

**AGENDA FOR A MEETING OF THE MASSEY COMMUNITY BOARD TO BE HELD AT
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON WEDNESDAY, 4 OCTOBER 2006,
COMMENCING AT 7.30 PM**

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1 APOLOGIES



2 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 6 September 2006

RECOMMENDATION

That the minutes of the Meeting of the Massey Community Board held on Wednesday, Wednesday, 6 September 2006, as circulated, be taken as read and now be confirmed.



3 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 Board 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 Board 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.



4 PRESENTATION

Provision has been made on this Agenda for a representative from the New Zealand Police to update the Board on matters in the Massey Ward.



5 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 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 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 Officer.



6 CHAIRMAN'S REPORT

Super Size Me

The Super City proposal put forward by the four Mayors certainly created a tremendous amount of public debate and most concerning was the complete lack of consultation with anyone. At least the proposal now seems to have fallen by the wayside.

All elected members should now be focused on how we can revamp the Auckland Regional Council (ARC). For a start the ARC should be made up of appointed Councillors from each city within the Auckland area – this would bring real representation to Auckland and accountability. In addition the role and delegations of Community Boards need to be looked at – perhaps two Board Members from each Ward should be seconded onto Council Committees with full voting rights?

Representation Review

Whilst the Massey Community Board supported Option 2, my own personal preference was for Option 1 as this would truly bring greater representation and make all elected members responsible for the Waitakere ranges. It will be interesting to see what the final outcome will be – lets hope the final determination will be in the best interests of all the community. Many thanks to Graeme Barnard for speaking to the Boards objection.

Violence in our community

As I write this report I am concerned to hear of the violence in Waimumu Road over the weekend and another incident in Green Bay. Again it is the mixture of the gathering of youths and alcohol which have fuelled the situation. This, along with the gang issues and problems in Ranui, bode for a long hot summer of discontent out west. Let us hope the thin blue line will be able to cope.

I believe the proposal to ban Alcohol in certain public places in Ranui is a great idea and I would encourage Council officers to explore the feasibility of doing this ASAP.

Graffiti

As you know this is one of my pet topics and I was disgusted the other day to see a brand new home daubed with Graffiti - this is indeed a sad indictment at the lack of respect for values and property coming through our society. Instead of us all taking this for granted and painting the fence over and over again – its time for all of us to stand up and lobby central government to ensure the consequences of being caught for such actions provide a real deterrence! For a start, I propose we visit every retailer in the Massey Ward to encourage them to put the spray paint under lock and key!


RECOMMENDATION







That the Chairman's Report be received.




Andrew Good
CHAIRMAN



7 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
<p>Westpark Marina - Various Issues 3 April 2002 Resolution No. 660/2002 10 November 2004 Resolution No. 1964/2004 28 September 2005 Resolution No. 1825/2005 Council</p>	<p>Parking Arrangements The Council Consents Services Department is working through some final issues required to complete the processing of the resource consent for Lot 7. Upon sign-off, the car park will be immediately constructed and the agreed parking restrictions on Clearwater Cove will be put in place.</p> <p>Current Actions Westpark Marina Limited has advertised its enquiry by design workshop, which is scheduled for 18 to 20 October 2006. Elected Members and Council officers will be invited to participate in an open evening on Wednesday, 18 October 2006.</p> <p>This workshop is intended as a "blank sheet" planning exercise for future development at Westpark Marina.</p> <p>Dredging Update Westpark Marina Limited will provide an update on the progress of the dredging to the Finance and Operational Performance Committee, at its meeting scheduled to be held on Monday, 9 October 2006.</p> <p>Council have invited the berth-holder representatives to attend this meeting and provide comment on the positive progress of their working relationship with Westpark Marina Limited.</p> <p>This will be a public agenda item and presentation.</p>	<p>Rochelle Edwards  836 8000 Ext 8575</p>

Issue	Comments	Reporting Council Officer
Ranui Station Toilet and Landscaping Project Officer's Report	The project is now underway and progressing well. Due to safety and access issues, the toilet block location had to be moved. Weather permitting, concrete works are scheduled for the week ending 22 September 2006.	Roscoe Webb  836 8000 Ext 8768
Christmas Beach Playground Renewal Officer's Report	The renewal of the play facility at Christmas Beach, Herald Island, is planned for the 2006/2007 financial year. Initial consultation was carried out in April 2006. All residents on Herald Island have been sent a plan of the final design. It is proposed to carry out the physical works in February and March 2007.	David Barker  836 8000 Ext 8306
Triangle Park Officer's Report	The new Massey Community House sign has been installed. This was a Community Board Minor Project.	Andreas Lilly  836 8000 Ext 8553
Massey Leisure Centre Officer's Report	Due to late night anti-social activities in the car park at the Massey Leisure Centre, the Council Parks Department have been approached by Leisure Services to investigate the feasibility of installing gates at the entrance to the Leisure Centre. The request is being investigated and could be implemented by the end of October 2006. Leisure Services have obtained approval from Massey Library and the Leisure Centre to install gates. The gates would be opened and closed as per the Parks Department standard security locking arrangements.	Andreas Lilly  836 8000 Ext 8553
Karaka Road Officer's Report	An investigation has been carried out regarding access to the Waitemata Harbour at the end of Karaka Road, Whenuapai. Karaka Road extends all the way to the water's edge as a designated legal road, although, it is currently undeveloped. There is no funding available for the development of this land to provide harbour access at this time.	Debbie Chapman  836 8000 Ext 8303
Waimarie Road Officer's Report	Physical works have been undertaken to upgrade the storm water flow at the Waimarie Road informal boat ramp access to the Waitemata Harbour. The access road to the boat ramp has now been repaired. This will reduce the possibility of future erosion.	Debbie Chapman  836 8000 Ext 8303

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
Project Twin Streams Four Monthly Progress Report	August 2005 Resolution No. 1468/2005 Last updated 5 April 2006	4 October 2006	Tony Miguel  836 8000 Ext 8294
Rush Creek, Westgate	December 2004 Resolution No. 2205/2004 Last updated 3 May 2006	Further updates will be provided to the Board on the basis of requirement.	Tony Miguel  836 8000 Ext 8294
Greenock Road Ranui	September 2006 Resolution No. 1648/2006	December 2006	Paul Schischka  836 8000 Ext 8742

RECOMMENDATION

That the Committee Secretary's Report for 4 October 2006 be received.

Report prepared by: Sharon Simiona, Democracy Support and Sister City Officer



8 MASSEY COMMUNITY BOARD MINOR PARKS PROJECTS 2006/2007

PURPOSE OF THE REPORT

The purpose of this report is to present the Community Board Minor Parks Projects and to obtain approval from the Massey Community Board on the appropriate allocation of budget for the 2006/2007 Annual Plan. This report also requests that the Massey Community Board recommend to the City Development Committee to consider revising the maximum amount to be spent on any one project.

BACKGROUND

The Community Facilities and Recreation Committee resolved to provide a discretionary budget for allocation by the Community Boards for parks capital development projects in December 1999. In the 2006/2007 Annual Plan the Council has allocated a total of \$120,000 for this use, to be allocated to each ward on a needs basis. The needs have been calculated based on the current rate of population growth within the ward, and the current population within the ward as a proportion of the City. As a result the fund is to be allocated as follows:

Henderson Ward	\$28,500
Massey Ward	\$36,000
New Lynn Ward	\$34,500
Waitakere Ward	\$21,000

Project proposals have been requested from Community Board members, Resident and Ratepayer Groups, Sports Clubs and other relevant community groups.

STRATEGIC CONTEXT

These projects contribute to Council's Urban and Rural Villages strategic platform, which has the objective that town centres are thriving places, providing exciting options for people to live, work and play. Public facilities, places and spaces teem with people; the streets are alive and busy.

This platform is about ensuring people have choices in housing, transport, employment and recreation in their neighbourhoods and town centres. The 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.

ISSUES

The need for a discretionary budget for capital projects arose as a result of the work in developing criteria for funding Parks capital works projects. This recognised that there are a number of projects, generally less than \$10,000 in cost, which are raised as possible projects through the Annual Plan submissions, Community Board Public Fora and other consultation processes.

These projects generally are not able to compete in terms of the Parks Capital Project Criteria, as the current proposed capital programme contains over 100 large projects. Undertaking these small projects is however an important means of meeting local needs within the community.

It is recognised that Community Boards, being the main link between Council and the local community, are the best decision making body to determine the priority for meeting these local needs.

The following principles provide the framework for decision-making regarding the funding of individual projects:

1. The funds are to be used for Park Development projects – this does not include projects on community buildings, grants to community groups, maintenance or renewal items.
2. A maximum of \$10,000 can be spent on any one project in each financial year. The decision to extend the maximum amount of \$10,000 for any one project rests with the Community Board, but if they choose to extend the \$10,000 for any one project, a recommendation to Council is required.
3. Projects put forward through the Annual Plan and other consultation processes will be ranked according to the Parks Capital Works Criteria, however the decision as to final priority rests with the Community Board.

The above framework was established in 1999 and since that time construction costs have increased significantly. The budget amount was increased in 2005/2006 from \$100,000 to \$120,000 per year to reflect this. However the maximum amount to be spent on any one project also needs to be increased to reflect cost fluctuations.

As per item 2 above it is proposed that the maximum amount to be spent on any one project is increased from \$10,000 to \$20,000.

POSSIBLE DEVELOPMENT PROJECTS

The discretionary budget allows for the allocation of funds to projects with a value of less than \$10,000. The following table outlines the approximate cost of a range of projects that can be undertaken for less than \$20,000. These costs are an average in order to give guidance to the Board, and do not take into account site-specific situations and variability.

PROJECT TYPE	APPROXIMATE COST INCLUDING CONSENTS, SUPPLY AND INSTALLATION
Basketball half court	\$13,500
Pétanque court (single)	\$5,200 with pavers to perimeter
Sealing an existing gravel car park approx. 250m ²	\$12,500 for 10 car parking spaces including marking
Gravel path with timber edging	\$85 per lineal metre at 1.5m wide
Concrete path	\$120 per lineal metre at 1.5m wide
Creating/extending a gravel car park	\$6,000 for 10 car parking spaces
10 metre length of boardwalk	\$3,800
Macrocarpa bench seat	\$850
Macrocarpa bench seat with back	\$1,095
Macrocarpa picnic table	\$1,740
Town Centre/Urban Seat	\$760
Town Centre/Urban picnic table	\$1,650
Walkway lights (as per Cranwell Park)	Approx \$5,500 ea installed – depends on distance of supply cable to each.
Set of two swings with bark under surfacing, scuff mats, new edging and local drainage (new stand alone park)	\$15,000
Set of two swings with scuff mats in an existing playground, including Waitakere City Council Consent fees	\$5,000
Seesaw with bark under surfacing in an existing playground	\$3,000
Small playground for children under 5 with bark under surfacing	\$17,000
Community Art Project	\$5,000
Small skate ramp- on existing slab	\$16,000
Planting –specimen trees	\$195 per tree
Planting – shrubbery	\$700 for 10 m ²
Barrier fencing (bollards & chain)	\$825 for 10 metres
Drinking Fountain (by water supply)	\$2,800
Drainage (major) - excludes new cesspit or manhole	\$2,000 for 10 metres
Standard Rubbish Bin - Parks Stainless Steel Bin	\$1,054 per bin
Colonial Galvanised Bin	\$824 per bin
Timber steps & handrail	\$4,000 for 10 metres
Park Name Sign - 2 panel	\$1,550
Community Sign - special design or Waitakere City Council standard	\$2,500

The project proposals received are outlined below with estimated costs.

PROJECT PROPOSALS

The project recommendation In/Out column shown to the left in the tables below indicates the Parks Officer recommendations regarding each project. 'In' means the project is recommended to be considered for of funding and 'Out' means the project is not recommended to be considered for allocation of funding for various reasons which are outlined in the report.

BELVEDERE TENNIS CLUB

Project	Description	Preliminary Assessed Cost	Officer Recommendation In/Out
Picasso Reserve	Install Five Macrocarpa Picnic Tables	\$8,700	In
	Install park gate	\$2,500	In
	Install bollards(approx 50m)	\$4,384	In

MASSEY COMMUNITY HOUSE

Project	Description	Preliminary Assessed Cost	Officer Recommendation In/Out
Triangle Park	Extend existing concrete path to join entrance of the Community House and car park.	\$1,000	In

MASSEY RUGBY FOOTBALL AND SPORTS CLUB INCORPORATED.

Project	Description	Preliminary Assessed Cost	Officer Recommendation In/Out
Moire Park	Install Concrete Terracing*	\$12,000	In
	Install Concrete Path	\$ 3,600	In

PARKS OFFICER COMMENTS AND RECOMMENDATIONS:

The request was for wooden bench seating however concrete terracing is recommended for a more effective structure that will require less ongoing maintenance.

COMMUNITY REQUESTS

Project	Description	Preliminary Assessed Cost	Officer Recommendation In/Out
Hobsonville Domain	Install concrete path to access playground from car park	\$2,000	In
	Install Urban seat	\$ 760	In

Decision-making Process

In determining which projects in this report should be recommended for consideration, first the options were identified from a range of community processes including forums and submissions. Once identified, these options were assessed against relevant criteria in accordance with Section 77 of the Local Government Act 2002.

RESOURCES

The total costs of project proposals received that are recommended for funding allocation amount to \$36,000. The Massey Community Board allocation is \$36,000.

CONCLUSION

The Massey Community Board has been granted a discretionary budget of \$36,000 for parks capital development projects for allocation towards projects of \$10,000 or less. This report puts forward and evaluates projects that have been raised through the Council's consultation processes. It is recommended that the Massey Community Board establish the priority for projects included in this report.

It is proposed that the Community Board asks the City Development Committee to consider an alteration in the decision making framework for the Community Board Minor Park Projects that the maximum amount to be spent on any one project is increased from \$10,000 to \$20,000.

RECOMMENDATIONS

1. That the Massey Community Board Minor Parks Projects 2006/2007 report be received.
2. That Massey Community Board determine the priority projects for expenditure of the 2006/2007 Community Board Minor Parks Projects Budget.
3. That the Massey Community Board recommend to the City Development Committee that consideration be given to raising the maximum amount to be spent on any one project from \$10,000 to \$20,000 and that a report on this issue be brought back to the City Development Committee.

Report prepared by Laura Mitchell, Parks Officer.



9 2006-2016 MASSEY WARD FOOTPATHS AND SLOW STREETS PRIORITY LISTS

PURPOSE OF THE REPORT

The purpose of this report is to enable the Massey Community Board to recommend priorities for footpaths construction and slow streets projects to the Finance and Operational Committee.

BACKGROUND

The Transport Strategy Programme within the 2006-2016 Long Term Council Community Plan provides funding for construction of new footpaths and slow streets projects.

In July and August 2006 Members of each Community Board had a site tour within their ward accompanied by a representative from Transport Assets to review and establish priorities for construction of footpath sites and slow street projects. This was necessary to then balance each ward's priorities against citywide needs and the outcomes sought in a ten years priority list for Council's Transport Strategy Programme.

STRATEGIC CONTEXT

The provision of footpaths and slow street projects contributes to the following strategic objectives:

- Safe City;
- Urban and Rural Villages;
- Integrated Transport and Communication.

ISSUES

A1-A2

Draft lists of projects were submitted to the Massey Board at its meeting on 5 July 2006. These lists were reviewed during a ward tour and amended in consultation with the Board Members. A citywide list is attached at pages A1 to A2

Based on these lists the work programme for the Massey Ward is as set out in the tables below:

Footpath Construction Programme

Year	Location	Length	Cost
2006/2007	Colwill Rd (PPTY 167 to PPTY 125A, LHS)	500 m	\$200,000
	Colwill Rd (PPTY 167 to cul de sac both sides)	230 m	\$92,000
2007/2008	George Ave (The Terrace to Ferry PDE both sides)	190 m	\$76,000
2008/2009	Holgate Ave (The Terrace to Ferry PDE both sides)	200 m	\$80,000
Total			\$448,000

Slow Street Programme

Year	Location	Cost
2006/2007	Zita Maria Drive	\$60,000
2007/2008	Nil	
2008/2009	Nil	
Total		\$60,000

Any works that can not be completed due to funding constraints would be prioritised for subsequent Annual Plans and considered by the Community Board in November 2006 for input to the 2007/2008 Annual Plan and the draft 2009-2019 Long Term Council Community Plan.

DECISION-MAKING PROCESS

Provision has been made in Councils budget for footpaths and slow streets. The inclusion of footpaths is in consideration of Councils strategic objectives for accessibility and safety, whilst the inclusion of slow streets primarily supports Councils safety objectives.

In determining which footpaths are to be constructed and which streets should receive treatment to slow traffic a number of options were considered and assessed against relevant criteria identified in section 77 of the Local Government Act 2002. The recommended project priorities identified in this report are produced from this process.

RESOURCES

Funding of \$500,000 has been provided in the 2006/2007 Annual Plan for footpath construction, and \$100,000 for slow streets.

The funding for these two categories has been also approved in the 2006-2016 Long Term Council Community Plan for the next ten year programme.

CONCLUSION

The consultative process with the Community Board has determined a prioritised list of footpath construction and slow streets projects for consideration by the Finance and Operational Performance Committee. The number of sites to be implemented each financial year will be in accordance with the budgets approved in the 2006-2016 Long Term Council Community Plan for each year.

RECOMMENDATIONS

1. That the 2006-2016 Waitakere City Footpaths and Slow Streets Priority Lists report be received.
2. That the lists of priorities for footpaths and slow streets projects as set out in the Agenda report be submitted to the Finance and Operational Performance Committee for its consideration.

Report prepared by: Hussam Abdul-Rassol, Transport Planning & Design Manager:
Transport Assets



10 UPDATE ON HOBSONVILLE VILLAGE CONCEPT PLANNING

PURPOSE OF THE REPORT

The purpose of this report is to provide the Massey Community Board with an update on work being undertaken to refine the future concept plan for Hobsonville Village, which will be presented as part of Council's evidence for the Local Government (Auckland) Amendment Act 2004 hearings.

BACKGROUND

Six District Plan Changes (numbered 13 – 18) were publicly notified on 31 March 2005. These were required in order to adequately respond to the opportunities and obligations that arose under the Local Government (Auckland) Amendment Act 2004 (Local Government (Auckland) Amendment Act 2004), and its opportunity for Council to develop a proposal to shift the Metropolitan Urban Limit.

These Proposed Plan Changes introduced additional policies to guide intensification and integration of urban form and transportation in the City, rules to manage development in future urban areas, and rules to manage further urban intensification (particularly in and around the New Lynn town centre).

The proposed Plan Change 14 relates specifically to the future development of Hobsonville Village. This proposed Plan Change focused on two areas of development. The first was to expand the existing retail activities at the intersection of Clark and Hobsonville Roads, creating a village centre to serve the surrounding residential catchment. The second was to create new employment areas to the west of Hobsonville Village and within the proposed State Highway 18 motorway alignment. This proposed motorway alignment has formed the northern boundary of Council's proposal to shift the metropolitan urban limit.

STRATEGIC CONTEXT

Waitakere City Council has long promoted the integration of urban form with transport corridors and intensification of development through its strategic direction, urban development strategy (now being updated as the Waitakere Growth Management Strategy) and Waitakere City's District Plan. The Local Government (Auckland) Amendment Act 2004 process offers the opportunity to further advance Council's strategic approach.

Key strategic platforms which relate to the proposals are:

- The *Urban and Rural Villages* platform, which seeks to deliver vibrant town centres;
- The *Strong Innovative Economy* platform, which seeks to provide quality local employment for Waitakere City residents;
- The *Green Network* platform, which seeks to retain and enhance the qualities of the natural environment within the areas that are proposed to be urbanised, while seeking the relief of development pressure on the non-urban areas such as the Waitakere Ranges and Foothills; and
- The *Integrated Transport and Communication* platform, which seeks to deliver sustainable urban form integrated with passenger and other transport networks in a way that reduces vehicle trips, reduces the dependence on private motor vehicles, and supports alternative transportation modes such as public transport, walking and cycling.

ISSUES

Submissions to Plan Change 14 and Associated Key Issues

The Auckland Regional Council has received a number of submissions to Proposed Plan Change 14. These submissions will be considered by a panel of independent commissioners during the hearings for Plan Changes 13 (Massey North / Westgate), 14 (Hobsonville Village) and 15 (Hobsonville Peninsula), which are currently scheduled to be heard in November 2006. Council's Planning Officer is required to provide recommendations to the Independent Commissioners Committee on whether they should reject, accept in part, or accept these submissions.

The key themes raised in the submissions have been as follows:

- The need for more detailed planning around the village centre, particularly with respect to large format retail and supermarket activities;
- The introduction of rules requiring developers to prepare a comprehensive development plan demonstrating how they are able to achieve Council's desired development outcome in this area (as identified in the concept plan);

- The need for improved modelling of how the proposed new areas of development will support the integration of land use, impact on the land transport system (including State Highways) and public transport networks;
- The need to provide better buffering of Hobsonville Primary School and the existing residential areas on the southern side of Hobsonville Road where these activities will be immediately adjacent to the proposed industrial zones;
- Increased pressure to include rules to provide for large format retail (including supermarkets) and car dependent retail activities along the corridor and within the village core.

Council also took the opportunity to lodge a submission on 31 May 2005 to the Proposed Plan Change, the key issues being as follows:

- The requirement for stronger policies to avoid retail activities in the new industrial areas outside the village centre;
- The need to provide more clarity around the proposed land uses within the village centre precinct;
- Amend policies to clarify Council's intention to avoid industrial activities within the village centre precinct;
- Amend policies to create stronger streetscape standards and general design criteria;
- The need to introduce appropriate methods to address design and amenity issues arising from new industrial areas being located adjacent to residential areas and schools.

The Revised Concept Plan

A3

Subsequent to the receipt of submissions to the notified Plan Change 14, and the lodgement of Council's submission, Council led an enquiry by design process to consider Council's response to these submissions. The result of the workshop and ongoing consultation with stakeholders has been the development of a revised concept plan, as attached at page A3. The key changes to the notified concept plan that the revised plan has introduced are as follows:

- Rezoning the industrial land in the northern half of Precinct B to incorporate mixed uses (high density residential and retail) which are more appropriate uses within a village centre;
- Introduction of a village core zone at the centre of Hobsonville Village to demonstrate tighter land use controls in this area. This re-design work includes the identification of only one site that will be permitted to provide a large format retail activity (i.e. a supermarket). This change has been in response to the workshop's finding that the Village could only accommodate a small supermarket to serve the surrounding catchment, if it were to be an economically feasible land use proposal;
- Rezoning of much of the land to the west of Hobsonville Primary School to provide for more industrial land to compensate for the removal of the industrial zoning within Precinct B, and to allow for a roading realignment around the school to enable better connectivity and a physical separation between the school and adjoining industrial activities;
- The introduction of High Amenity Industry design criteria around the northern and eastern boundaries of the school and on the northern side of Hobsonville Road where industrial activities will face the school and the existing residential land uses;
- Rezoning of land parcel immediately to the west of Hobsonville Primary School as Open Space, potentially providing for leisure and community services to be located in this area;

- Recognition of the already modified residential area to the west of the Clark Road intersection as Village Periphery, and therefore suitable for accommodating a mix of uses at the edge of the village;
- Providing further clarity on the plan outlining the proposed roading and public transport networks through the Village.

Council's officers have considered whether these proposed changes to the notified concept plan for Plan Change 14 are supported by submissions and further submissions to the Plan Change. The officers are confident that these changes are an appropriate Council response to a number of key submissions and evidence to advocate for the proposed changes to the notified concept will be prepared for the hearings. This evidence will contain an analysis of the submissions to the plan change, and Council's actions in responding to these submissions through the enquiry by design process. Council's evidence will include the preparation of a concept plan and rules to support growth and a change in land use in this area.

The Integrated Catchment Management Plan

An Integrated Catchment Management Plan (ICMP) is a plan needed to support a discharge consent that Council needs to obtain from the Regional Council. It is an application that outlines how Council will manage the effects that development will have on the detention and disposal of stormwater and wastewater. The Council's Network Discharge Consent (the technical term for the resource consent application) for the Waiarohia Stream catchment was notified on 1 August 2006. This discharge consent recognised the area of new (or non rural) development around Hobsonville Village as being that area identified in the original notified concept plan for Plan Change 14. The revised concept plan that was developed through the workshop process provides for a greater area of development, and must therefore be provided for in the ICMP to address the resultant water issues, before it can be rezoned for development.

At the time of writing this report, Council officers were investigating whether this additional growth area could be accommodated by the land use principles identified in the ICMP. It is Council's intention to lodge a submission to the ICMP requiring further modelling to be undertaken to accommodate the revised growth area in this application. The Auckland Regional Council has indicated that the hearings for the ICMP's are likely to be heard in November, close to the scheduled hearings for Plan Changes 13, 14 and 15. Therefore it would be timely for stormwater modelling to be complete by this time so that it can form part of the Advocate Leader's evidence to support changes to the revised concept. A planning consultant is likely to be engaged to present evidence.

A further report will be taken to the Planning and Regulatory Committee advising Council of the proposal to amend the rules and the concept plan identified in Plan Change 14. This report will seek a resolution approving Council's submission to the ICMP to accommodate the amended growth area. Council's Legal Services Manager has advised that the Chief Executive Officer has the delegated powers to submit to Council's ICMP application before 29 August 2006, a deadline that is outside of the Planning and Regulatory Committee's agenda timelines.

RESOURCES

Council Officers are responsible for the preparation of evidence and coordination of the actions necessary to support Plan Change 14. Resources are therefore provided by the officers in this team.

CONCLUSION

The proposal to revise the notified concept plan for proposed Plan Change 14 will provide a more comprehensive planning approach to the future development of Hobsonville Village, addressing issues such as clear planning mechanisms to deliver Council's desired outcomes in the Village core, a clearer understanding of impacts on the surrounding roading and public transport networks, a clear policy around the use of Comprehensive Development Plans, and methods to address the potential effects of industrial development on Hobsonville Primary School and existing residential land use activities in this area. This revised concept and the development of underlying policies and rules will provide robust approach to defend Council's proposal to shift the Metropolitan Urban Limit.

RECOMMENDATION

That the Update on Hobsonville Village Concept Planning report be received.

Report prepared by: Rochelle Edwards: Strategic Projects



11 TOWN CENTRE STRATEGIC PARTNERSHIP PROGRAMME

PURPOSE OF THE REPORT

The purpose of this report is to present an outline of the proposed Town Centre Strategic Partnership Programme and seek the Massey Community Board's endorsement for the proposed implementation of this programme.

BACKGROUND

The focus of the Council in recent years has been on (doing things) initiating catalytic projects within the town centres. This has seen the construction of several significant projects that are both civic and commercial in nature.

As a counterbalance to this top down process there is the need for grassroots action in order to develop successful centres. In particular, to gain leverage from Council's investment in the town centres, the private sector needs to take ownership of the strategic direction for the centre and its implementation. A comprehensive revitalisation process can be used to gain this leverage.

Revitalisation Processes

Revitalisation programmes have evolved over time and in different settings:

- The Mainstreet Programme had its beginnings in the changing social and economic environment in small town America in the 50s and 60s. More families had cars, and so mobility increased, and to service these more mobile shoppers, large format retail such as supermarkets, cinemas and hardware stores were built out of town on highways serviced by large car parks, which had a negative impact on the traditional strip shopping streets in the town centre. And then of course, shopping malls were born. Internal-looking shopping malls have a negative impact on the street environment. As a result, traditional town centre businesses lost their customers to these new-format shopping magnets. They lost vitality, business activity, and became unsafe. Enter onto the world stage the first Mainstreet Programmes!

- A Mainstreet Programme is a partnership between local government, the businesses, and the community at large. This includes residents, community and cultural groups, educational institutions, churches, non-government organisations and social services.

The programme is based on four main precepts:

- Organisation: getting started, bringing business and community representatives together to make things happen;
 - Design: co-ordinating physical improvements to enhance the image of the town centre and promote what it has to offer. This includes Heritage conservation, capitalising on the heritage significance of the town centre and using it as a means of establishing an identity;
 - Business development: strengthening existing business and creating new opportunities for growth; and
 - Promotion: marketing the town centre through special events and retail promotions.
- The Business Improvement District programme originated later as an expansion of the Mainstreet programme to allow large urban districts in large cities to access the same results: increased social capital, rekindled entrepreneurship, downtown co-operation, and civic involvement;
 - New processes such as Place Management utilise precepts similar to the Mainstreet programme structure.

New Zealand picked up these processes in the early 90's, and variations on these programmes have been established in New Zealand through a direct funding injection by the Local Authority. Many are then maintained through separate rating.

From simple beginnings in small towns across the country, Manukau City and Auckland City now run comprehensive Council-supported programmes for their urban and suburban town centres.

A4

A short summary of the Manukau City and Auckland City programmes is attached at page A4.

STRATEGIC CONTEXT

The establishment of this programme has a strong fit with the Council's strategic platforms. The linkages with the key platforms 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 this strategic platform.

- **Integrated Transport and Communication**

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 Innovative 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.

- **Active Democracy**

By creating a mutually beneficial partnership the door is opened to enhance civic participation, improved communication, and stakeholder willingness to get involved.

- **Green Network**

“Greening” Waitakere’s town centres is an objective of this project, to be implemented in business plans as the process evolves.

In addition to working across the above strategic platforms this programme will also facilitate 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.

This programme is an integral part of the City Council’s strategic town centre planning. It has been identified in the Long Term Council Community Plan 2006-2016.

This programme will act as a co-ordinating mechanism to pull together various work programmes across the Council. In particular the programme will work closely with the Strategy Unit and sit alongside Strategic Projects’ support for business growth in Waitakere, and Enterprise Waitakere’s work on business performance improvement, enhancement, retention and recruitment.

The suggested name for the process is Town Centre Strategic Partnerships Programme.

ISSUES

The Town Centre Strategic Partnership Programme aims to establish a mutually beneficial partnership structure in Waitakere between the local authority and stakeholders in each town centre.

In looking at the various models for engagement it is important to build in a local response to the specific needs of each town centre. The proposed partnership structure will be modelled on existing world-wide examples (Mainstreets, Business Improvement Districts, and Place Management principles). Current global trends confirm that such partnerships with common goals lead to improved quadruple bottom line results for all participants.

This process is to be applied over time to all Waitakere town centres ranging from the large centres right through to small villages and strip-shopping precincts.

This would be linked to a programme of strategic planning for each of the City’s town centres as identified in the Growth Management Strategy.

Part One - Each partnership will be comprised of:

- Waitakere City Council, which provides resources in the form of seed funding, and officer time to facilitate the process through community networking and public meetings to empower town centre stakeholders to enter the partnership; and

- A legal entity within each town centre made up of business and community representatives. (Some town centres have existing business or traders associations such as the Swanui Business Association. The process will be initiated with their members.) An incorporated body is suggested as being necessary to demonstrate a level of commitment from the stakeholders that would make the implementation of the programme viable. Establishment of such a legal entity followed by a formal request to this Council to participate in the programme would constitute eligibility for the above resources;
- To maintain accountability, an appropriate agreement will be signed by both parties.

Part Two - The following steps are suggested for implementation:

- A strategic framework is prepared for endorsement;
- Town centre stakeholders are introduced the concept. Staff facilitate the process by which each town centre project progresses, which will vary according to the individual needs of each town centre. The town centre stakeholders will:
 - form a working group;
 - as their first task, establish a collaborative organisation (incorporated society with specific constitution), supported by the majority of stakeholders in their town centre;
 - make a formal request to the Council to participate in the programme;
 - be eligible for seed funding.
- Seed funding is provided for town centres once they achieve these organisational requirements. It will be used in a number of ways to create a vision for their town:
 - To write and adopt strategic / business plans;
 - To appoint a town centre co-ordinator.
- The seed funding is only intended to provide a foundation, and to scope a plan which the incorporated stakeholder group can work from. It is clearly recognised that it is not sustainable for this Council to be the only funding source for the ongoing implementation of the programme. It is intended that once a town centre has achieved this first stage, work would commence on striking a separate rate that would fund the ongoing tasks identified by the incorporated stakeholder group;
- Once agreement is reached about the separate rate (according the processes set out under the Local Government Act 2002), the Council strikes the rate for that town centre:
 - The town centre is then eligible to utilise and account for the proceeds of the separate rate according to their business plan. The Council would retain a financial management role over the funds.
- Council staff will continue to work alongside the Town Centre Strategic Partnership Programmes:
 - Monitoring, reviewing and evaluating to ensure that each Town Centre Strategic Partnership Programme achieves its goals on an ongoing basis;
 - Integration with other Council strategic work is achieved through the consistent communication and sharing of information within the partnership;
 - Leverage on the Council's investment in the town centres is achieved.

Part Three - Implementing this process will:

- Increase social capital in the City by:
 - Empowering stakeholders within the town centres to take responsibility for their own physical, social, financial, and community environment;
 - Heightening community awareness and loyalty to their local town centre (e.g. shopping locally, heritage preservation, arts, use of civic space, attendance at events, promotional activity);

- Increasing visitor numbers (both pedestrians and vehicle traffic);
- Creating a more desirable environment for existing businesses, and for attracting intending businesses; and
- Increasing the multi-functionality of town centres.
- Improve town centre performance overall in order to increase its contribution to the City in terms of:
 - Increasing retail sales;
 - Increasing employment numbers;
 - Reduced building and site vacancies; and

The proposed programme is designed to deliver these benefits.

Part Four - Stakeholder Engagement

To maximise the benefits from this programme it will be necessary to get engagement from a wide range of stakeholders. It is intended that the following groups would be approached to be involved in the programme:

- Traders;
- Property Owners;
- Developers;
- Police;
- Schools;
- Community representatives;
- Councillor representatives;
- Community Board representatives;
- Government Agencies.

(This list is not intended to be exhaustive)

This proposal is presented with due consideration to the social, economic, environmental and cultural well being of Waitakere City, as promulgated in Section 77 of the Local Government Act 2002. The principal community outcome to be derived is an enhancement on all four levels of the town centres of Waitakere.

RESOURCES

It is anticipated that two Town Centre Strategic Partnership Programmes would be initiated in the each of the first two years of the process. There are officer and budget resources assigned to establish this programme within the City Development section for years one and two.

The process in Ranui will be initiated within the first two years. Councillor Neeson has been nominated by the City Development Committee to represent Ranui, and a Community Board representative is now being sought for Ranui.

If the programme succeeds and flourishes, as is the experience of other Councils, then additional resources would need to be considered in future Long Term Council Community processes before the programme could be expanded.

Within the existing City Development section budget, \$10,000 per project is available to seed fund two projects in each of the first two years (four projects in total).

CONCLUSION

The need for Town Centre Strategic Partnership Programmes has been clearly recognised through requests from the existing traders, and from Community Board discussions. The Council has also recognised this need to re-establish the Henderson Business Association (Henderson Liaison Group for Civic Developments, City Development Committee, 4 September 2003), and New Lynn Village Traders Association as a means of further supporting the growth and performance of the various town centres. This programme builds a partnership based on a grassroots approach, and leverages benefits from private sector commitment from within the existing town centres.

RECOMMENDATIONS

1. That the Town Centre Strategic Partnership Programme report be received.
2. That the Massey Community Board endorse the proposed implementation of the Town Centre Strategic Partnership Programme within the City Development 2006/2007 programme.
3. That the Massey Community Board nominate a Community Board representative to participate on the Working Group (referred to in Issues Part Two) in Ranui.

Report prepared by: Robin Jenkin-Winter, Principal Advisor Town Centre Liaison and Yvonne Rust, Group Manager: City Development.



12 WESTGATE MASSEY NORTH DEVELOPMENT FRAMEWORK UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide an update to the Massey Community Board on work being undertaken to finalise the Development Framework for the Westgate Massey North area as this framework will be used to guide the Council's preparations for the Local Government (Auckland) Amendment Act 2004 (LG(A)AA 2004) hearings.

BACKGROUND

As part of Plan Change 15 an Urban Concept Plan for the Westgate Massey North area was notified in March 2005. This Plan Change included moving the Metropolitan Urban Limit to establish a new town centre and employment precinct in the Westgate Massey North area. Plan Change 15 consists of policies to guide the overall direction for the future development of the area and these will be implemented through supporting rules and criteria.

An Enquiry by Design Workshop was held in November 2005 to consider the first round of submissions and any additional work undertaken to further refine the development framework for the Westgate Massey North Plan change area. This resulted in the preparation of a Development Framework which shows in greater detail the location of the various land uses, a local movement network and how the centre will develop over time.

STRATEGIC CONTEXT

Plan Change 15 is one of the plan changes prepared to implement the Council's Growth and Transport Integration programme and cuts across most of the Strategic Platforms identified in the Long Term Council Community Plan. In particular Plan Change 15 will deliver a town centre and employment precinct to accommodate the City's future growth. This goal falls under the following Platforms:

- Urban and Rural Villages;
- Strong Innovative Economy;
- Green Network; and
- Integrated Transport and Communication.

Plan Change 15 also directly relates to the area covered by the Totara Integrated Catchment Management Plan (ICMP).

ISSUES

Due to the extended process of the LG(A)AA 2004 it is necessary to update the development framework in response to the ongoing strategic work that has taken place since notification of the Urban Concept plan in March 2005. The changes are in response to the following:

- Additional consultation with landowners, business people and local residents;
- An enquiry by Design Workshop;
- Receipt of submissions and further submissions to Plan Change 15;
- Development and notification of the Totara Integrated Catchment Management Plan;
- Preparation of the Transport Audit to focus on accommodation of public transport in the Northern Strategic Growth Area Corridor;
- Massey community development programme;
- Further strategic planning and transport modelling;
- Development work and Financial Contribution Policy; and
- Preparation of a social infrastructure framework for the area. This is a framework that identifies all the physical elements and programmes and projects that are needed to support community development. This framework includes working with other government agencies to coordinate their service delivery.

A5

All of these factors have triggered further consideration of the Development Framework Plan and modifications have been made accordingly. A summary of the changes is to be presented as part of this report. The summary is attached at page A5.

Consultation

A series of meetings have been held with the property owners in the immediate Plan Change area to keep them informed of the progress officers have been making with the further refinement of the Development Framework and other associated projects relevant to the Plan Change area.

Next Steps

Work is progressing towards meeting with submitters with a view to coming to some agreement prior to presenting to the joint hearings panel. A finalised Development Framework Plan will be presented to the City Development Committee prior to going to the hearings panel.

RESOURCES

This project forms part of the larger Growth and Transport Integration programme and an amount of \$10,000 has been allowed within the 2006/2007 budget.

CONCLUSION

Strategic work has continued on the refinement of the Development Framework Plan. This finalised Development Framework Plan will be used to inform the changes to the Urban Concept Plan in Plan Change 15 and any subsequent guidelines that may be developed.

RECOMMENDATION

That the Westgate Massey North Development Framework Update report be received.

Report prepared by: Yvonne Rust, Group Manager: City Development Projects.



13 **FRAMEWORK FOR THE “BUILDING COMMUNITY IN MASSEY – OUR PLACE, OUR PEOPLE” PROJECT**

PURPOSE OF THE REPORT

The purpose of this report is to present the draft framework for the “Building Community in Massey – Our place, Our people” project for endorsement and update the Community Board on progress to date.

BACKGROUND

In late 2005, Council contracted the Centre for Social and Health Outcomes Research from Massey University (SHORE) to undertake an appreciative “community inquiry” in Massey. SHORE talked to approximately 50 community leaders and residents about their experiences of life in Massey. Key findings from this work are noted below:

Good things about Massey

- Not one but many diverse communities
- Housing affordability
- Nearness to green space
- Motorway proximity

Issues for Massey

- Community identity
- Lack of Massey specific events
- Coordination among Massey agencies
- No central hub
- Under-developed infrastructure eg. parks and playgrounds
- Poor public transport

A community meeting was held in March to discuss the research findings and ascertain support for the establishment of a “Massey Community Project.” Overall there was strong support for the creation of a Massey Community Project, with acknowledgement of the following themes:

- *“We are moulding our future in Massey– we need to take the best from the past into the future*
- *We need partnerships to achieve goals*
- *The wellbeing of communities, neighbourhoods, families and individuals is key and it’s all interlinked*
- *Be inclusive, be multi-everything and make the time to take Massey with us*
- *Think global, act local”.*

These themes have helped form the basis for the establishment phase of the “Building Community in Massey Project”. As was presented to the Community Board in April 2006, the broad aim of the project is for the council to work alongside the local community and other partners to develop a programme for long term, community driven, sustainable neighbourhood renewal and development in the Massey area. The two key parts to the project are:

- Building and strengthening community activity & networks and a sense of local identity and pride

Improving the way Massey looks and feels and functions – eg. public transport, walking and cycling connections, shops, community services and facilities, parks and recreation opportunities, the natural environment, more local jobs etc.

- Four project principles have also driven the early development of the project:
- Working with the Massey community
- Sustainable suburban development
- Collaboration and partnership
- Concurrent planning and action

STRATEGIC CONTEXT

The “Building Community in Massey” Project can be seen as a new flagship project for Council. It provides a major new opportunity for leading edge sustainable suburban development thinking and doing. This project has the potential to impact on all nine of Council’s strategic platforms. However, there are three platforms where alignment will initially be strongest:

- a) Strong communities: supporting the health and wellbeing of the city’s residents
- b) Active democracy: people feeling that they can make a difference, resulting in high levels of community participation and respect for each other.
- c) Urban and rural villages: ensuring people have choices in housing, transport employment and recreation in their neighbourhoods and town centres.

One key aim of the project is to invest “with” Massey, by working in ways that support and enhance the ability of the various communities in Massey to create their own pathways to sustainable development. This is reflective of Agenda 21 which promotes community participation, involvement and ownership in both local issues and solutions. It is also consistent with the intent of the new Local Government Act (2002) which actively seeks to enhance local community participation in decision making.

The strengthening and growing of a sense of local community in Massey (cohesion, support, identity, involvement, spirit, passion etc) will happen in tandem with rebuilding local physical infrastructure. Both are critical to the long term viability and success of the area, and as such, will need to be jointly addressed within the long term project framework.

There are also key linkages between the “Building Community in Massey” Project and growth planning for the Northern Corridor. Formal processes have now been established to ensure that the ongoing needs of the existing Massey urban area are progressed alongside growth plans for the broader Westgate-Hobsonville corridor. Integrating adjoining “old and new” communities has become a key new component of Council growth planning.

ISSUES

Since April, considerable time has been invested in identifying and progressing partnering opportunities around specific initiatives and developing the project framework.

1. The Way Forward – a Framework for the Project

A small community development think tank was brought together in July to do some creative thinking on urban community development and sustainable development and what might work best for the Massey project. This think tank brought together a small number of experienced community development practitioners from Council, community, regional and central government levels and enabled a creative look at how to establish the Massey Project, taking into account feedback from the March community meeting. A summary of key reflections about ‘locality’ working is attached at page A6.

Basic factors such as the geographic size of Massey (approx. 25,000 people) and fragmentation of local community organisations and leadership mean that the framework now proposed for the Massey Community Project is slightly different to the locality project models currently being implemented in Ranui and McLaren Park. Key features of the proposed Massey Model are briefly described below:

- **An umbrella brand** - the project will be an umbrella for a range of smaller projects happening across Massey at different levels and places (eg. within neighbourhoods, schools, communities of interest, marae, etc). The Massey Project will take on enabling and coordinating roles rather than ownership, control or decision making roles for each individual project.

The actual project branding proposed from some community members was “Massey Matters”; this was also a popular choice among council staff who attended our recent integration meeting. We will take this proposed branding back to the next community meeting for endorsement.

- **Initial effort and resources into getting action happening on the ground** - rather than focus on further research or developing a community governance model, initial priority and funding will be aimed at getting concrete projects happening in Massey which, where possible are community led. This reflects the importance of proactively investing in new and creative ways of engaging with local people and actively “growing” community within Massey (eg. instilling a greater sense of pride, strengthened community identity, and belief that local people can make a difference).
- **Inclusiveness** – the project will involve those who live, work or play in Massey – enabling all those who care about Massey’s future to be involved.
- **Quarterly community forum** - this will be a key mechanism for project stakeholders to come together to share information, learn about initiatives underway, and review progress toward overall project goals.
- **Quarterly WCC integration forum** – a Council officers forum to ensure that Council is maximising the impact of its planned investment in Massey by coordinating work and projects planned for Massey and undertaking shared discussion on challenges and opportunities on a regular basis.
- **Work first with existing community leaders and organisations** - rather than just set up lots of “new” things, look to make early connections with existing local groups and organisations to see how they could:
 - contribute to engaging the wider community in the Massey project
 - be assisted to grow/develop
 - be better linked with other organisations, projects and events
 - be funded to undertake specific community building projects

Project Supported by Community Meeting

Developing a well resourced programme of community building and engagement in Massey in 2006/2007 will be critical to the long term success of the overall project. This was one of the key points highlighted at the Community Meeting held at Te Piringatahi Marae at the end of July 2006.

A7-A12

This meeting was attended by around 30 people from a range of organisations including local schools, churches, Massey Leisure Centre, Community House and Library, Marae Kaumatua, Housing New Zealand, public health nurses, and Massey Community Board Members and Councillors. The meeting was a positive one – with many people speaking about their long term commitment to Massey and expressing their appreciation for the leadership that Council has taken to establish the project. After an energised workshop session on priorities for the first year and ways to develop branding and communication to support the project (see meeting notes at pages A7 to A12), participants reiterated their broad support for the draft framework presented.

Other key reflections from meeting attendees were that:

- the scope of the project is large, which will in turn stretch resources. People indicated a preference for doing a few things well rather spreading funding and energy too widely.
- the project model that develops should be a flexible one, allowing it to respond to changing community needs over time and also to focus on different aspects at different times eg. In other years focusing on visioning, strategic planning or community governance – as well as action.

Community Priorities for 2006-2016

Rather than starting by focusing on problems facing Massey, it was recommended that initial emphasis be on celebrating and promoting some of the good things about Massey. It was also recognised that reaching out to local Massey people who do not normally participate in Council or community processes will be an ongoing challenge. Hence it was recommended that effort should be invested in creative ways of connecting to locals and instilling a sense of “something is happening in Massey”. Getting community development ‘broker’ positions established within local organisations was seen as a good way to encourage locally led action and discussion.

In addition, prioritising a schools based project in the first year was also seen as a practical way to engage both young people and their families in thinking about the long term future of their community.

In summary, community priorities for the Massey Project for 2006/2007 were seen as:

- Promotion and understanding of the project within Massey
- Community brokers established and working with Massey organisations
- Massey community organisations participating in the Project and working together in new ways
- Celebrating the good things about Massey and reinforcing a pride of place and a growing sense of local identity

It is interesting to note that community discussions to date have focused on the “people” side of the project rather than on infrastructure, services and urban form. This is not to say that the latter components are not important. In fact there was a strong call at the last community meeting for Council to compile and communicate its ten year plan for investment within Massey so that better linkages can be made and to ensure the community does not replicate or campaign for work that is already on the Council agenda.

The task of articulating and coordinating Council based activity in Massey is being incorporated into the internal Council integration process that has been established to support the Massey Project. A cross Council quarterly Council officers forum has been established with initial meetings reflecting an exciting and diverse range of work programmes and infrastructure already included in the 2006-2016 Long Term Council Community Plan for Massey e.g. a new community house, additional library space, parks upgrades, school travel plans, integrated catchment management plans etc. Council officers are committed to working collectively to support and leverage off each other’s projects and link community consultation processes where possible. A Council based “Massey Investment Plan” (that notes Council investment and projects included in the 2006-2016 Long Term Council Community Plan for Massey) will be developed.

Developing an Ongoing Local Political Reporting Process

Following the approval of the proposed framework and direction for the “Building Community in Massey” Project by the Community Board and City Development Committee, it is suggested that an ongoing political liaison group be established. Comprising of Massey Ward Councillors and Massey Community Board members, the political liaison group would meet with key Project staff on a bi-monthly basis to:

- review progress
- discuss any issues or emerging opportunities
- approve Massey Community Project funding applications

It is proposed that formal reporting back to the City Development and the Massey Community Board would take place on an annual basis, with updates to these Committees able to be made by members of the political liaison group on as on required basis.

2. Collaboration and Partnership Key

Enhancing quality of life in suburban Massey is not something that Council can achieve on its own. Over the last few months, Council officers have begun the process of proactively engaging with other potential stakeholders to inform them about the project and to identify potential linkages and funding opportunities. To date support for the “Building Community” in Massey Project has been strong and already, the Project has become a catalyst for discussions on a range of new collaborative initiatives. In some cases, organisations have indicated a willingness to focus their existing resources and programmes in Massey to enable greater impact and synergy with the Massey Project. In other cases, new initiatives are being proposed. In terms of the overall Massey Project umbrella, key projects on the horizon include:

- **Massey Schools Place Making Project**

This project focuses on strengthening community identity and sense of place by engaging a contract community arts worker to work with each of the nine schools to develop a social studies-technology-arts project. This would see young people in 9 different parts of Massey thinking creatively about what’s precious or special to them about where they live (people and places), describing this and developing an arts based project to visibly reflect this. The resulting art work may take the form of a photography exhibition or a flag design.

- **Celebration of the under 5s In Massey**

This community event idea has been put forward by Te Piringatahi Marae who would like to work with a range of early childhood education providers in Massey to host a Massey “Toddlers Day Out” equivalent. With the key aim of celebrating and bringing together local families and young people, the event would also have many synergies with both the Early Childhood Education and Great Start Calls to Action Working Groups who are keen to support community initiated activity in Massey.

- **Refugee Settlement Support Project**

Given that the majority of refugee families re-located into Waitakere are actually housed in Massey, the Refugee and Migrant Support Service and New Out West are keen to develop a project that better supports local refugee families and their post settlement needs.

- **Healthy Housing**

Both the District Health Board and Housing New Zealand are keen to work with Council and other local agencies (eg. Eco Matters Trust) to develop a Waitakere version of the successful “Healthy Housing” model that has been initiated in the Counties-Manukau area. This model focuses not just on housing retrofits (eg. adding insulation or additional bedrooms etc to reduce overcrowding) but on the broader needs of households within higher need socio-economic communities eg. literacy, skills training, budgeting advice, parenting skills etc. There is the potential to make Massey one of the focus areas for this project.

- **Community Projects Funding Pool**

This will involve establishing a contestable Council funding pool of around \$25,000 targeted at local Massey organisations who wish to undertake activities that contribute to the goals and priorities of the Building Community in Massey Project. Funding for this initiative will come from the \$100,000 currently allocated to the Massey Project in the 2006/2007 Annual Plan. It is hoped that expressions of interest from local organisations can be called for before the end of the calendar year. There may also be an opportunity to add funding from external agencies to this pool in future years.

- **West Harbour Sustainable Neighbourhood Project**

Reflecting on early advice from the Massey Councillors and Community Board Members that the Massey area may initially be too large to implement a Massey wide sustainable development approach, effort has also focused on developing a smaller sustainable neighbourhood project.

Working with Beacon Pathway¹ and Housing New Zealand Corporation, a neighbourhood of around 250 houses close to West Harbour School has been selected as a Beacon Case Study site. As part of this research, a technical sustainability analysis led by Beacon will be undertaken (eg. looking access to shops, services, transport etc, connectivity within the area, urban layout, impact on the natural environment etc) along with household level research about how locals see their place. This will be followed up next year, with cost/benefit analysis of options to make the neighbourhood more sustainable and an implementation programme which will likely include healthy housing retrofits and potentially trials of new energy technologies eg. solar lamp posts. The project will have an accompanying community meeting/discussion/planning forum developed along side it.

West Harbour Primary School is very keen to participate and sees significant opportunities to improve linkages between the school and the local community. Conversations have also begun with other potential key stakeholders including with some potential "pilots" mooted in the areas of community safety, youth offending, active families and neighbourhood accessibility (public transport, walking and cycling). For the sustainable neighbourhood project to have a meaningful long term impact, a range of social/behavioural and physical change projects will need to be developed concurrently.

RESOURCES

Roles for Council and Budget Priorities for 2006-2007

Council has signalled a significant commitment to the Building Community in Massey Project with \$100,000 included in the 2006/2007 Annual Plan, and a further \$150,000 signalled for each of the following 2 years.

The core project principle of working with the Massey Community has a major impact on the anticipated roles for Council in the Building Community in Massey Project as noted below:

- Project leadership, coordination and core base funding
- Key service, funding and infrastructure provider (eg. roads, libraries, parks, events)
- Promoting the Project's vision and attracting external partners to participate
- Strengthening community organisations and activities through 'community brokers' based within the Massey community
- Establishing a small funding pool to assist Massey community led projects

Reflecting the above roles and proposed project priorities outlined above consultation to date shows strong support for the 2006/2007 funding being broadly distributed in the following ways:

¹Beacon Pathway (www.beaconpathway.co.nz) is a research consortium that's working to find positive ways to make residential housing and local neighbourhoods more sustainable. There are a range of commercial and public sector research partners participating in the Beacon including Waitakere City Council.

- Community development coordination: enabling the employment of a part time broker within a community organisation \$15,000
- Schools Place Making Project: employment of a part time contracts arts coordinator to liaise with schools to develop the project to funding stage \$15,000.
- Project leadership and internal council integration: \$35,000
- Seed funding to enable develop a collaborative pilot as part of the West Harbour Sustainable Neighbourhood Project \$10,000
- Massey Community Projects Pool: contestable fund of \$25,000.

Other external project specific funding will be sought on an ongoing basis. Council will need to maintain a key role in attracting government and philanthropic funding to assist the implementation of Massey based projects. However, it's likely that these funding streams will go directly to community organisations in Massey or collaborative initiatives based in Massey.

CONCLUSION

The Building Community in Massey project provides an exciting opportunity to develop a new way of implementing Council's Eco City vision at both neighbourhood and suburb levels.

To date, the "Building Community in Massey" concept has been strongly supported by Massey Councillors, Community Board Members, local community leaders and many government agencies. Council has committed \$100,000 funding for the 2006/2007 financial year and \$150,000 in each of the following two years. As a result of Council committing this funding and establishing the Project, it is likely that significant new external investment will flow into Massey over the next five years.

The initial framework for the Building Community in Massey Project focuses on developing community led engagement and action projects and celebrating the good things about living in Massey. No community committee or governance model will initially be established.

Later phases of the model will likely see a transition into community governance building, local visioning and strategic planning processes. This means it will be important for the Massey Project model to adapt to local priorities and needs over time. Enhanced coordination and integration of Council's own services, projects and investment in the Massey area is a key part of the Project and internal staff processes have now been set up to support this.

RECOMMENDATIONS

1. That the Framework for the "Building Community in Massey – our Place, our People" Project report be received.
2. That Massey Community Board recommend to the City Development Committee that the Framework for the Building Community in Massey Project as presented in the Agenda be approved.
3. That the Massey Community Board recommend to the City Development Committee that the Project's priorities for 2006/2007 be;
 - Promotion and understanding of the project within Massey
 - Community brokers established and working with Massey organisations
 - Massey community organisations participating in the Project and working together in new ways

- Celebrating the good things about Massey and reinforcing a pride of place and a growing sense of local identity
- 4. That the Massey Community Board recommend to the City Development Committee that an informal political liaison group comprising Massey Councillors and Massey Community Board Members be established to support Council officers in the development and implementation of the Project.
- 5. That the Massey Community Board nominate members to be part of the political liaison group.

Report prepared by: Megan Courtney: Massey Project Leader and Tony Rea, Group Manager: Social and Cultural Development.



14 **BRADNOR MEADOWS DRIVE, BIRDWOOD - STREET LIGHTS**

PURPOSE OF THE REPORT

The purpose of this report is to seek the approval of the Massey Community Board to alter the style of street lighting fixtures in Bradnor Meadows Drive, Birdwood.

BACKGROUND

Bradnor Meadows Drive is a small sub-division of 32 individual properties off Crows Road in Birdwood.

A13 The existing street lighting in Bradnor Meadows Drive is of decorative Windsor Heritage variety shown in a photo as attached at page A13.

A14 A plan showing the location of existing street lighting in Bradnor Meadows Drive is attached at page A14. The current locations of street lighting poles are marked P1 to P7. Poles were not installed at locations P8 or P9 as these poles would have been located in a private accessway which Council does not require lighting to be provided for and will not maintain if it is installed.

The developer of the sub-division completed all necessary works to hand over the roading assets of the Bradnor Meadows Drive sub-division and vest in Council the land as road reserve in 2005. The road assets including street lighting became Council property on 15 October 2005. The sections accessed off Bradnor Meadows Drive were not built on or occupied at that time and it is only fairly recently that the first property was occupied.

In the intervening months vandals have entered the unoccupied sub-division and attacked four street lights.

ISSUES

There were originally eight street lights in Bradnor Meadows Drive. Four of these street lights have been damaged by vandals to the extent that they are uneconomic to repair. These lights have now been removed from the street. Council's street light maintenance contractor has provided a price of \$16,541 to replace these four lights in the original decorative Windsor heritage style.

An alternative to replacing the four damaged decorative style lights with similar units would be to remove all existing street lights from the sub-division and replace them with standard octlight poles with galvanized steel finish and standard luminarie featuring an aluminum casing. Council's street light maintenance contractor has provided a price of \$10,243 to replace all street lighting in the sub-division with seven new non-decorative standard units.

The octlight poles mount the luminarie at a height of 7.2 metres rather than the 6.5 metres provided by the current decorative poles. This greater height allows light to be better spread and one less street light would be needed if the style of lighting were adopted. There will be ongoing electricity saving for Council if the number of street lights in the sub-division is reduced.

The expected life of standard poles and luminaries is much greater than decorative lights used and the cost of replacement parts for decorative lights is higher.

A steadily increasing number of street lights in the City, including many decorative style units are putting pressure on this budget and it is difficult to maintain existing service levels.

Decision-making Process

This proposal is presented with due consideration of relevant criteria as promulgated in Section 77 of the Local Government Act 2002. The principal community outcome to be derived is an improvement in the level of traffic management resulting in an increase in safety and convenience for the residents of the City.

RESOURCES

Replacement of damaged street lights is funded from the street light maintenance budget provided in the 2006/2007 Annual Plan.

CONCLUSION

It is recommended that the existing decorative street lighting in the Bradnor Meadows Drive sub-division be removed and replaced with standard non-decorative units. This will provide both an immediate and ongoing cost saving to Council.

RECOMMENDATIONS

1. That the Bradnor Meadows Drive, Birdwood – Street Lights report be received.
2. That the proposal to replace the existing decorative style street lighting in Bradnor Meadows Drive with non-decorative standard street lighting units be endorsed by the Massey Community Board.

Report prepared by: Paul Schischka, Transport Engineer.



15 DON BUCK ROAD, MASSEY - NEW NO STOPPING CONTROLS

PURPOSE OF THE REPORT

The purpose of this report is to seek the Massey Community Board's approval for two new 'No Stopping' controls in Don Buck Road, Massey.

BACKGROUND

A resident in Don Buck Road contacted Council regarding vehicles parking on the access way to the properties from 438 to 454 Don Buck Road. The resident is concerned that when vehicles are parked on any side of the access way, the vehicles block the whole access way.

STRATEGIC CONTEXT

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

The properties from 438 to 454 Don Buck Road are in a sloped area which is away from Don Buck Road. The only access to these properties is through the access way down from Don Buck Road. A Council officer's measurement shows that the width of the access way is 4 metres. When a car is parked at the access way, the remaining clear access way is narrowed to such an extent that drivers have to drive on the bank to pass the parked vehicle to get access to the properties. This creates a safety hazard to the flow of traffic and to the residents especially under an emergency situation, as the width of the remaining access way is not sufficient for a fire truck to pass. The residents who contacted Council emphasised that this is an ongoing problem and has caused great inconvenience to the residents.

It is therefore recommended to install a 'No Stopping' line on both side of the lower access way to the properties of 438 to 454 Don Buck Road in order to prevent drivers from parking in a location which creates potential hazards to the through traffic and the local residents.

A consultation letter outlining the proposed changes was sent to the properties near by. No responses were received.

A15

The locations of the proposed 'No Stopping' controls are indicated on the attachment at page A15.

DECISION-MAKING PROCESS

This proposal is presented with due consideration of relevant criteria, as promulgated in Section 77 of the Local Government Act 2002. The principal community outcome to be derived is an improvement in the level of traffic management resulting in an increase in safety and convenience for residents of the City.

RESOURCES

The proposed markings changes can be implemented under the 2006/2007 Annual Plan maintenance budgets.

CONCLUSION

The proposed new 'No Stopping' controls in Don Buck Road are recommended to improve road user safety at the access way to the properties from 438 to 454 Don Buck Road.

RECOMMENDATIONS

1. That the Don Buck Road, Massey - New No Stopping Controls report be received.
2. That in relation to **DON BUCK ROAD, MASSEY**:
 - (a) That, in accordance with the powers conferred by virtue of the Local Government Act 1974, the Land Transport Act 1998, 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) Within the road reserve area on the west edge of the lower level access way to properties 438 to 454 **DON BUCK ROAD** starting from the north edge of the vehicle crossing of properties 438 **DON BUCK ROAD** and extend to the south edge of vehicle crossing of 456 **DON BUCK ROAD** a new **NO STOPPING AT ALL TIMES** control be put in place.
 - (ii) Within the road reserve area on the east edge of the lower level access way to properties 438 to 454 **DON BUCK ROAD** starting from the point where the east edge of the lower level access way to 438 to 454 **DON BUCK ROAD** meets the west kerb line of **DON BUCK ROAD** and along east side of the lower level access way extend to a point 130 further north from the point where the lower level access way to the properties 438 to 454 **DON BUCK ROAD** meets the west kerb line of **DON BUCK ROAD** a new **NO STOPPING AT ALL TIMES** control be put in place.
3. That the appropriate signage and/or road markings, in accordance with the provisions of Land Transport Rule: Traffic Control Devices 2004 – Rule 54002 be hereby approved to be put in place to properly establish, delineate and record the said parking limitations and restrictions.

Report prepared by: Jinjiang Zhong, Transport Engineer.



16 NOTICES OF MOTION

Pursuant to Standing Order 28.1 the following Notices of Motion have been received from:

A16 Community Board member John Riddell, (Refer to the attachment at page A16)

- 1 *“That the Massey Community Board congratulates the Waitakere City Council on the latest Waitakere City News, September edition, and edition that explains to the residents and ratepayers how rates are calculated, terminology used factors considered. A survey is also provided for comment that assists people to become more informed about rates and rating”.*

- 2 *“That the Massey Community recommends to Council, that a policy on consultation be developed that encourages Council Officers, when in doubt on whom, and what to consult on refer decisions to a higher level”.*

This may mean that the Council or elected members may have to decide how a subject matter is consulted upon and the decision by the elected members will reflect the politics of a decision and therefore the public's interest in a subject along with a desire by the public to be involved more closely in the decision making process, surrounding a subject requiring consultation”.

A17-A19

Community Board Member – Graeme Barnard. (Refer to the attachments at pages A17 to A19).

“That the Community Board invite the Councillors to a joint workshop for investigating how better the Boards could work towards the Councils objectives for stronger and safer communities, improving public relations, identifying local issues”.

17 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
Auckland Region and Far North Community Board Association Executive Committee	Andrew Good
Keep Waitakere Beautiful Committee	John Riddell Bob Jessopp
Ranui Community Centre Committee	Cr Linda Cooper
Westpark Marina Working Group	
Council/Police Liaison Group	Cr Peter Chan Gayleen Maurice Bob Jessopp
Massey Community House Committee	Cr Linda Cooper
Waitemata Harbour Foreshore Reserves Management Plan Joint Subcommittee	Bob Jessopp Graeme Barnard
COUNCIL COMMITTEES	
Hearings Committee	Graeme Barnard Allen Davies
Community Sports Fund Allocation Subcommittee	John Riddell Gayleen Maurice
Street Events Subcommittee - Massey Ward	Bob Jessopp
Long Term Council Community Plan and Annual Plan Special Committee	Graeme Barnard Andrew Good
Massey Ward Local Reserves Management Plan	Graeme Barnard Bob Jessopp Gayleen Maurice
Steering Group on Lincoln / Rathgar Joint Safer Routes and School Travel Plan	Gayleen Maurice Bob Jessopp