



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 March 2010 **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 March 2010

Judith Moore
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8950

MEMBERSHIP:

Councillors	DQ	Battersby, QSM, 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	
Councillor	P	Walbran	Auckland Regional Council
Mrs	EAG	Grimmer, MNZM	Henderson Community Board
Mrs	GPJ	Marshall	New Lynn Community Boards
Mr	D	Cosgrove	AMP Capital Investments Limited
Mr	A	Lockie	Westfield Limited
Mr	P	King	ONTRACK
Mr	B	Glover	New Lynn Business Association
Mr	E	Johnston	Henderson Business Network
Mr	P	Clark	Auckland Regional Transport Authority Observer

Mayor RA Harvey, QSO, JP (ex officio)

Deputy Mayor (ex officio)

(Quorum 5 members - three of whom must be Councillors)

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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 MONDAY, 15 MARCH 2010,
COMMENCING AT 9.30 AM**

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HENDERSON, WAITAKERE, ON MONDAY MONDAY, 15 MARCH 2010,
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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 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, 17 August 2009.

RECOMMENDATION

It is recommended that the Town Centres Subcommittee resolves to:

Receive the minutes of the meeting of the Town Centres Subcommittee held on Monday, 17 August 2009, as circulated, and that they be taken as read and now be confirmed.



5 NEW LYNN, TE ATATU PENINSULA AND HENDERSON TOWN CENTRE UPDATE

GLOSSARY

Annual General Meeting	(AGM)
Auckland Transition Agency	(ATA)
Long Term Council Community Plan and Annual Plan Committee	(LTCCP Committee)
Business Improvement District	(BID)
Business Improvement District Establishment Poll	(BID Poll)
New Lynn Business Improvement District	(NLBID)
New Lynn Business Association	(NLBA)
Town Centre Strategic Partnerships Project	(TCSP)
Henderson Business Association	(HBA)
Long Term Council Community Plan	(LTCCP)
Te Atatu Peninsula Business Improvement District	(TAP BID)
Business Improvement District Association	(BIDA)

EXECUTIVE SUMMARY

The purpose of this report is to update the Town Centre Subcommittee on the work programmes for the New Lynn Business Association (NLBA), Te Atatu Peninsula Business Improvement District (TAP BID) and the Henderson Business Association (HBA).

Both the New Lynn Business Association (NLBA) and the Henderson Business Association (HBA) wrote to Council requesting a Business Improvement District Establishment Poll (BID Poll) take place. The BID Poll was held during February 2010 and the results were presented to the Long Term Council Community Plan and Annual Plan Committee (LTCCP Committee) on Wednesday, 24 February 2010. The result of the BID Poll in New Lynn was that the BID would proceed as over 60% of the returned votes were in favour. The result of the BID poll in Henderson was that the BID would not proceed, as 60% of the returned votes were not in favour.

Consequently the LTCCP Committee recommendation was that the targeted rate for New Lynn be set at a level that will generate a total of \$100,000 in the 2010/2011 rating year as outlined in the Town Centre Strategic Partnership Programme: Te Atatu Peninsula, New Lynn and Henderson Business Improvement districts Targeted Rates Report. The positive and successful polling results were presented at the meeting. This is subject to adoption of the Annual Plan 2010/2011 by the Council and Auckland Transition Agency (ATA) approval for the New Lynn BID area. At the LTCCP Committee, a decision was made that the HBA would not become a BID.

The New Lynn BID will proceed under the Town Centre Strategic Partnerships Project (TCSP) adopted by Council in September 2006. The result is that the NLBA will implement their business plan from 1 July 2010.

This report records the proposed NLBA business plan actions to take place from March 2010 to July 2010 and following 1 July 2010.

The Council will continue to work alongside the HBA where possible with limited resources. However; this work will be largely dependant and resolved by the new Auckland Council's BID management team.

The TAP BID wrote to Council requesting a BID boundary extension poll to take place. The poll took place in February 2010. The boundary extension was to include Gloria Avenue businesses into the existing BID. The result of the TAP boundary extension poll was that it will not proceed as fewer than 60% of the respondents were in favour of the boundary extension.

As a result of the TAP Annual General Meeting (AGM), the TAP BID wrote to Council requesting a 10% increase in their BID funding. Consequently, a recommendation was made to the LTCCP Committee on Wednesday, 24 February 2010 that the targeted rate set for Te Atatu Peninsula be increased by 10% which will generate a total of \$77,000 in the 2010/2011 Rating Year rating year as outlined in the Town Centre Strategic Partnership Programme: Te Atatu Peninsula, New Lynn and Henderson Business Improvement districts Targeted Rates report. This is subject to Council adoption of the Annual Plan 2010/2011.

RECOMMENDATIONS

It is recommended that the Town Centre Subcommittee resolve to:

Receive the New Lynn, Te Atatu Peninsula and Henderson Town Centre Update report.

BACKGROUND

1. A BID is the identified area within a town centre in which the Council and stakeholders work together to improve and enhance business retention and performance. An Incorporated Society, the Business Improvement District Association (BIDA), is established to enable collective stakeholder participation and manage activities and projects within the BID.
2. In order to fund these programmes, the BIDA proposes a targeted rate on the business sector properties. The Council then sets a rate, collect the funding for the BIDA via the targeted rate, then pay the targeted rate to the BIDA in quarterly payments throughout the rating year. Monitoring of financial operations of the BIDA's are aligned to monthly checks and annual audited accounts which are provided to the Council at the end of each year.
3. The establishment of BIDs is carried out under the Council's Town Centre Strategic Partnership Programme. At the 10 September 2007 Finance and Operational Performance Committee meeting, it was resolved as follows:

- “1. *That the Town Centre Strategic Partnership Programme: Business Improvement District Policy and Model Rules report be received.*
2. *That the Business Improvement District Policy and Business Improvement District Model Rules be adopted.”*

3486/2007

Issues

4. BIDs have been established and are operating in Te Atatu (2008) and Glen Eden (2009).
5. Work to establish BIDs in Henderson and New Lynn commenced in 2009.
6. Annual General Meetings (AGMs) of both the Henderson and New Lynn Business Associations (AGM) were held. At these meetings the Business Associations approved:
 - i. a proposed town centre boundary;
 - ii. a constitution;
 - iii. a business plan (with guidelines provided by Council) for the express purpose of implementing a BID their town centres; and
 - iv. to continue the process of becoming a BID by requesting that the Council conducts an Establishment Poll.

AI-A4

7. Council conducted the Establishment Poll on 1 February 2010 in accordance with the provisions of the Local Electoral Act 2001. Under the terms of Council's BID Policy attached at pages A1 to A2. The Declaration of Results of the New Lynn and Henderson Polls are as attached at pages A3 to A4.
8. In February 2010, the LTCCP Committee received the results of NLBA Establishment Poll and recommended that a targeted rate be set at \$100,000 though the draft Annual Plan 2010/2011.
9. The next stage of establishing the BID for the NLBA is now underway with Council officers supporting the NLBA to further establish their committee, administrative functions, and assistance in understanding good governance.
10. Council officers will work with the current NLBA to assist them to develop a job description for a town centre manager, develop key performance indicators and assist the NLBA to appoint a town centre manager.
11. From 1 July 2010, quarterly payments of \$25,000 will be granted to the NLBA with an annual budget of \$100,000.
12. The Council will be working with the NLBA to assist them to establish subcommittees including but not limited to, a finance Subcommittee an evening economy (Food/Beverage and Entertainment) Subcommittee and a leadership Subcommittee.
13. It is the intent of the Council BID management team to support the NLBA by way of a sales oriented activity. The Development and Investment Group responsible for BID development have indicated they would be in support of a sales promotion activity which is due to take place within the next two months.
14. The NLBA business plan has been developed, the year one action plan includes the following work programme:

Year one

- Employment of a Town Centre Manager;
- Setting of formal meetings, administrative procedures and AGM planning;
- Establishment of a Town Centre Managers office;
- Recruit and develop committee membership;
- BID development (survey);
- Annual review of the action plan;
- Produce a local business directory;
- Produce a monthly newsletter;
- Conduct approximately 3 business networking events;
- Improve presentation of buildings – work with owners;
- Improve the retail mix;
- A business survey;
- Conduct a customer satisfaction survey;
- Investigate branding and logo development;
- Development of a town centre website;
- School holiday/events - sales promotions;
- A signature event to be established;
- Safety and security programme;
- Participation in town centre planning and urban development; and
- Work with Council to develop art, heritage and cultural actions.

- A5
15. The Council will continue to work with the TAP BID in the existing BID area. The extension poll in the Gloria Avenue area result was a returned voter percentage of 63.64% but only 14.29% were in favour of the boundary extension. Consultation took place between the TAP BID town centre manager, the Council and potential voters. Only 7 of the 11 potential voters participated in voting and of the 7 returned votes only 1 business was in favour of the inclusion to the BID. The results of the Te Atatu Peninsula BID extension boundary poll are attached at page A5.
 16. The TAP BIDA held their AGM on Wednesday, 25 November 2009. The AGM agreed a proposal for a 10% increase in their targeted rate from \$70,000 to \$77,000 from 1 July 2010 which is allowed for in the Councils BID Policy. The LTCCP approved the increase on Wednesday, 24 February 2010. This is subject to adoption of the Annual Plan by the Council.

Options Identified

17. There are no options for consideration arising from this report.

STRATEGIC CONTEXT

18. Waitakere City's community outcomes are strongly aligned to achieving the City's strategic direction. The linkages with the community outcomes are outlined as follows:
 - **Urban and Rural Villages**

The Council alone is not responsible for the delivery of vibrant and thriving town centres. This programme involves working with all the town centre stakeholders to harness their contributions towards achieving strategic goals;
 - **Sustainable Integrated Transport**

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

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

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

By creating a mutually beneficial partnership the door is opened to enhance civic participation, improved communication, and stakeholder willingness to get involved; and
 - **Green Network**

"Greening" Waitakere's town centres is an objective of this project, to be implemented in business plans as the process evolves.
19. In addition to working across the above community outcomes, the programme also facilitates the implementation of several of the Council's key strategies including:

- Town Centre strategy;
 - Growth Management strategy;
 - Transport strategy;
 - Social infrastructure; and
 - Economic Development strategy.
20. The programme is an integral part of the Council's support for business growth in Waitakere, and as such sits alongside other Council work, as well as Waitakere Enterprise's work on business enhancement and recruitment. It has been identified in the Long Term Council Community Plan 2009-2019. An additional amount of \$100,000 has been approved for inclusion in the Annual Plan 2010/2011 for the NLBID and an additional 10% (\$7,000) increase in the TAP BID. The inclusion of the NLBID in the Annual Plan 2010/2011 is subject to the Council adoption of the Annual Plan and approval from the ATA.

CONSULTATION

21. Comprehensive consultation has been carried out as part of the BID establishment process.

RESOURCES

22. The existing LTCCP budgets contain assistance to BID's development programme, activity, business plan development and implementation of management, training and other resources necessary to help establish and provide ongoing resource for all BIDs.

IMPLEMENTATION ISSUES

23. There are no implementation issues arising from this report.

AUCKLAND COUNCIL TRANSITION ISSUES

24. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

Report prepared by: Tracy Mulholland, Investment and Relationship Manager:
Development and Investment Group



6 NEW LYNN TOWN CENTRE: DRAFT NEW LYNN URBAN PLAN

GLOSSARY

Draft New Lynn Urban Plan	(draft Urban Plan)
Town Centres Subcommittee	(the Subcommittee)
New Lynn Town Centre	(Town Centre)
New Lynn Urban Regeneration Framework	(the Framework)

EXECUTIVE SUMMARY

The purpose of this report is to obtain feedback from the Town Centres Subcommittee (the Subcommittee) on the proposed 20 year vision, strategic objectives and key moves that have been developed to guide the draft New Lynn Urban Plan (draft Urban Plan). Consultation on the draft Urban Plan is currently underway and comments will be considered prior to taking the draft Urban Plan to Council for approval as a final document.

New Lynn has been identified by the Auckland Transition Agency as a 'legacy project' for the new Auckland Council. The draft Urban Plan will set out a strong and agreed framework for the next phase of the regeneration of New Lynn.

RECOMMENDATIONS

It is recommended that the Town Centres Subcommittee resolve to:

1. **Receive** the New Lynn Town Centre: Draft New Lynn Urban Plan report.
2. **Agree** to adjourn to a workshop to consider the matters relating to the vision, strategic objectives and key moves outlined in the New Lynn Town Centre: draft New Lynn Urban Plan.
3. **Agree** to reconvene the Town Centres Subcommittee meeting after the workshop and provide comments and recommendations on the vision, strategic objectives and key moves outlined in the New Lynn Town Centre: draft New Lynn Urban Plan.
4. **Agree** subject to any amendments proposed to support the vision, strategic objectives, and key moves within the New Lynn Town Centre: draft New Lynn Urban Plan.

BACKGROUND

Plan Change 17

1. In response to the Local Government (Auckland) Amendment Act 2004, the Council initiated a comprehensive 'Growth and Transportation Integration' Programme. The 'Growth and Transportation Integration' Programme has a number of elements, and with regard to New Lynn in particular it signalled the Council's intention to develop a plan change to the Waitakere District Plan in order to manage and direct urban growth into the New Lynn Town Centre (Town Centre) in a more integrated manner. Plan Change 17 sought to facilitate intensification in the Town Centre by addressing concerns around urban design outcomes with a greater focus on the public realm and by introducing a New Lynn Urban Concept Plan that would direct future development to ensure the provision of a high quality urban design response that was integrated and in the form of compact development that contributes to the overall function of the town centre.
2. Through the development of Plan Change 17, the Council's approach to planning for the future development of the Town Centre was to manage and provide for further intensification in and around New Lynn while encouraging a higher standard of development within the Town Centre to support the community wellbeing and provide for economic growth.

The New Lynn Regeneration Framework

3. The New Lynn Regeneration Framework (the Framework) was adopted by Council on 29 October 2008. The Framework was developed to present a vision for the regeneration of the core of the Town Centre as identified in Plan Change 17. The purpose of the Framework was to document how land use in New Lynn might respond to the Waitakere District Plan change and the Transit Oriented Development taking place in the Town Centre. The Framework was intended to form the basis for the next phase of Council's planning for the Town Centre and to understand more clearly how the Waitakere District Plan provisions and capital investment in road and public transport infrastructure might facilitate development options and how development will respond and relate to the transport investment.

The draft New Lynn Urban Plan

- A6
4. The draft Urban Plan has been under development since June 2009, in recognition that the regeneration of the Town Centre required a broader more holistic understanding of the opportunity than that set out in Plan Change 17 and the Framework. The draft Urban Plan expands the Framework study area to that which is shown in the Urban Plan Study Area attached at page A6. This is the natural catchment of New Lynn and defines the Town Centre which includes the neighbouring centre of Avondale and considers how it could change as New Lynn redevelops. The draft Urban Plan identifies opportunities and gaps in current planning and investment, and outlines strategic objectives and a number of key moves required to achieve a coordinated and shared vision for the future of New Lynn.
 5. A presentation on the draft Urban Plan's general purpose and format was taken to the Subcommittee meeting in August 2009 for initial consideration of the concept. The Subcommittee provided verbal support for the project and received the New Lynn Urban Plan Presentation.
 6. At the 3 December 2009 Policy and Strategy Committee meeting, it was resolved as follows:

"The Policy and Strategy Committee resolved to:

1. **Receive** the draft New Lynn Urban Plan report.
2. **Agree** to support the vision, strategic objectives, and targets discussed within the draft New Lynn Urban Plan for consultation, which include improvements to Great North Road, related transportation projects, and the provision of open space.
3. **Direct** the Chief Executive Office to provide a further report to the Town Centres Subcommittee in early 2010 to provide further input for inclusion in the final New Lynn Urban Plan.
4. **Direct** the Chief Executive Officer to report back to the Policy and Strategy Committee by May 2010 with a further report presenting the final Urban Plan to the Policy and Strategy Committee for approval.
5. **Note** that the Waitakere Growth Management Strategy population projections for New Lynn have been revised using the "Final Draft New Lynn Yield Model 08", and these revised targets have been used for the draft New Lynn Urban Plan, as received by the Policy and Strategy Committee on 15 September 2008.

6. *Agree that the revised population targets identified in the “Final Draft New Lynn Yield Model 08”, as attached to these minutes as pages A1 to A42, be used to guide planning, infrastructure provision, and design for New Lynn.*
7. *Note that the final New Lynn Urban Plan being taken to the Policy and Strategy Committee in May 2010 will include an analysis of options for the possible location of a Chinatown precinct within the New Lynn Town Centre.*
8. *Note that the final New Lynn Urban Plan will include an implementation plan that will detail future projects and future funding to implement the New Lynn Urban Plan, which can be provided to the future Auckland Council for Auckland’s Long Term Council Community Plan 2012-2022.”*

2007/2009

DECISION MAKING

Issues

7. To guide the draft Urban Plan a proposed 20 year vision, strategic objectives and key moves have been developed to inform the precinct plans and implementation plan that will be included in sections 3 and 4 respectively in the Final Urban Plan. Comment is sought from the Subcommittee on the proposed 20 year vision, strategic objectives and key moves with regards to their likely influence on the planning coordination and implementation of infrastructure and development works that are likely to result from the precinct plans and implementation plan for the Town Centre.

New Lynn Vision

8. As a strategic policy document, the draft Urban Plan represents an important next step in New Lynn’s transformation. It has been developed as a goal driven document, which intends to deliver a holistic, coordinated and place based approach to planning for change in New Lynn over the next 20 years.
9. From the outset of the development of the draft Urban Plan, it was recognised that a bold vision for New Lynn would need to be adopted to provide the direction for the development of the plan if the inspirational outcomes the Council and community are seeking are to be achieved. The vision for the future development of New Lynn is to:

“By 2030, to create a unique sustainable urban place that is centred on a world class transit interchange that is capable of attracting and maintaining a population of 20,000 residents and 14,000 workers. It is a vibrant and cosmopolitan place reflective of the rich diversity of the community and the special characteristics and pride that come from being “out west”. It is a place that, though true to its roots and in tune with its stunning wider natural setting, has been redefined to fully reflect the opportunities of 21st Century urban living. It is a place of exceptional quality”.

10. It is expected that by 2030 the outcomes from this vision will be:

- *New Lynn will become a showcase of an integrated approach to delivering TOD and urban regeneration and will become a model for other projects throughout New Zealand;*
- *The transit interchange will be buzzing, receiving hundreds of daily commuters and providing residents and workers with a 18 minute connection to Auckland CBD;*
- *5,000 new homes will have been built across New Lynn with Crown Lynn Precinct transformed as an exemplar sustainable residential neighbourhood;*
- *The town centre core will be transformed as a high density employment hub including the vibrant mixed-used Merchant Quarter sitting alongside a shopping centre;*
- *Ten open spaces (five 'hard' and five 'soft') within a 5 minute (500m) walk of the transit interchange will have been created or improved, providing an urban amenity like no other in Auckland. New Lynn Park at Crown Lynn will be the jewel in the crown of this network;*
- *New Lynn will be an exemplar pedestrian and cycle friendly place reflected in the way in which people move in and through the town;*
- *A new connection will have been created between New Lynn and Avondale across the Whau via a redeveloped Avondale Racecourse, linking the two areas as a single but diverse place;*
- *Edge of town centre sites will be redeveloped at a medium density to assist in the transition from urban to suburban with outlying suburbs beyond preserved as stable communities;*
- *The Whau and Rewarewa will be treasured assets, linear parks enjoyed by the whole community;*
- *The traditional employment base will be nurtured and maintained but progressively moved towards higher value post industrial activities;*
- *Social infrastructure will be 'ahead of the curve' in terms of the change process in New Lynn with a new primary school and private school providing greater educational choice along with an exceptional range of community facilities, housing, services and networks;*
- *New Lynn will have a thriving evening economy, the place to see and be seen;*
- *Clark Street extension and Veronica Street or Portage Road will relieve the town centre core of through traffic enabling a pedestrian focused environment in which Totara Avenue West and Great North Road are vital elements in a coherent public realm network;*
- *All new buildings will achieve the very highest possible environmental standards, progressively moving toward carbon neutrality; and*
- *The people and businesses of New Lynn will have enormous pride and will have taken the initiative in terms of management and growth of the exceptional place and community they have created.*

Strategic Objectives

11. To deliver on the vision the draft Urban Plan presents a series of interrelated strategic objectives. These strategic objectives are:
 - **Open Space** - To deliver an exceptional level of amenity across the area with an evenly distributed series of quality 'hard' and soft spaces linked by a coherent green- blue network;
 - **Movement and Connectivity** - To ensure that New Lynn is an easier and more enjoyable place for all to travel around and through, particularly as a pedestrian and cyclist;
 - **Economic** - To achieve a step change in the economic performance of New Lynn by establishing it as a destination, diversifying the local economy and attracting new higher employment density and value added industry sectors or clusters whilst nurturing established businesses;
 - **Development** - To promote and enable quality sustainable urban development within the town centre and maintain the suburban hinterland as a stable residential neighbourhood; and
 - **Social Infrastructure and Community Development** - To deliver a level of social infrastructure that supports the wellbeing of the existing community and is 'ahead of the curve' in terms of the future growth and the requirements of the new population.

Key Moves

- A7-A41
12. The draft Urban Plan proposes key moves that when undertaken will collectively deliver the vision and strategic objectives outlined in section 2 of the draft Urban Plan. The key moves will inform the precinct plans and will give detailed guidance on the actions in which the strategic objectives will be achieved. The key moves will be used to inform the implementation plan that will be included in section 4 in the Final Urban Plan. The key moves are attached at pages A7 to A41.

STRATEGIC CONTEXT

13. The Town Centre is considered a high priority redevelopment area within the Auckland Regional Growth Strategy as a key growth node and transport centre. Facilitating an integrated transport and land use development plan that will assist a shift from current low-density development towards suitable intensification and mixed use will attract quality amenity, businesses and employment to the centre. This will place the Town Centre in the right position to capitalise on future western line transport and technology improvements for further growth.
14. Within Waitakere, the Council's Town Centre regeneration project will benefit all of the City's Community Outcomes and the six new strategies.
15. The draft Urban Plan contributes to achieving the following community outcomes:
 - (a) **Green Network** – *He tuituitanga kariki* – improvement of the green network to and from the Town Centre to surrounding open spaces and enhancement of the natural environment within the study area;
 - (b) **Strong Communities** – *He iwi kaha* – creation of more attractive and active streets in the Town Centre improving connections between essential community infrastructure and opportunities for social engagement and overall wellbeing of the community;
 - (c) **Strong Economy** – *He Tupuranga Kaha Ihi wana* – stimulation of business growth and job creation through employment area planning and transport planning and advocacy;

- (d) **Sustainable integrated transport** – *Kauneke tauwhiro taiao* – integration of transport and land-use initiatives and promotion of a walkable Town Centre;
- (e) **Sustainable Environment** – *Kuaneke Tauwhiro Taiao* – promotion of sustainable urban development with efficient use of land, environmentally sustainable building standards, walkable neighbourhoods and the use of local produce and services; and
- (f) **Urban and Rural Villages** – *Nga Kainga Taone Tuawhenua* – framework for future urban development that is sufficiently dense and close to the public transport interchange and amenities and services to create a self sustaining and vibrant Town Centre.

16. The draft Urban Plan contributes to achieving the following Council strategies:

- (a) **Social:**
 - Creating a great place to live at all ages in the life cycle;
 - Guide the delivery of a built environment that is accessible, sustainable and promotes the health and wellbeing of all people and the development of affordable, sustainable and healthy housing; and
 - Coordinate planning to help deliver community infrastructure.
- (b) **Economic Wellbeing:**
 - Provision of a sustainable supply of business land and enabling infrastructure;
 - Ensuring that economic objectives are included in urban development planning that promotes associated infrastructure investment; and
 - Creation of new jobs and the establishment of a process to manage the shift from manufacturing to commercial whilst still maintaining a level of manufacturing in the area that is vital to the success of New Lynn now and in the future.
- (c) **Environment:**
 - Promote the maintenance, protection and enhancement of New Lynn's natural environment; and
 - Enhance and improve upon the existing green network to further link these important spaces.
- (d) **Cultural wellbeing:**
 - Promote a more vibrant celebrating community;
 - Promote a vibrant sustainable environment of arts and cultural activity;
 - Heritage is identified, protected and promoted; and
 - Promote the provision of artistic, cultural, leisure and learning activities and infrastructure (venues and sites).
- (e) **Growth Management:**
 - Promote quality compact, connected communities and urban environments;
 - Protect, restore and enhance highly valued and sensitive natural areas and landscapes;
 - Foster economic development of the right type, at the right place and at the right time. The draft Urban Plan identifies opportunities for employment area growth; and

- Plan with key infrastructure providers and stakeholders to provide local access to core services. The draft Urban Plan identifies opportunities for further social infrastructure provision required as a consequence of future growth.
- (f) **Transport:**
- Integrated land-use/transport planning and increased local employment. The draft Urban Plan focuses future growth on the Town Centre, integrating people, business and transport;
 - Better passenger transport infrastructure and services. The draft Urban Plan promotes further investment in New Lynn's rail/bus interchange; and
 - Improve access for pedestrians and cyclists. The draft Urban Plan increases New Lynn's walking and cycling network and improves conditions through traffic management, urban design, safety and maintenance.

CONSULTATION

17. Since August 2009 consultation has been undertaken with the key departments of Council including Parks and Open Space, Ecowater, Transport Strategy, Transport Assets, Economic Development, Heritage, the Development Investment Group, and the Community Wellbeing Directorate. Council inputs have provided an opportunity for feedback on the draft Urban Plan. To date the responses have been in support of the concept and have formed the basis for ongoing discussions.
18. On 14 June 2009, Council officers organised a workshop with a number of representatives from the Auckland City Council, the Auckland Regional Council, and the Auckland Regional Transport Authority, and other central government agencies including representatives from the Ministries of Health, Education, and Social Development. This meeting was intended to inform work being undertaken by the (former) central government Inter-Agency Urban Development Unit to consider the potential role of an Urban Development Authority in New Lynn and Avondale, and to inform thinking behind the development of the draft Urban Plan.
19. While no specific consultation has taken place with Te Taumata Runanga, consultant representatives for Ngati Whatua and Te Kawerau A Maki have been briefed about work being undertaken to develop the draft Urban Plan. These consultants have been engaged to provide a desktop report outlining iwi heritage in New Lynn to be included in the final report.
20. A programme for consultation is also underway with key landowners and business stakeholders in New Lynn. Stakeholders are being offered the opportunity to provide feedback to Council officers on the draft Urban Plan. To date, feedback has been relatively positive. Most importantly all stakeholders are supportive of the proposed process forward and have indicated a commitment to work closely with the Council in the development of the detailed precinct plans and the next level of masterplanning for key development sites.

RESOURCES

21. Staff resources from the Urban Planning and Design Team have been allocated to the development, consultation and finalisation of the draft Urban Plan.

22. Budget for specialist input to this document, including provision for the technical work to develop the implementation plan, has been allocated in the Annual Plan 2010/2011.
23. There are no implications for the LTCCP at this time. Council funds will be required to deliver the implementation strategy once prepared.

IMPLEMENTATION ISSUES

24. The Policy and Strategy Committee will make the final decision on the adoption of the draft urban Plan as a final document.
25. New Lynn's current programme has been identified by the Auckland Transition Agency as a 'legacy project' for the Auckland Council. This has highlighted the importance of the draft Urban Plan to be a strong document that will guide the planning for the next phase of the New Lynn regeneration project. The adoption of this draft Urban Plan as a final document will enable an agreed and robust plan for the future implementation projects and to be ready for handover to the Auckland Council.

AUCKLAND COUNCIL TRANSITION ISSUES

26. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.
27. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as the planning work programme and the existing budget to undertake this planning has been approved by the Auckland Transition Agency.

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