

PĀNUI
NOTICE OF MEETING

TE TAUMATA RUNANGA

He tono tenei kia koutou katoa, ka tū te hui o Te Taumata Rūnanga a te:-
I hereby give notice that a meeting of Te Taumata Runanga will be held on:-

TE WĀ: **Mane, 13 October 2008 A TE RIMA 5.00 pm**
DATE: **Monday, KARAKA:**
TIME:
KI HEA: **Hoani Waititi Marae, 451 West Coast Road, Glen Eden, Waitākere**
VENUE: **Hoani Waititi Marae, 451 West Coast Road, Glen Eden, Waitakere**

Ko te kaupapa o te hui he whiriwhiri he kōkiri i nga take o te rohe me te whakatinana i nga mahi
kia tutuki ai nga wawata.
to consider the business as set out herein and to take any necessary action connected therewith.

10 October 2008

Ngareta Delamere
HEKERETARI O TE KOMITI
COMMITTEE SECRETARY

Waea / Phone (09) 836 8000 extn 8552

NGA MEMA / MEMBERSHIP:

Māngai kōrero / Representative

W Paki, JP (Heamana / Chairman)
M Te Huia (Heamana tuarua / Deputy Chairman)
T Watford
TW Taua, MNZM
W Hetaraka
D Hansen
T Bond
J Mariu, JP
A Hudson
E Taumaunu
Cr LA Cooper, JP
Cr RI Clow

Etahi atu māngai kōrero / Alternative Representative

Rev J Cooper Hoani Waititi Marae
M Wellington Te Atatu
W Andrews Kakariki Marae
TBA Te Kawerau A Maki
A Lauese Te Piringatahi o Te Maungarongo Marae
J Brown Te Roopu Kaumatua o Waipareira
T Tangihaere Te Roopu Puawai o Waitakere
TBA Te Roopu Wahine Maori Toko I Te Ora
G Wilcox Te Runanga o Ngati Whatua
N Glavish Te Whanau o Waipareira Trust
Council
Council

Koromatua / Mayor: RA Harvey, QSO, JP (ex officio)
Whaea Matua Tuarua / Deputy Mayor: PA Hulse (ex officio)

(Kia ono te nuinga o te hui ka mana) (Quorum 6 members)

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

(Meeting Room could be subject to change)

(Ko nga Ripoata me nga tūtohu katoa o nga rārangi ritenga hui, ehara i nga Kaupapa o te Kaunihera kia whakamanahia ra ano).

(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).

KO TE RĀRANGI RITENGA MO TE HUI O TE TAUMATA RŪNANGA KA TU KI TE WHARE
KAUNIHERA O WAITĀKERE, 6 HENDERSON VALLEY ROAD, HENDERSON.
WAITĀKERE, A TE RĀPARE, TE KAU MA TORU, WHIRINGA-A-NUKU 2008,
TIMATA I TE RIMA KARAKA I TE AHIAHI

AGENDA FOR A MEETING OF TE TAUMATA RUNANGA TO BE HELD IN THE COUNCIL
CHAMBER AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON, MONDAY, 13 OCTOBER 2008, COMMENCING AT 5.00 PM

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**AGENDA FOR A MEETING OF TE TAUMATA RUNANGA TO BE HELD IN THE COUNCIL
CHAMBER AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON MONDAY 13 OCTOBER 2008, COMMENCING AT 5.00 PM**

1 KARAKIA / OPENING PRAYER

2 MIHIMIHI / GREETING

E nga waka, e nga mana e nga karangatangamaha, tena koutou, tena koutou, tena koutou. E nga mate i tautini, he mihi aroha tenei ki a koutou, haere, haere, haere. E te hunga ora, rau rangatira ma tenei te kakano ka rua nei a morimoritia kia puawai ai. Hei aha? Hei maunga ringa ma nga whakaturanga, kia kaha, kia manawanui, kia u. Kia mau hoki ki te whakapono, te tumanako me te aroha.

3 PĀNUI WHAKAWATEA / APOLOGIES



4 NGA KŌRERO O TE HUI MUTUNGA – TAUTOKOHIA / CONFIRMATION OF MINUTES

Meeting Minutes – Monday, 15 September 2008

TOHUTANGA / RECOMMENDATION

It is recommended that Te Taumata Runanga resolve to:

Kua Whiwhi / Receive the minutes of the meeting of Te Taumata Runanga held on Monday, 15 September 2008, as circulated, and that they be taken as read and now be confirmed.



5 NGA TAKE KAUPAPA / 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.



6 TE WHAI PĀNGA KI TE TAKE / 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.



7 WHAKAPUTANGA / PRESENTATION – CITATION

The Chairman of Te Taumata Runanga will give a citation to Kaumatua Barry Renata and Kuia Rahera Renata in recognition of them undertaking extraordinary responsibilities as the Hoani Waititi Marae care takers, maintenance person, kaumatua and kuia and other related services for local, regional, national and international communities on behalf of the Hoani Waititi Marae whanui and Waitakere.



8 WAHANGA WĀTEA KI TE IWI WHANUI / PUBLIC FORUM

For guidance of Te Taumata Runanga Members, the Council's Standing Orders have the following provisions in regard to Public Forum.

- (i) members of the public wishing to address the Committee in Public Forum shall furnish their names to the Chairman at the beginning of the meeting; and
- (ii) the Chairman shall determine the order of speakers, and allow five minutes for speaking time;
- (iii) questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Section 46(7) and (7A) of the Local Government Official Information and Meetings Act 1987 provides that no resolution, decision, or recommendation may be made in respect of any specific item of business not on the agenda except to refer the items to a subsequent meeting for further discussion. Therefore, no decision may be made on matters raised in Public Forum. However, written reports on matters raised may be requested from the Chief Executive Officer.



9 RIPOATA MAI I NGA KŌMITI / COMMITTEE MEMBERS' REPORTS

Provision has been made on this agenda for Committee Members should they so wish to submit a report on their activities during the month in regard to matters within the scope and delegations of the Committee. However, to comply with the provisions of the Local Government Official Information and Meetings Act 1987, no decision may be made on matters raised in Committee Members' reports.

TE TAUMATA RUNANGA APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
City Safe Action Group	Warahi Paki
Crime Prevention Reference Group	Awa Hudson M Te Huia (alternate)

OUTSIDE ORGANISATIONS	APPOINTMENT
Henderson Ward Local Reserves Management Plan	Warahi Paki
Henderson Valley Park Reserve Management Plan	Warahi Paki
Keep Waitakere Beautiful	Rev J Cooper
Mayoral Task Force on Family Violence	June Mariu Rev J Cooper (alternate) Ngaire Te Hira (alternate)
Safe Waitakere Alcohol Project	Warahi Paki
Safe Waitakere Injury Prevention Board	Mihi Te Huia Fred Halloway
Te Atatu Marae Development Group	Warahi Paki Awa Hudson
Te Pai Park Reserve Management Plan Advisory Group	Mihi Te Huia
Te Taumata Runanga Long Term Strategic and Action Plan Working Party	Warahi Paki Mihi Te Huia Evelyn Taumaunu
West Coast Plan Liaison Group	Glen Wilcox
West Education Sector Trust	Awa Hudson Carol Ngawati
Te Taumata Runanga Improvement Plan Working Party	Warahi Paki Mihi Te Huia Denis Hansen Awa Hudson
COUNCIL COMMITTEES	
Long Term Council Community Plan and Annual Plan Committee	Warahi Paki Mihi Te Huia (alternate)
Policy and Strategy Committee	Mihi Te Huia

10 **RIPOATA O TE KAIWHAKAHAERE MATUA / CHIEF EXECUTIVE OFFICER'S REPORT**

Provision has been made for the Chief Executive Officer, or her nominated representative, to report on the progress of other matters considered to be of significance to Te Taumata Runanga, including organisation and representation issues.

11 RANUI URBAN CONCEPT AND IMPLEMENTATION PLANS

RARANGA / GLOSSARY

Auckland Regional Public Health Service	(ARPHS)
Crime Prevention Through Environmental Design	(CPTED)
Draft Growth Management Strategy	(DGMS)
Draft Parks and Open Space Strategy	(DPOSP)
Health Impact Assessment	(HIA)
Long Term Council Community Plan 2009-2019	(LTCCP)
Metres Squared	(m ²)
Ranui Action Project	(RAP)
Ranui Central Development Network	(RCDN)
Ranui Urban Concept Implementation Plan	(RUCIP)
Ranui Urban Concept Plan	(RUCP)
Te Taumata Runanga	(TTR)

KUPU WHAKATAKI / EXECUTIVE SUMMARY

Ranui, with its projected growth and existing infrastructure, has the potential to expand into a more important and significant local centre. A proposed plan for the future of the Ranui town centre and the improvement of growth opportunities and amenities is presented in the form of the Ranui Urban Concept Plan (RUCP). This has been developed through a collaborative workshop process involving local residents, key landowners, stakeholders and Council officers. The RUCP will provide the basis for future development initiatives that improve the wellbeing of the local community and support the growing population, as well as demonstrate the City's commitment to sustainable development.

The RUCP recommends actions that are considered necessary to enhance the safety and pedestrian accessibility of the roading environment, and provide for future business and commercial opportunities in Ranui. This includes the expansion of the Community Environment to increase the critical mass of the centre, and the provision of a town square to provide the town centre with a focal point, as well as to cater for a range of uses. The relationship of Ranui Domain to the town centre is also explored, with recommendations to enhance safety and surveillance through additional vehicle and pedestrian connections as well as encouraging residential development to overlook the domain. The RUCP also recommends an approach to residential intensification based on walkable catchments, that recognises the land use and transportation integration benefits from increased densities near public transport and local amenities.

The implementation of the RUCP will only occur through the commitment of the Council, local businesses, community groups and key property owners. The Council can influence change in Ranui in a number of ways including allocating funds through the Long Term Council Community Plan (LTCCP) and Annual Plan; implementing defined capital works (e.g. road and streetscape improvements); acquiring property in strategic locations (e.g. village green or town square); amending the District Plan to enable and encourage development in key parts of the town centre (e.g. rezoning land); and working with local businesses, community groups and key property owners (e.g. working with the Ranui Central Development Network and Ranui Action Project).

This report seeks Te Taumata Runanga's (TTR) support for both the RUCP and the Ranui Urban Concept Implementation Plan (RUCIP), and their support to the Policy and Strategy Committee in inviting the Long Term Council Community Plan and Annual Plan Committee to consider the various projects necessary to implement the RUCP in Activity Plans for the LTCCP 2009-2019.

NGA TUTOHUTANGA / RECOMMENDATIONS

It is recommended that Te Taumata Runanga resolve to:

1. **Kua Whiwhi / Receive** the Ranui Urban Concept Plan and Implementation Plans report.
2. **E Whakae Ana / Agree** to support the Ranui Urban Concept Plan prepared by Chow:Hill Architects and Waitakere City Council, dated September 2008.
3. **E Whakae Ana / Agree** to support the Ranui Urban Concept Implementation Plan.
4. **E Whakae Ana / Agree** to support the Policy and Strategy Committee in directing that the projects contained within the Ranui Urban Concept Implementation Plan be considered for inclusion into the draft Long Term Council Community Plan 2009-2019.
5. **E Whakae Ana / Agree** to support the Policy and Strategy Committee in inviting the Long Term Council Community Plan and Annual Plan Committee to consider the projects and required funding identified in the Ranui Urban Concept Implementation Plan be considered for inclusion in the draft Long Term Council Community Plan 2009-2019.

KORERO WHARIKI / BACKGROUND

- A1
1. Ranui has progressively grown over the past four decades with a resultant neighbourhood that comprises a local centre, community facilities and social infrastructure, adjoining an industrial area and surrounding suburbs. A location plan of the Ranui area is attached at page A1.
 2. The draft Growth Management Strategy (DGMS) for Waitakere was reported to Council at the Planning and Regulatory Committee on 8 August 2006, and more recently to the Policy and Strategy Committee on 4 September 2008. Whilst the DGMS has projected significant population growth in Ranui over the next decade, it indicates that Ranui will remain a local centre of a smaller scale than the city and town centres. A high growth scenario for Ranui would see the population more than double by 2021 (i.e. an increase of approximately 2,700 people between 2001 and 2021). A significant employment increase of 400% to almost 900 people by 2021 is also predicted as the existing town centre intensifies.
 3. The DGMS update was reported to the Policy and Strategy Committee on 4 September 2008, with the Committee resolving as follows:
 - “1. *Receive the Working Draft Growth Management Strategy for Waitakere City Update report.*
 2. *Agree to ratify the vision, goals, pathways and targets of the Working Draft Growth Management Strategy for Waitakere City;*
 3. *Agree to Council Officers updating the Working Draft Growth Management Strategy for Waitakere City Update to reflect 2006 Statistics New Zealand data and 2008 projections and revised city employment and population forecasts out to 2057.*
 4. *Agree to signal that the inclusion of 200-400ha of additional business land north of State Highway 18 at Whenuapai is required post 2021.*
 5. *Agree that a final Growth Management Strategy for Waitakere City be brought back to the Policy and Strategy Committee for endorsement in December 2008.”*

4. Development potential in Ranui under the current planning framework has almost peaked. To enable and cater for the projected population growth and employment provisions, increased residential densities in existing areas and more diversity in the existing housing stock will be required. This in turn will create the critical mass necessary to support the development of additional commercial mixed use (e.g. retail, retail services, office space) and community facilities. How this could be delivered was explored through a Community Vision and Design Workshop exercise in April 2008.
5. The workshops built upon extensive consultation undertaken with stakeholders by the Ranui Action Project (RAP) and direct consultation with the Ranui Central Development Network (RCDN). Council also staffed a display at the Ranui Whanau Fun Day in March 2008 seeking the communities input into the project.

Ranui Community Vision and Enquiry by Design Workshops

6. The Ranui Community Vision workshop was held at the Ranui Baptist Church on the evening of 2 April 2008. The workshop was facilitated by Chow:Hill Architects (Council's consultants), Councillor Linda Cooper and Council officers. The workshop was attended by 45 participants consisting of residents from Ranui, Henderson, Massey and Swanson, representatives from Earthsong, Walk to Work, RAP, local church members, local shop/business owners, other community representatives and local play centres.
- A2-A81 7. Workshop participants worked in groups to firstly identify and discuss their views on Ranui as it exists today, and then to draw their vision for the future of Ranui. Each group presented their findings to the wider workshop. A summary of the key themes raised by participants in the workshop process are outlined in the RUCP attached at pages A2 to A81.
8. Following the community vision workshop a two day design workshop explored place-based solutions for Ranui. The workshops involved Council officers from a wide range of disciplines; Councillor Cooper, Councillor Chan, and Massey Community Board Chairman John Riddell. In addition the workshop was attended by key local stakeholders and landowners including RAP, Earthsong, Walk to Work, Project Twin Streams, Chapman Properties and the Ranui Medical Centre and Pharmacy. The participants worked with Council's design team to develop and test a series of design options (concept plans) for the overall local centre, Ranui Station Road and connections to the train station, the 'main street' of Swanson Road and the wider residential neighbourhood of Ranui.

Health Impact Assessment

- A82-A161 9. A Health Impact Assessment (HIA) was undertaken on the draft RUCP by the Auckland Regional Public Health Service (ARPHS), and their consultants, Quigley and Watts Limited. A copy of the HIA is attached at pages A82 to A161. A HIA is a multidisciplinary approach that investigates the potential health and wellbeing implications of a proposal. Its aim is to deliver evidence based recommendations that inform the decision making process, in order to maximise gains in health and wellbeing and to reduce or remove negative impacts or inequalities.
10. A HIA represents a new approach to addressing the social, economic, health and environmental consequences of policies, programmes and projects. Its importance has been endorsed by the Government, and it can form a major plank of the drive to reduce inequalities in health. At a local government level it can assist in the promotion of social, cultural, economic and environmental wellbeing as set out in the Local Government Act 2002.
11. The central question of the HIA was how the RUCP (especially the town square, Ranui Domain and housing intensification proposals) were likely to impact upon social connectedness in Ranui. This was based on the community's highest

priority concern being retention of a sense of community identity and social cohesion alongside population and commercial growth and development.

12. The HIA process involved a scoping workshop, a literature review, a rapid appraisal workshop with Council officers, and key public agencies including RAP, the Housing New Zealand Corporation, the ARPHS, the Monte Cecilia Housing Trust, Massey University and the Waitemata District Health Board. The participants agreed on four objectives for the HIA:
 - To inform development of the RUCP by providing recommendations to enhance potential positive impacts and mitigate negative impacts;
 - To assess implications for equity and inequalities in health;
 - To enhance partnership working between sectors and with the community; and
 - To demonstrate that HIA can inform and support the development of the RUCP.
13. Overall, the HIA concluded that the RUCP has potential to contribute to greater social cohesion and wellbeing in Ranui. The HIA states that an extremely positive outcome of this process has been the acceptance of a number of recommendations from the HIA into the final RUCP and that the Council has been an active participant and leader in the HIA, transferring learning and suggestions from this work into the RUCP's development.

Community Workshop on Draft Ranui Urban Concept Plan

14. A community workshop was held at the Ranui Baptist Church on the evening of 2 September 2008 to present the draft RUCP and allow the Ranui community to comment and critique the key elements of the draft RUCP. The workshop was facilitated by Chow:Hill Architects (Council's consultants) with support from Councillor Linda Cooper, Councillor Peter Chan, Massey Community Board Chair John Riddell, Massey Community Board Member Judith Fletcher, Te Taumata Runanga Chair Warahi Paki and Te Taumata Runanga Member Denis Hansen, and a number of Council officers. The workshop was attended by approximately 80 people.
15. Workshop participants worked in groups to review the key elements of the draft RUCP and identify the aspects of the draft RUCP that they did and did not support and why. Each group presented their findings to the wider workshop. The key themes raised by participants in the workshop process and feedback forms are summarised in the attached RUCP.
16. Following the community workshop, the Council's consultants and Council officers finalised the RUCP in light of feedback and comments from the community.

NGA RITENGA WHAKATAUNGA / DECISION MAKING

Nga Take / Issues

Ranui Urban Concept Plan (RUCP)

17. The RUCP is a planning tool that identifies land use patterns, integrates that land use with transport initiatives and infrastructure, and sets out urban design principles to guide the actual built form of development. It will provide the basis for future development initiatives that improve the wellbeing of the local community and support the growing population, as well as demonstrate the City's commitment to sustainable development. It is a non-statutory document that will need to be implemented through advocacy and regulatory methods as well as capital works projects.

18. The RUCP is the first urban concept plan to be developed for an existing centre within Waitakere, and will be followed by similar urban concept plans for centres such as Glen Eden and Te Atatu Peninsula.
19. The RUCP recommends actions that are considered to be necessary to enhance the safety and pedestrian accessibility of the roading environment and to provide for future business and commercial opportunities in Ranui. This includes the expansion of the Community Environment land to increase the critical mass of the centre from a small local centre to a local town centre and the provision of a signalled intersection at Swanson Road, Ranui Station Road and Armada Drive. It is recognised that high quality amenities are necessary to support existing residents and in making Ranui an increasingly desirable place to live for future residents. Likewise, if there is a strong residential population in proximity to the town centre this will support the centre's vitality.
20. The RUCP recommendations need to be implemented through a plan change process and any capital expenditure through the LTCCP 2009-2019 process. While the RUCP is a non-statutory document, it provides considerable guidance to landowners who are already investigating opportunities for the development of their land.

Nga Whainganga Huarahi i Kitea / Options Identified

21. In response to the concerns raised by the community and the issues identified by Council, the RUCP sets out five key elements to be considered in the delivery of an integrated and sustainable future for the Ranui local centre. Each element is summarised below.

Town Centre – Expansion of Retail and Commercial Opportunities

22. Ranui presently comprises a single sided centre with limited provision of retail shops and services. The RUCP recognises that the unbalanced nature of the existing centre contributes to its lack of sense of place and scale and the unsafe behaviour of traffic travelling through the centre. The RUCP therefore proposes to create a two-sided centre with development on both sides of Swanson Road.
23. The quality of the pedestrian environment is the principle concern in centre design. Activities and development should relate positively to the street, creating an attractive public/private interface. This is reflected in the design principles set out in the RUCP for redevelopment of both the existing shops and future development on the southern side of Swanson Road, some of which include:
 - Provide for a minimum two storey building scale and no building setback.
 - Articulate and vary the building facades for visual interest.
 - Provide active ground floor uses (e.g. retail) and encourage a mixture of uses such as residential or commercial on the floors above.
 - Emphasise the architectural design of corner buildings.
 - Avoid the creation of semi-public courtyards located behind buildings due to the potential to pull pedestrians off the main street, the primacy of the public environment, reduced surveillance opportunities and increase risk of anti-social behaviour.
 - Use shared vehicle lanes and carparking to minimise vehicle crossings and inefficient use of land and carparking.
 - Provide for buildings that are robust and flexible to allow for changing market demand so that a variety of uses can be accommodated within the building.

A162

24. Many elements of the centre concept will need to be implemented through a district plan change. This would include the rezoning of land from Living to Community Environment and the identification of street typologies in accordance with Proposed Plan Change 18 to ensure that development contributes positively to the public realm in accordance with the principles outlined above. A plan summarising the elements of the RUCP that will need to be implemented through a district plan change is attached at page A162.
25. The alternative to a district plan change would be for the RUCP to remain as a guidance document with no regulatory or statutory weight, maintaining the status quo in terms of the current district plan provisions.

Pedestrian and Roading Improvements

26. A key concern of the community was the conflict between pedestrians and cyclists with vehicle traffic on Swanson Road. Swanson Road is a district arterial and carries up to 11,000 vehicles per day, including heavy and over dimension vehicles associated with the industrial areas of Ranui and Swanson. This function will continue in the future.
27. The intersection of Swanson Road, Ranui Station Road and Armada Drive creates potentially dangerous conflicts between cars and pedestrians. The objectives of the RUCP in relation to the roading environment are to:
 - Balance the needs of pedestrians and cyclists with the maintenance of the through-route vehicle function of Swanson Road;
 - Reduce barriers to safe pedestrian movement through and around the town centre, particularly to key pedestrian desire areas such as the library, community centre and medical centre;
 - Change the behaviour of traffic moving through the centre to reduce speed and give priority to pedestrians; and
 - Increase streetscape and pedestrian amenity through design elements that create pedestrian friendly 'civilised' streets.
28. In response to these objectives, the RUCP proposes the following road improvements in relation to Swanson Road. These improvements are listed in order of their importance to give effect to the objectives of the RUCP:
 - Signalise the intersection of Swanson Road, Ranui Station Road and Armada Drive. This should ideally be a 'barnes dance crossing' that allows for diagonal crossing to all corners of the intersection.
 - Realign the existing parallel car parks to decrease the manoeuvring distance.
 - Provide for minimum 3 metre wide footpaths within the town centre core.
 - Create a low planted central median.
 - Create bulb outs at key intersections to visually reduce the width of the road.
29. In relation to Ranui Station Road it is proposed to reconfigure the road within the existing legal width to provide for the following road elements. All of these works would need to be implemented at the same time due to the need to reconfigure the entire carriageway.
 - Provide for a minimum 1.8 metre wide footpath on both sides of the road, adjacent to the property boundary.
 - Create defined parallel car parking on either side of the road with street tree planting in between on-street car parks within tree pits or rain gardens to provide low impact design stormwater treatment.
 - Provide for a 1.8 metre cycle lane (with 'greening') to reinforce the existing Armada-Smythe cycleway project.
 - Provide improved street lighting for pedestrian and cyclist safety in accordance with a Crime Prevention Through Environmental Design (CPTED) audit.

30. The alternative to the proposed road upgrades would be for one or both of the existing Swanson Road and Ranui Station Road configurations to be maintained or only part of the Swanson Road upgrades implemented. All of the Ranui Station Road works would need to be implemented at the same time due to the need to reconfigure the entire carriageway.

Town Square / Village Green

31. The Ranui community has expressed a desire for a central gathering space that provides opportunities to hold events such as weekend markets, provides a place to sit and reflect, have a meal and interact with the community. Ranui is currently provided with a number of local reserves, including multi-use reserves and pocket parks. None however are located within the Ranui centre core.
32. A public space within the centre can serve as both a visual focal point and a hub of activity, becoming a powerful symbol and part of the essence of small urban centres. Size is not the primary prerequisite for such a space – to function effectively it should be designed for maximum visibility and accessibility, and be adaptable for a range of functions with active edges. The draft Parks and Open Space Strategy (DPOSP) states that town squares will be provided at small urban centres, and lists Ranui as one of those centres. Such a space is to be of a nature that reflects the size and surroundings of the centre. The desirable features for a town square, are expressed in the DPOSP as:
- Creates a central focus for a centre;
 - Provides a flexible space where small to medium sized events can be held;
 - Promotes a sense of place and community identity;
 - Art and landscape treatment that captures the interest of users;
 - Relates to the surrounding environment with active edges; and
 - Incorporates CPTED, Barrier Free and Injury Prevention principles.

A163

33. The RUCP explored five options for a town square or gathering place. The suitability of each option was assessed against eight criteria that relate to the Council's strategic objectives for town squares and the community's needs. These options are presented in the attached document and shown on the plan attached at page A163.
34. Of the five options presented, Options 4 and 5 are considered to best meet both the Council's and community's needs. Option 4 is located on the corner of Swanson Road and Arney Road and encompasses six residential properties with an approximate area of 3700 metres squared (m²). This option provides both a visual and physical connection through to Ranui Domain, and a space of a size adaptable for a range of uses. Option 5 is located upon the existing community centre and library carpark on the corner of Swanson Road and Ranui Station Road, with an approximate area of 700m². This option would necessitate the replacement of the existing car park through purchase of an adjoining property and development of a new carpark.
35. The alternative option in relation to this element of the RUCP would be to defer decision making in relation to the preferred option for a town square, and defer decision making in relation to a timeframe for implementation.

Ranui Domain

36. Ranui Domain is a local and multi-use reserve with an area of 6.3 hectares accommodating two formal sports fields, a playground and a rugby league clubroom. Ranui Domain has street frontage restricted to Swanson Road and Robertson Road, both of which are very narrow, resulting in limited surveillance from the street and no visual or physical connection to the town centre.

37. In order to promote the safety and surveillance of Ranui Domain, the RUCP proposes to create public lanes around the eastern and northern edges of the park, connecting to Robertson Road and Swanson Road. This would greatly enhance connectivity, encourage activity through and around the domain, and allow residential development around the edges of the domain to front the domain rather than turn their backs as they currently do. Preliminary design testing has shown that these public lanes could be accommodated within the existing reserve boundaries without affecting the sports fields. This would provide extensive road frontage to the park, however it would take a number of years to achieve its potential as it would rely on private land owners redeveloping their properties to improve edge relationships.
38. Another option that could improve the safety and surveillance of Ranui Domain (either in conjunction or separate to the above) is to open up Ranui Domain to existing roads, particularly Swanson Road. This can be achieved by purchasing one or two strategic sites, and by relocating the vacant Scout Hall on Swanson Road.
39. The alternative option would be to do nothing, with the Ranui Domain to remain with limited street presence, poor surveillance, safety concerns, limited access and a high level of vandalism.

Residential Intensification

40. The DGMS directs future urban intensification to key local, town and city centres and passenger transport nodes, such as Ranui. These nodes are a logical place to provide opportunities for intensification of jobs and houses, consistent with the Auckland Regional Growth Strategy and the Auckland Regional Policy Statement. Growth is focused where people have good access to retail, services, community facilities and public transport.
41. The DGMS identifies Ranui as a local centre with significant growth projected, and to accommodate this predicted growth, development in Ranui will need to intensify, with more land being needed to increase housing choice, particularly low rise apartments and medium density housing. A failure to accommodate this growth will place additional pressure on the Metropolitan Urban Limits, or result in residential growth being located distant from town centres and transport corridors.
42. More intensive forms of residential development are currently provided for within a 500 metre radius of the former location of the Ranui train station in accordance with the medium density housing provisions of the District Plan. These provisions have seen medium density housing developments occur generally south of Swanson Road, along Pooks Road, Ranui Station Road, Carla's Way and Kora Avenue, with varying degrees of success.
43. The "as the crow flies" nature of the 500 metre radius does not relate housing intensification to accessibility of local services and transportation, nor does it relate to the achievement of high quality streetscapes and urban form based on urban design principles.
44. For this reason it is considered that a more appropriate method for determining areas for intensification is a pedestrian catchment or "ped shed". This is a mapping analysis that shows the actual area served within a 5 minute (400 metre) or a 10 minute (800 metre) walking distance along a street system from a public transport stop, town or neighbourhood centre, a school or park. These are generally accepted as being distances that people are willing to walk to public transport and amenities such as local shops and services. Actual walking distances are in fact often much greater than this 'rule of thumb' principle. The New Zealand travel survey has shown that for walk only trips, 50 percent are more than 10 minutes, 18 percent are more than 20 minutes and nine percent are more than 30 minutes. The highest percentage purpose of walking trips are returning

home (31.2%), to social/recreation activities (24.5%), shopping (14.2%) and to work (10%).

45. An 800 metre or 10 minute walking distance is therefore considered appropriate for Ranui given its flat topography and proximity to the train station and town centre amenities and services. This 800 metre pedestrian catchment has been calculated from the Ranui train station and the town centre on Swanson Road.
46. The proposed expansion of the medium density housing area will create sustainability and land use and transportation integration benefits from having residential intensification in proximity to the town centre and the train station. The associated increase in population will help support local business opportunities, as well as support the viability and use of public transport.
47. The alternative to the proposed 800 metre pedestrian catchment for residential intensification is to maintain the existing medium density housing provisions associated with a 500 metre radius from the former location of the train station.

Nga Tirohanga o Nga Huarahi / Assessment of Options

48. The Council has identified Ranui as an area suited to accommodate increased growth in the DGMS. However, the existing planning framework and pattern of subdivision will not facilitate further significant growth in Ranui. This is due to the current focus of intensified development around only the train station and a fragmented lot pattern that without consolidation makes more intensive forms of development such as medium density housing difficult. The purpose of the RUCP was therefore to explore how the following objectives of the Council and community could be delivered:
 - Intensification of residential densities close to the Ranui centre and train station;
 - Expansion of the local shops to provide a wide range of convenience shopping and services to support a growing population;
 - Opportunities for other small businesses and services in the Ranui centre to support other local businesses and industry;
 - Opportunities for a town square or gathering place;
 - Improvements to Ranui Domain to enhance pedestrian access, links to the town centre, increased safety and surveillance, and enhancement as a community asset;
 - Changes to Swanson Road to improve pedestrian safety and connectivity, amenity for the retail shops and to slow traffic whilst maintaining the roads through-route function for heavy vehicles;
 - Changes to Ranui Station Road to enhance the link between the town centre, local school and train station; and
 - Enhancement of connections and promotion of walking and cycling through the wider neighbourhood.

Town Centre – Expansion of Retail and Commercial Opportunities

Do Nothing Option

49. The do nothing option would result in the RUCP remaining as a guiding non-statutory document. The RUCP would be of some assistance in terms of advocacy with developers. However this option presents the risk that the current District Plan rules applying to the Ranui centre do not contain any urban design policy, rules or assessment criteria and there is no regulatory requirement to comply with the RUCP. This option would also not provide for future commercial development in the town centre, including the development of the southern side of Swanson Road. The do nothing option would therefore significantly undermine the ability of the Council and developers to deliver on the commercial intensification,

expansion of business and location employment opportunities, urban design and pedestrian amenity objectives of the RUCP.

50. This option would not be consistent with the Community Outcomes for Waitakere in relation to Strong Economy - He tupuranga kaha ihi wana which seeks to grow local employment opportunities.

District Plan Change Option

51. This option would implement the land use and urban design recommendations of the RUCP via a District Plan change giving them regulatory and statutory weight. The District Plan changes would include rezoning residential properties from Living Environment to Community Environment to provide for further commercial and employment opportunities. Without rezoning of these properties, development potential in the centre will be constrained. Other District Plan changes would include the identification of street typologies to ensure compliance with urban design principles that reinforce the public realm and the amenity of the pedestrian environment. Without such controls new development could detract from the public environment and undermine the purpose of the RUCP.
52. This option would support the Strong Economy - He tupuranga kaha ihi wana priority of the Community Outcomes for Waitakere, by creating opportunities for additional businesses and local employment.

Roading Upgrades

Do Nothing Option

53. The alternative to the proposed road upgrades would be for the existing Swanson Road and Ranui Station Road configurations to be maintained. This option would result in a transport environment that does not respond or integrate with the planned and future land use within the Ranui centre, nor recognise the important link between the centre and Ranui train station along Ranui Station Road.
54. Community concerns regarding the speed and behaviour of traffic and pedestrian and cyclist safety would not be addressed. The existing angled car parking outside the shops would continue to present conflicts with oncoming traffic and pedestrians. Pedestrians would not be given priority in the centre, and would need to continue to negotiate across the uncontrolled pedestrian crossing on Swanson Road.
55. This option would be inconsistent with the Community Outcomes for Waitakere in relation to Sustainable and Integrated Transport - Kauneke Tauwhiro me te Whakaurunga Waka, which seeks to achieve a transport network that is integrated, innovative, safe and environmentally responsive and supports quality urban design.

Swanson Road and Ranui Station Road Improvements

56. The proposed improvements to Swanson Road seek to slow traffic, give priority to pedestrians, create a high level of amenity, and change the behaviour of traffic.
57. It is considered that the current development plans for the centre, including redevelopment of the shops, a new medical centre and the proposed library warrants a particular investment in pedestrian safety. There will be a desire for pedestrians to cross to all four corners of the Swanson Road/Ranui Station Road/Armada Drive intersection. As such, signalisation (with a 'barnes dance' diagonal crossing) of this intersection is considered to be a priority.

58. Other improvement projects such as re-angling of the existing car parking, and the provision of a low planted median seek to change traffic behaviour, reduce conflicts and slow traffic. The provision of shared vehicle and cycling lanes will allow for the maintenance of the existing through-route function of Swanson Road for heavy vehicles, but also cater for other road users. Onstreet parking, street tree planting and footpaths would all contribute to the amenity and viability of the centre.
59. The proposed improvements to Ranui Station Road seek to enhance the connection between the centre and the train station with clear pedestrian and cycle priority areas. On-street parking would also be clearly defined, with street tree planting to enhance amenity and provide for a dual purpose low impact design stormwater function. These upgrades would contribute to a unified theme and character for Ranui centre whilst also addressing safety concerns subject to a CPTED, Injury Prevention Through Environmental Design audit, and upgrading of lighting.
60. The proposed road upgrading projects could be undertaken in stages to give effect to the objectives of the RUCP. Priority should however be placed on ensuring the safety of pedestrians in and around the centre, including along Ranui Station Road. The signalisation of the Swanson Road, Ranui Station Road and Armada Drive intersection is considered to be a community priority.
61. This option would be consistent with the Community Outcomes for Waitakere in relation to Sustainable and Integrated Transport - Kauneke Tauwhiro me te Whakaurunga Waka, through the integration of the transport network with the surrounding land use, contributing to quality urban design, and developing walking and cycling opportunities.

Town Square / Village Green

Defer Decision Making Option

62. Ranui is currently not served by a public open space in the centre. Such a space suitable for gathering, holding events, and providing a place to sit, was strongly signalled as a priority by the Ranui community. Urban centres are high use areas where many people work, visit for services, and where more and more people are living. These areas need high quality open space that can cater for a range of diverse needs, increased densities, and help encourage both residential and economic growth.
63. It is considered that given the significant private and public investment proposed in Ranui, with the proposed redevelopment of the existing shops, a new integrated medical centre and the proposed new library, that the provision of a public urban space would complement and enhance that investment. The community is strongly desirous of such a space, and the provision of a town square would be consistent with the DPOSP, and the Council's provision in similar sized centres such as Swanson.
64. To defer any decision making in relation to the preferred location for a town square may limit Council's options if sites are developed in the interim. The identification of a town square would ensure that landowners have certainty as to the preferred option.
65. Deferment would also not provide Council with guidance on decision making in relation to development proposals that may occur on properties within a preferred town square locality. This could limit opportunities for integrated development of the town square and its edges.

66. In selecting a preferred option, the Council may decide to defer a decision on timing to beyond the LTCCP 2009-2019 period. This option whilst providing some certainty as to the location of the future town square, does not provide the community with any certainty as to its delivery.
67. This option is considered to be inconsistent with the Community Outcomes for Waitakere in relation to Strong Communities - He iwi kaha Priority which seeks the creation of places and local focal points where people can gather.

Town Square Location Options

A163

68. Five options for a town square were considered in the RUCP, with a plan showing the location of each option attached at page A163. Each option was assessed against eight criteria that were considered to meet both the Council's and community's objectives. The following table summarises that analysis contained within the RUCP. A four point scale has been utilised as follows:

- ✓✓✓ = option meets all expected attributes of that requirement.
- ✓✓ = option meets many of the attributes of that requirement.
- ✓ = option meets some of the attributes of that requirement.
- x = option does not meet that requirement.

Following this evaluation the options were ranked from 1 (best) to 5 (worst).

OPTIONS CRITERIA	Option 1 Southern Swanson Rd	Option 2 West of Northern Shops	Option 3 In between northern shops & proposed library	Option 4 Existing library & community carpark	Option 5 Corner of Arney & Swanson Roads
Number of properties affected & cost of purchase	x	✓✓	✓	✓✓	x
Solar orientation	✓✓✓	✓	x	✓✓✓	✓✓✓
Size and usability	✓	✓✓	x	✓✓	✓✓✓
Visual prominence	x	✓	x	✓✓✓	✓✓✓
CPTED, Barrier & Injury Free	✓✓	✓	x	✓✓	✓✓
Timing & Staging	x	✓✓	✓✓	✓✓	x
Connections to civic or recreation space	x	x	✓✓	✓✓✓	✓✓✓
Relationship to town centre, retail function & building frontage	x	✓	x	✓✓	✓✓
Summary and Ranking (1 = most suitable 5 = least suitable)	4	3	5	1	2

69. This evaluation finds that Option 4 located on the existing library and community centre carpark ranks highest, followed by Option 5 located on the corner of Arney and Swanson Roads.
70. Option 4 would necessitate the replacement of the existing library and community house car park (approximately 22 spaces). The replacement of this parking could be achieved by the acquisition of an adjoining property (such as 470 Swanson Road or 2 Ranui Station Road) and would be subject to further detailed analysis. This could also provide flexibility for potential long term expansion of the community house, and provide additional public parking that could also serve the proposed new library. The current use of the corner of this site for car parking is not consistent with the aims of the RUCP, which promotes buildings up to the street edge and the placement of parking to the side or behind buildings. The re-establishment of this area as a town square would contribute positively to the centre through the creation of a centrally located public space associated with a civic use.
71. Option 5 encompasses 6 properties on Swanson and Arney Roads, with an approximate area of 3700m², that will provide a visual and physical connection through to Ranui Domain. This option whilst presenting benefits in terms of integration with Ranui Domain and meeting many of the community's desires, it requires significant land purchase, development costs and impacts upon a large number of private properties. This option is also slightly more removed from the town centre core.
72. The following table provides an estimate of costs associated with the land purchase, legal, demolition/relocation costs and development costs of each option:

OPTION	LAND AREA M ²	AVERAGE			
		LAND VALUE PER m ² ^a	LAND PURCHASE COST ^b	ESTIMATED DEVELOPMENT COST ^c	TOTAL ESTIMATED COST
1	500	\$352	\$176,000	\$250,000	\$426,000
2	400	\$336	\$134,400	\$200,000	\$334,400
3	300	\$336	\$100,800	\$150,000	\$250,800
4 ^d	700	\$312	\$312,000	\$470,000 ^e	\$782,000
5	3,700	\$471	\$1,742,700	\$1,850,000	\$3,592,700

NOTES:

- a. Based on valuations undertaken by Quotable Value as at 1 September 2007.
- b. Additional costs for each option are estimated at \$80,000 - \$100,000 for legal fees, and demolition/relocation costs where the site contains an existing building. This includes both Council and landowner costs associated with any Public Works Act acquisition.
- c. Estimated development cost of \$500 per square metre.
- d. The replacement of the existing car parking area may require land purchase in excess of 700m². The two immediately adjoining properties that could provide for replacement carparking, have site areas of approximately 1,000m², and are valued at \$305,000 and \$320,000 based on the 2007 Quotable Value valuations, with an average land purchase cost therefore utilised.
- e. The estimated development cost for Option 4 includes the establishment of a replacement carpark of approximately 1000m² with an estimated construction cost of \$120.00 per square metre.
73. The provision of a town square is considered to be consistent with the Community Outcomes for Waitakere Strong Communities - He iwi kaha Priority, which places a priority on the creation of places and local focal points where people can gather; and the Urban and Rural Villages - Nga kainga taone, tuawhenua Priority, which

seeks that villages have an identified centre, are safe and have accessible common areas.

Ranui Domain

Do Nothing

74. The provision of lanes around Ranui Domain edges would encourage redevelopment of the adjoining properties, providing a catalyst for residential intensification. Without provision of these public lanes it is likely that infill residential development will continue, further reducing opportunities for the intensive housing necessary to accommodate a growing population, and support the local centre and public transport infrastructure. The do nothing option would result in Ranui Domain remaining with limited street presence, poor surveillance, safety concerns, limited access and a high level of vandalism.
75. This option would be inconsistent with the Urban and Rural Villages - Nga kainga taone tuawhenua Priority, which seeks to ensure that town centres and safe and have accessible common areas.

Create Public Shared Lanes

76. This option would see the creation of public shared lanes around the eastern and northern edge of Ranui Domain to provide additional pedestrian and vehicle access from Swanson Road; allow and encourage development along Arney Road to front Ranui Domain rather than turn its back; encourage residential intensification that takes advantage of the amenity offered by the domain; and increase connectivity and passive surveillance. This option would require further detailed design to ensure that the existing sports fields could be maintained.
77. The provision of the shared public lanes would contribute positively to the Urban and Rural Villages - Nga kainga taone tuawhenua Priority of the Community Outcomes for Waitakere, through increased safety and access to communal areas.

Expand frontages on existing roads

78. This option would improve the safety and surveillance of Ranui Domain (either in conjunction or separate to the above). This can be achieved by purchasing one or two strategic sites, and by relocating the vacant Scout Hall on Swanson Road.

Residential Intensification

Do Nothing Option

79. This option would see the existing medium density housing provisions of the District Plan, being a 500 metre radius associated with the former location of the train station, being maintained. This would not provide the land use and transportation integration benefits associated with residential intensification within a walking distance of the centre and train station. Residential development opportunities would be constrained by the existing 500 metre radius circle, generally south of Swanson Road, where there are limited opportunities for redevelopment or amalgamation due to the fragmented lot pattern and age of the dwellings.
80. In addition to a growing population, Ranui is also experiencing changes in demographics, which in turn requires the provision of a diversity of housing to cater for a variety of family types. This housing diversity allows residents to move

houses within their community according to their needs (eg. pensioners, singles, single parents with children), as opposed to having to move suburbs to find affordable and appropriately-sized accommodation.

81. This option would be inconsistent with the Urban and Rural Villages - Nga kainga taone tuawhenua Priority of the Community Outcomes for Waitakere, which seeks to provide for well connected town centres where people want to play and work and actively manage intensification.

Extend Residential Intensification to 800m Walkable Catchment

82. Ranui is fast running out of greenfield and brownfield land for development into housing. Redevelopment of existing sites in the vicinity of the local centre and train station can provide an opportunity to accommodate population growth in locations where public transport, retail, services, education and increasingly local employment are available. A failure to provide adequate opportunities for intensification in locations that can support land use and transport integration (such as Ranui) will place greater pressures on the edge of the City.
83. This option would result in the expansion of the existing 500 metre radius circle to an 800 metre walkable catchment from the town centre and train station. This approach would recognise the land use and transportation integration benefits derived from residential intensification within walking distance of public transport, local amenities and services. Such an approach seeks to reduce dependence on motor vehicles for people's everyday needs. This approach would be coupled with the application of Proposed Plan Change 18 (City Wide Urban Design Rules) which seeks to ensure that the location, form, scale and design of medium density housing contributes to the character and amenity of the surrounding environment.
84. Further, there has been a significant regional investment in rail services and facilities. There is an opportunity for the community to get more benefit from this investment through a better design response. Such a response would include road and streetscape improvements plus a higher density of residences near the station.
85. This option would support the development of well connected centres where people want to play and work and actively manage intensification (Rural and Urban Villages - Nga kainga taone tuawhenua Priority) and the identification of house as a component of the Toiora - Healthy Lifestyles Priority of the Community Outcomes for Waitakere.

Te Whakaaro Ki Nga Tirohanga a Iwi / Consideration of Community Views

86. Consultation has been undertaken with the Ranui community as part of the Community Vision Workshop in April 2008 which helped inform the development of the draft RUCP and the Community Feedback Workshop in September 2008. In addition to the community feedback workshop, 24 feedback forms were received in relation to the draft RUCP. The following table summarises the responses from the feedback forms, in relation to the key elements and overall support of the RUCP. It is acknowledged that due to the relatively low response rate, this could not be considered as representative of the views of the entire Ranui community. It does however provide a general indication of support for the various elements of the RUCP.

Key Element of RUCP	Do Not Support	Support	Strongly Support
Two sided town centre & expansion of commercial/business opportunities	4%	50%	46%
Idea and location of village green	13%	54%	33%
Development around Ranui Domain	9%	57%	34%
Swanson Rd & Ranui Station Rd improvements	8%	38%	54%
Residential Intensification	24%	52%	24%
Overall support for RUCP	0%	48%	52%

87. Specific consideration was given to the views of landowners affected by the various town square options. As a result of consultation with these landowners, the draft RUCP was amended from presenting a preferred option, to presenting and analysing all five options considered as part of the formulation of the RUCP. This report recommends a preferred town square option so as to provide certainty for these landowners.

Te Huarahi Ka Whaia / Preferred Options

Town Centre – Expansion of Retail and Commercial Opportunities

88. It is recommended that a District Plan change is implemented to give effect to the RUCP in relation to the expansion of the Community Environment to provide for future commercial and employment opportunities and to identify street typologies to give effect to the urban design principles of the RUCP.

Pedestrian and Roading Improvements

89. It is recommended that improvements to Swanson Road and Ranui Station Road are implemented to give effect to the RUCP, and in particular to ensure that the quality and safety of the pedestrian environment is given priority. Implementation of the road improvement projects in a staged manner may necessary, and if so the signalisation of the main intersection should be given priority.

Town Square / Village Green

90. It is recommended that a town square is provided in the Ranui centre, to create a central gathering point for the local community. It is recommended that Option 4 is identified as the preferred town square location and provide for implementation of the town square in the LTCCP 2009-2019. Option 4 is considered to be of size suitable to cater for a range of events, is well located in the centre of Ranui with a northerly aspect, is visually prominent and associated with another civic facility. The replacement of the existing library and community centre carpark to provide for the town square will require land purchase and associated development costs, but it is considered that this provides additional flexibility in terms of provision of car parking for the proposed new library, and for any future expansion of the community house. The land acquisition and development costs estimated for this option are considerably less than Option 5, which whilst presenting significant benefits would cost approximately 4.5 times more than Option 4.

Ranui Domain

91. It is recommended that further investigation is undertaken as to the potential to provide public shared lanes around the edges of the Ranui Domain, and to actively improve road frontages on Swanson Road as part of the implementation of the Ranui Urban Concept Plan.

Residential Intensification

92. It is recommended that the a District Plan change is prepared to give effect to the RUCP recommendation to provide for a 800 metre walkable catchment from the local centre and train station, for residential intensification. Further detailed analysis of the extent of the walkable catchment, and the best method of intensification would be determined through the District Plan change and associated section 32 analysis.

KORERO RAUTAKI / STRATEGIC CONTEXT

93. The RUCP and RUCIP contributes to the following four Strategic Platforms:
- **Urban and Rural Villages – Nga kainga taone, tuawhenua** – The RUCP and vision for Ranui will provide a clear direction for any future development, support urban intensification within the Metropolitan Urban Limit, and in proximity to public transport and town centre amenities and services. This will ensure the area develops as a thriving place for people to work, live and play.
 - **Integrated Transport and Communication – Te Whakaurunga Waka Te Whakawhiti korero** - The RUCP seeks to ensure that land use and transportation initiatives are integrated. This includes the promotion of residential intensification near the train station to support public transport infrastructure, and improvements to Swanson and Ranui Station Road to place a priority on safe pedestrian and cyclist movement through and around the town centre.
 - **Strong Innovative Economy – He tupuranga kaha ihi wana** - The RUCP seeks to enable further employment and business opportunities through expanded commercial and business opportunities which will have flow on benefits to the local economy.
 - **Strong Communities – He iwi kaha** - The development of the RUCP has been based on a high level of community and business participation. The desire to create more active streets in the town centre, improve pedestrian safety and to upgrade essential community infrastructure will contribute to an improvement in the overall wellbeing of the community.

MAHI WHAKAWHITI KORERO WHAKAARO / CONSULTATION

94. The RUCP and RUCIP has been prepared in consultation with a wide range of Council officers. Representatives from Transport Assets, Transport Strategy, Leisure Services, Libraries, Parks Planning, Parks Assets, Strategic Projects, Sustainable Development, Social Infrastructure, EcoWater, and Urban Design and Development have all been involved in the development of the RUCP.
95. Update reports were presented to the Policy and Strategy Committee and the Massey Community Board in March and July 2008. Representatives from the Policy and Strategy Committee and Massey Community Board were nominated and attended the Community Vision, Design and Community Feedback Workshops.
96. An update report was presented to Te Taumata Runanga on 14 July 2008, with Denis Hansen nominated to participate in the community feedback workshop. Ngati Whatua and Te Kawerau a Maki were invited to all community workshops.

97. A presentation was made to the Elected Members nominated to attend the community feedback workshop on 25 August 2008. This presentation was attended by Councillor Cooper Massey Community Board Chair Mr John Riddell, Massey Community Board member Ms Judith Fletcher, and Te Taumata Runanga Chair Mr Warahi Paki. Councillor Chan and Te Taumata Runanga member Mr Denis Hansen were unable to attend this presentation, but a copies of the presentation were provided to them.

NGA RAUEMI / RESOURCES

98. Resources were allocated for the development of the RUCP in the 2007/2008 budget. No further funding has been allocated for the implementation of the RUCP as details of projects and actions needed to be determined following completion of the RUCP.
- A164-A170 99. The implementation of the RUCP will require a combination of advocacy, regulatory and capital works projects. The RUCIP outlines 46 actions and projects arising from the RUCP, and identifies timeframes for implementation as attached at pages A164 to A170. Many of these actions require staff resources, whilst others are capital works projects that will require funding through the LTCCP 2009-2019. Estimates of costs associated with capital works programmes have been obtained where possible, and are detailed on the attached RUCIP. It should be noted that some of these capital works may be able to be completed as part of renewal programmes.
100. The key priority elements of the RUCP requiring capital works are summarised as follows.

PRIORITY PROJECTS	ESTIMATE OF COST
Swanson Road Upgrade (signalisation of the intersection would cost approximately \$200,000)	\$1,721,713
Ranui Station Road Upgrade	\$1,097,039
Town Square	\$ 772,000
<i>Total estimate for priority projects</i>	<i>\$3,590,752</i>

Note: These are rough order of costs calculated on the basis of current market rates for similar projects as at August 2008 and that estimated land purchase costs are subject to valuation by a registered property valuer and do not include betterment.

WHAKAMAHIA NGA TAKE / IMPLEMENTATION ISSUES

101. The ultimate success of any planning document is dependant upon the willingness and capacity of all stakeholder groups to implement the vision - the community's and Council's vision for Ranui cannot be achieved through public investment alone. The implementation of the RUCP will only occur through the commitment of the Council, local businesses, community groups and key property owners. The Council can influence change in Ranui in five key ways:
1. Allocating funds through the LTCCP 2009-2019.
 2. Implementing approved capital works (e.g. road and streetscape improvements).
 3. Acquiring property in strategic locations (e.g. village green or town square).
 4. Amending the District Plan to enable and encourage development in key parts of the town centre (e.g. rezoning land).
 5. Working with local businesses, community groups and key property owners (e.g. working with the RCDN and RAP).

102. The RUCIP outlines the actions and projects that will help achieve the goals of the RUCP and are broken down into a series of short term (0-5 years), medium term (6-10 years) and long term (10+years) timeframes. Short term steps include District Plan changes and projects that require little infrastructure improvements or cost. Long term projects are those that require more significant capital investments. The overall implementation process will take the cooperation of multiple sectors, both public and private, over a long term timeframe. However the recommendations also include significant measurable steps that will begin the process of implementing the community's vision. The RUCIP also includes projects that are related to Ranui but not a direct recommendation or action from the RUCP but that will contribute to the implementation of the RUCP vision (these are shown in italics).
103. To ensure that the RUCP is implemented it is necessary for the relevant Activity Plans to include the various projects in the LTCCP 2009-2019. It is therefore recommended that Te Taumata Runanga agree to support the RUCIP and agree to support the Policy and Strategy Committee in directing that projects contained in the RUCIP are included in the LTCCP 2009-2019.

Report prepared by: Melanie McKelvie, Senior Strategic Advisor: Urban Design & Development.



12 HARBOURVIEW/ORANGIHINA HERITAGE

KUPU WHAKATAKI / EXECUTIVE SUMMARY

The Henderson Community Board has recently received a report on the integration and interpretation of known heritage sites at Harbourview/Orangihina. The report recommends consultation with Te Taumata Runanga and that a further report be presented to the Finance and Operational Performance Committee on the availability of \$80,000 for lighting and interpretational panels for the entire site. A key component of the City's development is the Maori land use and associations with landscapes.

It is considered that there should be greater recognition of the pre-European history of Orangihina to be referenced in this report as Harbourview/Orangihina.

TUTOHUTANGA / RECOMMENDATION

It is recommended that Te Taumata Runanga resolve to:

Kua Whiwhi / Receive the Harbourview/Orangihina Heritage report.

KORERO WHARIKI / BACKGROUND

1. Earlier this year Council let a contract for the graffiti-guarding of the Te Atatu Anti-Aircraft Battery. That site forms part of a broader cultural heritage landscape throughout Harbourview/Orangihina. Harbourview//Orangihina has sweeping views over Auckland City and it has a long history, first of Maori occupation, and then as the site of brickworks, farming activities and then as a coastal fortification during World War II. All of these patterns of settlement speak of human endeavour, innovation, creation of industry and response to the threat of invasion.
2. The area around Harbourview/Orangihina has been largely developed for residential housing. However, it is considered that Council should invest more in interpreting the past associations with the site, given its popularity as a Citywide park. On-site interpretation would heighten the visitor experience.

NGA RITENGA WHAKATAUNGA / DECISION MAKING

3. Council is required to take into account the views of its communities in making decisions. The Maori community has status as tangata whenua under the Treaty of Waitangi. This Council is committed to ensuring that its decisions reflect those principles of consultation and shared decision making.
4. Te Kawerau a Maki have a long association with Waitakere and their interests extend as far as Mahurangi in Rodney District. Ngati Whatua also claim an interest in Waitakere. It is considered that either an interpretation panel or art work should enable visitors to the park to identify with Maori occupation and development of the land before the arrival of Europeans.
5. The Resource Management Statement from Te Kawerau A Maki states:

" Our landscape values are closely aligned to heritage protection, but also include aesthetic values. In considering Te Kawerau landscape values it must be realised that the meaning associated with the landscape of the region is of central importance. As regards the places associated with our tupuna throughout the region we oppose their damage or destruction."
6. It is considered that there are multiple patterns of settlement at Harbourview/Orangihina with people using the land for fishing and cultivation, farming, industry and coastal defences. Its popularity as a place to settle has endured and more people than ever have chosen to work and live in Te Atatu.

Nga Take / Issues

Interpretation

7. Site interpretation is considered to be an important part of communicating a message to the public about the significance of an historic place. A well-produced and well-sited panel can be extremely effective, whereas a badly produced and wrongly sited panel will be counterproductive. On-site interpretation provides an opportunity to communicate with visitors to a site and enrich their experience.
8. Interpretive panels should use an imaginative combination of text and visuals to tell a story about an object or a place. This is in contrast to an information panel which only contains instructions or directions. The content, visual images, layout, manufacture and long term maintenance need to be carefully developed and should stimulate interest.
9. Alternatively, site interpretation may involve installation of an art work such as a sculpture. However, sculpture may have different meanings and associations depending on how it is perceived. It is difficult to know if art in itself is effective at communicating a specific message of cultural association and history of the tupuna.
10. The site interpretation for the park will include recognition of Maori heritage values, upgrading the fencing around the gun emplacements and installation of lighting, together with interpretive panels for the brick villa, McCormick's cottage and the Auckland Brick and Tile site.
11. It is considered that Te Taumata Runanga should provide Council staff with a preference for either an interpretation panel or sculpture and nominate two representatives to peer review design concepts and, where appropriate, provide input into the text.

Te Whakaaro Ki Nga Tirohanga a Iwi / Consideration of Community Views

12. The specific sectors of the community that will be invited to participate in developing the interpretive material are Te Taumata Runanga and Henderson Community Board.

KORERO RAUTAKI / STRATEGIC CONTEXT

13. The relevant community outcome is Whaiora- participation in society:

“Communities, including the Maori community, have identified barriers which limit their ability to influence their desired outcomes. Removing these barriers would enable greater participation. Greater access and the ability to be involved in processes or opportunities, particularly decision-making processes, ensure community ownership and control of their own destiny.”

MAHI WHAKAWHITI KORERO WHAKAARO / CONSULTATION

14. Once further design concepts are developed, this item will be considered by the Henderson Community Board.

NGA RAUEMI / RESOURCES

15. A further report will be presented to the Finance and Operational Performance Committee recommending that \$80,000 be released from the Harbourview budget to enable the interpretive works to occur. The project is dependent on that funding being approved.

WHAKAMAHIA NGA TAKE / IMPLEMENTATION ISSUES

16. It is considered that despite the legal claim over the Harbourview/Orangihina, the park is one of the most frequently visited in the City. The history of the existing heritage items at Harbourview/Orangihina should be highlighted through on-site interpretation that would add significant value to the visitor experience and City profile.

Report prepared by: Alina Wimmer, Principal Advisor: Heritage.



13 RIPOATA O TE HEKERETARI O TE KŌMITI / COMMITTEE SECRETARY'S REPORT

TUTOHUTANGA / RECOMMENDATION

It is recommended that Te Taumata Runanga resolve to:

Kua Whiwhi / Receive the Committee Secretary's Report for Te Taumata Runanga dated 13 October 2008.

Issue	Comments	Reporting Council Officer
<p>Maori Youth Basketball Tournament 2008</p> <p>Officer's Report</p>	<p>A Maori Youth Basketball Tournament 2008 will be held from Friday, 24 October 2008 to Monday, 27 October 2008 (Labour Weekend).</p> <p>A powhiri will be held at Hoani Waititi Marae on Friday, 24 October at 6.00 pm.</p> <p>Venues for games are the Massey Leisure Centre, the Massey High School, The Trusts Stadium and the West Wave Recreation Centre with the finals being held on Monday, 27 October 2008 at The Trusts Stadium.</p> <p>A po whakangahau (prize giving) will be held on Sunday, 26 October 2008 at the West Wave Recreation Centre at 6.00 pm.</p>	<p>Ngareta Delamere</p> <p>☎ 836 8000 Ext: 8552</p>

COUNCIL REPORTS FOR INFORMATION ONLY		
REPORT NAME	REPORT NAME	REPORT NAME
Housing for Older Adults Revitalisation Project – Suspensory Loan Document	Council	Report and attachments will be circulated as a supplement.
Local Government Commission Review of the local Government Act 2002 and Local Electoral Act 2001	Council	Report and attachments will be circulated as a supplement.
Community Wellbeing Local Fund Allocation	Community Boards	Report and attachments will be circulated as a supplement.
Arahoie Road and Sheridan Drive, New Lynn – Speed Humps	New Lynn Community Board	Report and attachments will be circulated as a supplement.
Overview of Civil Defence Emergency Management and Rural Fire Activity	Emergency Services Committee	Report and attachments will be circulated as a supplement.
Community Wellbeing Local Fund Allocation 2008	Waitakere Community Board	Report and attachments will be circulated as a supplement.
Waitakere Community Board Minor Parks Project 2008/2009	Waitakere Community Board	Report and attachments will be circulated as a supplement.
Woodlands Park Road, Titirangi – New Bus Stop	Waitakere Community Board	Report and attachments will be circulated as a supplement.
Bethells Road, Waitakere – New No Stopping At All Times Restrictions	Waitakere Community Board	Report and attachments will be circulated as a supplement.
McLeod Park Public Toilet	Infrastructure and Works Committee	Report and attachments will be circulated as a

COUNCIL REPORTS FOR INFORMATION ONLY		
REPORT NAME	REPORT NAME	REPORT NAME
		supplement.
Community Wellbeing Local Fund Allocation 2008	Massey Community Board	Report and attachments will be circulated as a supplement.
Don Buck Road, Massey – New Flush Medians and Priority Controls	Massey Community Board	Report and attachments will be circulated as a supplement
Totara Road, Whenuapai – Relocation of Bus Stop Parking Restriction	Massey Community Board	Report and attachments will be circulated as a supplement
Community Wellbeing Local Fund Allocation 2008	Henderson Community Board	Report and attachments will be circulated as a supplement
Former Te Atatu South Library Facility	Henderson Community Board	Report and attachments will be circulated as a supplement
Te Atatu South School Travel Plan - New Kea Crossings, New Stop Controls, New Pedestrian Crossings, New No Stopping At All Times Parking Restrictions and Relocation of a Bus Stop	Henderson Community Board	Report and attachments will be circulated as a supplement
Millbrook Road, Henderson – New No Stopping At All Times Parking Restriction	Henderson Community Board	Report and attachments will be circulated as a supplement
Neil Avenue, Te Atatu Peninsula – Speed Humps	Henderson Community Board	Report and attachments will be circulated as a supplement
Universal Drive Extension Project	Henderson Community Board	Report and attachments will be circulated as a supplement
Sel Peacock Drive, Henderson – New Bus Stop	Henderson Community Board	Report and attachments will be circulated as a supplement
Te Kanawa Crescent, Henderson – No Stopping At All Times Parking Restriction	Henderson Community Board	Report and attachments will be circulated as a supplement
Contract No. PK08007B – Planting Programme	Tenders Subcommittee	Report and attachments will be circulated as a supplement
Contract No. EW06048A – Project Twin Streams – Engineering and Professional Services – Approval to Extend	Tenders Subcommittee	Report and attachments will be circulated as a supplement

Report prepared by: Ngareta Delamere: Committee Secretary.



14 **TE WA O TE HUI KEI TE HEKE MAI / NEXT MEETING**

The next meeting of Te Taumata Runanga will be held in the Civic Centre, on Monday, 17 November 2008, commencing at 5.00 pm.

The Chairman or Deputy Chairman is invited to present Te Taumata Runanga report at the next meeting of Council to be held in the Civic Centre, on Wednesday, 29 October 2008, commencing at 5.30 pm.



15 **KARAKIA WHAKAMUTUNGA / CLOSING PRAYER**

