council which is based on a funding and service agreement.

The Waitakere Arts and Cultural Development Trust (WACDT) was established by the Council in 1999, with a brief to develop art and culture across the city, with an initial focus on the Henderson area. The Trust initiated the development of the Corban Estate Arts Centre (CEAC), which opened in 2002. CEAC encompasses gallery space and an adjacent shop in the recently restored Homestead building and artist and course/workshop spaces. The Trust currently receives an annual grant from the Council and has a funding and service agreement and direct lease with the Council. It sub-leases spaces to other tenants on site including artists and the Waitakere Central Community Arts Council (WCCAC).

MAU Dance Company currently occupies over half of the former basketball court building at Corban Estate through a two year lease directly with the Council. The remaining area of this building is available for community use and hire.

Heritage trams are housed in a shed behind the basketball courts and are owned by the Heritage Trams for Henderson Society Incorporated. The Council contributed funding to relocate the trams to Corban Estate in 2003-2004 and the trams are currently being restored. The Council has allocated funding in the 2008-2009 financial year for design work on a viable route for the trams, encompassing Corban Estate and parts of Henderson.

St Michaels Church has been relocated to the Estate, as it has a strong connection to the Corban family and history of the Henderson area. The church was sold by the Council to the Henderson Historical Society in 2005, on the condition that it be restored to an agreed level. Restoration is underway and once completed, the Council will take ownership of the building and make it available to the community for hire

Development Planning

Council workshops were held in 1997 which identified a number of key components for the future development of the estate. This included a flexible space for events, performance, fine arts, cultural and ethnic activities, festivals and conferences; a strong community component including markets and community festivals; incorporation of heritage elements; an inner-city park area; commercial development and improved site access. Commercial housing development occurred at the north-western end of the estate from 1999 onwards.

In 2001, a Henderson Concept Plan workshop reconfirmed the value of fully developing an arts and cultural precinct, directly linked into the town centre as both a regional visitor and business investment attraction.

In 2004, extensive public consultation and design exercises were conducted and some initial concepts were developed. These concepts included the need for the site to incorporate good urban design, a safe walking environment, flexible spaces for a range of current and future uses, 24 hour activity, interest for people of all ages and backgrounds, as well as sustainable economic outcomes.

Since that time Unitec New Zealand has committed to investigating a joint development project whereby it would relocate its schools of Performing and Screen Arts and Design to Corban Estate. In December 2006 a Memorandum of Understanding was signed between Council, Unitec and Corban Estate Arts Centre (CEAC) to develop a plan for the overall development of the Corban Estate Arts and Cultural Quarter. A formal Corban Estate Project Control Group was subsequently established to progress the joint development planning for the site. Recognising the role and value of the Pacific Arts and Culture on the estate, the Waitakere Pacific Arts and Cultural Trust has also now been included in this group.

The Council continues to facilitate and engage with the Corban Estate Reference group which was established in June 2006 to ensure that key stakeholders had an active role in the following matters whilst longer term development plans for the estate were clarified:

- Operational issues in the co-ordination of the different organisations that use the site and management of impacts from the various activities; and
- The range and integration of uses, built form layout, development staging and possible funding sources for the future development options for the site.

STRATEGIC CONTEXT

Corban Estate is identified in the 2003 Waitakere City Arts and Cultural Strategy as one of two key arts precincts, along with Lopdell House, that contribute significantly to the cultural infrastructure of the City. The Long Term Community Council Plan 2006-2016 identifies the development of Corban Estate (and Lopdell House) as a priority in the major programme schedule and is referred to as a key development area within the Henderson Concept Plan and work programme.

The Corban Estate has the potential to become a major arts and cultural facility for Waitakere and the Auckland region. In order to achieve this, it must be a distinctive arts centre, offering something different from other places and yet be readily accessible and welcoming to the broadest range of potential local and regional visitors. Additionally, the proposed relocation of both Unitec's Design and Visual Arts and Performing and Screen Art schools to the Corban Estate, has a major synergy with Council's vision for the site and would provide linkages to the burgeoning education, film and screen industry in Henderson and Waitakere. It would also provide a significant establishment of 'commercial use' which would support the establishment of community facilities.

Development of this site in the manner envisaged contributes to the Urban and Rural Village strategic platform and the Vibrant Arts and Culture community outcome.

ISSUES

The current and future use of the Corban Estate is complex in nature and involves a broad range of current and potential site users, initiatives and activities. An update on site-related issues of particular interest to Council is provided below.

Restoration Work

The Council has now awarded physical works contracts to complete site entry restoration work which will be completed within the next month. These works address access, safety and operational issues associated with the site entry, parking and ongoing use of this area of the Corban Estate. They will deal with a number of the issues created by the fire in 2004. The site entry restoration work includes:

- Creating better definition of the entrance way to the Corban Estate property by constructing traffic islands and hotmixing the carriageway;
- Creating a defined parking area on an existing concrete pad;
- Installing lighting to the parking and surrounding areas;

- General tidying up of the site by reshaping the site, topsoiling and grassing to create lawn areas;
- Other miscellaneous works (includes formalising the courtyard area between the remaining vats and the studio rooms, incorporating a pathway of community mosaic tiles).

Restoration works were completed on the Distillery Building in June 2007. This work included roof and guttering repairs, exterior painting and signage replacement.

Site Management

Prior to 2004, maintenance of the estate was generally managed by the Council's Property and Parks Units. Responsibility for these functions have now returned to these areas of the Council. Property is now responsible for direct leases for facilities on the site (including casual bookings for available space within the basketball building) and for asset management planning and maintenance on site. An internal Service Level Agreement has been entered in to with the Strategic Projects Unit to ensure that strategic relationships and the longer-term development plans for the site are taken account of during daily operations and asset management planning.

Property is currently clarifying and formalising lease agreements with the Corban Estate Arts Centre and the Waitakere Pacific Arts and Cultural Trust. Work with the Waitakere Pacific Arts and Cultural Centre includes completing physical works and consent requirements for the temporary portacom facility, replacing the temporary hired security fencing with a re-usable permanent fence (for pedestrian safety and protection for the umu area) and resolving outstanding security and health and safety issues associated with the current use and decoration of the half round ('Nissan') sheds.

Event Management

New procedures are being put in place for the booking and management of community events on the site, with particular attention being given to health and safety and traffic and noise management. In recent times, enquiries regarding use of the estate have often been recieved via the Corban Estate Arts Centre, but all event booking requests will now be redirected to Council's Call Centre and the Public Affairs team. This provides an opportunity for the Council to add value by promoting events for Corban Estate Arts Centre and the Waitakere Pacific Arts and Cultural Trust through a number of channels and providing a high-level coordination role for arts events across the City. Public Affairs also provides proactive advice on the most appropriate Waitakere City venue for event organisers.

Associated Projects

Museum Feasibility Study

A preliminary museum feasibility study was reported to the Culture, Arts and Events Special Committee on 11 October 2006. The study proposed a number of different options for the provision of museum services in Waitakere City and identified Corban Estate as a potential location for a City museum/gallery. Due to the high cost of building and operating a purpose-built museum, a range of options were discussed during the May 2007 concept design workshops. These include the use of interpretive signage, controlled storage off site for artefacts, enhancement of the existing historic buildings as a 'living museum' as well as the potential to 'stage' any building to a later stage of the Corban Estate development. It may be that exhibition space, rather than a museum institution, is the element that is best suited to the estate. Further work is continuing on the museum feasibility study (currently scheduled for completion in September 2007) study and this will feed into the ongoing concept development for Corban Estate as appropriate.

Conservation Plan

In 2005, the Waitakere Arts and Cultural Development Trust engaged Burgess and Treep Architects to develop a Conservation Plan for Corban Estate Winery. The Council's Planning and Community Services Unit has subsequently engaged a heritage expert to conduct a supplementary built heritage assessment for the estate. The initial discussion document considers issues such as historic development patterns and buildings, open space, views and pedestrian spaces that should be preserved on site. This has been received by Council officers and is being reviewed internally and further work is being completed. This work is providing an input to development planning work.

Peter Sauerbier Collection

Peter Sauerbier, a prominent Waitakere artist and sculptor, passed away last year leaving a major part of his life's work to the City, with a proviso that it has a permanent home as part of the Corban Estate Arts Centre. The Peter Sauerbier Family Trust intend that further proceeds from his estate will be made available to facilitate that wish.

His collection is made up of sculptural works made from discarded metal, reformed into highly sophisticated and quirky art objects. Prior to his death an exhibition of this work at the Corban Estate Arts Centre attracted the largest visitor numbers of any exhibition held there. The collection is of significant value and interest and, with its focus on the reuse of found objects, a perfect fit with the Ecocity ethos of Waitakere.

The work is currently in storage and it is planned to contract out the management of it with a view to touring it throughout New Zealand for two to three years. This will allow time for a exhibition facility to be factored into the Corban Estate future development planning project.

Main Access Bridge (Vehicle)

An alternative vehicle link is a pre-requisite for any major redevelopment of Corban Estate. An initial flood feasibility study has indicated that it is possible to place a road and pedestrian link across the Opanuku Stream from Henderson Valley Road, at the proposed traffic controlled intersection aligned to the Waitakere Central One development site. Flood plain analysis has recently been updated and this will need to be re-assessed within the context of the current master concept planning and feasibility work being undertaken.

Work is also being progressed to investigate parking demand and requirements for the estate, particularly in relation to the wider Henderson context.

Project Twin Streams

A Project Twin Streams co-ordinator is located on site at the Corban Estate Arts Centre and they administer, along with the Pacifica Arts Centre and Waitakere Adults Education Association, the Opanuku streams community restoration project. Significant new planting has occurred along sections of the stream and work on an eight metre eel public artwork at the rear of the Estate will start in September 2007. The Stream is a key defining feature of the site and the concept planning for the Estate is seeking to make the most of this feature.

Development Planning - Master Concept Planning and Feasibility

In May this year public and technical spatial design and planning workshops were held to progress the current development proposal for the estate which incorporates Unitec New Zealand as a key user and investor. This work builds upon previous concept planning and consultation. A draft concept plan has been developed, and key stakeholders are now testing that preliminary concept plan and working through a number of issues that require further investigation.

Significant issues that will need to be resolved as planning progresses include the following:

- Ability to maximise development efficiency through shared use of space and facilities;
- Relationship between the existing and proposed buildings and users of the site;
- Main access points (pedestrian and vehicular); and
- Economic feasibility of the project (development funding, future operational management and tenure).

The preliminary outputs from the technical design workshops will be discussed with Council's elected members through a workshop scheduled for 30 July 2007. Over the next two months, these plans will also be tested, refined and reviewed with the strategic partners and key stakeholder groups associated with this site.

The key milestones going forward from this point are as follows:

- **July 2007** - . Key stakeholders and technical experts review and refine preliminary concept plan and economic feasibility work is undertaken.
- **End of August 2007** - Council provides sign-off on high-level development proposal and preliminary economic feasibility assessment.
- **September / October 2007** - Key development partners seek formal endorsement of proposed development proposal from respective governance bodies.
- **October 2007 - March 2008** - Complete Project Feasibility Phase, formalise funding and development partnerships and undertake further consultation with public and key stakeholders.

Stakeholder Engagement

Council officers will continue to work with the key tenants of the estate, the Corban Estate Reference Group and the Corban Estate Project Control Group to progress operational and future development planning issues.

It is envisaged that further public engagement on future development planning will be undertaken once the preliminary feasibility phase of the redevelopment project is completed and there is formal sign-off on a draft master plan which is supported by the Council and its strategic partners.

RESOURCES

Since April 2007, the Strategic Projects Unit within Council has been responsible for the overall site management and future development planning for Corban Estate. Asset Management - Property is now responsible for lease agreements and efficient maintenance of the site (includes asset management planning). Public Affairs is responsible for event management on the site and City Services is responsible for strategic advice on heritage, conservation and museum feasibilities associated with the site (Planning and Community Services) and for major associated infrastructure projects (Asset Management - Transport and Roads).

The immediate human resource and budget requirements for the Corban Estate work programme are provided for within the 2006-2016 Long Term Council Community Plan and 2007/2008 Annual Plan. Any requirement for additional funding will be sought through appropriate budget planning processes as the respective areas of Council clarify the operational and capital requirements of current site management and future development proposals.

CONCLUSION

The Strategic Projects Unit of the Council is working with responsible areas of the Council and with external partners to formalise the overview and programme management of the various operational management and future development planning activities associated with the Corban Estate. Significant progress is being made to address historical maintenance and management issues on the estate and major physical works to restore damage to the site as a result of the 2004 fire will be completed within the next few months.

Key site users and stakeholders will continue to provide input to the master planning exercise currently being undertaken as a result of the opportunity to leverage off the potential development investment by Unitec New Zealand. Waitakere City Council's Elected Members will have the opportunity to workshop current development plans on 30 July 2007, prior to formal reporting on the feasibility of proposed master concept planning in August / September 2007.

RECOMMENDATION

That the Corban Estate Update report be received.

Report prepared by: Stephanie Jowett, Strategic Planner; Strategic Projects and Janet McDonald, Project Manager; Strategic Projects.



11 NEW LYNN TOWN CENTRE AND TRANSIT ORIENTED DEVELOPMENT PROJECTS - COMMUNICATIONS PLAN

PURPOSE OF THE REPORT

The purpose of this report is to present the draft joint communications plan for the New Lynn town centre and Transit Oriented Development (TOD) projects and gain feedback to assist in its finalisation.

BACKGROUND

The New Lynn Town Centre has been identified as one the City's three main town centres. The proposed trenching and duplication of the rail line will be a catalyst for the future redevelopment of the town centre. There is a high level of interdependency between the components of these two projects. These projects will also have a big impact on the future development and ongoing operation of the town centre during the construction phase which needs to be managed. The Council has made a commitment to the ongoing consultation and engagement of key stakeholders and the community on significant projects.

STRATEGIC CONTEXT

The New Lynn Town Centre and TOD projects have been identified as part of the Council's top five projects and represents a substantial investment in the Long Term Council Community Plan 2006-2016 (LTCCP). The New Lynn Town Centre and TOD projects go beyond just the provision of a new rail station and duplication of the western rail line. These projects will be the catalyst to achieve the Council's desired outcomes for a fully functioning transport hub at the centre of a vibrant and active town centre. These projects deliver on the following strategic platforms:

- Urban and Rural Villages;
- Strong Communities; and
- Integrated Transport and Communications.

The New Lynn Town Centre and TOD projects are also aligned with a number of strategies:

- The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre;
- Auckland Regional Land Transport Strategy; and
- The Council's
 - New Lynn Concept Plan and Plan changes 17 and 18;
 - Transport Strategy 2006 - 2016;
 - Growth Management Strategy; and
 - Economic Development Strategy.

ISSUES

The New Lynn Town Centre and TOD projects have reached a stage where a framework to coordinate both internal and external actions is required. These projects are supported by a large project team from the Council and substantial resources from the partnering organisations of ARTA and ONTRACK. It is essential that a comprehensive communications framework is developed to ensure that the overall projects positive presentation and success and that respective roles and responsibilities are clear.

The purpose of the draft Communications Plan is to help tell the story of the future New Lynn Town Centre and co-ordinate actions and messages from the partner organisations. Matters that the Communications Plan addresses include:

- Issue and stakeholder identification;
- Information sharing, promotion of solutions and alternatives;
- Relationship management;
- Consultation; and
- Media management.

Once finalised the Communications Plan will assist in delivering:

- positive working relationships with partners to ensure proactive collaborative internal, two-way communication on all levels;
- a framework for co-ordinated external communications;
- a framework for effective management of internal communication flows;
- leverage from existing relationships to facilitate engagement with key stakeholders;
- a stakeholder communication plan, which plans and outlines regular communication with all stakeholders and affected parties;
- a risk management strategy – develop tactics to minimise and manage all identified communication risks;
- a strong internet presence for the projects;
- a clear and identifiable brand for the projects; and
- relationships and pro-active engagement with all other stakeholders and identified groups to ensure awareness of:
 - a) the scope of the projects;
 - b) long-term benefits of the projects; and
 - c) implications from the projects.

Multiple Audiences

The draft Communications plan is structured to include a range of audiences. There is likely to be some overlap between the various groups identified as most people are multiple users of the town centre and surrounds and the public transport system.

An obvious group will be those residents and businesses directly abutting the rail corridor. The Council will be working closely with ONTRACK to ensure that this group is kept up to date with the development of the TOD project and any other flow on effects from construction.

Local Businesses

A key group is the local businesses within the town centre. An introductory information session was held in November 2006 for the TOD project and the proposed concept plan for the town centre. There will be an ongoing programme of consultation and information sharing with this group as part of introducing the Town Centre Strategic Partnership programme for New Lynn. This group will also be affected by the construction of the trench through changes to the traffic movements and in particular freight access to and through the town centre. It is also recognised that the employees of these business will need to take these proposed changes into consideration when planning their journey to work. A series of meetings is being established to identify the various needs of this group so that this can be factored into the preparation of a traffic management plan and the associated communications around this issue.

Commuters and Visitors to the Town Centre

It is intended that a programme of advanced notices are prepared and located around the town centre to assist with the smooth introduction of proposed changes as a result of the construction. This would include changes to traffic patterns and parking locations around the town centre.

Each of these groups have different concerns and information needs and a variety of tools will be used to share and deliver the necessary information.

Consultation Coordination

To assist in the coordination of the multiple discussions and meetings likely to be held with the numerous stakeholders a software system licence for a package called Consultation Manager has been purchased. This will allow officers to log on and record their meeting with stakeholders and build up a data base of the conversations and meetings that have been had. This will also lead to a more efficient use of consultation time and programming and avoid duplication as well as provide an audit trail in support of consultation requirements relating to consents for example.

Elected Member and Central Government

While the day to day implementation of the communications plan will sit with Council officers it is recognised that there is still an important advocacy and promotion role for Elected Members and Central Government officials. To support this role, regular updates of the progress of the town centre redevelopment and TOD projects are proposed for the various Council Committees, Boards and relevant Elected Members. There will also be a series of briefings and workshops with elected members to increase awareness of impending issues and solutions in advance of action being taken on these matters.

It has also been agreed that a joint partners meeting be held with Elected Members and the Minister of Finance on a six monthly basis.

RESOURCES

Preparation of the draft Communications Plan has been driven by the Public Affairs Unit with contributions from the wider cross council project team. The implementation of the Communications Plan will also sit across the various sections which hold the key relationship of the respective external parties.

Budget has been allocated for the implementation of the Communications Plan within the Quality Assurance directorate for the 2007/2008 financial year.

CONCLUSION

There are many components of the town centre and TOD project that rely on a clear communication strategy. The draft Communication Plan outlined in this report will assist the co-ordination of the partnering organisations and messages given out to the various groups that will be affected by the TOD and town centre redevelopment projects.

RECOMMENDATIONS

1. That the New Lynn Town Centre and Transit Oriented Development Projects – Communications Plan report be received.
2. That finalisation and implementation of the draft Communications Plan for the New Lynn Town Centre and Transit Oriented Development projects subject to comments received from the City Development Committee meeting be approved.
3. That in relation to the New Lynn Town Centre and Transit Oriented Development Projects - Communications Plan, Elected Members are briefed on key issues and proposed actions to address issues prior to public involvement.

Report prepared by: Yvonne Rust, Chief Adviser: Town Centre Development.



12 NEW NETBALL PAVILION AND COVERED NETBALL COURTS

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the proposed permanent all weather covers over several of the netball courts at Te Pai Park.

Netball Waitakere and N-Compass Limited will be in attendance to undertake a presentation of the project and answer any questions from the City Development Committee.

BACKGROUND

Netball Waitakere Development Board (the Board) has been working for a number of years on upgrading their current headquarters building at Te Pai Park. Netball Waitakere recently reached a stage where they needed to undertake a substantial review of the whole process to ensure that the pavilion they created provided a netball facility of the future and focused on their core business – to cater for the support and growth of netball in Waitakere. The Netball Waitakere Development Board has thoroughly analysed its needs and requirements for the future, mainly from the perspective of the sport of netball and its trends.

STRATEGIC CONTEXT

Waitakere City Council's "Strong Communities" platform provides the strategic basis of this report. One of the goals of this platform is about providing facilities to ensure people are active, feel safe and have a strong sense of community within a safe and supportive environment.

The provision of covered courts will reduce the need to develop new courts or purchase land for netball facilities in this area of the city in the near future to cater for the growth of the sport. Covered courts will increase the potential number of hours of use, cater for more users and increase the safety and enjoyment of netball.

ISSUES

The Board have also concluded that to ensure future growth of netball and to provide a facility that is reflective of modern standards, covered courts are one of the essential elements of a netball facility. This would involve the covering of existing netball courts with a light weight translucent material that is durable, energy efficient and very cost effective. Initial research by the Board has highlighted many viable and practical options for covering netball courts by creating structures using light weight steel frames, modern high strength fabrics and extensive glazed (safety glass) walls.

In considering the option for covering some of the courts, the Board has also considered many factors to determine which of the courts should be covered first, hence the best position for the netball pavilion. These factors include weather conditions such as predominant wind directions and sun angle, parking arrangements, control centre for running club days, security, mix and layout of facilities in the new pavilion, etc.

Proposal

Based on the abovementioned work, the Board has now produced a revised concept which involves the following:

- Construction of a new netball pavilion in the south east corner of the netball facility - immediately to the left of the entry into the site and demolish the existing building.
- The existing building size is approximately 950 sqm, the previous concept proposed a building of 1,750 sqm and the current concept is for 1,250 sqm. This has been achieved mainly by deleting the second function room from the current concept.
- The proposed pavilion will occupy the area of two netball courts, which will be replaced by reinstating two courts in place of the existing building once it is demolished.
- Creation of some additional car parks.
- This concept allows for the design and construction of a facility that will suit the needs of Netball Waitakere for the next 50 years and also allow for options for growth. It allows space for players and spectators to get out of the weather during a busy club day and enjoy some of the comforts from a proposed cafeteria.
- This concept allows for flexibility as to when the new netball pavilion can be built because netball can still be administered from the existing facility until the new building has been commissioned.
- Coverage of the three remaining courts adjoining the new pavilion and in the future coverage of other courts to cater for the growth of netball in this area of the City.



RESOURCES

Very preliminary construction cost estimates have been prepared by the project quantity surveyors, Kingston Partners Ltd for the building component of the project, as the design team are still in the process of completing the concept design. Based on this preliminary estimate and an estimate of the fabric structures based on manufacturers cost information, our consultants estimate the project budget at approximately \$5.5M to \$6.0M. The revised project budget includes design costs that were incurred as part of the previous concept design.

Further work is required in terms of design and finalisation of the concept in order to determine more accurate cost estimates of the revised project.

The following funds have been raised:

Netball Waitakere (contribution to project)	\$ 150,000
Waitakere City Council:	
Financial year 2006/2007	\$ 200,000
Financial year 2007/2008	\$1,029,000
Financial year 2008/2009	\$1,057,000
ASB Community Trust	\$1,644,000
Total Funds Raised to date:	\$4,080,000

Balance of funds to be raised based on say \$6.0M project: \$1,920,000

Applications will be made to other community trusts to obtain their financial support for this project to provide the balance of remaining funds. Concept plans are being prepared and full design drawings and specifications will be produced once full funding has been confirmed.

Discussions will be held with the Board on their procurement process to ensure that project tenders are delivered in accordance with Council standards and processes. The release of Council funds will not commence until all funding for this project has been confirmed. The timeframes for the release of these funds will be discussed with the Board once full funding has been substantiated.

Further information will be provided to the City Development Committee during the presentation.

Preliminary Budget Breakdown (based on revised concept)

Project Element	Budget Breakdown (GST exclusive)
Legal & Management	\$410,000
Professional Service Costs (including work on previous concept) includes consents, designs and contract management fees	\$525,000
Council Fees	\$20,000
QS cost plan – construction, fit out & landscape for new pavilion	\$2,900,000
Fit out of new pavilion	\$250,000
Reinstatement of two netball courts	\$100,000
Contingency	\$250,000
Covered courts (say 3)	\$1,500,000
ESTIMATED BUDGET	\$5,955,000

CONCLUSION

The Netball Waitakere Development Board proposes to build a new headquarters building in the south eastern corner of the existing court facility. This building will be located over two existing courts and will be constructed while the existing building continues to operate therefore minimising the impact on the ongoing operation of the netball facility. It is also proposed to provide all weather covers over the remaining three adjacent courts.

RECOMMENDATION

That the New Netball Pavilion and Covered Netball Courts report be received.

Report prepared by: Grant Jennings, Parks and Open Space Asset Manager.



13 RESPONSE TO REGIONAL GROWTH FORUM RESOLUTIONS ON AUCKLAND'S SUSTAINABILITY FRAMEWORK

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on progress with developing the Draft Long Term Sustainability Framework (the Framework) for the Auckland region, to explain the process over the next two months and to invite Councillors to participate in a workshop to be held immediately following this meeting of the City Development Committee.

BACKGROUND

A draft of the Framework was circulated to Elected Members at the end of 2006. On 8 February and 3 May 2007, the City Development Committee received detailed reports on this work programme. Substantial changes have now been made to the Framework following consultations with stakeholders, and the latest version is circulated separately.

The Framework now has a new title: "Auckland's Sustainability Framework - An Agenda For The Future" (the Framework). It is the outcome of work done by the START Project (Sustaining the Auckland Region Together), over the last 18 months. The idea of a long-term sustainability framework emerged from the Auckland Sustainable Cities Programme, a joint local/central government collaborative programme to test how the various arms of government (both central and local) could work together on a number of demonstration projects that would move the region towards sustainability. This project reports to the Auckland Regional Growth Forum.

On 4 July 2007, the Regional Growth Forum passed 19 resolutions concerning Auckland's Sustainability Framework and the Regional Growth Strategy Implementation Review. This review, called "Growing Smarter", is circulated separately.

A7-A24
A25-A30

The Regional Growth Forum Agenda Report, attached at pages A7 to A24 discusses both Auckland's Sustainability Framework and the Regional Growth Strategy Implementation Review. The associated minutes from the meeting (the 19 resolutions), are attached at pages A25 to A30.

The Regional Growth Forum Agenda Report gives a detailed account of the issues involved with these work programmes and it sets out the context for Council's responses which are the subject of the workshop which, it is suggested, will follow this meeting.

STRATEGIC CONTEXT

For Waitakere City Council, the Framework will become a key element in the set of long-term commitments and principles that guide decision-making adopted by the Council as part of the Long Term Council Community Plan Councillor workshops held early 2006. These commitments and principles establish a discipline for planning the City's long-term future in a way which addresses resilience, liveability and sustainability. In particular the Framework provides a high level connection across a number of regional and local strategies often narrowly seen as single-issue matters.

Waitakere's continued involvement with these strategically important projects is important at this time because they will lead to better decision making across the region and nationally in areas that have major impacts on the wellbeing of Waitakere residents - not only energy, transport, environmental quality, infrastructure, buildings etc., but also including social, community, economic and cultural wellbeing. A successful long term sustainability framework also has the potential of ensuring that Waitakere City Council's decisions contribute effectively to local and regional activities in a way that furthers sustainable development.

ISSUES

Programme up to 5 September 2007

On 5 September 2007 both the Framework and the Regional Growth Strategy Implementation Review (now called "Growing Smarter") will be reported back to the Regional Growth Forum. While work will continue on various aspects of these projects, the October 2007 local government election means that further formal progress will need to await the installation of new councils later in the year.

A25-A30

For the meeting on 5 September 2007, local authorities are being asked to consider endorsing the Framework for use as the guiding sustainability framework for future planning in the region. Attached at pages A25 to A30 is a full copy of the resolutions passed from the Regional Growth Forum, in particular Council's were asked to consider their response to following resolutions:

- "c) *That the Regional Growth Forum recommends that each Council considers the 'Auckland's Sustainability Framework' (Attachment 1) and report any response back to the 5th September Regional Growth Forum meeting, with the intention of the Regional Growth Forum adopting the final 'Auckland's Sustainability Framework' at that meeting.*
- d) *That the Regional Growth Forum recommends that each Council formally endorses the 'Auckland's Sustainability Framework' prior to the local authority elections in October 2007 as the region's overarching sustainability framework to be used as the Framework to guide their own strategy development and funding processes.*
- e) *That the Regional Growth Forum supports the use of the 'Auckland's Sustainability Framework' (Attachment 1) as the Framework to guide the development of One Plan.*
- f) *That the Regional Growth Forum notes the intended alignment between the 'Auckland's Sustainability Framework' (Attachment 1) and central government's programmes for sustainable development, economic transformation and climate change and invites central government to use the Framework, where applicable, in its strategy development and funding processes within the Auckland region.*
- g) *That the Regional Growth Forum receives and adopts the technical report entitled 'Growing Smarter: The Auckland Region in the 21st Century' as a technical report of the Growth Forum.*
- h) *That the Regional Growth Forum recommends that each Council considers the report entitled 'Growing Smarter: The Auckland Region in the 21st Century' particularly the proposed actions and work programme for improving implementation of the Regional Growth Strategy as outlined in section 7 of Attachment 2 (pages 113-117) and reports its response back to the Regional Growth Forum.*
- i) *That the Regional Growth Forum supports the 'Auckland's Sustainability Framework' (Attachment 1) as the sustainability framework to guide the next Review of the Regional Land Transport Strategy and that it supports the technical report entitled 'Growing Smarter: The Auckland Region in the 21st Century' as an input to the next Review of the Regional Land Transport Strategy.*
- n) *That the Regional Growth Forum notes its intention to rename the Auckland Regional Growth Forum, the Regional Sustainable Development Forum, and asks that Growth Forum members report back to constituent councils, and that the Regional Growth Forum reconsiders this matter at its meeting on 5 September 2007."*

To summarise, Councils are being asked to endorse the use of the Framework as the overarching sustainability guide for the following:

- A future "One Plan" for the region;
- The review of the Regional Land Transport Strategy early in 2008; and
- Other regional and local planning work.

A7-A24

The agenda item that went to the Regional Growth Forum on 4 July (attached at pages A7 to A24) gives a detailed explanation of issues and decisions being sought. It is recommended that following this meeting a workshop is held to enable Councillors to discuss the feedback that has been sought by the Regional Growth Forum from Council's to the resolutions noted above, in particular, Waitakere's response to:

- The 'Auckland's Sustainability Framework';
- The report entitled 'Growing Smarter: The Auckland Region in the 21st Century' particularly the proposed actions and work programme for improving implementation of the Regional Growth Strategy as outlined in section 7 (pages 113-117);
- The Regional Growth Forum desire to rename Auckland Regional Growth Forum, the Regional Sustainable Development Forum, and asks that Growth Forum members report back to constituent councils for discussion on this matter to bring forward for further discussion at the 5 September 2007 RGF meeting.

Engagement with Maori

Mana Whenua

A process of engagement with Mana Whenua was begun last year with two regional hui. The response agreed at these hui was to run a parallel process to develop a Mana Whenua sustainability framework and to explore the potential for integration between the two Frameworks. A Mana Whenua working group was formed for this purpose. The working group has presented to two Regional Policy Steering Group workshops and to the 9 May Regional Growth Forum workshop, and has been liaising with the Regional Policy Steering Group to integrate the Frameworks. The latest version of the Framework is separately circulated now provides key linkage points with the Mana Whenua Framework.

Taurahere (wider Maori community)

Concerns about the engagement with Taurahere, expressed by Te Taumata Runanga Members, have been raised during the process leading up to this point. Te Taumata Runanga are to receive a presentation on these matters on 16 July 2007 will be invited to participate in the Councillor workshop that will follow this meeting.

Discussions have been held during the year with Te Ruru Korero (the Auckland Regional Council's Maori liaison team) to establish an appropriate and robust process for engaging with Taurahere area by area. Te Ruru Korero will now work with councils to set up three hui (North- West, Central and Southern). The dates for these hui have not been set at the time of writing but it is hoped that they will be held before the 10 August 2007.

Next Steps

Immediately following this meeting of the City Development Committee, a workshop is scheduled (subject to confirmation by the Committee) to discuss Waitakere's position with regard to endorsing the Framework and the proposed Regional Growth Strategy Review implementation work programme.

By 10 August 2007, the outcomes from this workshop will need to be reported back to the Auckland Regional Council's project team who are preparing the final version of the Framework to go to the last meeting of the Regional Growth Forum on 5 September 2007. Because of this deadline, it is suggested that the City Development Committee delegate sign off to the Chairman and Deputy Chairman of the City Development Committee, who have been Waitakere's political representatives attending the Framework and RGS Review political workshops.

RESOURCES

Resourcing of the Framework and Regional Growth Strategy Implementation programme are intended to be discussed as part of the workshop that follows this meeting.

CONCLUSION

An extensive programme of work to put in place the first long term sustainability framework for the Auckland Region, jointly developed and agreed by the territorial authorities in the region and central government agencies, is now drawing to a close. We are at the final critical stage when local councils and central government agencies are being asked to endorse the Framework for use.

Work programmes will be put together in due course to carry forward the broader issues of implementation in the context of changes in regional governance which are currently under development.

A number of interconnected resolutions finalising this work need to be considered by the Council and it is proposed that this would be most efficiently achieved at a workshop to be held immediately following this meeting.

Because the Officer Working Group's deadline for last changes to the Framework is 10 August 2007, it is recommended that outcomes from the workshop be finalised by delegating sign off to the Chairman and Deputy Chairman of the City Development Committee, who have been Waitakere's political representatives attending the Framework and RGS Review political workshops.

RECOMMENDATIONS

1. That the Response to Regional Growth Forum Resolutions on Auckland's Sustainability Framework report be received.
- A7-A24
A25-A30 2. That Council receive the report contained at pages A7 to A24 and recommendations contained at pages A25 to A30 from the Regional Growth Forum meeting 4 July 2007 and is invited to participate in a workshop to discuss Waitakere City Council's response to the Regional Growth Forum resolutions that have been referred to councils.
3. That the City Development Committee adjourn for a workshop to discuss the recommendations that have been referred to council's from the Regional Growth Forum meeting 4 July 2007 and consider Council's response to the Auckland Sustainability Framework and the technical report "Growing Smarter: The Auckland Region in the 21st Century", particularly the proposed actions and work programme for improving implementation of the Regional Growth Strategy.
- A25-A30 4. That the Chairman and Deputy Chairman of the City Development Committee be delegated to approve Council's formal response back to the Regional Growth Forum, 5 September 2007 meeting to the resolutions that have been put to council's from the Regional Growth Forum (contained at page A25 to A30).

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



REPORTS FROM THE SUBCOMMITTEES

14 PROJECTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON FRIDAY, 6 JUNE 2007

MATTERS CONSIDERED

A31-A34

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 A31 to A34.

The Special Committee Recommends:

That the Meeting report of the Projects Special Committee held on Friday, 6 June 2007.

RP Dallow, QPM, JP

CHAIRMAN



15 CULTURE, ARTS AND EVENTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 11 JULY 2007

MATTERS CONSIDERED

A35-A37

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 A35 to A37.

The Special Committee Recommends:

That the Meeting report of the Culture, Arts and Events Special Committee held on Wednesday, 11 July 2007.

JP Lawley

CHAIRMAN

