



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

TOWN CENTRES SUBCOMMITTEE

I hereby give notice that a meeting of the Town Centres Subcommittee will be held on:-

DATE: Monday, 15 September 2008 **TIME:** 9.30 am

MEETING ROOM: Council Chamber

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.

10 September 2008

Maea Petherick
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8104

MEMBERSHIP:

Councillors	DQ	Battersby, JP (Chairman)	
	RP	Dallow, QPM, JP Deputy (Chairman)	
	BA	Brady, JP	
	JM	Clews, QSO, JP	
	RI	Clow	
	LA	Cooper, JP	
	AK	Corban, OBE, JP	
	MM	Jolley	
	PG	Mitchell	
	Mrs	EAG Grimmer, MNZM	Henderson Community Board
	Mrs	GPJ Marshall	New Lynn Community Boards
Councillor	P	Walbran	Auckland Regional Council
	Mr D	Cosgrove	AMP Capital Investments Limited
	Mr A	Lockie	Westfield Limited
	Mr R	Lindsay	ONTRACK
	Mr B	Glover	New Lynn Business Association
	Mr E	Johnston	Henderson Business Network
Observer	Mr P	Clark	Auckland Regional Transport Authority

Mayor RA Harvey, QSO, JP (ex officio)
Deputy Mayor (ex officio)

(Quorum 5 members)

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(Meeting Room could be subject to change)

(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 TOWN CENTRES SUBCOMMITTEE TO BE HELD IN
THE COUNCIL CHAMBER AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY
ROAD, HENDERSON, WAITAKERE, ON MONDAY, 15 SEPTEMBER 2008
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	CONFIRMATION OF MINUTES	1
5	PRESENTATIONS	2
	A NEW LYNN URBAN REGENERATION FRAMEWORK	2
	B NEW LYNN POPULATION YIELD MODELLING	2

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFLICTS OF INTEREST

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



4 CONFIRMATION OF MINUTES

Meeting Minutes - Monday, 14 July 2008

RECOMMENDATION

It is recommended that the Town Centres Subcommittee resolve to:

Receive the minutes of the meeting of the Town Centres Subcommittee held on Monday, 14 July 2008, as circulated, and that they be taken as read and now be confirmed.



5 PRESENTATIONS

A NEW LYNN URBAN REGENERATION FRAMEWORK

A presentation of the updated New Lynn Urban Regeneration Framework will be made to the Town Centres Subcommittee by the Strategic Advisor Urban Design and Development. This document sets out a framework for the urban regeneration of New Lynn and provides an integrated approach to dealing with the complex land use and transport issues that are integral to the redevelopment of the town centre.

Since the document was adopted by Council as a Draft for Discussion in May 2008, Council officers have engaged with key stakeholders in the New Lynn town centre to present the framework and to provide an opportunity for feedback to be received. To date the responses have been mostly positive and have formed the basis for on going discussions between the Council and stakeholders.

A copy of the New Lynn Urban Regeneration Framework will be circulated to Members separately for their information. Committee Members are invited to give comment on the updated document and provide suggestions for the future consideration and adoption of the framework by the Council's Policy and Strategy Committee in October 2008.

B NEW LYNN POPULATION YIELD MODELLING

The Deputy Director: Strategic Planning will give a presentation on the New Lynn Population Yield Model.

To implement any vision for a town centre, like New Lynn, Council has identified a number of key matters that need to be investigated and assessed to support the proposed development and projects that will ultimately deliver the New Lynn vision.

One of the key matters is how many future residential properties and employment opportunities will be created in New Lynn. Residential and business growth is required to ensure that New Lynn can deliver on the future vision but what levels of growth can be achieved requires detailed investigation or reliance on more generalised population projections. The New Lynn Yield Modelling investigation seeks to identify the following:

- What is the future number of households;
- Is this number of households and residents sufficient to support the transit oriented development as proposed;
- What would this number of households look like;
- What would be the resulting impact on employment and job opportunities;

A copy of the New Lynn Urban Regeneration Framework will be circulated to Members separately for their information.

A presentation on the New Lynn Yield Modelling will be made to the Town Centres Subcommittee and Members are invited to make comments and suggestions for the future consideration and adoption of the study by the Council's Policy and Strategy Committee in October 2008.

