Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

NEW LYNN COMMUNITY BOARD

I hereby give notice that an Ordinary Meeting of the New Lynn Community Board will be held on:-

DATE: Monday, 5 April 2004 **TIME: 7.30 pm**

VENUE: New Lynn Community Centre, 45 Totara Avenue, New Lynn, Waitakere City

to consider the business as set out herein and to take any necessary action connected therewith.

1 April 2004

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Mrs	EG	Francke (Chairperson)
Mr	P	van der Voort, JP (Deputy Chairperson)
Cr	JM	Clews, QSO, JP
Mr	R	Kernaghan
Ms	GPJ	Marshall
Mr	BJ	Peters
Cr	GB	Presland

(Quorum 4 members)

★★★★★★★★★★★

(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

WAITAKERE CITY COUNCIL

Waitakere City Council
Te Taiao o Waitakere

AGENDA FOR AN ORDINARY MEETING OF THE NEW LYNN COMMUNITY BOARD TO BE HELD IN THE NEW LYNN COMMUNITY CENTRE, 45 TOTARA AVENUE, NEW LYNN, WAITAKERE CITY, ON MONDAY, 5 APRIL 2004, COMMENCING AT 7.30 PM.

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1 APOLOGIES

2 CONFIRMATION OF MINUTES

Ordinary - Monday, 1 March 2004

RECOMMENDATION

That the minutes of the Ordinary Meeting of the New Lynn Community Board held on Monday, 1 March 2004, as circulated, be taken as read and now be confirmed.

3 URGENT BUSINESS

Section 46A(7) and (7A) of the Local Government Official Information Act 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.

4 PRESENTATIONS

A PRESENTATION BY AUCKLAND REGIONAL COUNCIL ON THE ANNUAL PLAN

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

B BOOK PURCHASING PHILOSOPHY FOR WAITAKERE CITY LIBRARIES

Su Scott, Library & Information Services Manager will make a presentation on Book Purchasing Philosophy for Waitakere City Libraries.

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 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.

6 CHAIRPERSON'S REPORT

If you care about your local park…

I began to read the New Lynn Reserves Management Plan as a duty and continued to read as a pleasure; it is most interesting.

Congratulations to its author, Mandy McMullin of Council`s Landscape Development Unit. She has done a great deal of work to give us the pre-European history of our area, and the history, present condition and proposed future of 47 parks and reserves in New Lynn, ranging from cherished tiny patches like Davern Reserve to the splendid Manawa Wetland (Olympic Park has a separate management Plan).

Mandy's history calls to mind the long-gone days of three-piece suits, floral frocks and Sunday closing, when good citizens acting as elected members, individuals, families, clubs and associations gave these green gems to New Lynn. Their future care and improvement is part of the Long Term Council Community Plan, and priorities for action, beginning with New Lynn`s neediest parks, are given in the Management Plan. Anyone may read it in our Library; suggestions are welcome, with submissions closing on 21 May 2004.

More for mothers, please.

I have just come from a Shared Vision seminar on maternal mental health. It was saddening to learn of the once-taken-for-granted services for new mothers that have disappeared in recent years, and of the long struggles and efforts of the many people working in this field. I went to canvas support for one of many needs - a respite house where women with post-natal depression could go with their babies. Idea warmly approved - all it needs is a strong committee and a few million dollars!

It's easy to give an apostrophe its proper place

For years I have been Councillor Clews`s lieutenant in the defence of the apostrophe, the neglected semi-colon, and sense-making punctuation in general. Now we have strong reinforcement in the form of a new book called *Eats, Shoots & Leaves*. It was number one best-seller in Britain last Christmas. In my childhood the equivalent puzzle was *King Charles the First walked and talked half an hour after his head was cut off.* My readers, being few and literate, will have no trouble turning them into sense. This one is much harder: *Time flies you cannot they are too irregular.* I will leave it with you.

RECOMMENDATION

That the Chairperson's Report be received.

Elizabeth Francke
CHAIRPERSON

7 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
1. Golf Road/Portage Road Roundabout 47/2003	Physical works for the installation of the roundabout as approved at the Board's meeting on 3 February 2003, commenced in February 2004 and is expected to complete in early April 2004.	Hussam Abdul-Rassol ☏ 836 8000 Ext 8961
2. Konini Primary School Public Forum on 3 November 2003 4025/2003	A report is on the agenda.	Upali Ileperuma ☏ 836 8000 Ext 8716
3. Proposed Siting of an Air Quality Monitoring Shed At Ceramco Park 3 November 2003 4039/2003	A public meeting took place at Ceramco Park on Monday, 8 March 2004. The New Lynn Community Board, Watercare Services Limited, the Auckland Regional Council, and Waitakere City Council Parks Unit were represented. The outcome of the meeting was that Site Option 3 was the preferred location for the monitoring shed. Watercare Services Limited will formally be advised of the preferred option, and the Board will be informed of the Watercare Services Limited building programme of the monitoring shed when available.	Warren Ogilvie ☏ 836 8000 Ext 8561
4. Opou Road Hall - Proposed Lease to Titirangi Orpheus Sea Scouts	At its meeting held on 9 February 2004 the Finance and Operational Performance Committee resolved that the Opou Road Hall be demolished and the site be reverted back to park space. The demolition work for Opou Hall is planned to take place in April/May 2004. A feedback flyer on the final decision for the future of the hall has been distributed to the 400 homes around Opou Hall who were included in the original survey on the Hall last year. The flyer included an invitation to community members to take part in planting for the reserve area once demolition of the Hall is complete. A stone memorial plaque installed outside the front of the Hall and a totara tree planted by the RSA four years ago in remembrance of the first local resident killed in World War Two, will both be protected and retained in their current positions when the Hall is removed.	Polly O'Brien ☏ 836 8000 Ext 8559
5. Highland Avenue and Derwent Crescent 224/2004	The Give Way and No Stopping At All Times controls, as approved by the Board on 1 March 2004, were installed on 10 March 2004.	Upali Ileperuma ☏ 836 8000 Ext 8716

Issue	Comments	Reporting Council Officer
6. Captain Scott Road/Wilson Road/Oates Road Roundabout 225/2004	The No Stopping At All Times control, as approved by the Board on 1 March 2004, was installed on 10 March 2004.	Upali Ileperuma ☏ 836 8000 Ext 8716
7. Castleford Street 227/2004	The Give Way and No Stopping At All Times controls, as approved by the Board on 1 March 2004, were installed on 10 March 2004.	Upali Ileperuma ☏ 836 8000 Ext 8716
8. Glenmall Place - Removal of Police Parking 228/2004	The resultant P45 minute time limit parking restriction, as approved by the Board on 1 March 2004, was installed on 10 March 2004.	Adam Moller ☏ 836 8000 Ext 8750
9. Crum Park Lighting Upgrade 31 March 2003 (331/2003 332/2003 1967/2003 217/2004)	[Roger will let me have an update by Monday, as he will know the court's decision by then.]	Roger Wilson ☏ 836 8000 Ext 8086
10. Lease of Hetana Plantation Reserve to the Buchanan Family Trust 3 November 2003 4041/2003	At its meeting held on 3 November 2003, the Board resolved that: *"The Chief Executive be given authority to negotiate and conclude a lease with the Buchanan Family Trust under Section 61(2A)(b) of the Reserves Act 1977 for that part of Hetana Hamlet Plantation Reserve (Lot 9, Deposited Plan 23375) that adjoins their property and the lease be executed as negotiated."* *4041/2003* Negotiation with the Buchanan Family Trust is in progress over the basic terms of the lease. If agreement is reached, the lease may be executed within the next two weeks.	Maurice Hieatt ☏ 836 8000 Ext 8050

Issue	Comments	Reporting Council Officer
11. Anzac Day Parades - Sunday, 25 April 2004	To seek appointment of a Board representative to attend RSA Anzac Day Parades in the New Lynn Ward. In addition to the City's Dawn parade at the Cenotaph, each of the City's RSAs 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. Appointment of Community Board Members to attend the Community Anzac Day Parades is now referred to the Board for consideration. The venues and times are as follows: New Lynn 9.30 am Titirangi 10.30 am Glen Eden 11.00 am	Audrey Chan ☏ 836 8000 Ext 8603
12. Keep Waitakere Beautiful - Trees for Babies	Keep Waitakere Beautiful is planning its Trees for Babies programme for 2004. The following parks have been nominated and would be suitable for planting within the New Lynn 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. Sites are: Mason Park - New Lynn Northall Reserve - New Lynn Maui Park - New Lynn	Jacki Bird ☏ 836 8000 Ext 8707

Issue	Comments	Reporting Council Officer
13. Crum Park Lighting	The long-running issue between Bay Olympic Soccer and Sports Club and Friends of Crum Park over the lighting of Crum Park was resolved on 26 March 2004 with the agreement of the Environment Court to a draft Consent Order prepared as a result of the nearly 12 months of mediation and negotiation engaged in by the Parties. The Consent Order provides for the lighting of Fields 1 and 2 at Crum Park, and a separate agreement will ensure that Bay Olympic will consult with both Council and Friends of Crum Park in advance of any proposal to change the physical characteristics of Crum Park, including the lighting. The agreement also provides that Bay Olympic will not seek in future to light Field 3 at Crum Park. It is anticipated that Bay Olympic will immediately commence the necessary work to get the lights installed.	Roger Wilson ☏ 836 8000 Ext 8086

REPORTS PENDING			
Subject	**Date Requested**	**Report Due**	**Reporting Officer**
14. Paturoa Foreshore Erosion - Results of Coastline Survey	2 December 2001 Public Forum (343/2003 and 642/2003)	9 June 2004 (To report result of survey of coastline carried out in April 2003, October 2003, and again in April 2004.)	Peter Sewell ☏ 836 8000 Ext 8759
15. Traffic Situation outside Titirangi Primary School	1 December 2003 Public Forum	3 May 2004 (Transport Assets Staff will meet the school staff to discuss the concerns.)	Upali Ileperuma ☏ 836 8000 Ext 8716
16. A Status Report on the Development Issues in Titirangi Village	January 2004 Elected Member	The report is on the agenda.	Philip Brown ☏ 836 8000 Ext 8042
17. Gardner Avenue - Street Calming Measures	2 February 2004 Public Forum	3 May 2004	Adam Moller ☏ 836 8000 Ext 8750
18. Paturoa Road - Road Improvement	2 February 2004 Public Forum	3 May 2004	Upali Ileperuma ☏ 836 8000 Ext 8716

REPORTS PENDING			
Subject	**Date Requested**	**Report Due**	**Reporting Officer**
19. Parking Situation in Claridge Street and Roick Parade, Glen Eden - Proposed Parking Spaces	Public Forum on 5 May 2003 and 1 September 2003 (849/2003 1783/2003)	3 May/31 May 2004 (Progress was being made in the planning and formulating costs)	Warren Ogilvie ☏ 836 8000 Ext 8561
20. Atkinson Road Upgrading Report	1 March 2004 Public Forum (210/2004)	3 May 2004	Ross Hill ☏ 836 8000 Ext 8737

RECOMMENDATIONS

1. That the Committee Secretary's Report be received.

2. That the New Lynn Community Board nominate a representative to attend each of the following RSA Anzac Day Parades in the New Lynn Ward on Sunday, 25 April 2004:

   New Lynn 9.30 am
   Titirangi 10.30 am
   Glen Eden 11.00 am

3. That the New Lynn Community Board is requested to give guidance on the final selection of the Park to hold the Trees for Babies event within the New Lynn Ward.

Report prepared by: Audrey Chan, Committee Secretary.

8 FRENCH BAY NEIGHBOURHOOD SUPPORT

PURPOSE OF THE REPORT

The purpose of this report is to advise the New Lynn Community Board of the issues, steps and initiatives arising from discussions between Council and the French Bay Neighbourhood Support Group concerning crime prevention and community safety.

BACKGROUND

On 16 October 2003, the Co-ordinator of the French Bay Neighbourhood Support Group, known locally as the French Bay Interceptors, wrote to Mayor Bob Harvey concerning crime and community safety in their neighbourhood. His correspondence outlined the history of their group, and requested that Council consider funding a list of surveillance equipment that could be used by the group in their efforts to manage the vandalism and disorderly behaviour that was occurring at the beach, boat ramp and the adjacent buildings. The matter was passed on to the Chairperson of the New Lynn Community Board, who in turn requested the matter be investigated and reported back to the New Lynn Community Board by Council officers.

A series of meetings have occurred involving Council officers and representatives of the neighbourhood support group to discuss the particular issues raised by them.

STRATEGIC CONTEXT

Safe City is one of Five Priorities in the Long Term Council Community Plan. The objective is that Waitakere is a safe place to live, work and play. Included amongst the activities for the next ten years is the commitment to provide safe public places, services and facilities.

Strong Communities and *Active Democracy* are two of the Nine Strategic Platforms in the Long Term Council Community Plan. The vision for strong communities is that people are active, healthy and content. They feel safe and connected to others. Our city is a great place for children. We enjoy our diversity of lifestyles and people. The vision for active democracy is that people are able and willing to engage in city issues, and feel that they can make a difference. There are high levels of community participation, and people respect each other's views.

The Manukau Harbour Foreshore Reserves Management Plan 2001 sets out the Council's policies for the protection, use and development of the Reserves.

ISSUES

A number of issues were raised and addressed through this process including: improving lighting of the car park; traffic calming measures; restricting access to the boat ramp at night; and repairing and maintaining signs, litter bins and other property.

A streetlight has been installed over the northern end of the car park, and EcoWater have indicated that they are proposing to fence the pump and aerial post in the middle of the car park, and are prepared to consider mounting security lights, which would further illuminate the car park.

The local residents have declined a proposal to install rubber speed bumps on the beachfront road.

There has been considerable discussion concerning the installation of a gate, and controlling access to the boat ramp. Council policy is that the boat ramp should remain open 24 hours a day, enabling night and early morning access to the harbour. At this point in time, there is insufficient justification to change this policy. The French Bay Neighbourhood Support group will continue to monitor the frequency and nature of disorderly behaviour and offending.

Council staff have also undertaken further physical maintenance of the area, and will continue to monitor the cleanliness and repair of the bins, signs and other property.

The potential for Closed Circuit Television surveillance was discussed; however a fixed camera would be of limited value - it may not be directed at areas where problems are occurring; lighting may be insufficient to enable identification of vehicles and people; maintenance and vandalism are significant costs.

The French Bay Interceptors provides organised and informal surveillance of the immediate environs. An active website provides a link to local residents and the Community Constable, and the email network keep members informed of incidents as they happen. This "electronic community" is a concept that merits further exploration in the Neighbourhood Support context. The site displays photos of tags, which are also fed into the Police tag identification database.

The French Bay Interceptors have been extremely effective in discouraging the congregation of young people in the area, and largely eliminating the undesirable behaviour that was occurring. This has been achieved through their relentless vigilance - organised patrols, continuous internet communication, liaison with the Police.

Discussions have commenced on the production of promotional material that sets out the options and procedures for setting up a 'virtual' neighbourhood support network. Funding may be sought by the group to assist with this production.

RESOURCES

The costs of Council officer's time, and the installation, repairs and maintenance of parks and roading assets are met from current work programmes.

Funding may be sought by the group for the development of resources for neighbourhood support networks. Potential sources include the Licensing Trusts, Safe Waitakere and the Lotteries Boards.

CONCLUSION

The French Bay Interceptors are a locally organised neighbourhood support network that makes innovative use of the internet for communication. The group has been in dialogue with Council over crime and safety issues arising at the beach and boat ramp.

In response, Council has made some proposed and actual changes that will improve the physical environment. These elements will continue to be monitored and upgraded.

The crime and undesirable behaviour at French Bay has been mostly curtailed and this is largely attributable to the persistent and organised response of the local community. The French Bay Interceptors experience is a positive example that can be replicated in other discrete communities in Waitakere City, and beyond.

RECOMMENDATION

That the French Bay Neighbourhood Support report be received.

Report prepared by: Michael Mills, Crime Prevention Projects Leader.

9 ROAD SAFETY IMPROVEMENTS - INTERSECTION OF WARD AND PURIRI STREETS

PURPOSE OF THE REPORT

The purpose of this report is to seek the New Lynn Community Board's approval for two new "Stop" controls and two new "No Stopping At All Times" controls at the intersection of Ward Street and Puriri Streets in New Lynn.

BACKGROUND

A director of a business in Puriri Street has raised the issue of the high number of traffic accidents observed at the Puriri Street/Ward Street intersection.

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. "Stop" controls can improve safety at intersections by ensuring that drivers behave in an appropriate manner at intersections where approach site distance is limited.

ISSUES

The intersection in question is a crossroads, with Ward Street being the priority road. A high proportion of traffic on Ward Street is through traffic making use of the rail crossing to enter the New Lynn town centre. Properties adjoining Ward and Puriri Streets are used mostly for industrial and commercial purposes. A director of a business in Puriri Street concerned by the number of accidents observed at the intersection wrote to Council requesting improvements to reduce this problem. Council's transport engineers have investigated the intersection and some proposed safety improvements have been formulated.

A1 It is proposed to extend the existing no stopping lines on the corners of the intersection further south down both sides of Ward Street, as attached at page A1. This would extend the sight lines of drivers exiting Puriri Street from either side out to 60 metres south of the intersection along Ward Street. This distance would allow adequate sight distance for drivers to safely manoeuvre at the intersection as well as allow through traffic adequate distance in which to execute an emergency stop if required. The proposed extension of the "No Stopping" lines would eliminate three parking spaces on the west side of Ward Street and 2 parking spaces on the east side of Ward Street.

It is also proposed to replace the existing "Give Way" controls controlling traffic entering or crossing Ward Street from Puriri Street with "Stop" controls. The driver sight lines further back from the intersection are obstructed by buildings and vehicles parked on private property to such an extent that a driver leaving Puriri Street must come to a complete stop before entering Ward Street for them to have sufficient sight distance to ensure safe manoeuvring at the intersection.

The occupants of the surrounding properties have been consulted by letter about the proposal. One favourable written reply and no unfavourable replies to the proposal were received. In addition to the letter a Transport Engineer visited the occupants of the four businesses immediately adjacent to the proposed no stopping lines, three of the four were favourable to the proposal, whilst the remaining occupant felt that the loss of parking was regrettable but accepted that the proposed changes were necessary. All occupants spoken to confirmed that there had been a high number of accidents at the intersection.

The location and extent of the proposed no stopping lines and stop controls are indicated on the attachment.

RESOURCES

The proposed alterations can be implemented under the 2003/2004 maintenance contracts.

CONCLUSION

The proposal to install new "No Stopping At All Times" controls and "Stop" controls at the intersection Ward Street and Puriri Street is desirable to improve safety at this intersection

RECOMMENDATIONS

1. That the Road Safety Improvements - Intersection of Ward and Puriri Streets report be received.

2. That in relation to **WARD STREET AND PURIRI STREET**:

   (a) (i) That all existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to Ward Street 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.

   (ii) That all existing 'Give Way' controls currently in place at the intersection of Ward Street and Puriri street 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 'Give Way' control 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 west kerb line of Ward starting from the point where Ward Street intersects with Puriri Street and ending at a point 49 metres further south, a new **'No Stopping At All Times'** control be put in place.

   (ii) On the east kerb line of Ward Street starting from the point where Ward Street intersects with Puriri Street and ending at a point 27 metres further south, a new **'No Stopping At All Times'** control be put in place.

   (iii) That **"Stop"** controls be established on Puriri Street at both places where it intersects with Ward Street.

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 and **"Stop"** controls.

Report prepared by: Paul Schischka, Transport Engineer.

10 KONINI PRIMARY SCHOOL - TRAFFIC SAFETY ISSUES

PURPOSE OF THE REPORT

The purpose of this report is to seek approval to install a "Kea School Crossing" and a "No Stopping At All Times" controls in Annison Avenue.

BACKGROUND

Two members of the Konini Primary School Board of Trustees spoke at the New Lynn Community Board meeting held on 3 November 2003 and raised the issue of child safety, especially at crossing points in Annison Avenue.

The New Lynn Community Board considered these matters and resolved as follows:

> "*That the issues raised be referred to appropriate officers for investigation and that the outcome be reported back to the New Lynn Community Board.*"
>
> *4025/2003*

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.

"Kea School Crossings" are designed so that school patrols can better control traffic and safely guide children across the street. "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

Council staff visited the school and met with the Principal and a member of the Board of Trustees to identify the issues. The concerns were mainly focussed on the school children crossing point at the start of Annison Avenue. Vehicles manoeuvring around and parked on both sides of the road in the vicinity of the crossing point raise concerns for the safety of children mainly before and after school times. It is difficult for the school traffic controllers to control the crossing when traffic congestion exists in the vicinity of the crossing, especially because it is located so close to an intersection. The need for some form of crossing to cater for the children who use the alleyway between the properties 12 and 14 Annison Avenue too was discussed. Council staff during their investigations witnessed small children crossing the road at this point without paying any attention to the road.

As the pedestrian movement is too low outside school times, permanent pedestrian crossings are not warranted for either of these crossings.

A2 In order to improve the safety and visibility of both school children and drivers it is recommended to install the following controls in Annison Avenue, as attached at page A2 as follows:

- A "Kea School Crossing" Annison Avenue at a point 35 metres west of the centre line of Withers Road and "No Stopping At All Times" lines on each side of the crossing to a distance which is safe for the children and vehicles to observe the movement of each other. The Land Transport and Safety Authority recommends "Kea" crossings around schools to provide children with a safe place to cross the road. Kea crossings only operate as a crossing when a school patrol, adult supervisor and two fluorescent crossing point flag signs are present. It may have road kerb projections on both sides.

- A “No Stopping At All Times” control and a “Parking Time Restriction” for the safety of children using the proposed“ Adult Supervised Crossing” outside properties 12 and 14 Annison Avenue.

The following works are proposed to take place in conjunction with the above controls:

- “School Children Warning Signs” are to be installed at a sufficient distance away from the crossing points in order to warn the motorists in advance.
- The footpath on the western side of Withers Road will be extended around the corner of Annison Avenue up to the proposed “Kea Crossing”.

The proposed no stopping controls mean that there will be a loss of 10 possible parking spaces but alternate parking spaces are available in the surrounding area in a safer environment.

School authorities and residents affected have been consulted and no objections have been raised. The School Board of Trustees has issued a letter strongly supporting this proposal.

RESOURCES

The minor Safety Budget for 2003/2004 has already been exhausted hence the installation of the “Kea Crossing” will be included in the 2004/2005 Budget for Minor Safety Projects.

As the work in the other crossing at 12 and 14 Annison Avenue involves a minimal cost, it can be accommodated within the 2003/2004 maintenance budget.

CONCLUSION

The proposed “Kea Crossing” and extensions of “No Stopping At All Times” controls in Annison Avenue are desirable from a safety perspective and will have only a minor effect on parking in the vicinity. The work can be accommodated within the 2004/2005 Minor Safety projects Budget and 2003/2004 maintenance budgets.

RECOMMENDATIONS

1. That the Konini Primary School - Traffic Safety Issues report be received.

2. That in relation to **ANNISON AVENUE, GLEN EDEN**:

   (a) All existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to Annison imposed by any prior resolution (including resolution of any former authority) cease to have any force and effect as from the date of this resolution. 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.

(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 parking limitations and restrictions be now resolved to be specified and imposed, namely:

- On the southern kerb line starting from the end of existing no stopping line outside 67 Withers Road and ending at a point 22 metres east of the western boundary of 67 Withers Road for a length of 28 metres and,

- On the northern kerb line starting from the end of existing no stopping line outside 65 Withers Road and ending at a point 13 metres east of the western boundary of 65 Withers Road for a length of 34 metres and,

- On the eastern kerb line of Pitcher Place starting from a point 42 metres south of the southern boundary of 1 Pitcher Place and continuing around the corner along the northern kerb line of Annison Avenue for a length of 50 metres, **"No Stopping At All Times"** controls be put in place.

- On the southern kerb line of Annison Avenue starting from the western side of the vehicle crossing of 10 Annison Avenue and ending at the eastern side of the vehicle crossing of 14 Annison Avenue, a Parking Time Restriction **"No Parking - 0845 am to 0915 am and 0245 pm to 0315 pm Monday to Friday"** be put in place.

- A distance of 35 metres west to the centre line of Withers Road a **"Kea School Crossing"** be put in place.

3. And that the appropriate signage and/or markings, in accordance with the Traffic Regulations 1976, be hereby approved to be put in place to properly establish, delineate and record the said parking limitations and restrictions.

Report prepared by: Upali Ileperuma, Transport Engineer: Transport Assets.

11 NEW LYNN TOWN CONCEPT PLAN UPDATE

PURPOSE OF THE REPORT

This report updates the New Lynn Community Board on the New Lynn Town Centre concept plan review, and requests consideration of the project objectives and process. All New Lynn Community Board comments will be conveyed to the City Development Committee for consideration at the 8 April 2004 meeting.

BACKGROUND

The 1996 New Lynn Charrette produced a comprehensive concept plan to guide New Lynn development. In 2002, it was agreed substantial progress had been made in leveraging investment off the plan and it was timely to review progress, consider new regional and local drivers and develop the concept plan to take New Lynn further towards the goal of developing a sustainable Eco-City town centre.

STRATEGIC CONTEXT

Council has long adopted an approach of directing a mix of activities into town centres as part of its Urban Strategy in order to:

- Ensure town centres are effective "destinations" providing for the widest possible range of community needs;
- Minimise effects on air, land and water by reducing vehicle trip length and numbers;
- Support the economic basis of town centres;
- Support passenger transport through more intense land use.

New Lynn

The City's major strategic objectives for the New Lynn Centre are the development of:

- A sub-regional destination;
- A thriving town centre providing increased local employment;
- A centre linked to public transport networks that is easy to access and travel around;
- Quality amenity, green space and networks;
- Urban growth managed in an environmentally sustainable fashion;
- Integrated community and social services; and
- A centre that complements the development of other City centres.

Failure to coordinate these developments in New Lynn would result in lost opportunities to achieve Council's stated goals in New Lynn and for the City as a whole. It is therefore important to provide the right framework.

This approach is efficient in that concentrated analysis is being undertaken to capture the special qualities that differentiate New Lynn from other parts of the city. The vision can then also be used to inform design, branding, promotion and marketing of New Lynn, and development projects can be more responsive to site character, issues and functions as well as fitting with a robust overall vision.

ISSUES

Project Objectives

A cross-Council team is working on the project, and has compiled the following draft objectives. These have been drawn from a series of issues reports that were commissioned to consider New Lynn's progress and potential.

Project Aims

To produce an integrated concept plan that will provide a framework, and help stimulate appropriate future development, for Council's vision of a sustainable town centre.

The Concept Plan Will Incorporate

- An integrated movement plan to:
  - manage safe pedestrian, cycle, traffic and public transport movement through and around the centre through best practice and demonstration projects;
  - deliver a town centre where pedestrian movement takes priority;
  - prevent traffic growth overloading Clark Street by creating a local traffic network so that vehicle traffic from a wider area can permeate through this area to other main road links;

- improve the quality of walking linkages, particularly to public transport, adjacent businesses, leisure areas and the green networks;
- support staged development of public transport, including provision for a new transport centre.

- A land use design that:
  - unites the north and south of New Lynn through every decision taken;
  - increases the dominance of the town centre built form and civic amenity, e.g. Todd Triangle and Rewarewa Creek edge restoration - network of green and open space "urban park environment" - "signature public spaces strategy" - that locks in private investment in amenity;
  - supports existing town centre to attract high-quality, mixed-use businesses of a calibre that Waitakere City currently lacks;
  - offers high-quality employment that generates higher income and improves social well-being and the local economy;
  - supports water-sensitive design.

- A development density that supports:
  - higher quality experience of public transport, an improved and expanded service;
  - cost benefit considerations for Council to undertake the necessary infrastructure;
  - value-added opportunities compared with the status quo;
  - the fiscal benefits of interconnected development for ratepayers;
  - benefits to the citywide community and the current town centre business area;
  - maximum opportunities within walking distance of each other.

- An Implementation Plan that includes:
  - a staged programme for catalytic capital investment, where each stage stands on its own;
  - advocacy and site-based concept planning to current and potential new developers and businesspeople;
  - a coordinated private vehicle, public transport and pedestrian strategy and implementation plan;
  - identification of a robust range of funding sources and governance structures, including incentives for appropriate development such as additional floor space in exchange for childcare provision;
  - a coordinated mix of public and private telecommunications infrastructure investment;
  - a Creativity Theme that is locked in to every step;
  - implications for the Annual Plan;
  - complementary approaches to those in Westgate and Henderson;
  - a coordinated planning framework including a logical layout of environments, supporting rules and references to the concept plan, design guidelines and processes;
  - a collaboration strategy with key central government, private sector and community stakeholders;
  - strategies to address the key issues identified in the investigative reports (see "Key Issues" section);
  - a risk management plan;
  - a branding and communications strategy.

Area of Study

The area is within the 1 kilometre radius of the New Lynn Railway Station, as designated within the District Plan as being appropriate for more intensive development. This is broadly described as being the area enclosed by the New Lynn boundary with Auckland City, along Rata Street, up Titirangi Road and along Margan Avenue.

Key issues

- Policy issues need to be considered in relation to retail expansion and development of a citywide retail strategy;
- Creation of "desirable business addresses" incorporating advanced telecommunications infrastructure strategy, advice to business and key site development;
- Parking strategy including on-site controls, pay parking policy, and strategic provision as anchor activity with logical access and consolidation;
- Community facilities plan - need for strategic collaboration with relevant providers and central government for coordinated approach with development plans;
- Integrated safety planning - improved perception of New Lynn in relation to safety and crime;
- Progress attractiveness of Public Transport;
- Residential - lift quality and sale price of intensive housing - ensure successful projects;
- Increase entertainment and leisure-based activities;
- Arts/creative, interpretation, youth activities, cafes/souvenir etc, activity programme events calendar/promotion;
- Focus on Margan wetlands - possible clay interpretation centre.

Amenity

As part of this work, an assessment of New Lynn's character, identity and features were undertaken. This work also fed into the preliminary design work for the new library and Todd Triangle, and will contribute to the creation of a vision which can inspire the life of New Lynn.

Preliminary design work evolving out of the review of the 1996 Charrette has identified strategic opportunities that need to be addressed to enable core town centre improvements to be realised. A high degree of disconnectedness between the diverse elements in New Lynn has been highlighted. There is also an apparent need to "knit all the diverse elements together with a common thread".

Factored into the development of an overall draft town centre analysis, and fresh concept plan for New Lynn, are opportunities for amenity enhancements, pedestrian linkages, capitalising on the centre's existing natural feature the Rewa Rewa Creek and its edges and associated development including retail and bulk retail opportunities. The issues were reported to the October 2003 meeting of the City Development Committee.

Timeline

A3 There is considerable pressure on Council to respond to the community, agencies and developers on the future shape and rules regarding New Lynn development. Therefore, the timeline is designed to deliver the maximum results in the available time. This means substantial additional work and consultation on detailed projects will be described in the Implementation Plan. A draft process is attached at page A3.

RESOURCES

Funding and staffing for New Lynn concept planning is currently provided in a range of areas across Council - the Strategic Policy, Urban Design and Development, City Development Projects and Resource Management and Building sections in particular. The work is being undertaken as a collaborative project between the sections, and funding exists in the current financial year and the draft budget for the next financial year to proceed as proposed.

CONCLUSION

The initial work to consider the New Lynn Concept Plan project has been completed and proposed objectives, timeline and key issues are provided for the Board's consideration.

RECOMMENDATIONS

1. That the New Lynn Concept Plan Update report be received.

2. That the New Lynn Community Board endorse the proposed New Lynn Concept Plan objectives, key issues and timeline.

Report prepared by: Janet Cole - Project Manager: Revitalisation, City Development Projects.

12 TODD RESERVE UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to seek the Board's approval for the new modified concept plan for Todd Reserve and a concept for Great North Road Streetscape improvements.

BACKGROUND

An update was provided to the Board's November 2003 meeting, on strategic town centre planning implications on the previously adopted concept for Todd Reserve.

The Board resolutions 4037/2003 were:

> *"That the Board approves the strategic approach regarding modifying the Todd Reserve landscape concept."*
>
> *4037/2003*

Subsequently Council resolutions 4188/2003 were:

> *"1. That the Council approves the budget allocation for Todd Reserve, Great North Road and the Ambrico rail crossing be carried forward, to enable design work to be completed during the current financial year, in preparation for beginning physical works in the 2004/2005 financial year.*
>
> *2. That the Council commences the statutory process under Section 336 of the Local Government Act 1974 to declare Todd avenue a pedestrian mall, subject to appropriate conditions."*
>
> *4188/2003*

STRATEGIC CONTEXT

New Lynn is one of Waitakere's three major "defined town centres", along with Henderson and Massey North. Sitting astride the rail line, with a significant employment and retail base, a surrounding residential community and keen developer interest, New Lynn's continuing success is vital to attaining a sustainable future for the whole city.

Review of the 1996 Concept

A review of the 1996 charrette concept is currently being undertaken. Recent evaluation of New Lynn's economic, environmental and social performance, as well as retail dynamics and pressures and future roading requirements are being factored into the development of a new concept for New Lynn.

The new concept aims to capitalise on New Lynn's special features while creating a vision which captures the town centre's character and qualities that differentiate it from other parts of the city. The concept will indicate what type of development should occur and where in New Lynn, so that development projects can be more responsive to the town centre as a whole. It also has the potential to inspire the life of New Lynn, and ensure a comprehensive approach is taken for currently budgeted projects and future projects. The concept will embody the vision for New Lynn and guide design, development, branding, promotion and marketing of New Lynn.

Landscape Master Plan

A landscape master plan is being produced as a first step in the production of a comprehensive concept. It identifies key amenity opportunities for a range of components of New Lynn including Todd Reserve.

The landscape master plan aims to capitalise on opportunities for achieving stronger functional, visual and amenity links with other key spaces in New Lynn, such as parks, reserves and the Community Centre, and library. It also responds to New Lynn's history of being a transport hub, a business and one time manufacturing hub. The master plan makes the most of New Lynn's important natural asset the almost invisible waterway, the Rewa Rewa Creek, by attempts to bring the essence of the waterway into the town centre - connecting the 'heart and soul' of New Lynn. It also concentrates on improved ways of moving people around New Lynn, both by vehicle and by foot, and on improving the experience of New Lynn, as a pedestrian or locals and visitors. All these factors in combination, have the potential to encourage prosperity, investment, and development and will contribute to the achievement of a vibrant and successful town centre.

Todd Reserve

Todd Reserve is a town centre park in Waitakere City. The parks strategy identifies a town centre park as being a park which provides an open gathering area, landscape plantings, park furniture and path linkages.

Todd Reserve is located in a high profile position at the intersection of Great North Road and Totara Avenue at the western entry point into New Lynn. With roads on three sides it is little more than a traffic island in the centre of a busy intersection. It nevertheless, has an important amenity role within the town centre in providing open space in the town centre as well as in linking the different components of the town centre.

A modified landscape concept has been developed and allows some flexibility to accommodate future improvements to the way New Lynn functions and is able to accommodate the weekly organic market, which has been operating in the reserve since the beginning of November 2003.

During the earlier concept development for Todd Reserve two important features sought through consultation with the community included that Todd Avenue be closed as a road and become a pedestrian mall, and that the clock be preserved as an important feature of the reserve. Both of these features have been maintained in the modified concept. A proposal for an art work was developed in conjunction with the earlier concept. This remains appropriate and will fit with the new concept and can be installed when designated funding for the art work can be found. Some interest in sponsoring this art work was expressed by a local business person, and this is yet to be followed up on in relation to the new concept.

Main features of the Todd reserve concept are:

- Todd Reserve becomes a focal point defining the edge of New Lynn town centre;
- Upper paved urban plaza, has flowering shade trees;
- Lower urban garden with shade trees, grass and low plantings;
- Flowering deciduous trees knit together edges and avenues;
- Totara Avenue and Great North Road linked with tree planting;
- Todd Avenue becomes part of the reserve, a pedestrian mall;
- Brick clock is retained unaltered as a feature;
- Performance areas provided for;
- Sheltered seating provided;
- Flexibility in layout to allow for future roading possibilities.

Great North Road Streetscape improvements:

Great North Road is a highly visible road in New Lynn and currently has little amenity. Streetscape improvements will enhance the visual appearance of the town centre as well as the pedestrian experience of New Lynn.

Main features of Great North Road are:

- Medium to large trees create green avenues for increased amenity benefits;
- Garden character of New Lynn reflected in plantings - flowering deciduous tree species add colour and softening;
- Surface treatment of footpaths simplified to reduce visual competition and clutter and improve visual connectedness - reduce the use of brick to key sites, to increase actual effect;
- Restrict range of materials and forms used in street furniture;
- Flexibility for further streetscape treatment to tie in with future roading possibilities;
- Increase pedestrian access and amenity of Great North Road.

ISSUES

Engaging with the community

The New Lynn Village Business Association are key stakeholders with a keen interest in Todd Reserve and were participants in earlier consultation regarding the upgrade of Todd Reserve. As a first step to informing the community of the Board's decision in November 2003 to accept modifying the Todd Reserve landscape concept, the New Lynn Village Business Association was advised at their January 2004 meeting. The report was summarised and copies were made available to those who attended.

A suggested method for engaging with interested parties was discussed with the New Lynn Village Business Association. General agreement was expressed around the idea of holding two 'drop-in' viewing sessions at different times - after work and in the lunch hour, for members of the community to view the draft modified concept, and to give feedback.

A number of community members were listed as having participated in public meetings in August 2002 and again in November 2002 prior to the adoption of the previous concept. A letter of invitation to the 'drop-in' viewing sessions was sent to all those listed, as well as known New Lynn stakeholders, such as the chair persons/presidents of the RSA, Rotary, and Lions, and Lynmall management. Contact details were provided for people to request an individual viewing if they were unable to attend the sessions. Over the two days 32 people attended the 2 drop-in sessions on Monday 1 and Wednesday 3 March 2004. One person came in to Council for an individual viewing.

The drop-in viewing sessions were attended by representative politicians. The draft modified concept for Todd Reserve as well as a sample concept of Great North Road streetscape improvements was displayed in plan and sketch, as well as a list of the main features of the concepts.

The main features of the concepts were explained to small groups of people as they gathered around to view the drawings. This method of display had the advantage of being informal, allowing viewers the opportunity to chat about the concept and hear each others views and suggestions, and people readily gave feedback.

In general the concept received positive comments, but a few issues were raised on features of the concept.

Concept feedback

Positive comments by some attendees related to: the clock being left as is; trees deciduous around urban plaza/upper promontory and Todd Avenue as a pedestrian mall.

A4-A6 Issues were raised relating to exposure, seating, trees, Todd Avenue closure, access/parking, and signage. A range of other helpful suggestions were made. Details of the feedback are attached at pages A4 to A6.

Refinements to the Concept in response to community feedback

The design is being developed to respond to the issues raised:

Exposure - Blocks of hedging on the edge of the reserve are being incorporated to provide some wind protection from the prevailing wind. This will also help to create an edge, to help children being contained. Shelter from the sun is provided by the inclusion of a considerable number of limbed up canopy trees.

Seating - Extra seating is being incorporated in the lower park, especially under the trees and behind the hedges.

Trees - Medium sized deciduous flowering tree species are being suggested, with less dense leaves, such as Judas tree, which will be limbed up to create a canopy and not obscure the buildings.

Todd Avenue closure, access, parking and signage are all matters that can be addressed through improved signage in the main core of the town centre.

Changes to the existing situation

Todd Avenue will be created into a pedestrian mall, and the current brick shelters and the existing trees will all be disposed of to make way for the new design.

Implementation

The concept will be implemented in two stages. Stage one, the pedestrian area, an urban plaza, adjacent to the existing shops, will be created initially and will commence early in the construction season of the 2004/2005 financial year. The lower reserve is to be progressed as funding is made available.

Todd Avenue Pedestrian Mall

A separate process laid out under the Local Government Act will be followed, and the first stage of reporting is being prepared, and is due to go to Council shortly.

RESOURCES

Funding is provided in the current financial year for design and construction work in relation to amenity and pedestrian improvements - Todd Triangle Village Space development $295,000; Great North Road streetscape works $100,000. While design is being undertaken in the current financial year, the Council has approved carrying forward the construction component of the budget to the 2004/2005 financial year. Detailed costings of the design are yet to be completed, but it is expected that some additional funding will be required to be complete the construction project.

This will be reported to the Long Term Council Community Plan and Annual Plan Special Committee once the costings are complete.

CONCLUSION

The modified concept for Todd Reserve has taken into account the strategic aspirations for New Lynn, as well as the needs of the local community.

RECOMMENDATIONS

1. That the Todd Reserve Update report be received.

2. That the Board approve the Todd Reserve landscape concept.

3. That the funding required for the Todd Reserve Project be referred to the Long Term Council Community Plan and Annual Plan Special Committee 2004/2005 as part of this Board's formal submission.

Report prepared by: Chris Fourie, Project Manager: Revitalisation.

13 DRAFT ROLE DESCRIPTION FOR COMMUNITY BOARD MEMBERS

PURPOSE OF THE REPORT

The purpose of this report is to give 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

A7-A8 Community Board Members in Waitakere City are encouraged to take advantage of the opportunity presented, by studying the draft role description, attached at pages A7 to A8, 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 DRAFT DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY AND SCHEDULES

PURPOSE OF THE REPORT

A9-A10 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 are attached at pages A9 to A10. The full policy is available on the Council agenda of March 31 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 Operations 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, e.g. '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 e.g. 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 this 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.

15 UPDATE ON DEVELOPMENT ISSUES IN TITIRANGI VILLAGE

PURPOSE OF THE REPORT

The purpose of this report is to update the New Lynn Community Board on current development issues in the Titirangi Village.

BACKGROUND

Development that has occurred in and around Titirangi Village has been of significant interest to the local community in recent years. Such development has the potential to generate a number of adverse environmental effects, including traffic congestion, parking pressure, stormwater problems and bush clearance. Conversely, well-planned development can make a significant contribution to local employment, and the vibrancy and amenity of the Village.

The New Lynn Community Board has expressed a desire to be informed of the status of developments that are proposed in the Titirangi Village.

STRATEGIC CONTEXT

As signalled through the 'Active Democracy' strategic platform, the Council is committed to ensuring that people are informed and involved in the development of their City. The provision of information will ensure that full and open dialogue can occur in relation to development issues, and a forum for debate will be created within the community.

Under its 'Urban and Rural Villages' strategic platform, the Council has stated that it will seek to foster a sense of place through community engagement and unique design, enhance natural and built environments in town centres, and advocate for and demonstrate innovative and best practice urban development.

ISSUES

There are a limited number of current development projects that are proposed for sites in the Titirangi Village. Of these, the most notable are the development proposed for the vacant land at the rear of Toby's Restaurant, and the development proposed by Margaret Rotondo on the eastern corner of Titirangi and South Titirangi Roads.

'Rotondo' Development

Council staff and legal advisors are currently attempting to develop a contract with Margaret Rotondo to govern the purchase and development of the land. The contract is complicated by the need to ensure that the current provision of public parking on the site is not reduced, and that public toilet facilities remain available in the future.

The development would include retail and office space, at and above the level of Titirangi Road. The current number of public parking spaces would be retained for public use, and the additional parking required to serve the new commercial premises would be provided on the adjoining site. Effectively, the development relies on the use of the airspace above the current public carpark.

It is anticipated at this stage that the contractual issues are likely to be resolved within the next six months. Once a suitable contract has been agreed, a resource consent application would be lodged in order to obtain the required development approval. In assessing any such application, Council would carefully consider the proposed building design to ensure that it complements existing development in the vicinity and reflects the character of the Village. Parking and traffic impacts would also be assessed at this stage.

'Toby's' Development

A development of the vacant carparking area behind Toby's Restaurant has been proposed. The proposed development would comprise a number of commercial office units, and associated parking.

The application for resource consent in relation to the proposed development was considered by Council's Hearings Committee last year. After hearing evidence from the applicant and local residents, the Committee decided to refuse consent. The applicant subsequently lodged an appeal with the Environment Court, in an attempt to have the decision overturned.

A hearing in the Court commenced earlier this year. At that hearing, an issue was raised regarding the limitations that might be imposed on development of the site as a result of historical planning approvals. The Court adjourned the hearing to allow time for the Council to research this issue. The necessary investigations have now been completed, and the Court has advised the parties that the hearing will reconvene in May.

If the Court upholds the appeal, development could be expected to occur shortly thereafter.

Other Development Issues

The only other current issue of note relates to the old Community House site on the corner of Rangiwai Road and Titirangi Road.

The Council has considered a number of reports in relation to the future use of this land, and has determined that it does not propose to retain it for any public purpose. As such, Council staff are currently working through the statutory process that applies to the disposal of public land.

RESOURCES

The various development projects that are proposed in the Titirangi Village area do not give rise to any resource requirements that fall outside of existing budgets. Resource consent processing costs are fully recovered from an applicant.

CONCLUSION

Two development projects of significance are currently proposed within the Titirangi Village. An update of their current status is provided in this report for the information of the Board.

RECOMMENDATION

That the Update on Development Issues in Titirangi Village report be received.

Report prepared by: Philip Brown, Group Manager: Planning and Community Services.

16 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.

NEW LYNN COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Auckland Region Community Boards' Association Executive Committee	Gayle Marshall
Keep Waitakere Beautiful Committee	Elizabeth Francke
Glen Eden Citizens Advice Bureau	Ray Kernaghan
Glen Eden Community House Management Committee	Gayle Marshall
Green Bay Community House Management Committee	Pim van der Voort (Alternate: Brent Peters)
COUNCIL COMMITTEES	
Hearings Committee	Elizabeth Francke (Alternate: Ray Kernaghan)
Community Sports Fund Allocation Subcommittee	Brent Peters
WORKING GROUPS	
Harbourview "People's Park" Working Party Voluntary Membership	Pim van der Voort
Wai Care Programme	Gayle Marshall Ray Kernaghan Elizabeth Francke
Project Whau Steering Group	Ray Kernaghan
Herbicide Reduction Working Party	Elizabeth Francke
New Footpath Construction: Budget Allocation	Pim van der Voort
New Lynn Reserves Management Plan - Internal Advisory Group	Pim van der Voort Brent Peters
Olympic Park Reserves Management Plan Advisory Group	Brent Peters
Project Twin Streams Steering Group	Ray Kernaghan