

**AGENDA FOR AN ORDINARY MEETING OF THE WAITAKERE COMMUNITY BOARD TO BE
HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON TUESDAY, 5 AUGUST 2003, COMMENCING AT 7.00 PM.**

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1 APOLOGIES



2 CONFIRMATION OF MINUTES

Ordinary - Tuesday, 1 July 2003

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Waitakere Community Board held on Tuesday, 1 July 2003, as circulated, be taken as read and now be confirmed.



3 URGENT BUSINESS

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

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

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

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



4 **PUBLIC FORUM**

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

- (i) Members of the public wishing to address the Board in Public Forum shall furnish their names to the Chairperson at the beginning of the meeting; and
- (ii) The Chairperson shall determine the order of speakers, and allow five minutes for speaking time.
- (iii) Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 provides that no resolution, decision, or recommendation may be made in respect of any specific item of business not on the agenda except to refer the items to a subsequent meeting for further discussion. Therefore, no decision may be made on matters raised in Public Forum. However, written reports on matters raised may be requested from the Chief Executive.



5 **CHAIRPERSON'S REPORT**

Well it's been a quiet month following the Annual Plan but no doubt it is probably the calm before the storm.

POLICE LIAISON MEETING – ROAD SAFETY

This was the first time I had been able to attend this meeting and I found it extremely interesting and informative. We don't often hear the police perspective on things and it certainly opens up other avenues of information and expertise.

MCLAREN PARK COMMUNITY STEERING GROUP

Nearly a year ago, at the directive of Council, a Working Group was set up consisting of Councillor Denise Yates, Community Board members Diane Goodley (Waitakere), Bill Postlewaight (Henderson) and myself, along with Council officers and other key community groups. A process was started to establish whether there was a need within the McLaren Park area for a 'Community Co-ordinator'. Six months later having established there was indeed a need we employed the services of Caroline McCurdie, a Community Development graduate.

Caroline must be congratulated for the fantastic job she has done in motivating this community. Following the hugely successful Disco and Talent Quest the last event held was a health information day at Bruce McLaren School, which, though not hugely attended, was very well received by those who did. Caroline has now gone on leave for two months but the enthusiastic group of community people who have come on board aren't resting, they have a couple of events planned for while she is away.

Although the original working group (except one representative from each of the Waitakere and Henderson Community Boards) has stepped back now to allow the community to find it's own strengths. It is gratifying to be invited to attend all these events and know a good job is in progress.

I must acknowledge that this could not have been achieved so effectively if Caroline had not had the support of David Crickmer, Headmaster of Bruce McLaren Intermediate School who made office space available for Caroline's use and actively supported her throughout.

PIHA SAND DUNES AND FENCES

I must say I am very disappointed with the 'antics' of a minority of residents out at Piha who are costing the Council, and ultimately the Ratepayers, a considerable amount of additional work and \$\$\$\$\$. Some of the fence posts recently installed as part of the sand dunes preservation programme were stealthily removed at night by a resident who obviously isn't sympathetic to the desires of the Waitakere City Council, the Auckland Regional Council and many of the residents who want to see the beach front maintained as per the Piha Coastal Management Plan.

I was not around when this document was consulted and agreed on but there was a great deal of local resident and ratepayer consultation and input. There are a large number of Piha people who are keen to get on and support the fencing and planting project, some having worked for more than a year growing native plants specifically for the surf club area. I would not like to see this enthusiasm and hard work wane or go to waste.

The Piha Resident and Ratepayer Committee agreed at its Friday, 4 July 2003 meeting to a request by the Community Board to set up a Group to work to achieve the following objective.

- To achieve an agreed final plan of work for the South Piha Dune Project (specifically in front of the surf club), with which the Piha community (through, the representatives of the identified key affected parties, on the Group) can live.

It does need to be said that the role of the Group at 'design' stage, is not about creating the opportunity to relitigate the basis of the decisions of the City and its Community Board over the last year or so. It is simply to find an agreed way forward for the Dune project - to enable the project to actually happen.

It was agreed at that meeting (Penny Hulse and Denise Yates were present) that the Group should be involved from before work commenced i.e. design agreement stage, as well as subsequently through process and progress, in the monitoring role, as originally intended.

If this process proves to be successful it will be good working model for other areas within Piha to assist with ongoing and future projects.

P USERS FAMILY & FRIENDS SUPPORT GROUP

Like Mayor Bob I am staggered by the amount of use of P (methamphetamine) in our Waitakere communities. Many families have come to my attention that are being ripped apart by this extremely addictive drug.

PUFF is a new support group that I, along with Lynne Pillay, MP and with the backing of Safer Communities Council, have been instrumental in setting up to fill a need, that of support for families and friends of P users, within our community. Many families are aware they have a family member using 'P' and just don't know where to turn for support. CADS is doing a fabulous job but very under-resourced.

This group is in the developmental stages but are meeting the second Monday (at Glen Eden Community House) and the last Monday (at the Ranui Community Centre) of the month at 7.00 pm. Anyone needing support is welcome.

ENVIRONMENTAL DEFENCE SOCIETY CONFERENCE

I was given the opportunity to attend the Environmental Defence Society's Conference at the Bruce Mason Centre last week along with several other 'community' people from Waitakere City.

Together with Councillors, Landscape Planners, legal representatives, Environmentalist Groups and others from all over New Zealand listened to speakers who gave a variety of perspectives on the question of whether there is a need for legislation in New Zealand to preserve "Outstanding" or "Significant" landscapes (such as the Waitakere Ranges) for perpetuity.

Some key phrases I personally found very thought provoking:

- We shouldn't assume pristine landscapes of today are natural – often man altered these many years ago;
- Significant landscape areas have become urbanised and many of the things that attracted people there in the first place are lost;
- Many New Zealanders look for wealth from gains in land value, tending to use land as their retirement funds;
- We are not managing our landscapes well, New Zealand is one of the few places left in the world with areas of 'natural' landscapes, as yet unaffected by man;
- The Resource Management Act is enabling rather than conservational;
- Is the capacity within the Resource Management Act, but the reality is Councils are not using it effectively enough?
- Government intervention is required to maintain some of the values, this needs to be prescriptive and directive;
- There needs to be graduated protection systems;
- The management approach needs to be tailored to the needs of the landscape and the community;
- Somehow we have to learn to live within our planets capacity;
- Support must be given to large landowners of outstanding and significant landscapes to enable them to be retained and not subdivided.

This is just the tip of the iceberg, I could go on for pages.....but I won't.

One of the general resolutions from the conference was to continue the discussion nationally with a series of workshops. I will look forward to the outcomes.

In respect to the Waitakere Ranges being classed as a "Heritage Area" the Council believes there is a need to protect the Ranges. How this is done is not yet clear and open to discussion. A consultation process is about to get underway and everyone who has an interest in having his, her or their view heard will be given the opportunity.

WAITAKERE CHRISTMAS FESTIVAL

Watch this space and keep Saturday, 29 November free for the 2nd Waitakere Christmas Festival at Parrs Park, Oratia.

RECOMMENDATION

That the Chairperson's Report be received.

Christine Shepherd, JP




CHAIRPERSON







6 **COMMITTEE SECRETARY'S REPORT**

A1 - A11

ISSUE	COMMENTS	REPORTING COUNCIL OFFICER
The Local Government Act 2002 - Implications for Community Boards	Following the commencement of the Local Government Act 2002 in July 2003, a document on the Implications for Community Boards, has been prepared by Local Government New Zealand, and is attached at pages A1 to A11 for the guidance of Members. Please note that this Local Government New Zealand document contains a number of typographical errors, which do not originate from this Council.	Owena Schuster ☎ 836 8000 ext: 8864
Removal of Power Poles from Kauri Point Sea Cave	Quotes have been obtained for the removal of the power poles at Kauri Point. However, because earth has built up around the top of the poles, there are concerns that their removal will effect the stability of the bank and the roof of the cave, creating potential for longer term erosion problems. Further investigations will be undertaken by an Engineer before any decision is made as to whether they can be taken away without impacting on the stability of the sea cave. The findings of this investigation will be reported back to the Board.	David Barker ☎ 836 8000 ext: 8306
Aftercare of the Corban Reserve Closed Landfill	Resource consent was granted for the site late last year under the Proposed Regional Plan: Air, Land and Water. The first round of monitoring for this consent was recently completed and laboratory results are pending. Gas monitoring has continued to show that gas may have been migrating towards the sub station to the southwest. To minimise any related risk, this financial year Council will be engaging specialists to design and construct a gas barrier to prevent gas migration to the sub station.	David Nelson ☎ 836 8000 ext: 8770
Update on Piha Toilet Block and Wastewater Upgrade	Tenders for Physical Works for the Toilet Block Construction was considered by the Tenders Subcommittee on Friday, 18 July and the contract was awarded to Edge City Builders by the Subcommittee. Edge City Builders have been informed, and contract commencement will be confirmed next week. In relation to the wastewater upgrade, the tender will be re-advertised the week commencing 28 July 2003. Previous tenders were rejected on the basis that the Auckland Regional Council Consent was still in draft form and the tenders didn't match the consent conditions. The Consent has been finalised and will be issued shortly.	Melinda King ☎ 836 8000 ext: 8728

ISSUE	COMMENTS	REPORTING COUNCIL OFFICER
Update on the McLaren Park (Henderson South) Community	The McLaren Park Community Project gained considerable momentum and community impact in its first establishment and feasibility phase and, with the short term employment of a McLaren Park Community Project Community Worker from January to June 2003. A report has been submitted to the August meeting of the City Development Committee recommending that the McLaren Park Community Project move into a development phase for 2003/2004, with the continued employment of a McLaren Park Community Project Community Worker on a part time basis. Recommended objectives for the McLaren Park Community Project development phase in 2003/2004 include: stronger provision of community services; increased community well-being and ownership of decision making; ongoing and accurate assessment of local needs and community visioning for the future; and increased partnerships in community initiatives. The McLaren Park Community Project will continue to work with local community development models, such as Ranui Action Project and adapt these accordingly as more local residential, commercial and industrial members partner the project. The report to the City Development Committee also recommends that the development phase include Council staff and the McLaren Park Community Project Community Worker, proactively seeking additional funding sources to contribute to the McLaren Park Community Project, with the Council acting as interim 'fund-holder' until the project becomes a legal entity.	Polly O'Brien  836 8000 ext: 8559
Karekare Public Toilet Upgrade	The consent application to the Auckland Regional Council for the wastewater treatment system at Karekare has been lodged and it is expected that it will be publicly notified soon. A toilet block design meeting with the Karekare community was held on 24 June 2003 and further meetings to develop the design will be held as required.	Peter Sewell  836 8000 ext: 8759
Wekatahi / Marawhara Stream Realignment	It is expected that a consent, for the stream realignment works, will be issued by the Auckland Regional Council in late July/early August 2003 and that physical works will commence in late winter 2003.	Peter Sewell  836 8000 ext: 8759

ISSUE	COMMENTS	REPORTING COUNCIL OFFICER
Project Twin Streams - Community Board Participation	Community input has been provided through the consultation leading up to the applications for funding to Infrastructure Auckland. During August 2003 and September 2003 it is planned to engage the community in detailed consultation with regard to the projects required as part of the Project Twin Streams. The community will also be involved in planting programmes in September 2003 and October 2003.	Tony Miguel  836 8000 ext: 8294
Piha / Karekare and Huia / Cornwallis Local Water Plan	Meetings have been held with the Local Water Agenda Group. It is planned to carry out community consultation in the Huia/Cornwallis area in November 2003 and in Piha/Karekare in January 2004.	Tony Miguel  836 8000 ext: 8294
Watercare Waitakere Water Supply Dams	<p>A timeline has been agreed for this project and is set out below:</p> <ul style="list-style-type: none"> • Watercare Services Limited produces Issues Document - 18/6/03 • Steering Group feedback of the Issues Document & identification of information gaps - 9/7/03 - Steering Group meeting • Watercare consolidates issues and presents proposal to Steering Group - 30/07/03 • Huia/Little Huia/Cornwallis consultation - 12/08/03 - Huia Hall • Waitakere River/Bethells consultation - 13/08/03 - Waitakere Hall or Bethells Fire Brigade • Parau/Laingholm consultation - 14/08/03 - Laingholm Hall • Consolidate feedback from consultation, stakeholders and Steering Group - 27/08/03 - Steering Group Meeting • Watercare to address Community Boards with proposal - 4, 5, 6, 7 August • Steering Group to establish preferred option for reporting to Waitakere Community Board and Environmental Management Committee - 10/09/03 - Steering Group • Report to Waitakere Community Board - 30/09/03 - Steering Group • Report to Environmental Management Committee - 07/10/03 - Final confirmation of Council's position. 	Tony Miguel  836 8000 ext: 8294
Proposed Sealing Works at 713 Swanson Road	The surface repair work at the two crossing points in the Swanson Village has been completed. Contact was made with Mr Ingsley who indicated that he was satisfied with the repair.	Reg Cuthers  836 8000 ext: 8740

ISSUE	COMMENTS	REPORTING COUNCIL OFFICER
Palomino Drive Pedestrian Crossing Point	Work to improve visibility at this intersection has been completed. In brief, the work involved relocating the crossing point, trimming of vegetation and minor modifications to the central island.	Reg Cuthers ☎ 836 8000 ext: 8740
Gum Road Re-Sealing	Work has commenced on this site. The work involves the seal extension of the first 150 metres of the road. This contract is expected to be completed within the next five weeks (the sealing of this road may be delayed until the commencement of the sealing season in September or October 2003). The remaining unsealed road section is programmed for seal extension later in the 2003/2004 year.	Reg Cuthers ☎ 836 8000 ext: 8740
Surfacing Seal Repairs on 713 Swanson Road, Swanson	The contractor has completed the surfacing seal repair work. A straight edge was used to check the finish level of the seal in relation to the level of the pedestrian crossing concrete platform. The quality of the work is very good. Council staff have contacted the two residents concerned. They were both satisfied with the repairs.	Reg Cuthers ☎ 836 8000 ext: 8740

REPORTS PENDING

SUBJECT	DATE REQUESTED	REPORT DUE	REPORTING COUNCIL OFFICER
Sand Ladder at Piha	July 2003	September 2003	Warren Ogilvie ☎ 836 8000 ext: 8561
Piha Sand Dune Fences	July 2003	September 2003	Warren Ogilvie ☎ 836 8000 ext: 8561
Henderson Valley Primary School Footpath Construction	July 2003	September 2003	Adam Moller ☎ 836 8000 ext: 8750
San Domingo Rise Footpath Upgrade	July 2003	September 2003	Tony Miguel ☎ 836 8000 ext: 8294
Proposed Work to the Stormwater Ponds at Laingholm in Relation to the Effects on the Beach Hall Access	July 2003	September 2003	Tony Miguel ☎ 836 8000 ext: 8294
Munroe Bridge Construction	July 2003	September 2003	Nabeel Hammad ☎ 836 8000 ext: 8516

RECOMMENDATION

That the information be received.

Report prepared by: Owena Schuster, Committee Secretary.

7 ADOPTION OF STANDING ORDERS

PURPOSE OF THE REPORT

The purpose of this report is to adopt Standing Orders, which comply with, and refer to, the Local Government Act 2002.

BACKGROUND

Clause 27 of Schedule 7 of the Local Government Act 2002 requires that Council adopts a set of Standing Orders for the conduct of its meetings and those of its committees. This clause further provides that once adopted, Standing Orders can only be replaced or amended by a vote of not less than 75% of the Members present. In terms of Section 54(2) of the said Act, this clause is also applicable to Community Boards.

Section 293 of the Local Government Act 2002 makes a transitional provision to the effect that Standing Orders adopted under the Local Government Act 1974, and in force at the date of commencement of the Local Government Act 2002, will continue in existence or until replaced or amended in accordance with clause 27 of Schedule 7 of the Local Government Act 2002.

The Standing Orders circulated to members have been reformatted to comply with the consultation copy of the standard New Zealand Standard Model Standing Orders NZ9202: 2003 (except with regard to the casting vote, as discussed in issues below). The changes that have been made are to update all the terminology and all references to the Local Government Act, so that these refer to the 2002 Act, not the 1974 Act.

Council formally adopted these Standing Orders on 14 July 2003. Council also recommended that the four Community Boards in Waitakere City adopt the revised Standing Orders as soon as practicable.

ISSUES

All references to the Local Government Act 1974 have been replaced with references to the Local Government Act 2002. The following changes are also highlighted:

- The term "Chief Executive" has now replaced the term, "Principal Administrative Officer".
- All references to "Special" and "Emergency" meetings have been replaced by references to "Extraordinary" meetings.
- In terms of a consequential amendment to the Local Government Official Information and Meetings Act, all resolutions from Extraordinary Meetings require to be advertised.
- Notices of time and place of meetings are now required to be sent out no later than 14 days before the meeting (the 1974 Act provided for 10 working days notice; the new requirement includes Saturdays, Sundays and Public Holidays).

Some uncertainty has been created as to the interpretation of clause 24 of Schedule 7 of the Local Government Act 2002, which relates to the exercise of a casting vote by a Mayor or Chairperson.

The Department of Internal Affairs has issued a Newsletter (Issue 5) in respect of the Local Government Act 2002, in which they advise that they have obtained a Crown Law Office opinion to the effect that it is not possible for a Mayor or Chairperson to exercise a casting vote. Standards New Zealand has followed the Department of Internal Affairs line, by specifically providing against a casting vote in the consultation copy of the revised model Standing Orders.

Council's Legal Services Manager is of the opinion, that the casting vote is permissible provided it is specifically provided for in Standing Orders. The latter opinion is strongly supported by Simpson Grierson, Brookfields, and Buddle Findlay legal practices, as well as by a leading academic lawyer, Professor John Burrows of the University of Canterbury.

The matter is currently being pursued through the Auckland Region CEO's Forum and Local Government New Zealand. In the light of this advice, Council has continued to provide for a casting vote while this issue is being resolved. It is strongly recommended that Community Boards likewise retain this provision.

RESOURCES

There are no additional Resources required.

CONCLUSION

It is advisable to update the current Standing Orders in order to incorporate all changes made by the Local Government Act 2002. These include changes in terminology and references to sections in the Local Government Act. It is further advisable to continue to provide for a casting vote in the Standing Orders, while the issue of uncertainty on the issue is being pursued.

RECOMMENDATIONS

1. That the information be received.
2. That the Standing Orders as circulated be adopted for the remainder of the 2001/2004 term of Waitakere Community Board.

Report prepared by: Charlie Inggs, Acting Senior Committee Secretary.



8 ADOPTION OF CODE OF CONDUCT FOR COMMUNITY BOARD MEMBERS

PURPOSE OF THE REPORT

The purpose of this report is for Waitakere Community Board to adopt a Code of Conduct (the Code) as recommended by Council at its meeting of 14 July 2003.

BACKGROUND

Schedule 7 Clause 15 of the Local Government Act 2002 requires Local Authorities to adopt a Code of Conduct for Members of the Local Authority as soon as practicable after the date of commencement of the Act on 1 July 2003.

A draft Code of Conduct was circulated to Councillors and a workshop for Councillors to discuss the Code was held on 16 April 2003.

A12 - A35

Council's Legal Services Manager subsequently re-drafted the Code in order to ensure full compliance with the Local Government Act 2002, while capturing all of the sentiments expressed at the Councillors workshop. This Code was then adopted with further amendments, by the Council on 14 July (1471/2003), with the further recommendation that Henderson Massey, New Lynn and Waitakere Community Boards adopt similar codes as soon as practicable. The relevant extract from Council minutes, together with the amended Code, is attached at pages A12 to A35.

Section 54 of the Local Government Act 2002 specifically excludes Community Boards from the provisions of Schedule 7 Clause 15. Furthermore, the definition of Members of a Council, provided in Section 41 of the Local Government Act 2002, does not include Community Board Members. These exclusions mean that the Code is not automatically applicable to Community Boards. However, Community Boards may adopt a Code of Conduct on a voluntary basis and may use the Council's Code as a basis for their own.

STRATEGIC CONTEXT

Council has taken pride in taking the lead in the implementation of a number of aspects of the Local Government Act 2002. Council has continued this trend by adopting the required Code of Conduct, 14 days after the date of commencement of the Act. The Community Boards are encouraged to support Council's lead in establishing high standards of accountability and transparency.

ISSUES

Care was taken in the drafting of the Code to fully comply with the provisions of Schedule 7 Clause 15 of the Act. A worked example of a Statement of Interests by an Elected Member is attached to the Code.

The adopted Code is binding on all Councillors, including the Mayor. Once adopted a Code can only be amended or replaced by a 75% vote of the Members present. It is not possible to revoke the Code once adopted, without replacing it with another.

The Code adopted by the Council is being referred to each Community Board for its consideration. The Community Boards are being encouraged to adopt similar Codes. It would be a clear indication of the Boards commitment to the highest standards of transparency and accountability for the Boards to do so.

RESOURCES

No additional resources will be required.

CONCLUSION

Council adopted its first Code of Conduct on 14 July 2002. It further recommended that all the Community Boards in Waitakere City adopt their own, similar, Codes of Conduct.

The Waitakere Community Board is therefore being strongly encouraged to adopt the Council Code as its own.

RECOMMENDATIONS

1. That the information be received.
2. That Waitakere Community Board adopt the Code of Conduct, as attached at pages A12 to A35 to the agenda report.

Report prepared by: Charlie Inggs, Acting Senior Committee Secretary.



9 WAITAKERE CENTRAL LIBRARY PRELIMINARY DESIGN

PURPOSE OF THE REPORT

The purpose of this report is to update the Waitakere Community Board on progress of the design for the Waitakere Central Library, and surrounds including the associated UNITEC campus expansion.

BACKGROUND

Following Council's resolution at the 18 December 2002 Council meeting

“That the Henderson Library/UNITEC development based on the Ratanui Street and Trading Place site continue on the current timeline with projected completion date of December 2005”;

3656/2002

Preliminary design work for this project has commenced with the awarding of the Architectural Services contract to the design team led by Architectus and Athfield Architects on 3 April 2003.

The design team have completed the first stage of the three-stage design process for the Waitakere Library and UNITEC campus, with the preliminary design being presented today.

The preliminary design was presented to Waitakere City Council and UNITEC for their approval at the end of July and beginning of August respectively.

Throughout the process input into the design has been received from internal stakeholders and appointed advisors (Iwi representatives, lead artists, quantity surveyor) with coordination from a joint Project Control Group assisted by an independent project manager.

Councillors from Waitakere City Council and UNITEC have formed an elected members working party to advise staff on this project and other matters relating to Waitakere City's and UNITEC's partnership.

LIBRARY STRATEGIC CONTEXT

The Waitakere Library/UNITEC campus development is one of a number of projects that support Waitakere City's Long Term Council Community Plan, the Henderson 20 Year Strategic Plan (1995) and the Henderson Town Centre Concept Plan (2002). It is also a key project in delivering on Council's Library Development Strategy.

This project supports the platforms and principles of the of the Long Term Council Community Plan, including:

- Te Tiriti o Waitangi; The Waitakere Central Library will house Pukapuka collections and Kaiwhakahere Maori Ruemi;
- Sustainable Development; The Waitakere Central Library and landscaped spaces will incorporate a number of sustainable features;
- First Call for Children: The Waitakere Central Library will cater for all aged users but will have a children's' librarian, and special children and teen collections;
- Lifelong Learning: The project allows for the ongoing expansion of the first major tertiary institute in Waitakere City.

The project is a key part of the Library Development Strategy. The Library will spearhead Council's delivery of community access to new technologies and is aimed at being a 21st century information facility. It will also provide expanded space for delivery of traditional library services, and enhanced support services to the other branch libraries in the City. Research and Heritage collection services will be greatly improved.

The principles of the Henderson 20 Year Strategic Plan are to:

- Encourage mixed use development and improve the quality of the built environment;
- Develop the streams and the green networks and improve the leisure facilities;
- Improve public transport, road and walking linkages;
- Encourage a range of economic activities to sustain a robust economy in an adaptable innovative and dynamic way.

The Henderson Town Centre Concept Plan was produced to guide the future development of Henderson in a planned and co-ordinated way to ensure that Henderson consolidates its critical position as a key working environment and local employer, furthering Council's key objectives in creating a sustainable city.

This plan identified specific economic strategies for Henderson's revitalisation and identified three key redevelopment clusters including a Business/Community/Education cluster in the Trading Place / Ratanui Street area. The requirements to make the Business/Community/Education cluster successful were identified as:

- combining community facilities, business development and tertiary education in the most integrated way possible;
- offering high quality, safe, vibrant public spaces and amenities facilitating a mixture of uses that encourages the development of a 24 hr life area that extends the commercial trading viability of the town centre;
- being easily accessible by car to assist trade;
- having a new road and bridge link from Edmonton Road;
- offering sufficient parking to replace the existing provision and providing more for new uses;
- maintaining good access from the mall;
- having an integrated civic library and tertiary education development.

The preliminary design meets the strategic goals of these two plans.

UNITEC has long been aware that a large proportion of its students come from Waitakere, and many more Waitakere citizens were not accessing tertiary education. Planning for the establishment a UNITEC presence in Waitakere City has been progressing for many years with significant recent progress with the opening of their Henderson campus in 2001 and signing a Memorandum of Understanding with Waitakere City Council in 2002 that identifies ways in which both organisations can work together in the future.

ISSUES

Architectus and Athfield Architects and the design team have now developed the preliminary design concept for the Waitakere Library, UNITEC campus and associated facilities including carparking, public open space and road links.

Budget

An independent project manager has been appointed to co-ordinate Waitakere City Council's and UNITEC's requirements to ensure that the project meets the needs of both parties. To ensure that the project will be delivered within budget, an independent quantity surveyor has been contracted by Council to oversee budget and value management processes. This collaboration will continue throughout the design and construction process to ensure that the project is delivered within budget and without any compromise on quality.

Environmentally Sustainable Design

To achieve a high standard of sustainability for the building and site development, the Architects and design team have worked closely with acknowledged experts in the field of environmentally sustainable design to include a number of sustainable elements and services.

Art

The Architects and design team have also collaborated closely with the nominated lead artists for the project; Matthew von Sturmer and Kate Wells.

Carparking

Construction of a parking building in Henderson is a required element of the developments at Trading Place, both to meet resource consent requirements and to replace existing parking. This parking will also support the growth of UNITEC and the Library.

Oratia Stream vehicle crossing & Great North Road punch-through

The preliminary design links with the proposed bridge crossing the Oratia Stream from Edmonton Road and allows for, but is not dependent upon, the future punch through to Great North Road. The preliminary design also allows for future private development of surrounding sites and the expansion of UNITEC's campus in the future.

Library Services

Alongside the design work, planning to make this Library a 21st century information facility is occurring. The Library will help Council deliver on its Waitakere On-line programme. Work is being undertaken with UNITEC to capitalise on the benefits of a shared community/tertiary institute library.

Following approval of the preliminary design, it will be publicly displayed as part of the communications process, and the Design team will move into the next stage of the design process; the developed design, due for completion by October 2003.

RESOURCES

Resources for Council's proportion of this project have been approved through the 2003/2004 Annual Plan and Long Term Council Community Plan and Annual Plan Special Committee. A total budget of \$11.8 million dollars over three years has been allocated to this project.

CONCLUSION

The design team has completed the first stage of the design process with the completion of the preliminary design that meets all the requirements of the project brief. Following Council and UNITEC approval, the next stage of the process, developed design, will commence and is due to be completed by October 2003 when the developed design will be presented to Council.

RECOMMENDATION

That the information be received.

Report prepared by: Lois Easton, Group Manager: City Development Projects.



10 FOOTPATHS: BUDGET ALLOCATION PRIORITIES

PURPOSE OF THE REPORT

The purpose of this report is to update and seek approval from the Waitakere Community Board regarding the following:

- “Priority Points System”;
- The footpath priority list;
- The Budget allocation formula;
- The Budget allocation;
- The construction programme for 2003/2004, programmes for 2004/2005 and 2005/2006.

BACKGROUND

At the full Council meeting in September 2002 the following was resolved:

“That the Council adopts the Waitakere Community Board’s proposal as detailed in the agenda report for the current fiscal year, and that Council through its 2003/2004 Annual Plan process consider allocating an increased amount for the construction of new footpaths within the City.”

2893/2002

At the Community Board’s December 2002 meeting, a report titled New Footpath Construction was submitted recommending the following:

“That the information be received.”

3451/2002

“That Waitakere Community Board adopts the Priority Points System as approved by the Corporate Affairs Committee on 19 May 1993 via resolution number 1501/93, to determine the priority order for the construction of new footpaths in its Ward.”

3452/2002

“That the Waitakere Ward new footpath construction programme for 2002/2003 as follows is approved:

<i>Road Name</i>	<i>Road Section</i>	<i>Length (m)</i>	<i>Estimated Cost (\$)</i>
<i>Bruce McLaren Road</i>	<i>Corban to Heremai</i>	<i>195m</i>	<i>\$ 28,321</i>
<i>Laingholm Drive</i>	<i>#92 to #112</i>	<i>500m</i>	<i>\$ 90,000</i>
<i>Forest Hill Road</i>	<i>Pine to 100m past Holdens</i>		<i>\$ 97,000</i>
		<i>Total</i>	<i>\$215,321”</i>

3456/2002

“That a report be brought back to the Community Board detailing the final priority list.”

3457/2002

The recommendations were approved and resolved by each of the Community Boards except Massey Community Board. This Board voted against resolution 2452/2002. Some of the Board members requested a review of the priority points system and that consideration be given to include environmental impact and accident data in the points system.

The formula to determine the budget allocated to each Ward is based on the Waitakere Community Board’s formula, in brief the allocations for the 2002/2003 year are as agreed to by all Boards as stipulated by Finance and Operational Performance Committee.

WARD	BUDGET ALLOCATED
Henderson	\$ 23,747
Massey	\$132,290
New Lynn	\$ 75,642
Waitakere	\$218,321
Total	\$450,000

Council staff and representatives of each Community Board have been working together to ratify, prioritise and validate each Wards footpath priority list. To date the following have been undertaken:

- A review of the RAMM footpath output list. This is a list of all the roads in each Ward, with specific reference to roads with a footpath on each side, one side and with no footpath.
- A compilation of the proposed final lists that are considered suitable for the construction of a new footpath.
- A visit to each site to determine its priority points, feasibility, practicality, and physical constraints.
- Prioritisation of the final list for each Ward.
- A review of the cost estimates.
- Determination of the construction programmes based on the revised footpath priority lists.

STRATEGIC CONTEXT

Safety for pedestrians is a key objective of Council's Strategic Plan "Access and Travel Choice", 'that people can get easily and safely to where they need to go by walking, cycling, passenger transport, or private vehicle'.

In this context it is important that the backlog of footpath construction is addressed equitably with regard to the whole city. This means taking into account the overall distribution of the backlog and the overall distribution of pedestrian activity.

ISSUES

Priority Points System

A38 - A40

A meeting was held with all representatives from each Community Board on Wednesday, 28 May 2003 to agree on the tangible factors used to determine points allocated to each site, with specific reference to environmental impact and accident statistics. The group agreed after Council staff demonstrated the effects of using the environmental impact and accident statistics that these two factors should not be included in determining the points allocated to each site. For example if a site required substantial earthworks and vegetation removal, 10 priority points would be deducted from that site. The cost to mitigate this effect can be ten times more than the cost of the footpath. This agreement is consistent with a resolution of the Corporate Affairs Committee at their November 1992 meeting. See pages A38 to A40.

Footpath Priority List

A site inspection was undertaken for each individual site with priority points allocated accordingly. The final list for each Ward has the following features:

- A list of all the roads in priority order that do not have a footpath on one side.
- A list of all the roads in priority order that do not have a footpath on either side.
- A separate list of roads where it is impractical that a footpath will be built.

A41 - A43

These lists form the basis of a construction programme for each Ward. See attachment at pages A41 to A43.

Budget Allocation 2003/2004

The approved Annual Plan budget allows \$550,000 for the construction of new footpaths in the 2003/2004 year. This is an increase of \$100,000 on the previous year and is consistent with the resolution of Council at its September 2002 meeting.

Using the agreed footpath budget allocation formula and the latest and agreed priority lists, the allocations are as follows:

Ward	Footpath One side (km)	No Footpaths (km)	Weighted (X1)	Budget Allocation (B1)
Henderson	4.542	0.426	1.775	\$5,854
Massey	16.191	23.940	39.958	\$131,822
New Lynn	33.419	9.105	22.012	\$72,619
Waitakere	27.478	64.068	102.972	\$339,705
All Wards			166.716 (X)	\$550,000 (B)

The formula used to calculate the budget allocation to each Ward is:

$$B1 = \frac{X1}{X} \times B$$

$B=B1+B2+B3+B4$ where B is the citywide budget and B1 is the budget for Ward 1 etc.

$X1=(\text{Kilometre of road with no footpath} * 3 + \text{kilometre of road with one footpath} * 1)/4$ for Ward 1 etc and is based on the total practical backlog $X=(X1+X2+X3+X4)$, it excludes road sections where provision of a footpath would not be sensible as agreed by the Board's representative.

Construction Programme

The proposed construction programmes are based on the priority list and discussions with representative(s) from each Board. The programmes are:

Waitakere Ward 2003/2004

Road Name	Road Section	Length (m)	Estimated Cost (\$)
Laingholm Drive Carry over from 2002/2003.	#92 to 104		\$ 90,000
Sturges Road	Hercules Road to Pty 224 LHS	210	\$ 25,200
Forest Hill Road	Border Road RAB	48	\$ 5,760
Birdwood Road	Waimoko Road to #64	400	\$ 48,000
Glengarry Road	Solar Road to West Coast Road, RHS	710	\$ 85,200
Henderson Valley Road	Candia Road to Gum Road both sides	500	\$ 60,000
Parrs Cross Road	Bruce McLaren Road to Seymour Road, RHS	532	\$ 63,840
Swanson Oaks	Swanson Road to PPTY 1, RHS	35	\$ 4,200
Township Road	McEntee Road to end of seal, LHS	196	\$ 23,505
West Coast Road	Raroa Terrace to Bush Road	200	\$ 24,000
Total		2831	\$429,705

Waitakere Ward 2004/2005 (Draft)

Road Name	Road Section	Length (m)	Estimated Cost (\$)
Pooks Road	PPTY 28 to Ranui Station Road	190	\$ 22,800
Huia Road	Armour Road to Shirley Road	520	\$ 62,400
Simpson Road	Babich to Candia Road	800	\$ 96,000
Forest Hill Road	PPTY 326 to West Coast Road intersection	570	\$ 68,400
Parker Road	#6 to #10 Parker Road	230	\$ 27,600
Church Street	Swanson Road to end	211	\$ 25,320
Pooks Road	PPTY 37 to PPTY 47	25	\$ 3,000
Pooks Road	Ranui Avenue to #31	95	\$ 11,400
Pooks Road	Ranui Avenue to #28	190	\$ 22,800
Total		2831	\$339,720

Waitakere Ward 2005/2006 (Draft)

Road Name	Road Section	Length (m)	Estimated Cost (\$)
Swanson Road	North Candia to O'Neills Road	60	\$ 7,200
Shaw Road	PPTY34 to PPTY 37	383	\$ 45,960
Swanson Road	Birdwood Road to North Candia	400	\$ 48,000
Seymour Road	Parrs Cross to Solea Road	450	\$ 54,000
Pooks Road	Candia to #148	22	\$ 2,640
Sturges Road	PPTY 228 to PPTY 244	212	\$ 25,440
Sturges Road	Virginia to #280	360	\$ 43,200
Bush Road	West Coast Road to Atarua Gardens	190	\$ 22,800
Laingholm Drive	Brownie to Janet	655	\$ 78,600
Laingholm Drive	Fawcett to Brownie	98	\$ 11,760
Total		2830	\$339,600

The draft budgets for future years will be reviewed and possibly adjusted each year as part of the process for determining the current programme.

Alternative Methods

A New Lynn Community Board Representative, Mr. Pim van der Voort, has requested that the allocation formula be reviewed again with the suggestion that it revert to the original procedure that has been abandoned.

Under that procedure, footpaths at the top of the citywide priority list, to the value of the citywide new footpath construction budget, are recommended to the relevant Community Boards. The list of lower priority sites within the Ward is then considered and the Board may change priorities depending on its experience and perception of conditions within their Ward.

The sizes of the individual Ward budgets can vary considerably from year to year, and it is possible that a Ward may receive no budget. The previous footpath priority list did not take into account roads for which requests had not been made. Using a procedure suggested by Mr Pim van der Voort and the new priority list the budget allocation becomes :

WARD	BUDGET ALLOCATED
Henderson	Nil
Massey	\$193,200
New Lynn	\$310,840
Waitakere	\$ 45,960
Total	\$550,000

The main effect is a 'reversal' of the allocations to New Lynn and Waitakere Wards.

RESOURCES

Resources and funding are available for the construction of new footpaths for this year.

CONCLUSION

Agreement has been reached with each Community Board in regard to the tangible factors used for allocating points to each site. The footpath priority lists for each Ward have now been reviewed and agreed and can be used for determining a three year programme.

The Council has adopted a new formula to allocate the annual budget for construction of new footpaths to each Community Board. The formula is based on the total practical footpath backlog for each Ward. This ensures that each Ward will have work done in proportion to its footpath backlog. It is concluded that the formula presented is to be used for future budget allocations.

An alternative method has been proposed. It has been found that this has the disadvantages that Ward budgets could vary considerably from year to year, and that a Ward could receive no budget.

RECOMMENDATIONS

1. That the information be received.
2. That the Community Board adopts the Priority Points System attached at pages A38 to A40 to the agenda report to determine the order for the construction of new footpaths in its Ward.
3. That the footpath budget allocation formula presented in this report is endorsed by the Community Board, and recommended to the Finance and Operational Performance Committee for approval.
4. That the proposed footpath construction programmes for 2003/2004, 2004/2005 and 2005/2006 be approved.

Report prepared by: Reg Cuthers, Principal Transport Engineer, Development.



11 PROPOSED NO STOPPING RESTRICTION - O'NEILLS ROAD

PURPOSE OF THE REPORT

The purpose of this report is to seek the approval of the Waitakere Community Board to implement no stopping restrictions on O'Neills Road in the vicinity of Swanson Cemetery.

BACKGROUND

Concerns have been raised by a local resident regarding parking of vehicles on O'Neills Road near the Swanson Cemetery during large funeral services. The parking occurs on both sides of the road with parked vehicles intruding into the traffic lanes so that there is insufficient roadway left for vehicles travelling in opposite directions to pass each other. The parking of vehicles also occurs close to corners where the visibility is restricted for approaching traffic. This compromises access and safety for residents of O'Neills Road.

STRATEGIC CONTEXT

Road safety and access along roads is part of Objective 3 "Access and Travel Choice" of the Urban Villages pathway to a sustainable city: People can get easily and safely to where they need to go by walking, cycling, passenger transport, or private vehicle and businesses can efficiently move their goods and services'.

ISSUES

A44

Restricting parking on O'Neills Road will result in less parking being available for Swanson Cemetery users, particularly when large funerals are taking place. To address this the metalled driveway within the Swanson Cemetery is being extended and widened to accommodate additional parking within the Swanson Cemetery grounds. This will allow the cemetery to better accommodate the parking demand associated with its use and reduce the traffic impact for nearby residents. The extent of the parking restrictions and the additional parking area to be developed within the cemetery grounds is shown on page A44. The work within the cemetery is intended to take place in the first two weeks of August and is weather dependant. Consequently it is recommended that the parking restrictions be resolved to take effect from Wednesday, 20 August 2003 and that marking of the restriction be carried out only when the work within the cemetery is completed.

RESOURCES

The required road marking for the restrictions can be funded from the Road Marking Maintenance Programme and the car park extension within the cemetery is being funded from the Parks Maintenance Programme in the 2003/2004 Annual Plan.

CONCLUSION

Parking on O'Neills Road outside Swanson Cemetery should be prohibited as it impacts on safety and access for road users and residents. The development of additional parking within the Swanson Cemetery will mitigate the loss of parking that results when the on street parking is prohibited.

RECOMMENDATIONS

1. That the information be received.
2. That in relation to **O'NEILLS ROAD, SWANSON:**
 - (a) That all existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to O'Neills Road, Swanson imposed by any prior resolution (including resolution of any former authority) cease to have any force and effect as from the date 20 August 2003, provided however that any current enforcement action by way of prosecution arising from, or infringement notice issued in relation to, any non-compliance with or breach of any such parking restriction or limitation be authorised to be concluded in the normal manner.
 - (b) That, in accordance with the powers conferred by virtue of the Local Government Act 2002, 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 taking effect on Wednesday, 20 August 2003, namely:
 - On the eastern side of O'Neills Road from a start point at the vehicle crossing of No. 50 O'Neills Road and extending in a generally southward direction to a point 50 metres north of the vehicle crossing at No. 62 O'Neills Road, a **NO STOPPING AT ALL TIMES** control be put in place.
 - On the western side of O'Neills Road from a start point at the vehicle crossing of No. 43 O'Neills Road and extending in a generally northward direction to the vehicle crossing at No. 35 O'Neills Road, a **NO STOPPING AT ALL TIMES** control be put in place.
 - (c) That the appropriate signage and/or marking, in accordance with the Traffic Regulations 1976, be hereby approved to be put in place to properly establish, delineate and record the said parking limitation.

Report prepared by: Adam Moller, Transport Engineer.



12 **THE PROVISION OF PARKING RESTRICTIONS IN THE SWANSON RAILWAY STATION PARK CARPARK**

PURPOSE OF THE REPORT

The purpose of this report is to obtain a recommendation from the Waitakere Community Board to Council for the legislative enforcement of a restrictive parking area at the Swanson Station Park.

BACKGROUND

A letter and petition has been received from the Swanson Railway Station Trust regarding the parking issue with patron of the Swanson Station Café at the Swanson Station Park. The café operator has taken it on them selves to put up restrictive markings on the carpark with out Council approval. There is a clash between commuters and café users occupying the carpark spaces and the trust has requested that part of the carpark be allocated to café patrons only.

There is total of 47-car parking spaces located adjacent to the Swanson Railway Station that do not have any parking restrictions.

ISSUES

Council's parking officers cannot enforce the parking restriction until a Council resolution is approved. The Swanson Station Park has not been formally approved as a parking place, under the provisions of the Local Government Act 1974.

To do so will involve the following:

1. The formal declaration of "parking spaces" in accordance with s.591 of the Local Government Act 1974.
2. The formal imposition of new restrictions applicable from the date of such resolution.

In each case, the relevant signage and markings will be required to be in place pursuant to the Traffic regulations 1976.

A45

Council policies support both the park and ride operation and the economic operation of the café. The provision of restrictive parking within this carpark may impact on the commuters using the train service but would assist in the successful operation of the café. Changes to the parking arrangements will need to be monitored over the next year to determine if additional park and ride facilities need to be provided to encourage train use. The proposed restrictions will impact on 14 of the 47 car spaces. See page A45. This restriction has also been included in the Swanson Reserves Draft Management Plan.

RECOMMENDATIONS

SWANSON STATION PARK, SWANSON (Lot 1 DP 188043)

1. That the information be received.
2. That it be recommended to Council that pursuant to section 591 of the Local Government Act 1974 and Clause 9 of the Waitakere City Council Bylaw No.7 1991-Traffic, the following place be authorised, appointed and declared to be used as a parking place as defined by subsection (6) of the Act namely:
 - Lot 1 188043 760 Swanson Road known as Swanson Station Park

3. That subject to Council adopting recommendation 2. above, then 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 northern side of the car park, adjoining Swanson Road in front of the Railway Station, fourteen right angled car parking spaces, for approx. 35 metres in length, **P120 AT ALL TIMES** parking restriction.

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

4. That the parking restrictions be revised in twelve months following monitoring of the use of the carpark.

Report prepared by: Grant Jennings, Parks Asset Manager.



13 PIHA AQUATIC RISK SIGNAGE

PURPOSE OF THE REPORT

The purpose of this report is to present to the Waitakere Community Board the report on aquatic risks and hazards signage at Piha, and to recommend a programme of aquatic risk sign renewal.

BACKGROUND

Since 1980, 33 people have lost their life at Piha.

There is a proliferation of signs at Piha dealing with aquatic risk, reserve management, and authority regulations. A programme of rationalising and updating the signs is required. In particular, Standards New Zealand has recently published guidelines for water safety signage that has universally recognised symbols. This report recommends updating aquatic signage at Piha to meet the standards.

STRATEGIC CONTEXT

Minimising aquatic risks is considered within the strategic context of Strong Communities and Green Network platforms. Under these platforms the Council aims to provide for public safety for people and a great place for children, as well as achieving linkages with the city streams and forests. One of the key objectives under these platforms is to make a safe and interesting place.

ISSUES

The most significant issue is that too many people lose their life at Piha as a result of aquatic activities, and there is a need to minimise that risk by upgrading the aquatic risk signage.

A report on mitigating the aquatic risk at Piha has been produced by Surf Life Saving New Zealand and has been circulated prior to this meeting.

The report indicates a number of issues as follows:

- Proliferation of signs at Piha and the conflicting designs, shapes, colours, and usage of symbolic signs;
- All signs displaying repetitive or unnecessary information not already included in the information signage nodes should be removed;
- All existing signage relating to aquatic safety should be removed in favour of the proposed scheme of aquatic safety signage; and
- Access to Piha Beach is uncontrolled. There are direct relationships between uncontrolled access, signage best practice and aquatic safety. To achieve compliance with best practice water safety signage, access must be controlled.

The aquatic risk report compiled by Surf Life Saving New Zealand Northern Region makes a number of recommendations. These can be summarised as:

1. That aquatic risk signage, in line with Standards New Zealand guidelines, is installed at formal access points at Piha Beach.
2. That access ways to the beach be formalised, and that aquatic risk signage be erected at those locations.
3. That rationalisation of aquatic risk signage at Piha be implemented.
4. That appropriate aquatic risk signage be updated or installed at key vehicle access points.

The recommendations are in line with the objectives and policies of the two statutory documents that control the management of reserves at Piha as follows:

- The Piha Coastal Reserves Management Plan identifies a priority of “reducing the number of signs at Piha beach”(page 28, 4.4 point 2). This is reiterated in the Piha Reserves Management Plan, objective 19, page 37.

Both plans also recognise the need to formalise access to the beach in various locations (objective 14, policy 3, page 32).

The universally accepted symbols promoted by Standards NZ are reinforced by words in the predominant language of the community. Standards NZ do not recommend wording in a number of languages with the symbol.

RESOURCES

To implement the recommendations of the Aquatic Risk Report will involve consultation with a number of organisations, namely Surf Life Saving NZ Northern Region, Piha Surf Life Saving Club, North Piha Surf Life Saving Club, Auckland Regional Council, Piha Residents and Ratepayers Association, and Piha Community groups.

Park staff resources have been allocated in the 2003/2004 Annual Plan to commence this project.

There is funding in the 2003/2004 Annual Plan budget for the commencement of the Piha sign renewal project. Following community consultation the high priority signage will be replaced in 2003/2004. The Waitakere Community Board may wish to allocate financial resources for this programme from Community Board project funds. Implementation of the recommendations will need to be spread over two years, and funding will be requested in the 2004/2005 Annual Plan.

CONCLUSION

The issues raised and the conclusions established in the Piha Aquatic Risk report, are in line with the objectives of the Piha Coastal Reserves Management Plan, and the Piha Reserves Management Plan.

The report recommends a programme of sign replacement and considering the serious nature of the aquatic risk at Piha, implementation of the aquatic risk reports recommendations will commence in 2003/2004.

RECOMMENDATIONS

- 1 That the information be received.
2. That the Aquatic Risk Consultant Report prepared by Surf Life Saving NZ Northern Region be adopted.
3. That following consultation, authority be given to commence the renewal of signage in Piha.

Report prepared by: Warren Ogilvie, Senior Planner, Parks.



14 THE PROPOSED SITING OF A STORMWATER QUALITY WETLAND ON HENDERSON VALLEY PARK AS PART OF A RESIDENTIAL SUBDIVISION AT 225 HENDERSON VALLEY ROAD

PURPOSE OF THE REPORT

The purpose of this report is to seek the approval from the Waitakere Community Board for the siting of a storm water quality wetland on Henderson Valley Park, by Innovative Housing Limited, as part of a proposed residential subdivision in the neighbouring site at 225 Henderson Valley Road.

BACKGROUND

Representatives from Parks and Ecowater have been in discussion with Harrison Grierson Consultants Limited, (representing the applicants, Innovative Housing Limited) for the past ten months, resolving matters in the subdivision application, particularly in relation to the siting of the proposed storm water quality wetland.

A subdivision consent has been issued for this development on condition that the stormwater quality wetland will be located either within the development or on the neighbouring reserve.

A46 - A56

A report from Harrison Grierson Consultants Limited is attached at pages A46 to A56. Representatives from Harrison Grierson and Innovative Housing Limited will attend the Community Board meeting. Representatives from Henderson Pony Club have been invited to the Board meeting.

The report from Harrison Grierson outlines details on the proposed development, the options of siting the storm water quality wetland within the subject site at 225 Henderson Valley Road, and in Henderson Valley Park, the reasons for those options, and the benefits of siting the storm water quality wetland in the reserve.

The subdivision application for 225 Henderson Valley Road, identifies the option of two proposed sites for the storm water treatment pond.

A52 Site option One is located within the subject site, located adjacent to the unnamed tributary which bisects the site. Plan is attached at page A52.

A53 - A56 Site option Two is located on Henderson Valley Park, adjacent to the western boundary of the proposed subdivision development. Plans are attached at pages A53 to A56.

Ecowater and the Auckland Regional Council have approved the design and structure of the storm water quality wetland.

Consultation with the Henderson Pony Club has been ongoing by Harrison Grierson Consultants, and Council Parks section.

STRATEGIC CONTEXT

Site option two would locate the storm water quality wetland on Henderson Valley Park. The part of Henderson Valley Park affected by site option two (part of lot 5, DP 8632) is vested in Council and has been classified as a recreation reserve under the Reserves Act 1977.

The location of a storm water treatment facility on an existing recreation reserve, by a private developer to mitigate storm water discharge, has not occurred before. Stormwater devices on recreation reserves, such as Manawa Wetland and Ranui Gardens were Council projects. In subdivision development, most storm water treatment devices are constructed within the development on private lots or in drainage reserve.

The proposed storm water quality wetland will cover 3000 sq metres. Henderson Valley Park has an area of 15.7108 hectares. The area covered by the proposed storm water quality wetland will be 1.9% of the park.

Currently there is no reserve management plan for Henderson Valley Park, but a landscape concept plan was drafted in September 1998. This concept plan provided further enhancement of equestrian facilities and planted areas.

The Parks Strategy document, adopted in April 1999, outlines the approach for managing and developing Waitakere City's Parks over the next 20 years. It identifies Henderson Valley Park as one of the designated equestrian parks in the City. Henderson Valley Park is leased to the Henderson Valley Pony Club Inc. Their lease expires on 31/1/2020.

Objective 4.10 of the Parks Strategy states that .." infrastructure, such as cell phone sites, power lines, pumping stations etc, should not be placed on Parks unless :

- the infrastructure does not detract from the use of the Park; and
- the infrastructure contributes to the amenity and/or maintenance of the Park."

Objective 4.4 of the Parks Strategy does not prohibit the siting of storm water treatment facilities on reserves, but is very clear that the siting of such facilities should not be considered part of any reserve contribution, and the design of the storm water facility should be guided by Parks sustainable guidelines.

ISSUES

Whether the storm water treatment wetland is located on the neighbouring reserve or with in the subdivision it will become an asset for Council to maintain. It is normal practice for storm water treatment ponds located within the development to be vested with Council as drainage reserves, with the applicant responsible for the drainage infrastructure for the first six months and the planting around the pond for two years.

If Site Option Two were approved, it would be subject to the following Parks conditions:

1. That Innovative Housing Limited pay to Council a compensatory amount for the loss of open space. Innovative Housing Limited, has previously agreed to this, in correspondence to Parks on 6 March 2003, and Waitakere City Council Parks await an offer from Innovative Housing Limited.

A report has been received from Bristow Barbour Walker, Registered Valuers and Property Consultants, on the equitable compensation for the provision of a storm water quality wetland on Henderson Valley Park, as part of the subdivision of 225 Henderson Valley Road. The conclusions in the report will assist in the negotiations between Parks and Innovative Housing.

2. That Council establish an easement in gross, to allow drainage from the adjacent catchments, onto the land currently designated as reserve.

Section 48(1)(f) of the Reserves Act 1977, provides that in case of reserves vested in an administering body, the administering body may with the consent of the Minister and on such conditions as the Minister thinks fit, grant...easements over any part of a reserve for...(f) the drainage of any land not forming part of the reserve.

The purpose of this easement would protect long-term drainage into the storm water quality wetland, irrespective of the future ownership of the adjacent reserve land. Innovative Housing Limited must meet all costs related to this easement. Such costs may include all legal processing, surveying, Council expenses, public consultation expenses, the approval of the Department of Conservation and any requirement that Department of Conservation specify.

The Department of Conservation have advised Parks that as Henderson Valley Park has no approved management plan, the proposal for the storm water quality wetland will need to be publicly advertised. They state, that while the pond is small the reserve is going to be altered physically from its current state by this development, and the public must be given the right to have their comment. Consultation with iwi will also be required.

The easement will need the concurrence of the Department of Conservation and it will need the approval of both the Council as administering body of the reserve and the Dept. of Conservation on behalf of the Minister of Conservation.

The pond will need to be defined by a Survey Office Plan and the plan attached to the easement document.

3. That Innovative Housing Limited pay for the report by Bristow Barbour Walker, being \$1500 + GST.
4. That reinstatement occurs of the reserve, affected by the development of the storm water wetland, to the satisfaction of the Parks Asset Planner.

Harrison Grierson have proposed two sites for the storm water quality wetland and have indicated their preference as site option two, on Henderson Valley Park.

It is normal practice for the subdivision applicant to mitigate the negative effects of the development, eg. increased storm water discharge, within the proposed area of the development. It is not policy for Parks to allow the use of existing public reserve or open space to mitigate those negative effects.

The issue to be resolved is whether the proposed storm water quality wetland on the reserve, further enhances the use and open space qualities of the Park.

A46 - A56

The public benefits of Site Option Two, have been recognised in the Harrison Grierson report, attached at pages A46 to A56. These can be summarised as:

- The storm water quality wetland would serve, not only the proposed development at 225 Henderson Valley Road, but an adjacent wider catchment area.
- Development of the park landscape along the southwestern boundary, that will allow more usable space for horse grazing.
- Enhanced equestrian facilities, particularly a water jump.

CONCLUSION

It is normal practice for the siting of storm water treatment devices within the proposed sub division development. However, in this instance it is considered that site option two has public benefit for Henderson Valley Park and is recommended to progress.

RECOMMENDATIONS

1. That the information be received.
2. That approval be granted for the siting of the storm water quality wetland on site option two, Henderson Valley Park.
3. That all agreed works on Henderson Valley Park, by Innovative Housing Limited, are not part of reserve contributions.
4. That a one off financial contribution, as negotiated with Waitakere City Council Parks, be paid by Innovative Housing Limited to Waitakere City Council Parks, for the loss of reserve land .
5. That Council establish an easement in gross, for drainage into the storm water quality wetland, located on Henderson Valley Park, and that all costs associated with the easement be met by Innovative Housing Limited.
6. That the costs of the valuation of Henderson Valley Park, by Barbour Bristow Walker, be paid for by Innovative Housing Limited.
7. That Innovative Housing reinstates those parts of the reserve affected by the construction of the storm water quality wetland.
8. That Innovative Housing enter into an agreement with Henderson Pony Club and Waitakere City Council Parks on agreed works within Henderson Valley Park, and donations to Henderson Pony Club, that incorporates the following:
 - 8.1 Innovative Housing Limited is to facilitate additions and alterations to the existing cross-country riding course to a maximum value of \$10,000. This may or may not include a water jump and the planning and agreed work will be in full consultation of Innovative Housing Limited and Tich Massey (Equestrian designer). The proposed works are to be agreed by Henderson Valley Pony Club and construction will coincide with the construction phase of the subdivision.

8.2 The southwest boundary of the Henderson Valley Pony Club site (i.e. the gully adjoining the 225 Henderson Valley Road) is to be piped, contoured, grassed and fenced to allow for practical use by the Henderson Valley Pony Club. At present this gully is considered a dangerous risk to equestrian use. The erection of the post and rail fencing will coincide with the construction phase of the subdivision. The fence specification shall be:

- Fence type: Post and rail (minimum 3 rails)
- Fence location: Along the unfenced length of the southwest boundary between the Henderson Valley Pony Club site and 225 Henderson Valley Road and will surround the pond as shown on drawing 14054-LC04.
- Fence specifications (minimum): Posts (h4) 1.2m above the ground and placed 2m apart. Rails 150mm x 50mm (H3).
- Innovative Housing Limited will investigate the construction of additional water crossings with gates as these may resource consent from the Auckland Regional Council (works within a water course/flood plain). The additional crossings will be constructed by Innovative Housing Limited provided they can be constructed without additional resource consent. The location and details will be agreed between the Henderson Valley Pony Club and Innovative Housing Limited.
- The balance of the low-lying area below the proposed storm water treatment pond will be grassed and drained by Innovative Housing Limited such that it is more suitable for equine activities.
- Suitable equestrian access will be provided by Innovative Housing Limited adjacent to the pond perimeter fence and will link the existing crossing of the watercourse.
- Innovative Housing Limited will erect a 7-wire fence along the northeastern water course (approximately 175m in length).
- Innovative Housing Limited will make a donation of \$10,000 to the Henderson Valley Pony Club and Riding for the Disabled Covered Arena Project. The donation will be made on the completion of the project and will be used exclusively to fund the Covered Arena Project.

Report prepared by: Warren Ogilvie, Senior Planner, Parks.



15 LOWER ORATIA STREAM RESERVES MANAGEMENT PLAN

PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the Waitakere Community Board to publicly notify the intention to prepare a draft Management Plan for the Lower Oratia Stream Reserves, to outline to the Community Board the proposed reserves to be included in the Lower Oratia Stream Reserves Management Plan and to request that the Waitakere Community Board establish and elect two representatives to a sub-committee with delegated authority to oversee the passage of the Management Plan.

BACKGROUND

Ecowater Solutions are proposing to develop a Reserve Management Plan for the Lower Oratia Stream Area. The Management Plan is being developed under the umbrella of Project Twin Streams, an ecological improvement and stormwater management initiative for the Oratia and Opanuku Streams catchments in Waitakere City.

Project Twin Streams is an initiative by Waitakere City Council to restore the riparian margins and improve the stream ecology and water quality along the Oratia Stream (including the Waikumete Stream), the Opanuku Stream, Swanson Stream and Henderson Creek. This project is set within the wider context of the Eco City and its nine strategic platforms. The project was launched in October 2001 in partnership with Landcare Research and links with the overall Green Network vision and other interconnected programmes initiated by Council.

The purpose of Project Twin Streams is “to develop and implement a comprehensive management strategy and works programme to mitigate adverse effects in the Oratia and Opanuku Streams (known as the Twin Streams).” These adverse effects include flooding, erosion, deterioration of water quality and the ecology of the streams. Project Twin Streams is aimed at enabling communities to develop understanding, ownership and uptake of these issues in their local catchments.

The Council has considered a number of options to address these adverse effects and has resolved to proceed with a combination of the following:

- Low impact future development;
- Riparian corridor restoration;
- Vegetation clearance and re-planting;
- Mimicking of existing run-off behaviour; and
- Protection of restoration of ecosystems.

A key to achieving this vision is the engagement of local communities. The development of a Lower Oratia Stream Reserves Management Plan will be a step in implementing this large project and will be the main focus for gaining community involvement in the design and planning for this part of the Twin Streams Project.

The Reserves Management Plan will provide direction for proposed planting and landscape plans (Lower Oratia Catchment), and ecological improvement for the Lower Oratia Stream.

The Management Plan will include the existing reserves along the lower Oratia Stream situated between Parrs Cross Road and Great North Road and will also encompass twenty three privately owned lots situated along the lower Waikumete Stream between the confluence of the Waikumete and Oratia Streams and Parrs Park. Council resolved to purchase these properties in June 2003 for riparian planting and stormwater management improvements. Negotiations are currently taking place with property owners and the first of twenty three properties settled on Thursday, 3 July 2003. They are included in the Plan as they will eventually be vested as reserves.

Currently there are no operative Reserve Management Plans for any of the reserves. The reserves proposed to be included in the Management Plan include the following;

- Oratia Esplanade
- Serwayne Walk
- Millbrook Esplanade
- Millbrook Road Reserve
- Railside Road Reserve
- Hart Domain
- Catherine Esplanade Reserve
- Vitasovich Esplanade

A57

See map attached at page A57.

It is proposed that the preparation of an integrated Management Plan for the Lower Oratia Stream area, incorporating significant stretches of riparian margin, both reserve and future reserve, will enable Council to develop and manage the esplanade reserves in a way that reflects community desires and provides direction for the proposed planting and landscape plans for Project Twin Streams (Lower Oratia Catchment).

STRATEGIC CONTEXT

The Lower Oratia Stream Reserves Management Plan will be prepared in the context of the Parks Strategy, which provides guidelines on the management of parks within the City.

Policies outlined in the Plan will be guided by the objectives of the Parks Strategy which aims to improve the quality of parks and provide parks services in a fair and equitable way for Waitakere people within financial constraints.

The Plan will also promote the Green Network, which is an approach to integrate native ecosystems on private and public land by recreating a vegetated link between the Waitakere Ranges and the city's harbours. The goals of the Green Network, to be incorporated into the Plan are to: provide ecosystem protection, form ecological corridors, enhance the landscape, enhance public access to natural areas, mitigate hazards and protect water quality.

ISSUES

The delegated authority to oversee and adopt Management Plans generally lies with the Community Boards. The authority to classify or reclassify local reserves also lies with the Community Boards. All other matters pertaining to reserves, such as acquisition, are delegated to the Environmental Management Committee. In addition, the Environmental Management Committee have had input into decisions relating to Project Twin Streams.

The Lower Oratia Stream Reserves Management Plan includes local reserves and spans two wards, requiring input from two Community Boards as well as input from the Environmental Management Committee.

All reserves (other than local purpose reserves) are required under the Reserves Act 1977, to have a current Reserve Management Plan. The process of developing a Reserve Management Plan is set down in the Reserves Act 1977 and includes a public consultation process, including two rounds of public submissions. The second round of submissions is to a draft Plan and at this stage, submitters have the opportunity to speak at a hearing where the Community Board then deliberates on proposed amendments to the Draft Management Plan and pending amendments, adopts the Plan.



The hearing for submissions to the Plan would involve the two Community Boards. Under Sec 120 (1) (c) of the Reserves Act, Council, as the administering body, is authorised to appoint a special committee to hear the submissions.

As the Lower Oratia Stream Reserves span both the Henderson and Waitakere Wards and encompass the issue of reserves acquisition and Project Twin Streams, it is proposed that the Henderson and Waitakere Community Boards establish a subcommittee with delegated authority to oversee the passage of the Plan, including the hearing of submissions to the Draft Plan and make recommendations on amendments and the subsequent adoption of the Plan.

While input to this subcommittee will be at the discretion of the Community Boards, it is recommended that due to the consideration of other issues, members of the Environmental Management Committee are represented on this subcommittee.

RESOURCES

The Plan is being prepared by Ecowater Solutions through Project Twin Streams funding with peer review and management by Landscape Development who are responsible for the preparation of Reserve Management Plans.

The acquisition of land to be vested as reserve and included in the plan is to be jointly funded by the Reserves Contribution Fund and Ecowater Solutions. Infrastructure Auckland has recently approved funding of \$8.9 million for the Lower Oratia catchment. This includes funding towards replanting and land acquisition.

CONCLUSION

The Lower Oratia Stream Reserves Management Plan is made up of the reserves that bound the lower Oratia Stream between Parrs Cross Road and Great North Road and spans two Wards. In addition, the Management Plan includes properties to be purchased along the riparian margin of the Waikumete Stream. The Plan involves Twin Streams and Green Network issues as well as issues of reserves acquisition and classification.

Community boards have delegated authority to approve Reserve Management Plans and exercise the powers of the Council under the Reserves Act 1977 relating to local parks and reserves. The Environmental Management Committee have delegated authority over all other matters pertaining to reserves, including reserves acquisition. Under the Reserves Act, the administering body are authorised to establish a subcommittee with authority to hear submissions on the Draft Management Plan and make recommendations as appropriate. In view of the range of responsibilities of the various delegations involved in the preparation of this plan, it is suggested that a subcommittee be established including representatives from the Waitakere and Henderson Community Boards and the Environmental Management Committee and a Chairperson in order to oversee the entire passage of this Plan.

RECOMMENDATIONS

1. That the information be received.
2. That the Waitakere Community Board, in conjunction with the Henderson Community Board, establish the Lower Oratia Stream Reserves Management Plan Subcommittee, to appoint two representatives to the subcommittee to prepare and recommend the preparation of the Lower Oratia Stream Reserves Management Plan with the scope of delegation as follows:

The Lower Oratia Stream Reserves Management Plan Subcommittee shall report to the Henderson and Waitakere Community Boards. Where the Subcommittee is not empowered to act it shall report to the Community Boards and make recommendations as necessary.

FIELD OF ACTIVITY

To prepare and recommend the preparation of the Lower Oratia Stream Reserves Management Plan, including preparing the consultation plan and programme and the hearing of submissions to the draft Plan and to make recommendations to the Henderson and Waitakere Community Boards regarding the adoption of the Lower Oratia Stream Reserves Management Plan.

MEMBERSHIP

The Subcommittee shall comprise:

- two members appointed by the Waitakere Community Board
- two members appointed by the Henderson Community Board
- 1 member of the Environmental Management Committee
- the Mayor (ex officio).

Quorum: 3 members

DELEGATED POWERS

1. To prepare and recommend the preparation of the Lower Oratia Stream Reserves Management Plan, including the adoption of the draft Plan.
 2. To hear the submissions to the draft Reserves Management Plan and make recommendations to the Henderson and Waitakere Community Boards regarding the adoption of the Lower Oratia Stream Reserves Management Plan.
 3. To classify or reclassify local parks included in the Management Plan as recommended by the draft Plan and required by the Reserves Act 1977.
 4. To appoint a Chairperson.
3. That public notification of the intent to prepare the Lower Oratia Reserves Management Plan be undertaken in August 2003.
 4. That a report be brought to the first meeting of the subcommittee outlining a detailed programme for the management plan process and requesting nomination of representatives to be on an internal advisory group for the management plan.

Report prepared by: Mandy McMullin, Reserve Management Planner.



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.

WAITAKERE COMMUNITY BOARD APPOINTMENTS

OUTSIDE ORGANISATIONS	APPOINTMENT
Auckland Region Community Boards' Association Executive Committee	Christine Shepherd
Auckland Regional Council, Pest Liaison Group	Rob Taylor
Corban Reserve Workers Memorial Workshops	David Hallett
Footpath Construction: Budget Allocation	Kevin Healy
Friends of Arataki Trust	Kevin Healy
Glen Eden Citizen Advice Bureau	Betty Hanson
Harbourview "People's Park" Working Party Voluntary Membership	Christine Shepherd
Huia/Cornwallis Local Water Agenda Steering Group	Diane Goodley (Alternate: Rob Taylor)
Indoor Youth Facility Project Team	Christine Shepherd
Keep Waitakere Beautiful Committee	Kevin Healy

OUTSIDE ORGANISATIONS	APPOINTMENT
McLaren Park Community Project Steering Group	Christine Shepherd Diane Goodley
Piha/Karekare Local Water Agenda Steering Group	Betty Hanson (Alternate: Rob Taylor)
Piha/Karekare Stormwater Liaison Group	Betty Hanson
Spokesperson for Trees for Babies event	Christine Shepherd
Summerland Drive proposed Community Facility Project Advisory Group	Christine Shepherd
The Weedfree Waitakere Trust	Diane Goodley
West Coast Plan Liaison Group	Betty Hanson
Waitakere Ward Weed Control (Working Party)	Diane Goodley
COUNCIL COMMITTEES	
Community Sport Fund Allocation Subcommittee	David Hallett (Alternate: Diane Goodley)
Hearings Committee	Rob Taylor (Alternate: Diane Goodley)
Kay Road Balefill Site Management Committee	David Hallett
WORKING GROUPS	
Glen Eden Library Working Party	Betty Hanson
Project Twin Streams	Kevin Healy
Wai Care Programme	Betty Hanson and Rob Taylor
Wellbeing Fund Working Party	Diane Goodley

