

**AGENDA FOR AN ORDINARY MEETING OF THE MASSEY COMMUNITY BOARD
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 7 APRIL 2004,
COMMENCING AT 7.30 PM.**

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1 APOLOGIES



2 CONFIRMATION OF MINUTES

Ordinary - Wednesday, 3 March 2004

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Massey Community Board held on Wednesday, 3 March 2004, as circulated, be taken as read and now be confirmed.



3 PRESENTATION - AUCKLAND REGIONAL COUNCIL ON THEIR ANNUAL PLAN

Auckland Regional Councillors Sandra Coney and Paul Walbran will address the Massey Community Board on the Auckland Regional Council Annual Plan.



4 PUBLIC FORUM

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

- (i) Members of the public wishing to address the Board in Public Forum shall furnish their names to the Chairperson at the beginning of the meeting; and
- (ii) The Chairperson 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 46A(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.



5 URGENT BUSINESS

Section 46A(7) and (7A) 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 item is a minor matter; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting; and
- (iii) the Board resolves to deal with the item.

No resolution, decision, or recommendation may be made in respect of the item except to refer the item to a subsequent meeting for further discussion.

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



6 CHAIRPERSON'S REPORT

This months report is brief.

I wrote to the Minister of Transport, Hon Pete Hodgson regarding our continued concerns regarding Trig Road and Luckens Road. The Minister advised:

"Transit New Zealand the road controlling authority plan to install traffic lights at these two intersections in the 2005/2006 financial year. This is subject to consultation on the draft 10 year State Highway programme which is still under way, but should be finalised soon."

I also made mention that LTSA accident statistics did not seem to reflect actual accident events. The Minister further advised:

"The LTSA advises that it is involved in a major project in which Statistics New Zealand is attempting to match information from Hospital casualty departments, the ACC database and the LTSA own crash database. This will allow better analysis of the kind of injuries that have occurred at particular accidents."

The 2004/2005 Annual Plan took up some considerable time reminding me that we do need to sit down and prepare our own submissions. Please write down any thoughts you might have and give them to me at end of the meeting.

The Director: Strategy and Development, Ann Magee advises that at this meeting and the May meeting of the Board, the Board should receive reports regarding Lincoln Road developments. Hopefully we can keep updates coming as new developments take place.

After further talks with residence of Cyclarama Crescent and further discussions with staff by Councillor Nash it is hoped some amicable conclusions will eventuate after the consultation process with the residents of this street have concluded. I understand that a report is to be included on this meetings agenda, hopefully the Boards decision on any outcomes will be final.

On Thursday, 25 March 2004, I joined Councillors and Council Staff at the official launch of the "New Voltaic Energy Saving Device" at our Massey Library. The Minister of Energy gave us an interesting "lecture" on cost saving methods and new forms of electricity generation that Government are pursuing.

RECOMMENDATION

That the Chairperson's Report be received.



Robert Jessopp
CHAIRPERSON



7 **COMMITTEE SECRETARY'S REPORT**

Issue	Comments	Reporting Council Officer
Footpath Outside Massey Primary School 3 September 2003 1844/2003	A design concept has been agreed and Transport Assets are currently preparing the design for reporting back to the May meeting of the Board.	Adam Moller ☎ 836 8000 Ext 8750
Safety Crossing Outside St Paul's Primary School, 498 Don Buck Road, Massey 7 May 2003 877/2003	A pedestrian refuge island is proposed to provide for children crossing the road and to facilitate the proposed walking school bus from the Royal Road area. This work will be included in the minor safety programme.	Adam Moller ☎ 836 8000 Ext 8750
Community Garden, Ranui 7 May 2003 876/2003	Council is awaiting final information including the results of soil testing for the proposed garden site. It is expected that a report will be available for the May meeting of the Board.	Chris Ferkins ☎ 836 8000 Ext 8508
Westpark Marina - Various Issues 3 April 2002 660/2002	Westpark Marina changed ownership in October 2003. The new owner is developing a concept plan detailing future marina development. Council is continuing discussions with Westpark Marina Limited, to try and secure solutions to the various issues at the Marina, most pressing of which is parking. The storm water control works to deal with overland flow across Reflection Drive are being re-tendered by EcoWater due to lack of response initially.	Ross McLeod ☎ 836 8000 Ext 8675
Cyclarama Crescent 3 March 2004 257/2004	A report is on the Agenda.	Adam Moller ☎ 836 8000 Ext 8750

Issue	Comments	Reporting Council Officer
Retention of the Hose Tower, Herald Island 4 December 2002 3485/2002	A report is on the Agenda.	Roger Wilson ☎ 836 8000 Ext 8508
Traffic Islands at the Intersection of Luanda Drive and Waitemata Drive, Ranui 4 June 2003 1082/2003	Construction of the traffic island has been included in the draft 2004/2005 Annual Plan.	Adam Moller ☎ 836 8000 Ext 8750
Anzac Day Parade Sunday, 25 April 2004	<p>The purpose of this report is to seek representation of a Board member at the Massey Ward RSA Anzac Day Parade.</p> <p>In addition to the City's Dawn parade at the Waikumete Cenotaph, each of the City's RSA's will host its own parade. The Council and the Boards have been invited to nominate official representatives to attend those parades. The Council, at its meeting scheduled for Wednesday, 31 March 2004, will appoint Councillors to attend the various parades in the City. The appointment of a Board member to attend the Hobsonville Community Anzac Day Parade is now referred to the Board for consideration. Parade details are:</p> <p>Venue Hobsonville RSA Address 114 Hobsonville Road Hobsonville Time 11.00 am</p>	Sharon Simiona ☎ 836 8000 Ext 8820
Keep Waitakere Beautiful - Trees for Babies	<p>Keep Waitakere Beautiful is planning its Trees for Babies programme for 2004.</p> <p>The following parks have been nominated and would be suitable for planting within the Massey Ward. Keep Waitakere Beautiful is seeking guidance from the Board on the final selection of the Park to hold the Trees for Babies event within the Ward.</p> <p>Sites are:</p> <ul style="list-style-type: none"> • Ulrich Reserve - Ranui • Royal Reserve - Massey North 	Jackie Bird ☎ 836 8000 Ext 8707
Traffic Movements in the Vicinity of Hobsonville Primary School 4289/2003	Construction of a footpath north of Hobsonville Primary School on Hobsonville Road to the Hobsonville RSA has been included in the current years footpath construction budget and is scheduled to be built within the next two months.	Adam Moller ☎ 836 8000 Ext 8750

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
Community Garden, Ranui	7 May 2003 876/2003	5 May 2004	Chris Ferkins  836 8000 Ext 8508
Footpath Outside Massey primary School	3 September 2003 1844/2003	5 May 2004	Adam Moller  836 8000 Ext 8750

RECOMMENDATIONS

1. That the Committee Secretary's Report be received.
2. That Massey Community Board nominate a representative to attend the Hobsonville RSA Anzac Day Parade at 11.00 am on Sunday, 25 April 2004.
3. That the Massey Community Board give guidance on the final selection of the park to hold the Trees for Babies event within Massey Ward.

Report prepared by: Sharon Simiona, Committee Secretary



8 CYCLARAMA CRESCENT PARKING

PURPOSE OF THE REPORT

The purpose of this report is to recommend to the Massey Community Board the removal of two sections of the existing "No Stopping At All Times" control and seek the recommendation of the Board to the Council's Annual Plan to fund the construction of four parking spaces in Cyclarama Crescent.

BACKGROUND

Due to the introduction of recent "No Stopping At All Times" Controls, residents and their visitors especially in the end of Cyclarama Crescent are facing problems in finding on-street parking. They have written to the Council and approached Members of the Massey Community Board to express their concerns in this regard.

STRATEGIC CONTEXT

The Waitakere City Council's 'Integrated Transport and Communication' platform provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for city travel facilitated by integrated, environmentally responsible, and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.

"No Stopping At All Times" controls can be applied to ensure efficient, safe movement on roads by keeping traffic lanes and visibility lines clear.

ISSUES

Most of Cyclarama Crescent is about 7.8m wide and if vehicles are parked on both sides it is hard for a fire engine or an ambulance to pass through in an emergency. "No Stopping At All Times" controls in this section of Cyclarama Crescent were approved by the Massey Community Board firstly on 6 November 2002 and then on 3 September 2003 to address this problem.

However as a result of these controls on-street parking space available for the residents, especially who live at the end of the road; from 43 to 53 and 52 to 66, have been very limited.

A1 Council have investigated the community's concerns and found that two portions of current "No Stopping At All Times" control can be removed without compromising the above objective. Three new parking spaces will be generated as a result of this removal, as attached at page A1.

Council staff have met with the residents and the Community Board Members to discuss this proposal and it has been acceptable to all parties. A proposal to convert a section of the central-median in Cyclarama Crescent to a parking bay has also been discussed and Council staff have agreed in principle that it is physically viable to construct a parking bay for four cars at the western end of the central median.

RESOURCES

The removal of existing markings can be implemented from the existing Road Marking Maintenance budget.

The cost of providing additional parking bays is estimated as \$30,000. This has not been included in the draft 2004/2005 Annual Plan and therefore the Massey Community Board should make a submission on this issue to Council's Annual Plan process.

CONCLUSION

It is reasonable and safe to remove the existing "No Stopping At All Times" controls outside 45 and 52 Cyclarama Crescent, for the convenience of the local community.

Additional parking is also desirable, but has not been included in the draft 2004/2005 Annual Plan.

RECOMMENDATIONS

1. That the Cyclarama Crescent Parking report be received.
2. That in relation to **Cyclarama Crescent, Massey** and in accordance with the powers conferred by virtue of the Local Government Act 1974, The Transport Act 1962 and The Waitakere City Council Bylaw No. 7, 1991-Traffic, the following parking limitation and restriction be now resolved to be rescinded namely:
 - On the west kerb line of Cyclarama Crescent starting from the northern boundary of 45 Cyclarama Crescent for a length of 6 metres to the south, the existing "No Stopping At All Times" control is rescinded.
 - On the north and east kerb line of Cyclarama Crescent from the eastern boundary of 52 Cyclarama Crescent and ending at southern boundary of 52 Cyclarama Crescent for a length of 47 metres, the existing "No Stopping At All Times" control is rescinded.

3. That all the parking restrictions superseded by resolution 2, cease to have any force and effect as from the date of this determination provided however that any current enforcement action by way of prosecution arising from, or infringement notice issued in relation to, any non-compliance with or breach of any such parking restriction or limitation be authorised to be concluded in the normal manner.
4. That the appropriate changes to the road markings be made in accordance with the Traffic Regulations 1976.
5. That the Massey Community Board recommend to the Long Term Council Community Plan and Annual Plan Special Committee, that consideration be given to providing \$30,000 in the 2004/2005 Annual Plan for construction of a four car parking lot in Cyclarama Crescent.

Report prepared by: Upali Ileperuma, Transport Engineer.



9 **NEW "NO STOPPING AT ALL TIMES" CONTROL - ELISA LANE, RANUI**

PURPOSE OF THE REPORT

The purpose of this report is to seek the Massey Community Board's approval for a new "No Stopping At All Times" control in Elisa Lane, Ranui.

BACKGROUND

A resident of Elisa Lane has raised the issue of obstruction problems caused by vehicles parked in Elisa Lane especially during weekends. Elisa Lane is a short no exit cul-de-sac in Ranui providing access to approximately 22 residential properties. It is classified as a local road and joins with Childers Road at its west end.

STRATEGIC CONTEXT

The Waitakere City Council's 'Integrated Transport and Communication' platform provides the strategic context for this report. The vision is for public transport and communications systems that provide fast, effective services, and for city travel facilitated by integrated, environmentally responsible, and innovative design, with a focus on meeting the essential needs of all, for access, communication, and safety.

"No Stopping At All Times" controls can be applied to ensure efficient, safe movement on roads by keeping traffic lanes and visibility lines clear.

ISSUES

Elisa Lane is a narrow cul-de-sac with an average carriageway width of 6.0 metres. According to the local resident who raised the issue cars regularly park along extended lengths of both sides of the road, especially during weekends, severely restricting the passage of other vehicles. This situation would have an adverse effect in the event of a fire or an accident, as there would be insufficient space for a fire truck or ambulance to pass through.

A2

It is proposed that the Community Board resolve to install a new 58 metre long "No Stopping At All Times" control along the northern side of Elisa Lane starting at the northeastern corner of the intersection with Childers Road. This would restrict parking to one side of the road along the more narrow portion of the road, allowing easy vehicle access to the street at all times. It is also proposed to extend the line a further 6 metres around the corner and along the east kerb line of Childers Road. This would prevent vehicles parking excessively close to the corner at the intersection. All the residents of the street have been consulted by letter about the proposal. Three favourable replies and no unfavourable replies to the proposal were received. The location and extent of the proposed no stopping line is indicated as attached at page A2.

RESOURCES

The proposed new parking control markings can be implemented under the 2003/2004 maintenance budgets.

CONCLUSION

The proposal to install a new "No Stopping At All Times" control in Elisa Lane is desirable to eliminate congestion in the narrow portion of the street.

RECOMMENDATIONS

1. That the New "No Stopping At All Times" Control - Elisa Lane, Ranui report be received.
2. That in relation to **ELISA LANE and CHILDERS ROAD, RANUI**:
 - (a) That all existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to Elisa Lane and Childers Road imposed by any prior resolution (including resolutions of any former authority) cease to have any force and effect as from the date of this determination provided however that any current enforcement action by way of prosecution arising from, or infringement notice issued in relation to, any non-compliance with or breach of any such parking restriction or limitation be authorized to be concluded in the normal manner.
 - (b) That, in accordance with the powers conferred by virtue of the Local Government Act 1974, The Transport Act 1962 and the Waitakere City Council Bylaw No. 7, 1991 - Traffic, the following controls be now resolved to be specified and imposed, namely,
 - (i) on the north kerb line of Elisa Lane starting from the point where Elisa Lane intersects with Childers Road and ending at a point 58 metres further east, a new '**NO STOPPING AT ALL TIMES**' control be put in place.
 - (ii) on the east kerb line of Childers Road starting from the point where Childers Road intersects with Elisa Lane and ending at a point 6 metres further north, a new '**NO STOPPING AT ALL TIMES**' control be put in place.
3. That the appropriate marking, in accordance with the Traffic Regulations 1976, be hereby approved to be put in place to properly establish, delineate and record the said no stopping at all times restriction.

Report prepared by: Paul Schischka, Transport Engineer.



10 MASSEY NORTH AND LINCOLN ROAD PLANNING

PURPOSE OF THE REPORT

At the request of the Chair, Council officers will provide presentations to the Board on planning and progress in the Massey North and Lincoln Road areas of the City.

BACKGROUND

The Massey North area has been the focus of two internal planning workshops that have produced concepts for future development after the completion of new motorways, State Highway 18 and State Highway 16 extension. The results of the first workshop were communicated to the City Development Committee in March 2003, and to the Massey Community Board in May 2003. Similarly, the results of the second workshop were communicated to the City Development Committee in December 2003, and it is therefore timely that they are also communicated to the Massey Community Board.

The Lincoln Road area has also seen significant developments occurring over the last few years, and plans are in hand to extend the amount of business land available in the area through the creation of the Henderson Vineyards Business Campus.

STRATEGIC CONTEXT

The 2003 Long Term Council Community Plan identifies nine Strategic Platforms that are identified as community outcomes. These include:

- **Urban and Rural Villages**

2020 Vision: Town Centres are thriving, providing exciting options for people to live, work and play. Public facilities and places and the streets are alive and busy.

Summary: This platform is about ensuring people have choices in housing, transport, employment and recreation in their neighbourhoods and town centres. Our objective is to make the City a vibrant and enjoyable place to live, work and play by creating attractive urban places that encourage growth and economic development, with minimal environmental impacts.

- **Integrated Transport and Communications**

2020 Vision: Public transport and communication systems provide fast, effective services to the whole City. Transport systems are integrated, innovative and environmentally responsible.

Summary: This platform is about developing a workable passenger transport system to serve a growing population and end traffic congestion. It will serve the existing network of roads, towns, and neighbourhood centres and make sure this growing City is always easy to get around.

- **Strong Innovative Economy**

2020 Vision: Waitakere is a place of innovative economic activities, providing local quality work and development options for its people. Environmentally responsible businesses are supported and flourishing.

Summary: This platform is about promoting local enterprise, jobs and economic growth in high quality town centres designed for the task. It includes promoting research and development; identification and development of business clusters (organics, film, etc.); working with businesses to improve the environment; increasing the City's profile as a good place to do business; working with other Councils to develop the regional economy; maintaining our environmental advantages; and providing the basis for sustainable economic growth.

Northern Growth Planning (which includes Massey North) is included as one of nine major programmes in the Urban and Rural Villages Platform. The State Highway 16/18 development, which passes through Massey North, is one of eleven major programmes in the integrated Transport and Communications Platform.

Henderson Vineyards Business Campus is one of seven major programmes identified in the Strong Innovative economy platform. Lincoln Road Stage 2 is identified as a major programme in the Transport and Communications Platform.

ISSUES

The Project Manager for the Massey North and Lincoln Road projects will present an update on the status of these projects to the Board. The issues that will be covered include:

Massey North:

- Regional Growth Strategy and Northern and Western Sectors Agreement.
- State Highways 18 and 16 extension.
- Phasing of future growth.
- Concept planning and sustainable development.
- The status of Countryside and Foothills Environments.
- Current developments and proposals.
- Westgate shopping centre.
- Residential developments.
- Business developments.

Lincoln Road:

- Waitakere Hospital expansion.
- Trusts Stadium.
- New residential developments.
- New roading and public transport proposals.
- Henderson Vineyards Business Campus.

CONCLUSION

The Massey North and Lincoln Road areas of the city are considered critical to Waitakere in meeting the residential, employment, leisure and social needs of its future residents and workers. These areas provide a major opportunities to develop major business areas that will help to redress the imbalance that exists between the residential population of the City and the number of jobs that are provided for them. Progress is continuing on a number of projects in these areas that will fundamentally alter their character over the next 10-15 years. This will continue to be reported to the Massey Community Board on an ongoing basis.

RECOMMENDATION

That the Massey North and Lincoln Road Planning report be received.

Report prepared by: Steve Wilcox, Project Manager: Urban Design and Development.



11 **DRAFT DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY AND SCHEDULES**

PURPOSE OF THE REPORT

A3-A4

This report brings the Draft Development and Financial Contributions Policy and Schedules to this Board for information prior to Annual Plan 2004/2005 consultation. The policy cover sheet is attached at pages A3 to A4. The full policy is available on the Council agenda of 31 March 2004. As schedules, at time of writing, have not been adopted by Council, they will be available at the meeting.

BACKGROUND

The Local Government Act 2002 introduced comprehensive new provisions that will allow local authorities to recover, as development contributions, the capital expenditures relating to growth. The Local Government Act 2002 (Section 106) requires councils to adopt policies for contributions as part of the suite of Funding and Financial Policies (Section 102).

The Long Term Community Council Plan 2003 indicated that a policy would be developed by 30 June 2004.

The Finance and Operational Performance Committee adopted the draft policy in March 2004. The Draft Policy and Schedules were considered by Council for adoption for consultation on 31 March 2004.

A two-stage policy development programme is being proposed. The introduction of the initial policy and schedules by June 2004 based on the current Long Term Council Community Plan 2003 will of necessity be on the conservative side as unconfirmed future possible costs are not yet included in the Long Term Council Community Plan 2003. A second phase of development will see an updated Development and Financial Contributions Policy and Schedules, consistent with the Long Term Council Community Plan 2006, ready for adoption in June 2006. The two stage programme allows Council to 'test drive' the new policy and schedules as well as complete critical planning exercises in time to include the fine tuned future growth planning and costs being developed for the Long Term Council Community Plan 2006.

The current draft policy has two schedules of prices, Schedule A for network and community infrastructure costs over the next ten years, and Schedule B for growth costs incurred between 2001 and 2004. Process details will be in Schedule C, which is still in development during consultation and will be available after the consultation period of the Annual Plan 2004/2005.

STRATEGIC CONTEXT

Development Contributions offer a funding mechanism for Council to achieve key community objectives for lively and effective urban living and working areas. When applied in accordance with Council's key strategic goals, Development Contributions will reflect the expected demands of growth and allow the level of amenity Council seeks to provide its workers, business people and residents. These new provisions allow for development contributions in respect of 'community infrastructure' such as halls and libraries, and other costs of growth that are not restricted to the particular development site, eg. 'network infrastructure' such as public transport.

The introduction of development contributions by Councils across New Zealand is based on the economic principle that costs should be borne by those who cause such costs. It is expected that this will lead to more efficient allocation of resources.

The Revenue and Financing Policy, aligned with the Local Government Act 2002 provide the framework which enables Council's to take into account the specific strategic goals under community outcomes and the overall impact of development contributions on the current and future social, economic, environmental and cultural well-being of the community.

Council Has Adopted (June 2003) the Following Objectives for this Policy

1. That Council can fairly, simply, predictably and robustly, both recover the costs of growth and mitigate the effects of growth.
2. That District Plan appeals regarding financial contributions are resolved.
3. That Monitoring and financial processes are established to assess progress and to assist implementation.
4. That a sustainable development approach will taken in accordance with the Local Government Act 2002 and Council's sustainable development priority in the Long Term Council Community Plan.

Policy Summary

The policy provides schedules for contributions for the following asset groups:

Network Infrastructure: Schedule A

Roading
Public Transport
Water Supply
Waste Water
Stormwater

Community Infrastructure: Schedule A

Town Centre Development
Infrastructure on Parks
Halls and Libraries
Leisure Facilities
Cemetery Roads

Existing Works (from 2001): Schedule B

For clarity, under the Local Government Act 2002 'community facilities' are defined as reserves, community or network infrastructure. This draft policy requires development contributions for community and network infrastructure, while reserves will be taken under the Resource Management Act, pending further decisions regarding the most appropriate financial contributions rule in the District Plan.

ISSUES

Economic Impact on the City

As the new provisions enable Councils to require contributions for a greater range of growth driven costs, the total cost of contributions per household or per business equivalent, to developers, is likely to increase. This is expected to have an impact on household and business prices, and a study of economic and social local impacts has been commissioned.

It should be noted that most Councils in the Auckland region are instituting a development contributions regime, but the cost per household or household equivalent is not necessarily directly equivalent, as there is considerable variation between what is taken as a development contribution or as a financial contribution.

Council could expect some critical comment from the developer community. This will be mitigated by:

- **Comparability** - it is likely that there will be increased development costs across the whole region as each Council will be seeking to impose increased contributions;
- **Consultation** - the consultation processes planned will enable issues to be worked through as they arise.

It should be noted that this is a new area for Council to be involved in, therefore the proposed policy and schedules should be seen as consultation drafts, which may well be amended through further analysis and results of consultation. The Annual Plan consultation process provides opportunities for submissions to be made for Council to consider further issues and options prior to adoption by 30 June 2004. Under the Local Government Act 2002, there is no appeal process.

Costs of Growth

The costs of growth are a key issue for this city, as it is one of the fastest growth areas in the country as part of the Auckland region. While development contributions can and will contribute to the capital expenditure of the city, it is unlikely that ALL costs of growth can be recovered through this mechanism eg. impacts of past growth, and the flow-on effect of more assets into the operational budgets. Note that the total capital expenditure budget (as in Table 1 in the policy) includes renewals and other costs that cannot be attributed to costs of growth.

The policy has proposed the following principles to ensure that costs of growth are met by those who incur the cost:

- a) where capital works are required to meet growth then Waitakere City Council will recover the costs over time.
- b) current levels of service are taken as sufficient for the calculation of development contributions, except where an increased capacity is required to meet the demands of an increasing population. In this case, these costs will be considered a cost of growth (such as more park facilities in an established urban area).
- c) where a backlog of work exists, then that cost component will be borne by rates, or Financial Contributions. If undertaking the backlog work increases the capacity of the infrastructure in order to facilitate growth, then the increased capacity component will be funded by developer contributions.

Consultation

The project plan identifies key stakeholders as:

Stakeholder	Action
Funding partners eg. Infrastructure Auckland, Transfund, Central Government Departments, Watercare Services and others.	Draft policy will be sent for comment during Annual Plan 2004 consultation.
Developers and interested parties.	Workshop 27 November 2003, establish focus group, 2 sessions with focus group March/April 2004, and formal consultation process during Annual Plan 2004. Mail outs to affected parties.
Councillors.	Draft Policy to Finance and Operations, Environmental Management March 2004. Full policy and schedules to Council end March for adoption and consultation. Consult and consider as part of Annual Plan process March to June 2004. Community Boards in April 2004.

Peer Review Process

Legal and technical reviews of the policy are planned into the project programme. There is also considerable regional co-operation in sharing information although in many cases, the circumstances are considerably different and a 'one-size-fits-all' approach is not possible.

Support for Strategic Objectives

The Development Contributions Policy allows a partial remission of development contributions required for the provision of the three water services - water, waste water and storm water - on developments which install water conservation devices. The rationale for this is that water conservation will result in wider environmental benefits and cost savings to the community. In other cases, Council may consider negotiating credit to developers where developers have provided works or services that will appropriately reduce the cost to Council or which demonstrate support for sustainable city objectives, provided that Council is satisfied with the quality of such works or services.

It is proposed to include a comprehensive policy on the remission of development contributions to support sustainable objectives, when the current Development Contributions Policy will be reviewed and updated for operation from 1 July 2006. Some of this work is dependent on work currently underway such as the Growth Management Plan and the development of key strategies such as Heritage, Housing, Leisure and Parks.

Relationship with Financial Contributions

Waitakere City Council has a financial contributions policy developed under the provisions of the Resource Management Act 1991 and which is included in the District Plan. However, as these are subject to appeal, Council has been, in practice, collecting financial contributions under the transitional provisions in the Local Government Act 1974. Council has been concerned for some time that many of the costs associated with growth are not being fully met by our current financial contributions mechanisms.

For the sake of clarity, in this policy the following terminology is used:

- **Financial Contributions** means those taken for reserves and for environmental mitigation under the Resource Management Act.
- **Development Contributions** means those taken for community and network infrastructure under the Local Government Act for the costs of growth.

Reserve Contributions

The Council will collect financial contributions for reserves through sections 407 and 409 Resource Management Act, pending a decision either to assimilate contributions for reserves into development contributions; or to promote a plan change to include an appropriate financial contributions rule in the District Plan.

Review Period

The policy can be reviewed at any time by using the Special Consultative Procedure process under the Local Government Act 2002. However, it is proposed at this time that the policy be reviewed in two years to ensure consistency with the Long Term Council Community Plan 2006. This will enable any new major infrastructure costs to be fully assessed in the development of the Long Term Council Community Plan 2006, and if appropriate, included in the Development Contributions Schedule at that time.

It is proposed that thereafter there be a 3 yearly revision process, timed to fit with the three yearly Long Term Council Community Plan process, that will enable the capture of future increased costs, and any consequent changes in Long Term Council Community Plan projections.

RESOURCES

This project is resourced under the Long Term Council Community Plan and Annual Plan 2003/2004. There is no project budget provision in the Annual Plan 2004/2005 as the main requirements will be staff time. Some funding may be required in the 2005/2006 year for final preparation of the second phase of the policy.

CONCLUSION

Financial Contributions and Development Contributions are an important funding tool for the City because they are the means by which some of the costs associated with growth can be allocated to those who cause such costs.

A draft Development and Financial Contributions Policy has been developed for consideration which is consistent with the objectives and principles adopted by Council in June 2003. The draft policy proposes that Council take Development Contributions for network and community infrastructure to appropriately provide for the social, economic, environmental and cultural well-being of the community: and that Financial Contributions be taken under the Resource Management Act provisions for reserves and environmental effects.

This agenda item brings the draft policy to Massey Community Board for information prior to consultation in the Annual Plan 2004/2005.

RECOMMENDATION

That the Draft Development and Financial Contributions Policy and Schedules report be received.

Report prepared by: Cathy Kenkel, Group Manager: Strategic Planning and Policy and Tony Miguel, Group Manager: Asset Management.



12 HERALD ISLAND FIRE TOWER

PURPOSE OF THE REPORT

The purpose of this report is to advise the Massey Community Board of the resolution of a long-running issue over the status of the fire hose-drying tower at the old Herald Island Fire Station, in Ferry Parade, Herald Island.

BACKGROUND

The fire tower was erected in 1963 on Council-owned land. In the District Plan review of the 1990s, the tower had been placed on Council's Heritage Index, against the wishes of a group of neighbours living adjacent to the tower. The matter was set to go to the Environment Court for resolution, but in 2000 Council agreed to remove the tower from its Heritage Index. A Consent Order from the Environment Court dated 9 March 2000 confirmed this, and required Council to remove the tower from the site "in due course".

Accordingly, allowance was made in Council's 2002/2003 budget for \$3,000 to be allocated for the removal of the tower. However, in October 2002, a request was made from residents that the decision should be reviewed, and dialogue between the residents seeking the retention of the tower, and the neighbours who were seeking its removal, was established by Council's Issue Resolution Manager.

ISSUES

Issues raised by the parties to the mediation included:

- Heritage/historical values of the tower.
- Community attachment to the tower.
- Noise problems caused by clanking of the pulleys.
- Safety and structural issues.
- District Plan issues, including the non-residential nature of the tower and visual aspects.
- Suggestions of bias in a survey circulated by pro-tower residents.
- Perceptions of deficiencies in the consultation and other processes undertaken by Council.
- The existing legal situation, which requires Council to remove the tower.
- Future management of the tower.

An agreement was signed by Council in December 2003 which allowed for the retention of the tower, on the basis that Council would ensure that it was certified as safe, alterations made to prevent noise in windy conditions, removal of the cross-pieces and aerial, replacement of the sheathing of the base to prevent would-be climbers, the preparation of a management plan for the site, painting and repair of the buildings on the property, various fencing works on the property, and various landscaping works. The neighbours' signature on the agreement was conditional on them receiving a suitably worded apology from the "pro-tower" group in respect of statements made in information circulated on the Island in October 2002. A press statement was agreed by the parties as the most effective way of making such an apology, and was duly circulated to the *Western Leader*, *Northwest Newsbrief* and *NZ Herald* on 9 February 2004, and subsequently to *Causeway*, a local publication circulating on Herald Island. Publication of elements of the press statement was noted in *Northwest Newsbrief* on 13 February 2004 and in the March edition of *Causeway*. On the strength of this, the neighbours' group signed the agreement with Council and this was received on 19 February 2004, finalising the matter and ensuring the preservation of the tower into the future.

RESOURCES

The Property Asset Team has a \$45,000 capital renewal budget allocated in the 2003/2004 year. The costs of this project will be drawn from that budget.

CONCLUSION

The matter has now been resolved to the satisfaction of all parties.

RECOMMENDATION

That the Herald Island Fire Tower report be received.

Report prepared by: Roger Wilson, Issue Resolution Manager.



13 DRAFT ROLE DESCRIPTION FOR COMMUNITY BOARD MEMBERS

PURPOSE OF THE REPORT

The purpose of this report is to give Massey Community Board Members an opportunity to review and comment on the Community Board Members draft role description, as formulated at the Regional Community Boards Conference in February 2004.

BACKGROUND

The Auckland Region and Far North Community Boards Association held their Conference at the Waitakere City Council Civic Centre on Saturday, 22 February 2004 and Sunday, 23 February 2004. This conference included a number of workshops facilitated by Yvonne Palmer, the Community Board representative on Local Government New Zealand. One of the outcomes of the conference was a draft role description for Community Board members.

This draft role description is now being presented to all four Community Boards in Waitakere City. This is intended to give all Community Board members in Waitakere City the opportunity to provide feedback as to its acceptability, and suggest any amendments or changes. Community Board Members will be given the opportunity to discuss the draft, and to finalise any suggested changes, at the Waitakere City Community Board Informal Meeting to be held on Friday, 23 April 2004. These will then be forwarded to Yvonne Palmer, who will incorporate the Waitakere City Community Board Members responses into her final submission to the New Zealand Community Boards Executive Committee, for sign off on Tuesday, 4 May 2004.

STRATEGIC CONTEXT

Active Democracy is one of the nine Strategic Platforms incorporated into the current Waitakere City Long Term Council Community Plan. This platform supports the involvement of citizens in the Council's decision-making process, through education, removing barriers, developing partnerships, improving information flows and supporting communities' own ways of interacting with the Council. Community Boards play a vital role in this process, as the first point of interaction between the Community and Elected Local Government. The draft Community Board Members role description will go a long way towards quantifying the pivotal role played by Community Board members in Active Democracy.

ISSUES

Once the description is accepted it becomes the definitive role description for Community Board Members. This will make it available to be used by the Remuneration Authority, Local Government Commission and Internal Affairs, for example in the voter booklet for the next Local Government Elections.

RESOURCES

No additional resources will be required in the context of this report.

CONCLUSION

A5-A6

Community Board Members in Waitakere City are encouraged to take advantage of the opportunity presented, by studying the draft role description, attached at pages A5 to A6, and providing feedback on it at the Community Board Members Workshop scheduled for Friday, 23 April 2004.

RECOMMENDATIONS

1. That the Draft Role Description for Community Board Members Report be received.
2. That feedback on the Draft Role Description for Community Board Members be provided to the Informal Meeting of Community Board Members for collation and forwarding to the New Zealand Community Boards Executive Committee meeting.

Report prepared by: Charlie Inggs, Democracy and Governance Team Manager.



14 BOARD MEMBERS' REPORTS

Provision has been made on this agenda for Board 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 Board. 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 Board Members' reports.

MASSEY COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Far North and Auckland Region Community Boards' Association Executive Committee	Andrew Good
Keep Waitakere Beautiful Committee	Peter Chan
Massey Citizens Advice Bureau	Peter Chan
Massey Community House Committee	Karen Perri
Massey Leisure Centre Community Liaison Group	Jean Webster
Ranui Action Plan Project	Cr Nash
Ranui Community Centre Committee	Cr Nash
Henderson Creek Reserve Management Plan	Cr Hoskin
Safe Waitakere	Peter Chan
Westpark Marina Working Group	Andrew Good
COUNCIL COMMITTEES	
Hearings Committee	Jean Webster Karen Perri
Community Sports Fund Allocation Subcommittee	Warren Flaunty
WORKING GROUPS	
Wai Care Programme	Peter Chan
Project Twin Streams	Bob Jessopp

