



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

COUNCIL

I hereby give notice that a Meeting of the Council will be held on:-

DATE: **Wednesday, 19 September 2007** **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.

13 September 2007

Owena Schuster
**ACTING DEMOCRACY AND
GOVERNANCE TEAM MANAGER**

Telephone (09) 836 8000 extn 8864

MEMBERSHIP:

Mayor	RA	Harvey, QSO, JP
Deputy Mayor	CA	Stone
Councillors	DQ	Battersby, JP
	MFP	Chan, JP
	JM	Clews, QSO, JP
	RI	Clow
	LA	Cooper
	AK	Corban, OBE, JP
	RP	Dallow, QPM, JP
	WW	Flaunty, QSM, JP
	C	Harding, JP
	PA	Hulse
	JP	Lawley
	VS	Neeson, JP

(Quorum 8 members)

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

(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 COUNCIL TO BE HELD AT WAITAKERE
CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON WEDNESDAY, 19 SEPTEMBER 2007
COMMENCING AT 9.30 AM**

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFLICTS OF INTEREST	1
4	PRESENTATION - CENTRE FOR MODERN WRITING AT SHADBOLT HOUSE	1
5	SHADBOLT HOUSE - AUT PROPOSAL	2
6	TE TAUMATA RUNANGA REVIEW	7
7	CORBAN ESTATE DEVELOPMENT PROJECT	15
8	COMMUNITY WAITAKERE 2006/2007 ANNUAL REPORT	23

NOTE: At the conclusion of the Council Meeting Council officers will make a presentation to the Councillors on "Trustee Liability"

**AGENDA FOR A MEETING OF THE COUNCIL TO BE HELD AT WAITAKERE
CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON WEDNESDAY, 19 SEPTEMBER 2007
COMMENCING AT 9.30 AM**

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 Council 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 Council 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 PRESENTATION - CENTRE FOR MODERN WRITING AT SHADBOLT HOUSE

Derek McCormack, Vice Chancellor for AUT and two Deans of the Humanities and Creative Technologies Facilities at AUT will make a presentation to Council on the Centre for Modern Writing at Shadbolt House.



5 SHADBOLT HOUSE - AUT PROPOSAL

GLOSSARY

Auckland University of Technology (AUT)

PURPOSE OF THE REPORT

The purpose of this report is to bring further detailed information and options to Council in regard to the proposal from the Auckland University of Technology to establish a Centre for Modern Writing at the Shadbolt House site.

BACKGROUND

The purchase of the house of the late Maurice Shadbolt at 35 Arapito Road, Titirangi, as a site for a proposed Writer's Residency project, was concluded in September 2006. At this time Council resolved to purchase the property and for a future trust to be established with a brief to take responsibility for the part-purchase and development of the site and the operation of such a residency programme.

The resolutions relating to that decision to purchase are as follows:

1. a) *That the purchase of the property at 35 Arapito Road, Titirangi, be approved at a value of \$550,000 (inclusive of GST)*
- b) *That the house be rented out until such time as a trust is set up, and able to fund a portion of the purchase price, with the amount of that portion yet to be decided.*
- c) *That, should the future trust be unable to fund the agreed portion of the purchase price within three years, the Council reserves the right to sell the house.*
2. d) *That the Shadbolt House Purchase agenda report and associated resolutions remain confidential until such time as the reasons for confidentiality no longer exist.*

1838/2006

Following this decision the purchase of the property was completed and initial steps taken by Council's Property Assets officers to manage and ready the house for interim rental at a suitable market rate. This has been assessed at \$25,000 per annum. An informal Building Condition assessment, completed at that time, indicated that approximately \$64,000 plus GST would be needed to bring the house up to a high standard to maximise a rental return. However, as there was no dedicated budget for this, the potential rental return was not deemed sufficient to justify expenditure beyond basic maintenance.

The intention, as indicated by the Council decision of September 2006, to set up a writer's residency project under a trust, would not have triggered a Change of Use under the Resource Management Act.

In January 2007 an informal approach was made to the Mayor by AUT to propose the establishment of a Centre for Modern Writing at the Shadbolt property. This was followed by a formal confirmation of interest. The Mayor asked that this proposal be explored and reported to the appropriate Committee.

In summary, the proposal from AUT asks that Council grant a secure lease for the property to AUT and contributes \$70,000 towards an estimated \$150,000 upgrade and refurbishment of the property. AUT would then establish a small, post graduate faculty to be known as the Centre for Modern Writing at 35 Arapito Road, Titirangi. A residential market rental of approximately \$25,000 per annum is acceptable to AUT. This proposal does automatically activate a change of use process.

A1-A14

The proposal from AUT, as presented to the Finance and Operational Performance Committee in August 2007, is attached at pages A1 to A14 to the Agenda. The school would initially enrol a maximum of ten post-graduate students to complete a one-year masters degree in creative writing. Further post-graduate courses may be developed in future years if parking can be developed on an adjacent site.

A report, outlining work done by both Council's officers and consultants contracted by AUT, was put before the Finance and Operational Performance Committee at the meeting of 6 August 2007.

The following resolutions were passed:

1. *That the Shadbolt House - Auckland University of Technology Proposal report be received.*
2. *That the Auckland University of Technology be thanked for its interest and the proposal for the future use of Shadbolt House.*
3. *That Council officers be directed to continue to work with the Auckland Institute of technology on further developing the proposal, including an acceptable financial partnership and the resolution of outstanding planning issues.*
4. *That in conjunction with the work above, further work be done by Council officers on the original concept of a Writer in Residence Programme and bring back a report on which of the two options is preferred."*

3192/2007

STRATEGIC CONTEXT

The purchase of the home of NZ writer, Maurice Shadbolt, for the purpose of establishing a cultural heritage focus for the celebrating and nurturing of New Zealand writing is consistent with the wider aims of the Arts and Cultural Strategy (2002) to develop and strengthen the Titirangi Cultural Precinct.

The purchase also supports 'cultural wellbeing' aspirations under the Local Government Act (2002) and enhances the profile of the City as a culturally rich environment.

The proposal also supports the Council's commitment to strong communities and life-long learning opportunities.

It is noted that Council has a Memorandum of Understanding with Unitec as the City's primary tertiary partner.

ISSUES

The AUT proposal has been predicated on the establishment of the Centre for Modern Writing opening for its first intake of graduate students in March 2008. To meet this timeline a decision is needed from Council immediately.

The following issues have been further investigated in response to the resolutions of the Finance and Operational Performance Committee:

The initial report to the Finance and Operational Performance Committee was not able to clearly articulate a funding structure that would be satisfactory to both parties. As a result of discussion at that meeting AUT have been able to clarify a funding partnership that would be acceptable to them, as follows:

- A capital expenditure contribution of \$70,000 is sought to bring the property up to an acceptable standard for the use proposed. The total budget for this upgrade has been costed at \$150,000. An analysis of this budget has been undertaken by Council's Property Assets officers and is deemed to be within reasonable bounds. There are two estimates, for consent fees and modifications to parking facilities, that may cost significantly more than the budget proposed. The balance of the refurbishment budget would be met from AUT resources. This budget does not include any fit-out costs for the establishment of the course;
- A rental sum, based on a residential market rental of \$25,000, is regarded by AUT as acceptable;
- Although a direct lease to AUT from Council is preferred by AUT, they have no objection to a future trust becoming the head lessee, under a Memorandum of Encumbrance, or some other binding partnership, with Council.

Unresolved issues around the requirements of a Resource Consent application have been further explored with Council officers. It has been confirmed that a Non Notified Consent application is appropriate subject to the approval of affected neighbours. These approvals are currently being sought. If the approval of affected neighbours cannot be obtained, a Limited Notified process would be required. All other consent issues are of a minor nature.

There are three options open to Council in making a decision on the future of the Shadbolt property.

Option 1

That Council endorse the AUT proposal to set up a School of Modern Writing. The implications of this proposal are as follows:

- A contribution of \$70,000 towards the upgrading of the property to make it fit for purpose. AUT to meet the balance of that cost;
- A secure lease to AUT for at least three years with a right of renewal for two further three year terms;
- A rental income of approximately \$25,000 per annum;
- A partnership agreement or MOU with AUT securing the integrity of Council's original intention to set up a facility which would honour the life and work of Maurice Shadbolt.

N.B. The secured rental return over three years would effectively recoup the \$70,000 contribution from Council to the refurbishment.

The potential benefits to the City of Option 1 are as follows:

- The establishment of a unique cultural institution in the Titirangi area with positive flow-on effects to Lopdell House Gallery, the village and the community in general;
- The entry of another tertiary provider to the City;
- A positive link to the Going West Books and Writers Festival;
- A future potential link, via the adjacent reserve, to a designated marine walkway and the opportunity to create a 'writers' memorial park' encompassing the standalone studio used by Maurice Shadbolt.

The cost to Council of Option 1 is effectively nil over three years. However, there would be ongoing external maintenance and rates costs.

Option 1a

That Council endorse the AUT proposal, as outlined in Option 1a, to set up a School of Modern Writing with the additional conditions as follows:

- The property is leased by Council to AUT to enable the Centre for Modern Writing to be established and in operation for 2008;
- Council agrees to provide the \$70,000 requested for the refurbishment of the property;
- An independent trust is established over a twelve month period with a view to taking over all future development and management of the Shadbolt property for the long-term;
- The trust enters into an agreement with Council, such as a Memorandum of Encumbrance, which protects the integrity of the intention under which the property was purchased but which secures the tenure of the AUT School of Modern Writing;
- The trust negotiates either a part-purchase or long-term lease from Council and becomes the head lessee;
- The trust undertakes the longer-term management and development of the property, including the potential development of a reserve, coastal walkway connection and an interpretation centre in the studio below the main building.

The potential benefits to the City of Option 1a are as follows:

- The intention inherent in the Council decision to purchase the property and to honour the contribution of Maurice Shadbolt to New Zealand literature would be protected for the future through an appropriate agreement with a trust;
- Council would be freed from the ongoing longer-term costs of maintaining and developing the property;
- The focussed commitment of a trust dedicated to the development of this site of literary heritage would ensure the protection of the site from future political or social change.

The costs to Council of Option 1a is essentially the same as Option 1 in the short-term. However, the creation of a trust would eliminate Council's responsibility for maintenance and rates and would allow for further site development over time at no cost to Council.

Option 2

That Council returns to the original proposal as described in the resolutions of the meeting of Council in September 2006

The implications of this proposal are as follows:

- The proposed use of the Shadbolt property as a future site for a Writer in Residency project is based on the model of the McCahon French Bay residency project which Council was instrumental in founding with the purchase of that property;
- In a first stage Council would undertake basic refurbishment to make the house suitable for rental and manage the leasing of the property until an appropriate trust is established;
- An independent trust would be established with a brief to develop an overall plan for the development of the property and an operational plan for the residency project;

- At a point where this trust was able to undertake all financial and operating responsibility for the property, a lease or part-purchase would be effected and Council's liability concluded.

Using the McCahon project development timeline as an indicator, it is estimated that this process would take between two and five years to become fully funded and operational. In the interim Council would manage the renting of the property with an expected income of \$25,000 per annum. The considered process undertaken by the McCahon House Trust has resulted in a \$2.5million project for the city.

The potential benefits to the City of Option 2 are as follows:

- The establishment of a second residency programme in Waitakere in proximity to the McCahon site and Lopdell House and the strengthening of the arts precinct around that;
- A clear low-cost outcome as resolved at the time of the purchase of the property;
- Issues around the change of use required to set up a school of modern writing do not apply with a residency programme.

The cost to Council of Option 2 would indicate some basic maintenance and upgrade costs to facilitate a good market rental - say \$20,000, with a return of \$25,000 per annum until a trust was established and able to take over the property.

RESOURCES

There are currently no allocated resources for this project.

Should Council wish to progress the proposal from AUT a capital expenditure sum of \$70,000 is requested as a contribution towards the upgrade of the Shadbolt property.

CONCLUSION

This report identifies three options for Council's consideration for the future development of the Shadbolt property at 35 Arapito Road, Titirangi. The proposal from AUT to establish a School of Modern Writing on the site has been further defined and the implications of this for Council are now clear. Work required to meet Resource Consent conditions has also been further clarified. It is recommended that Options 1 and 1a are considered by Council.

RECOMMENDATIONS

1. That the Shadbolt House - AUT Proposal report be received.
2. That Council indicate which option for the future use of Shadbolt House it wishes to pursue.

Report prepared by: Naomi McCleary; Manager: Arts.



6 TE TAUMATA RUNANGA REVIEW

PURPOSE OF THE REPORT

The purpose of this report is to outline for the Council the key themes and issues to arise from the recently completed review of Te Taumata Runanga and makes a number of recommendations for the Council to consider, including recommendations to the incoming Council following the Local Body Elections.

BACKGROUND

A15-A16

Te Taumata Runanga has operated as a Standing Committee of the Council since October 1992. Under the Council's Register of Delegations to Committees and Community Boards attached at pages A15 to A16 to the Agenda, Te Taumata Runanga has the following Fields of Activity:

- To ensure Maori values are considered in the Council's decision making;
- To assist Council in meeting its obligations to the Tangata Whenua;
- To ensure that the Council considers the needs of the Maori community in effective service provision;
- To enhance effective communication between the Maori Communities of Waitakere and the Council and its Committees;
- To ensure that the Council is aware of and sensitive to issues of concern to the Tangata Whenua and local Maori people;
- To provide the Council with a structure to facilitate input into the Council's decisions that have cultural significance to Maori people;
- To assist Council in meeting its obligations to Maori under the Local Government Act 2002, including the obligations to provide opportunities for Maori to contribute to local authority decision making, and to consider ways in which it may foster the development of Maori capacity to contribute to local authority decision making.

The Operating Guidelines and Authorities for Te Taumata Runanga state that:

"Te Taumata Runanga will be formed on a three-yearly basis in line with the local government election cycle, with a review of Te Taumata Runanga to be undertaken by the outgoing Taumata Runanga, and provided to the Council."

Since its inception, there have been a number of such reviews. These reviews were conducted by key Council staff, and focussed primarily on the Committee's fields of activity, delegated powers, membership and other methods of engagement. The scope of the current review was broader than those of previous reviews, to allow the Committee to evaluate all areas of its activity.

STRATEGIC CONTEXT

Te Taumata Runanga has been in existence for around 15 years now, and has received the support of successive Councils over that time. Te Taumata Runanga has a number of significant achievements, and has been a leading example of engagement between Local Government and Maori nationally. Its key stakeholders, the Maori community and the Council, have in recent times seen the need to thoroughly examine the Committee, to ensure that it remains an effective and relevant instrument for achieving outcomes for Maori as part of the wider community in Waitakere.

Specifically Te Taumata Runanga review contributes to community outcomes described by Maori:

Nga Manukura

- Maori determination and integrity;
- Sustained Maori leadership;
- Constant mentoring to maintain leadership capacity;
- Recognition of Maori leadership;
- Mandate, accountability and transparency are consistent;
- A strengthened capacity for Maori to develop rangatahi (tuakana, teina);
- Strong collaborative relationship between Maori and Civic leaders.

Te Mana Whakahaere

- Rangatiratanga (whānau base self determination);
- Active protection of Maori interests in accordance with the Treaty;
- Recognition of Iwi Maori aspirations;
- Maori participation and representation in decision making;
- Maori focused policies or policies which contain a Maori component;
- Enhanced capacity of self government through increasing representation in all sectors of or community.

Local Government Act 2002

The Local Government Act 2002 makes the following provisions in terms of the relationship between Local Authorities and Maori:

Part 1 Section 4: "Treaty of Waitangi: in order to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Maori to contribute to Local Government decision making processes, Parts 2 and 6 provide principles and requirements for local authorities that are intended to facilitate participation by Maori in local authority decision-making processes.

Part 2 Section 14: "(d) a local authority should provide opportunities for Maori to contribute to its decision-making processes.

Part 6 Section 77: (1) A local authority must, in the course of the decision-making process,— "(c) if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Maori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.

Part 6 Section 81: (1) A local authority must - (a) establish and maintain processes to provide opportunities for Maori to contribute to the decision-making processes of the local authority; and (b) consider ways in which it may foster the development of Maori capacity to contribute to the decision-making processes of the local authority."

Though Te Taumata Runanga was established well before the amendment of the Local Government Act, the Committee is one of the key instruments via which the Council meets its legislative requirements as outlined above. Improving Maori participation in Council decision making is one of the key drivers for this review.

Long Term Council Community Plan (2006-2016)

The review of Te Taumata Runanga relates to the Council's Treaty of Waitangi strategic priority, which requires "that the Treaty of Waitangi is upheld in all Council activities and planning". It also relates to the Council's Active Democracy Strategic Platform. This platform supports the involvement of citizens in the Council's decision-making process, through education, removing barriers, developing partnerships, improving information flows and supporting communities' own ways of interacting with the Council.

Furthermore, the Local Government Act 2002 states:

"Development of Maori capacity to contribute to decision-making processes: A long-term council community plan must set out any steps that the local authority intends to take, having considered ways in which it might foster the development of Maori capacity to contribute to the decision-making processes of the local authority, over the period covered by that plan."

Schedule 10 (5)

Pursuant to this Clause of the Act, the Long Term Council Community Plan (2006-2016) states:

"The Council has over a number of years examined ways to foster Maori capacity to contribute to participation in its decision-making processes. It has developed a number of processes and mechanisms to this end which it intends to provide for through the period of the Long Term Council Community Plan."

(p32)

Te Taumata Runanga is referred to as one of the ways the Council intends to foster Maori capacity as described above. The plan states that:

"The Council is committed to working in partnership with Te Taumata Runanga to review its make up on an ongoing basis to ensure it maintains and improves its capability to serve the Maori communities of the city and input effectively to Council decision-making."

Any move away from having Te Taumata Runanga in place is likely to require an amendment to the Long Term Council Community Plan. Such a proposal would also need to demonstrate how Council was going to meet its statutory obligations to maintain and foster Maori capacity to participate in Council decision making in the absence of Te Taumata Runanga.

ISSUES

This report makes a number of recommendations for the Council to consider, including recommendations to the incoming Council following the Local Body Elections. Key amongst these recommendations is support for the ongoing role of Te Taumata Runanga as a Committee of the Council. This report also introduces the review report that has been undertaken by consultancy, Kaahu Communications Ltd. This external report provides a fuller description of the issues that have emerged from the review; however it was still in progress at the time of writing this report and will be forwarded to Councillors separately.

1. Terms of Reference for the Review

A17-A25

At its October 2006 meeting, Te Taumata Runanga approved the Terms of Reference for the review, which are summarised below (see pages A17 to A25 to the Agenda for complete Terms of Reference):

1.1 Scope of the Review

The review encompassed the following broad areas:

1. Structure of Te Taumata Runanga, including:
 - Membership;
 - Delegated Authorities;
 - Representation on other Committees;
 - Subcommittees.
2. Capacity of Te Taumata Runanga, including:
 - Capacity of Members;
 - Resourcing Participation.
3. Relationship between Te Taumata Runanga and the Waitakere Maori Community, including:
 - Awareness Raising;
 - Appointments to Te Taumata Runanga.
4. Relationship between Te Taumata Runanga and the Council, including:
 - Promoting mutual understanding;
 - Representation on other Standing Committees.
5. Processes of the Council as they relate to Te Taumata Runanga, including:
 - Identification, presentation and follow through of issues;
 - Strategic input to policy development.
6. Processes of the Council as they relate to the Maori Community.

Though the scope of the review was very broad, it was narrowed over the course of the review to focus on critical areas identified in the process of data collation.

1.2 Process for Te Taumata Runanga Review

The Maori Relationships Manager was responsible for managing the review. Consultancy, Kaahu Communications Ltd was engaged to conduct the review and provide an independent perspective on how Te Taumata Runanga can be made more effective.

The methodology undertaken to collate data for the review involved the following:

1. Te Taumata Runanga Working Party
In order to assist the Committee to have an active role in guiding this review process, a working party was established. The Terms of Reference for the working party was to provide guidance with respect to the implementation of the review, including issues such as workshop content, hui venues, key informants etc.

2. Consultation with Mana Whenua
Representatives of Te Kawerau a Maki and Ngati Whatua were invited to have input to the review. This occurred both in direct consultation with representatives and through the wider community processes.
3. Te Taumata Runanga Workshops
Three workshops of Te Taumata Runanga were held during the course of the review.
4. Community Hui
One community hui was held, hosted at Kotuku Marae.
5. Interviews with Key Informants
In order to ensure that the thoughts of key community leaders were incorporated into the review, a number of interviews were held, including with past Chairs of Te Taumata Runanga.
6. Recommendations from the Review
The recommendations from the review will be considered by Te Taumata Runanga at their 17 September meeting. Their resolutions in respect of the review were not available at the time of writing this report, and will be made available at the Council meeting.

A literature review of key internal documents was also undertaken by the consultant.

2. Key Themes and Issues from the Review

As discussed earlier, the terms of reference for this review were broad to allow consideration to be given to the full range of the Committee's activity. Correspondingly, the themes and issues emerging from the review are diverse. These are canvassed more fully in the review report being prepared by the consultant, Kaahu Communications Ltd. As mentioned above, the consultant's review report was still in progress at the time of writing this report, and will be forwarded to Councillors separately. A brief summary of key themes and issues are outlined below. It is important to note that some of the issues identified are operational in nature, and are therefore presented to the Council for information. Those areas requiring particular consideration by the Council are highlighted in the next section.

2.1 Organisational Support

Improving organisational support of Te Taumata Runanga is critical at a number of levels. For example, the process of reporting to Te Taumata Runanga is not as well understood by officers as for other Committees. Therefore, reports received by Te Taumata Runanga often are not timely enough to allow strategic input, or do not make recommendations that optimise the Committee's decision making ability. Occasionally, issues that might be of significance to Te Taumata Runanga are not reported to them at all. Strategies for addressing this include implementing a programme of organisational learning and development focussing on the role and function of Te Taumata Runanga, and incorporating reporting to Te Taumata Runanga into staff work programmes. The Director's Group have commissioned work to address this issue.

A range of other issues relating to organisational support have also emerged through the review, and emphasise the need for embedding support for Te Taumata Runanga across the organisation. These issues will be addressed directly with the Chief Executive Officer.

2.2 Improved Communication with Community

A key recommendation from the community hui held in respect of the review was improving communication by Te Taumata Runanga to the Maori community. A number of strategies were proposed, including a newsletter, articles in Waitakere News, a mailing list for Te Taumata Runanga reports and so on.

2.3 Clear Roles and Responsibilities of Members

One of the questions raised via the review was around the expectations of Te Taumata Runanga Members in respect of their appointing organisations, for example, as to whether they are expected to report back to their organisations. It was also felt that the nature of the role of Te Taumata Runanga members could be explained more clearly to member organisations to support their consideration of appropriate appointees.

2.4 Reactive to Proactive

Over the duration of its existence, the majority of reports brought before Te Taumata Runanga have sought the Committee's advice on how initiatives of the Council might impact Maori, and how Maori can be effectively engaged in relation to those initiatives. However, the projects generally considered as the key achievements of Te Taumata Runanga are those where the Committee has responded to a need within the community, such as the development of the Urupa at Waikumete Cemetery and the Marae Support Policy. One of the key signals emerging from the review is a desire for Te Taumata Runanga to have more of a leadership role, advising the Council of Maori community priorities and developing strategy and policy to support these priorities. This would not take away the ability of Te Taumata Runanga to comment on Council initiatives but would shift its focus to community leadership.

3. Key Areas for Consideration by the Council

The following areas are findings of the review that require particular consideration by the Council.

3.1 Review of Delegations

In considering the delegations to Te Taumata Runanga, as set out in the Delegations to Committees and Community Boards Register, two key issues have arisen. Firstly, Te Taumata Runanga members have indicated a desire to see some level of decision making authority delegated to the Committee. As it stands, Te Taumata Runanga has no delegated powers, and exists in a purely advisory capacity. Though this role is still valued, it is felt that some exploration into appropriate delegated powers is deserved. As an example, members have long advocated for the ability to allocate community grants.

Secondly, clarity around what matters should be reported to Te Taumata Runanga and at what stage could be attained by appropriate amendments to its delegations and perhaps those of other Committees.

It is recommended that further consideration of the delegations to Te Taumata Runanga is incorporated into the proposed review implementation plan.

3.2 Review of Representation

One of the questions posed in the course of the review is whether the current membership of Te Taumata Runanga (i.e. member organisations) is sufficiently representative of the Maori community, given that the member organisations have not significantly changed over the duration of the Committee's existence. A clear desire to re-examine the make up of Te Taumata Runanga was expressed at the community hui.

It is considered that any change in membership of Te Taumata Runanga would be a significant, substantive change, perhaps requiring the collation of statistical data and research into possible alternatives. This is a separate piece of work that has arisen from the current review, and it is proposed that Terms of Reference for this work be further developed as part of the proposed review implementation plan.

3.3 Permanence of Te Taumata Runanga

An ongoing issue for the Maori community is that the continuance of Te Taumata Runanga requires approval from the Council. This is an implicit aspect of its status as a Committee of the Council. Establishing Te Taumata Runanga as a permanent structure in relation to the Council would likely require legislation. This step, as voiced at the community hui, would be viewed as creating long term stability for Te Taumata Runanga, allowing it to develop in new ways.

One option that partially addresses this area of community concern might be for the Council to resolve, pursuant to Schedule 7, 30(7) of the Local Government Act 2002, that Te Taumata Runanga not be discharged at the coming into office of members of the Council following the triennial general election. This would enable Te Taumata Runanga to remain in place through a triennial election, and is something that the Council could do now in order to address an issue of significant concern to the community.

3.4 Reconstitution of Te Taumata Runanga

After a robust and considered review process, a number of opportunities for improving the effectiveness of Te Taumata Runanga have emerged. On the whole, the Committee is still considered to be an effective vehicle for providing for Maori input into Council decision making.

According to the Local Government Act 2002:

"A committee, subcommittee, or other subordinate decision-making body is, unless the local authority resolves otherwise, deemed to be discharged on the coming into office of the members of the local authority elected or appointed at, or following, the triennial general election of members next after the appointment of the committee, subcommittee, or other subordinate decision-making body."

(Schedule 7, Part 1, Section 30 (7))

If the Council does not decide to resolve that the Committee will not be discharged, as outlined in 3.3 above, the reconstitution of Te Taumata Runanga will be considered at the Triennial Meeting of the Council on 31 October. In this event it is recommended that the Council recommend to the incoming Council that Te Taumata Runanga be reconstituted for the ensuing triennial term.

NEXT STEPS

The review report to be supplied by the Consultant will contain a range of recommendations. Some of these will be operational in nature, some will be appropriate for Te Taumata Runanga to consider itself and others will require approval from the Council. Given that the recommended actions are likely to be substantive, an implementation plan will be developed in response to the review. This implementation plan will also outline recommended processes in terms of the proposed reviews of Te Taumata Runanga delegations and membership. The plan will be presented to Te Taumata Runanga and the Council as appropriate.

RESOURCES

Given the extent of work likely to be proposed from the review implementation plan discussed above, it is anticipated that there may be resource implications not currently provided for in the 2007/2008 Annual Plan. These resource implications will be further explored and presented to the Council in conjunction with the review implementation plan.

CONCLUSION

Te Taumata Runanga is required under its delegations to undergo a review prior to each triennial Local Body Election, with the outcomes from this review to be forwarded to the Council for consideration. The review is also an opportunity for the Committee to evaluate itself, what is working well, what could be improved and so on. The scope of this review has been broader than previous reviews to allow consideration of the full spectrum of the Committee's activities.

This review has had an emphasis on enhancing the Committee's effectiveness, such that Te Taumata Runanga continues to be leading example of Maori participation in Local Government decision making, and that it contributes positively to wellbeing outcomes of Maori as part of the wider community in Waitakere.

A range of issues and themes have emerged during the course of the review. Implementing the recommendations from the review, as described more fully in the review report being prepared by Kaahu Communications Ltd, will require further work and consideration at an operational level, by Te Taumata Runanga, and by the Council.

Te Taumata Runanga continues to be a relevant and effective vehicle for Maori participation in Local Government decision making, and it is recommended that the Committee remain in place.

RECOMMENDATIONS

1. That Te Taumata Runanga Review report be received.
2. That pursuant to Schedule 7, 30(7) of the Local Government Act 2002, the Council resolve that Te Taumata Runanga not be discharged as a Committee of the Council at the coming into office of Members of Council following each triennial general election.
3. That the Council convey to the incoming Council its strong support for the role of Te Taumata Runanga as a Committee of the Council.
4. That an implementation plan for Te Taumata Runanga Review be presented to the incoming Council when it is available.

Report prepared by: Wayne Knox, Maori Relationships Manager.



7 CORBAN ESTATE DEVELOPMENT PROJECT

GLOSSARY

Corban Creative Quarter	(CCQ)
Corban Estate Arts Centre	(CEAC)
Long Term Council Community Plan	(LTCCP)
Waitakere Arts and Cultural Development Trust	(WACDT)
Waitakere Pacific Arts and Cultural Trust	(WPACT)

PURPOSE OF THE REPORT

The purpose of this report is to provide to Council an update on the Corban Estate redevelopment project and also includes an update on concept planning, feasibility and governance and tenure issues.

BACKGROUND

In 1991 the Council purchased the 9.6 hectare Corban Estate site. Since 1997 planning for the site has focused on establishing an integrated arts and cultural centre, which maximises the development potential of this strategic site, but minimises (to the extent possible) the funding requirements on the Council:

- In 1997 Council planning workshops were held. Feedback included the need for flexible performance, event and conference space, a strong community component, commercial development and improved site access;
- In 1999 commercial housing development occurred at the north-western end of the Estate. This area is no longer part of the site;
- In 2000 interest was expressed from parties in the tertiary education sector in using the site for education purposes. Unitec New Zealand subsequently emerged as a preferred partner for the City;
- In 2001 a Henderson concept plan workshop reconfirmed the value of an arts and cultural precinct, directly linked into the town centre;
- In 2004 extensive public consultation and design exercises were conducted, results of which have fed into the current concept planning;
- In June 2006, the Corban Estate Reference Group was established to manage operational and development issues with tenants and other interested groups;
- In December 2006, a letter of intent was signed between the Council, Unitec New Zealand and the Corban Estate Arts Centre (CEAC), to develop a plan for the overall development of the site;
- In 2007 the Corban Estate Project Control Group was then established to progress joint development planning. Recognising the role and value of the pacific arts and culture on the estate, the Waitakere Pacific Arts and Cultural Trust (WPACT) is also now included in this group.

STRATEGIC CONTEXT

Corban Estate is identified in the 2003 Waitakere 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 (LTCCP) 2006-2016 identifies the development of Corban Estate as a priority in the major programme schedule. The Estate is referred to as a key development area within the Henderson Concept Plan and the current Henderson review which is currently being scoped.

The Corban Creative Quarter (CCQ), that is the name which has been adopted for the proposed development by the parties involved, has the potential to become a major arts and cultural facility for Waitakere, complimenting Lopdell House's regional gallery role. In order to achieve this the CCQ 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 Arts schools to the Corban Estate, has a major synergy with Council's vision for the site and would provide linkages to the burgeoning film and screen industry in Henderson and Waitakere.

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. The expanded range of tertiary education opportunities in the City that will eventuate from Unitec's involvement will contribute significantly to the strong economy and strong communities outcomes and to the Council's Lifelong Learning priority.

ISSUES

Evolution of Concept Planning for Estate

Previous master planning for the site identified the need for any viable concept plan to incorporate significant daytime activity on the site. In addition, the proposed performance centre needed to be multi-use and capable of operating without complete reliance on Council funding.

Through the partnership created with Unitec New Zealand and the Council, discussions were held regarding the expansion of Unitec's presence in Waitakere. The proposed relocation of two of Unitec's creative teaching schools to Corban Estate will fill the gaps in previous concept planning for the site around an anchor tenant/activity. Such uses are also compatible with the Council's vision to create a thriving arts and culture scene on the site, which contributes to the development a world class creative Waitakere.

While Unitec have not committed to investment in the Estate as yet, they have indicated a strong interest and preliminary support for the project. Without the involvement of Unitec (and the Council), it is highly unlikely that the full potential of the site will be realised.

Development Vision

Current and future stakeholders on the site have worked on the following common vision and associated values for the CCQ. This vision is unique to the site and reinforces both the historical spirit of the Estate and its potential for the future.

Vision

The 'Corban Creative Quarter' will be an iconic centre for the creative arts which is locally valued, nationally significant and which has an international reputation for excellence.

Value Statement

We value the Corban Creative Quarter as a pioneering place with a unique history:

- where culture and heritage are honoured as foundations for our future;
- where the creative essence of the human spirit is encouraged and nurtured so that creative boundaries are challenged and expanded;
- where all people, regardless of origin or circumstance, feel welcome;
- where community, educational and commercial creative endeavours meet, fuse and grow;

- where life long learning is enthusiastically encouraged; and
- where both individually and collectively, we may create a positive future.”

This set of vision and values was developed with input from all of the parties on the Project Control Group and is viewed by officers as appropriate for the project.

Development Planning - Master Concept Plan

In May 2007, technical spatial design and planning workshops were held to develop a viable concept plan for the site. This work built upon the previous planning and consultation done and resulted in a draft schedule of spaces and a site layout. The schedule and layout was developed with key stakeholders including WPACK, Waitakere Arts and Cultural Development Trust (WACDT), Waitakere Properties Limited, Unitec and key Council officers. Critical technical expertise during the workshops were provided by consultants Urbanism Plus urban designers, Pete Bossley Architects and visitor facility specialists Visitor Solutions.

A number of significant issues were identified during the workshops. These were further refined and tested by Council officers, the consultants (including quantity surveyor, MPM Projects) and stakeholders during June - August 2007. Issues included:

- The need for affordability reasons to rationalise the dedicated spaces desired by user groups on the site, through identification of the potential for multi-use shared spaces and the staging of building and facilities where possible.
- Further analysis of main access options into the site for pedestrians and vehicles.
- Economic feasibility of the project, including development funding, future operational funding and management and tenure options.
- Linkages to the wider arts and cultural industry and activities in the City, including the film industry, arts community and Lopdell House.
- The potential for some form of museum type activity.
- Provision and location of car parking both on site and in the context of the wider town centre.
- Size, location, function and economic viability of a performing arts theatre on the site.

Separate briefings were also held with Waitakere elected representatives and Unitec Council members during July and August 2007, to ensure they were informed of progress and had an opportunity to discuss the issues related to the project.

A26 The current preliminary concept master plan for the future development of the estate is attached at page A26 to the Agenda. A presentation on the plan will be made at the meeting.

Development Planning - Feasibility

Preliminary economic feasibility work has been undertaken through the design process. The purpose of this is to maximise the efficiency of the development design, use of spaces and access to funding. Significant achievements have been made to date, as stakeholders rationalise the spaces required, maximise the sharing of facilities and look to stage development where possible.

Technical issues which have been addressed at a high level during 2007, now require further site specific examination to accurately inform the final development budgets. This work would need to be undertaken during the period October 2007 to May 2008. It includes the following:

Item	Project	Feasibility Component	Estimated Timeframe
1	Performing arts theatre	<ul style="list-style-type: none"> • Full assessment including size, user needs, economic viability, design functionality, technology, potential users, management, operations • Revise 2005 feasibility report 	4-5 months High Priority
2	Movie art house and conference facility	<ul style="list-style-type: none"> • Full assessment including size, user needs, economic viability, design functionality, technology, potential user, management, operations 	4-5 months High Priority
3	Parking study	<ul style="list-style-type: none"> • To inform site movement, quantity, alternative modes, site design and quantity surveyor 	2 months September to November 2007 High Priority
4	New road bridge access from Henderson Valley Road	<ul style="list-style-type: none"> • Revise 2004 feasibility report • Construction budget available • Detailed design when overall project approved 2008 • Aim to complete construction prior to site development start date • Essential for construction vehicle movement 	4-5 months High Priority
5	Museum exhibition and galleries (Building type decision major impact on budget quantity surveyor report)	<ul style="list-style-type: none"> • Stand alone building or gallery range, shared space • Stage 1 or 2 development • Building specifications requirements • Storage and operational needs • Council policy • Funding options 	Seek direction from Council Councillor workshop post October 2007 elections
6	Economic feasibility of destination retail and revenue streams	<ul style="list-style-type: none"> • Location, type, integration • Viability, comparisons, revenue streams, management, operational aspects • Cost benefit analysis 	High Priority
7	Heritage trams	<ul style="list-style-type: none"> • Project development • WCC policy and funding • Construction, maintenance and operational feasibility • Cost benefit studies • Consultation • Specialist input 	Seek direction from Council Medium Priority
8	Zoning, district planning, consent and plan change processes	<ul style="list-style-type: none"> • Establish and facilitate cross Council regulatory team to assist consent process • Identify specific site issues, usage type, intensification, amenity • District plan objectives, policies and rules • Specific plan or rules modifications • Land reclassification where required • Work with regulating authorities • Undertake requirements 	October 2007 to construction phase

Item	Project	Feasibility Component	Estimated Timeframe
9	Governance Funding Applications Trust Development	<ul style="list-style-type: none"> • Establishment of trust • Applications for funding • Management and operational components 	2007 to 2008 High Priority

Governance Funding and Tenure

Work has been progressing to identify governance and tenure options suitable for giving effect to the proposed development. The ability to raise funds in a co-ordinated fashion, and the ongoing financial and management sustainability of the CCQ development are key criteria within this work.

The workstream progressing this work is in general agreement that any redevelopment of Corban Estate is best undertaken by a single entity which will "represent" the interests of the key parties involved. The present intention is that this body should be a charitable trust to enable it to take advantage of the tax benefits available from that status and also in the future perhaps to take advantage of the recently signalled review of the tax treatment of donations made to charitable organisations. The proposed changes have the potential to significantly increase the incidence and quantum of philanthropic endowments to charitable bodies. The ability of this trust to achieve charitable status is dependent upon there being a clear separation between the Council and the trust.

If the trust seeks capital or operational expenditure funding from the Council, the Council will be able to define the outputs which it requires from that funding and enter into a contractual relationship with the trust to record the agreed outputs and to measure performance in relation to the provision of those agreed outputs.

Land Ownership

The land at Corban Estate is currently owned by the Council in fee simple (i.e. not as reserve). Parts of it are presently leased to some of the stakeholder organisations. It is proposed that the land be leased to the new trust and that the existing leases will be surrendered. The lease from the Council to the new trust would be a long-term lease. The terms of the lease have yet to be worked through, but its likely to include rights of renewal for a term up to or beyond the economic life of any new buildings to be developed on the site.

The benefit of a leasing arrangement is that the Council retains ownership of this strategic land asset. If the land ceases to be used for its intended purpose it will revert to the Council by operation of law. Control over uses of the land can be exerted by the Council through the provisions of the lease. It is proposed that the new trust will not be required to fund land purchase costs. If appropriate, rental can be discounted to below market rental without unduly adverse fiscal consequences to the Council and justified on the basis of the arts based focus of the lease requirements. A long term lease will provide a suitable tenure basis for the new trust to seek grants funding from third parties.

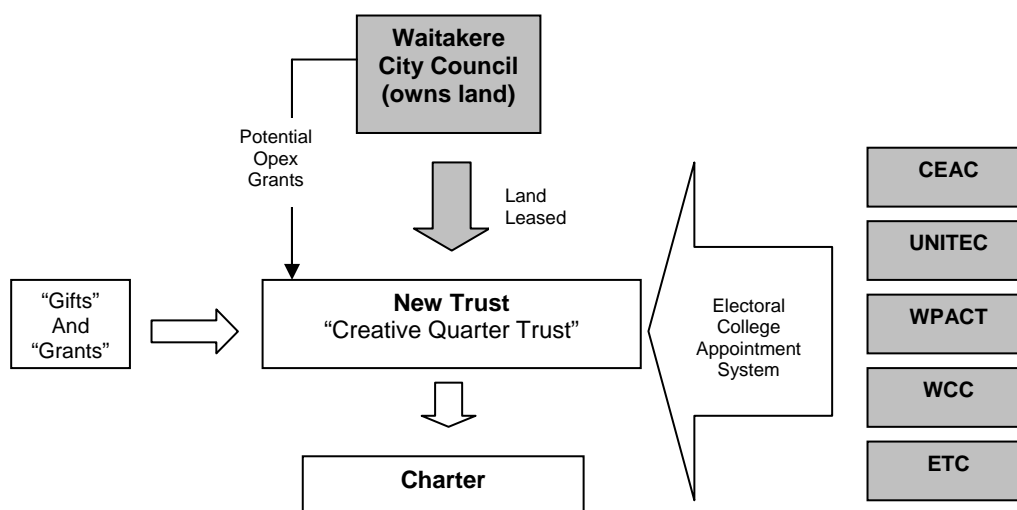
A long-term lease will also provide a suitable basis for the provision of tenure to those site occupants who might require security of tenure, either by way of sublease of part of the leasehold estate or, more probably, by way of lease of a unit on a unit title plan (creating a stratum estate in leasehold). There are a number of benefits from subdivision of the leasehold of the site using the Unit Titles Act 1972. Unit titles are a recognised ownership structure acceptable to both owners and lenders. The rules of the body corporate created by the deposit of a unit title plan can provide a means to exert a measure of control over uses of common areas. The body corporate is also a useful statutory mechanism for the assessment and collection of any common area expenses. Perhaps most importantly, a unit title subdivision potentially permits flexible 3-dimension subdivision of the site into "private" spaces for direct lease and 'shared' spaces which could be managed by the trust for multiple uses.

Memorandum of Understanding or Charter

Holding all this together, using the model which worked relatively successfully at the Trusts Stadium, would be a memorandum of understanding or charter entered into by the participants at the outset. It is proposed that this document will set out the collective aspirations of the participants and the means by which they intend to achieve those aspirations. This document will also deal with the processes for the selection and appointment of suitably qualified trustees and may provide for an “electoral college” through which appointments are made.

Draft documents are being prepared to better inform the discussion of this option. The following diagram gives a visual representation of this proposal.

Potential Development and Governance Model



NOTE: THIS IS A PRELIMINARY DRAFT MODEL FOR DISCUSSION ONLY

Way Forward

The key milestones going forward for this project are as follows:

September - October 2007: Key Development Partners Endorsement

- Unitec will seek official endorsement from their Council on the 1 October 2007, to continue to the next stage of the project;
- CEAC/WACDT and WPACT will discuss and get approval to continue to the next stage from their respective boards at their September and October 2007 board meetings.

October 2007 - June 2008: Project Feasibility and Funding Model Phase

- Further feasibility studies undertaken and new Trust structure identified;
- Report back to Council on the concept master plan, governance model and funding vehicle in early 2008;
- Sign off on final master plan concept by all partners in mid 2008.

May 2008 - December 2008: Detailed Design and Preparation for Construction

- New road over Henderson Valley Road detailed design starts May 2008 for construction to finish mid to late 2009;
- Development of tender documents for whole site detailed design mid - late 2008;
- Construction due for completion February 2011 or 2012, still awaiting formal commitment from Unitec to finalise these time frames.

Additional issues that need to be addressed to move forward on the project include the following:

Corban Estate Reference Group

The Corban Estate Reference Group which was established as a short term forum in June 2006 in order to provide for site-user discussion, has agreed to discontinue from October 2007 onwards. The reason for this was three-fold; operational issues which were a focus of earlier meetings are now under control and being dealt with through other channels; CEAC now hosts a bi-monthly meeting of its sub-tenants; and the majority of members of the Corban Estate Reference Group are also part of the Corban Estate Project Control Group.

Corban Estate Pacific Arts and Cultural Centre - Lease

Although the Pacific Island Advisory Board (now known as the Waitakere Pacific Board) was the vehicle for the initial establishment of the Pacific Arts Centre at Corban Estate, the WPACT was established as an independent entity in 2005 for the explicit purpose of developing and managing the Pacific Arts and Cultural Centre. In reality, the WPACT has been responsible for the daily running of the Pacific Arts and Cultural Centre, in cooperation with the "Mamas" since that time. It is now proposed to formalise the lease arrangement for this area with the WPACT and to this end, the Council is terminating the existing lease with the Pacific Island Advisory Board, giving three months notice.

Decision Making

Under Section 77 of the Local Government Act 2002, the Council is required to assess and evaluate options against quadruple bottom line criteria and the City's community outcomes as part of the decision-making process. The development of Corban Estate is still in the feasibility stage and significant decisions regarding the proposal and costs of the development of the Estate are still to be made, pending commitment from key stakeholders and the outcomes of further investigation. Work currently underway will enable Council to comply with the requirements of Section 77, including; identification of benefits and costs, understanding of impact of development of the arts sector and Henderson Town Centre, the impact on the 'four wellbeings' and how the City's community outcomes and strategic direction is promoted by the proposed development.

Work completed to date suggests that the proposed development will have significant positive benefit on the arts and cultural sectors of the City, as well as on creative industries operating in the City. It will also provide greater access to tertiary education opportunities for City residents, and greater levels of activity within the town centre, with spin offs for local business. There is likely to be financial costs to Council in developing the estate, however these are still being qualified. The proposed basis for development of the estate has been identified as providing an opportunity to access external funding for the development, in order to reduce the obligations on Council.

RESOURCES

The immediate resource and budget requirements for the Corban Estate work programme are provided for within the LTCCP 2006-2016 and Annual Plan 2007/2008.

Some provision is also made in the LTCCP for contributions to physical development work at the Estate. However, these estimates are not based on detailed design and feasibility work. Once the feasibility stage of the project is completed and the capital costs of development (and possible funding sources) are clearly identified, a further report on funding requirements and related issues will be provided to Council.

CONCLUSION

Work on planning for development of the Corban Estate as a creative quarter has been significantly advanced. A strong working relationship with key parties has been established and design work has been advanced. A basis for addressing governance, funding and tenure issues has been identified. Approvals are sought for work to progress to the next stage.

RECOMMENDATIONS

1. That the Corban Estate Development Project report be received.
2. That the Corban Creative Quarter vision statement as set out in this report be endorsed.
3. That the preliminary concept master plan for the Corban Estate as presented at the meeting be approved as a basis for further development and feasibility testing and that a further report be brought back to the incoming Council in early 2008 once further feasibility is completed.
4. That authority be given for a Memorandum of Understanding with identified partners (namely Unitec New Zealand, the Waitakere Arts and Cultural Development Trust and the Waitakere Pacific Arts and Cultural Trust) to be developed and entered into, subject to the form of the Memorandum being to the satisfaction of the Chief Executive Officer.
5. That Council approve in principle the governance and tenure funding arrangement as set out in the report and that such agreements and documentation be brought back to Council for consideration and approval at the appropriate time.
6. That Council note that notice has been given to the Waitakere Pacific Board in respect of termination of the existing lease for the Pacific Arts and Cultural Centre at Corban Estate and that authority be given for Council to enter into a new month by month lease agreement with the Waitakere Pacific Arts and Cultural Trust for the Pacific Arts and Cultural Centre, such lease to terminate when new lease and governance arrangements are established via the proposed new Trust.
7. That the Corban Estate Reference Group be discontinued from October 2007 onward and that members be thanked for their contribution and efforts and further that consultation with organisations represented be carried out by representatives of the Corban Estate Project Control Group as appropriate.

Report prepared by: Stephanie Jowett, Strategic Planner, Strategic Projects.



8 COMMUNITY WAITAKERE 2006/2007 ANNUAL REPORT

GLOSSARY

West Auckland District Council of Social Services (WADCOSS)

PURPOSE OF THE REPORT

This purpose of this report is to present the 2006/2007 Annual Report of Community Waitakere in accordance with the requirements of the Partnering Agreement.

The Manager of Community Waitakere, Lisa Howard-Smith, will be in attendance to answer questions. Council's representative on the Community Waitakere Executive is Councillor Penny Hulse.

BACKGROUND

Community Waitakere was formerly known as the West Auckland District Council of Social Services (WADCOSS). In June 2006 during the deliberations on the Long Term Council Community Plan and Annual Plan Special Committee Council approved Community Waitakere as one of the organisations to continue to receive three year funding.

At a meeting of the City Development Committee Thursday, 2 November 2006 it was resolved:

- "1 That the West Auckland District Council of Social Services 2005/2006 Annual Report and Partnering Agreement for 2006-2009 report be received.*
- 2. That the draft Partnering Agreement between Waitakere City Council and West Auckland District Council of Social Services for 2006-2009 be approved.*
- 3. That the Partnering Agreement between Waitakere City Council and West Auckland District Council of Social Services be signed at the Council meeting scheduled to be held on Wednesday, 29 November 2006.*
- 4. That the shared work programme between Waitakere City Council and West Auckland District Council of Social Services for 2006/2007 be approved."*

2189/2006

A27-A32

The Partnering Agreement attached at pages A27 to A32 to the Agenda was subsequently signed at the Council meeting on Wednesday, 29 November 2006. The Partnering Agreement has four accompanying schedules:

Schedule 1 - Visions and Goals of the Individual Organisations.

Schedule 2 - Protocols - Processes to Support the Relationship.

Schedule 3 - Triennial Work Programme Priorities.

Schedule 4 - Shared Work Programme 2006/2007.

The Partnering Agreement seeks to clarify the respective roles of the Council and Community Waitakere in areas where both organisations have a mutual interest as well as clarifying funding and resourcing arrangements. The triennial work programme lists agreed priorities on which both organisations will together focus their resources for the agreement period.

STRATEGIC CONTEXT

Central to Council's Eco-City vision is the aim of improving the level of wellbeing of residents. Council has taken a facilitative role brokering relationships between service providers and the community and encouraging communities to take greater responsibility for their own wellbeing issues. This facilitation role responds to the principles in the Rio Declaration and is a key element of Agenda 21; the role has been fostered through establishing a range of collaborative partnerships with government agencies and community networks.

Council's relationship with Community Waitakere serves to assist in responding to a number of the Community Outcomes for 2006-2009: Strong Communities, Whaiora (Participation in Society), Working Together, Sustainable Environment and Environmental Protection.

The relationship also responds to a number of Strategic Platforms of the Long Term Council Community Plan 2006-2016: Strong Communities, Green Network and Three Waters. The relationship also serves to strengthen overall the community and voluntary sector and its ability to engage in decision making with both the Council and government agencies i.e. directly contributing to the Active Democracy platform of the Long Term Council Community Plan 2006-2016.

ISSUES

A33-A36

In accordance with reporting requirements a report from Community Waitakere is attached at pages A33 to A36 to the Agenda. The report comments on progress in relation to objectives agreed in the shared work programme for 2006/2007.

Provide Office Accommodation and Meeting Space for the Community and Voluntary Sector of Waitakere

The current Resource Centre in Ratanui Street remains a valuable asset for the voluntary and community sector. Seven organisations, including Community Waitakere, maintain offices in the Centre. The meeting space continues to be well used.

The development of the new community resource centre in Tui Glen continues to be a major commitment for Community Waitakere in terms of its capacity as an organisation. A steering group, including Council staff representatives, is overseeing the project. Currently Community Waitakere is awaiting the outcome of a Limited Notification process for the Resource Consent. Community Waitakere has lodged funding applications with the ASB Trusts, the Portage and Waitakere Licensing Trusts and the Lottery Community Facilities Committee. Progress on funding decisions awaits the outcome of the consents process.

Support and Strengthen the Community and Voluntary Sector in Waitakere

Community Waitakere continues to work in collaboration with other training providers to provide regular training workshops for the wider community sector. In addition, Community Waitakere often convenes specific forums on current issues such as 'Tax and Charities'. The bi-monthly networking has continued providing a forum on topical issues and an opportunity for new workers in the area to develop contacts.

The development of the Community Waitakere Website has benefited community groups by improving access to resources and information. The daily notice board has significantly streamlined the dissemination of information to the community sector by consolidating notifications through the website.

Advocate on behalf of the Community and Voluntary Sector in Waitakere

Community Waitakere is now working together with the Waitakere Community Law Centre to convene the Community Wellbeing Network. One of the initiatives of the Network is 'Project Vote'; the project has the aim of increasing voter turnout in the local government elections.

Community Waitakere represents the voice of the community and voluntary sector in a variety of local, regional and national forums.

Support Collaborative Responses in relation to Social Wellbeing

Community Waitakere personnel continue to make valuable contributions through their participation in the Wellbeing Collaboration Strategy Group and the associated 'Call to Action' work streams. In particular, Community Waitakere has been the lead agency for the Housing 'Call to Action'; activity in this area has been strengthened by the recent appointment of a part-time convenor employed through Community Waitakere. Community Waitakere is one of the few organisations that can sustain a consistent commitment to the management of collaborative processes.

Build the Capacity of Community and Voluntary Organisations in Waitakere

Community Waitakere has promoted opportunities for social enterprise. Involvement in Project Twin Streams has led to development of a sustainable community development framework. The Resource Centre, when complete, will provide enterprise opportunities for Community Waitakere itself, tenant organisations and users.

Identify Added Value to both Organisations Working in a Partnering Way

The Partnering Agreement between Council and Community Waitakere has been the subject of presentations in various conferences and forums. The aim has been to present the benefits of the partnering model in general and the learnings from this particular process; the Partnering Agreement also features in the 'Putting Pen to Paper Profiles' recently published by the Department of Internal Affairs.

The major challenge of an Agreement such as this is to generate a 'whole of council' commitment to the relationship given that Community Waitakere will interact with a range of personnel from across Council. A draft brief has been prepared to progress the development of a Council Partnering Policy this financial year; in addition, discussions have begun to develop a learning module on partnering for Council staff.

Management and Planning

Community Waitakere has developed and maintained sound management and planning processes over the past few years. The Community Waitakere Board reviewed the current Strategic Plan for 2006-2009 late last year and developed an Operational Plan for 2007 based on an analysis of priorities and staff capacity. Included in this year's work programme is the production of a governance policy manual.

RESOURCES

Council has approved Community Waitakere for three-year funding for the period 2006-2009. The allocation approved for 2007/2008 is \$155,000.

CONCLUSION

The Annual Report of Community Waitakere for 2006/2007 is presented. Community Waitakere has continued to perform well.

The development of the new community resource centre in Tui Glen continues to be the major focus for the organisation. Community Waitakere will continue to consolidate its capacity building role with the community and voluntary sector and seek to represent and advocate for the sector within the Wellbeing process and other collaborative initiatives.

RECOMMENDATIONS

1. That the Community Waitakere 2006/2007 Annual Report be received.
2. That the shared work programme between Waitakere City Council and Community Waitakere for 2006/2007 be approved.

Report prepared by: Tony Rea, Group Manager: Social and Cultural Strategy.

