

**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, 6 APRIL 2004,
COMMENCING AT 7.00 PM.**

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1 APOLOGIES



2 CONFIRMATION OF MINUTES

Ordinary - Tuesday, 2 March 2004

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Waitakere Community Board held on Tuesday, 2 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 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 Waitakere Community Board on the Auckland Regional Council Annual Plan.

B **WAITAKERE RANGES PROTECTION PROJECT PRESENTATION**

Kim Morreseey will make a presentation regarding two community forum days which are being organised for phase two consultation for the Waitakere Ranges protection project. These are:

Forum One

Sunday, 18 April 2004
10.00 am - 3.00 pm
Bible College of NZ Inc
Henderson

Forum Two

Tuesday, 27 April 2004
5.30 pm - 9.00 pm
Te Piringatahi O Te Maungarongo Marae
Massey

This presentation is an update on the project will be given, as well as details of the phase two consultation.

C **LOCAL AUTHORITIES ABILITY TO SET THEIR OWN SPEED LIMITS IN WAITAKERE CITY**

Kitch Cuthbert will make a presentation regarding Local Authorities ability to set their own speed limits in Waitakere City and how this might benefit the City.



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

Highlight for me this month! Becoming a "Kiwi". Having arrived in New Zealand in my mothers arms at the tender age of nine months old I have always considered myself born an Aussie but breed a Kiwi. Recent changes to the Electoral Act, whereby all candidates wishing to stand for Local or Central Government must be New Zealand Citizens, has meant that I have had to become a New Zealand citizen. It has taken me more than six months but I am now there!!

Auckland and Far North Regional Community Board Executive Meeting and Workshops

WOW what a weekend, started a bit slow with the 'official' stuff having to be taken care of first, but the workshops carried out by Yvonne Palmer, Mike Reid and Peter Dow were extremely interesting and informative. I also had the pleasure of having dinner with Yvonne, Peter and Mike and Judy Cohen on the Saturday night. I would like to take this opportunity to thank Darryl Griffin, our Group Manager: Democracy and Support Services for all his support and co-ordination with the Council facility and staff support of the workshops.

Attached is the 'Role Description for Community Board Members'. It is important that this draft role description for community board members is considered by all Community Boards and any submissions on it sent on Yvonne Palmer. There is still the opportunity to change, modify, adjust etc or just feedback that it is ok before the NZCBEC signs it off on 4 May 2004.

Once the description is accepted it becomes the definitive role for community board members. Makes 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.

No Smoking in Schools and Hospitals Etc

I am pleased to read that Waitakere Hospital has provided gazebo's for its staff that choose to smoke. Having driven along Lincoln Road one day recently, past the Waitakere Hospital main entrance, I observed several staff members sitting outside the gates on the block wall 'having smoko'. NOT a good look!!! You can see the same if you drive past some schools at lunch or tea time. I honestly don't care whether people smoke or not (I don't), it's their health and their freedom of choice, but to be forced to do so in a blatantly public place is ludicrous! I know of one school that had a small room set aside, within the school grounds, away from the children's playing area and out of sight and they have had to give this up to sit outside the gate, rain or shine, to have a 'puff'. Stupid!

Inorganic Rubbish Collections

And what about the inorganic rubbish collection. Now that the Auckland City Council have done away with their collections (to cut rates) we have an abundance of ACC ratepayers dumping their domestic, but in a lot of cases commercial and industrial, rubbish literally at our front gates. It's up to us as ratepayers to try and help the Council put a stop to them because it's now OUR rates that are paying for THEIR rubbish collection.

So if you hear or see any trucks illegally dumping rubbish in your area when there is an inorganic collection coming, you don't need to confront them just take their licence plate number and report it to the Council Call Centre (09) 839 0400.

Annual Plan

Yes it's that time of year again for all community groups, Resident & Ratepayers groups and individuals to write and send in their submissions to the Annual Plan. I have been approached by several groups who are asking the Waitakere Community Board to support their submissions. All I ask is that if you are requiring our support of a request for service or to support a project please get the information to me as soon as possible as we will be working on our submission in the very near future.

There are several projects ticking along nicely that I am or have been involved in over the last year or two, (McLaren Park, Indoor Youth Facility, Summerland Drive Facility), and I am looking forward to being able to support and advocate for these through the Annual Plan process.

We have seen some very valuable staff members move on recently from Council and I have personally attended the farewells of Danny O'Donnell from Leisure and Tony Mayow from Strategy and Development. I would like to publicly acknowledge the great work these two gentlemen have undertaken in their fields (I have had the pleasure of working with them both) and I know they will be missed. I would like to welcome Louis Rattray as Danny's replacement and I look forward to working with him.

RECOMMENDATION

That the Chairperson's Report be received.

Christine Shepherd, JP

CHAIRPERSON



7 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
Castle Heights Crossing Point between 169-194 Sturges Road, Henderson Board Member's Request	Consideration of the installation of a pedestrian refuge has been programmed into the Minor Safety Projects list for the 2003/2004 year. However, this is subject to the availability of funds. (This was a late request).	Adam Moller ☎ 836 8000 Ext 8750
Changing Social And Recreational Needs Of Our Rural Communities 3 June 2003 1064/2003	At the June meeting of the Waitakere Community Board it was agreed that the Chief Executive be requested to bring back a report to the Board on the changing social and recreational needs of our rural communities. The changing social and recreational needs of our rural communities will be addressed as part of the new Leisure Strategy process currently underway to replace the current Leisure Strategy, which is ten years old. The scope of the new Leisure Strategy includes recreational and sporting issues in rural areas and is due for completion in eighteen months.	Polly O'Brien ☎ 836 8000 Ext 8559


Issue	Comments	Reporting Council Officer
<p>McLaren Park Community Project 9 September 2002 2766/2002</p>	<p>The McLaren Park Community Project is progressing well with the 2003/2004 objectives and is continuing to increase its profile in the community. The McLaren Park Community Project Community Action Group meets regularly and is currently developing policies, procedures and a constitution to become a legal entity. The McLaren Park Community Project recently held a Community informer consultation day and facilitation training for the group and other community members to assist them to facilitate community discussion and consultation to continue to assess need. The McLaren Park Community Project newsletter is now produced and distributed by community members and delivered to approximately 1700 homes in the area. A McLaren Park Community Project youth group has recently been established with a group of 15 under 16 year olds involved and is run by three young adults with support from the McLaren Park Community Project Coordinator and Community Action Group members. The youth group are planning projects including a youth disco, the development of a youth newsletter to be included in the McLaren Park Community Project newsletter, and a possible youth sports day. The McLaren Park Community Project Coordinator is currently establishing partnerships with various service providers such as YMCA and Barnados to develop after school programmes and school holiday programmes in the area. The Coordinator is also working with Bruce McLaren Intermediate School to establish a homework centre and is a member of the School Gymnasium Committee and Health Team. In addition the McLaren Park Community Project recently supported the McLaren Park Residents and Ratepayers to host a Waitakere Central development meeting for the community to discuss the planned developments in Henderson. Other upcoming events include a McLaren Park Community Project and Project Twin Streams community consultation day on 3 April and a Talent Quest in June.</p>	<p>Polly O'Brien ☎ 836 8000 Ext 8559</p>

Issue	Comments	Reporting Council Officer
<p>Munroe Bridge Project 'Paremuka Bridge' 6 May 2003</p>	<p>The physical works tender was closed on Tuesday, 20 January 2004. Three tenders were received by the closing date. Tender prices were significantly higher than the Engineer's estimate. A submission to the Council has been made to increase the project budget, through the 2004/2005 Annual Plan, by \$600,000. Transfund approved the Council application to increase the project budget from \$1,709,000 to \$2,250,000. The draft Tender Evaluation Report has been completed and it is under review by the Council and an independent Consultant.</p>	<p>Nabeel Hammad ☎ 836 8000 Ext 8516</p>
<p>Removal of Power Poles from Kauri Point Sea Cave Board Member's Request</p>	<p>Consultation with Auckland Regional Council has been undertaken and it has been resolved that work of this nature is a permitted activity. Council staff will therefore now investigate whether the removal of these poles will affect the stability of the bank. Should the investigation confirm that the stability of the bank remain unaffected by these works, Council staff will programme the physical works for later this year in 2004.</p>	<p>Harish Singh ☎ 836 8000 Ext 8953</p>
<p>Karekare Public Toilet Upgrade 6 May 2003 872/2003</p>	<p>The Auckland Regional Council had publicly notified the discharge consent and twenty submissions were received. Of these, 7 were in support and 13 opposed the application. As majority of the submitters wished to be heard, an Auckland Regional Council hearing was held on 4 March 2004. The outcome of this hearing is still pending, however it is expected that a decision will be made before the end of this month. A further public meeting to develop the toilet block design will be held should the consent be granted.</p>	<p>Harish Singh ☎ 836 8000 Ext 8953</p>
<p>Wekatahi / Marawhara Stream Realignment 1 October 2002 2938/2002</p>	<p>Works to realign the streams were successfully completed in late October 2003. A survey was undertaken at that stage and a further survey will be taken in June 2004, so a comparison can be made to see if there are any changes to the positions of the streams</p>	<p>Harish Singh ☎ 836 8000 Ext 8953</p>

Issue	Comments	Reporting Council Officer
<p>Waitakere River Realignment 6 May 2003</p>	<p>Physical works to realign the Waitakere River (to prevent erosion of the 4wd access way) were originally carried out in December 2002. The works were reasonably successful and it was August 2003 before the works had to be repeated. However, due to the number of storms and heavy rains experienced since August 2003, the works were carried out again in October 2003 and again in March 2004. It is expected that it will be at least another six months before the realignment works have to be repeated again. Parks will review the situation later this year to determine whether or not the regular river realignment works are a suitable long-term solution for the erosion issue. If not, Council will then have to consider a longer-term 'hard engineering' approach, such as the installation of gabion baskets or rock structures. This would require further community consultation and another consent from the Auckland Regional Council.</p>	<p>Harish Singh ☎ 836 8000 Ext 8953</p>
<p>Keep Waitakere Beautiful - Trees for Babies</p>	<p>Keep Waitakere Beautiful is planning its Trees for Babies programme for 2004.</p> <p>The following parks have been nominated and would be suitable for planting within the Waitakere Ward. Keep Waitakere Beautiful is seeking guidance from the Board on the final selection of the Park to hold the Trees for Babies event within the Ward.</p> <p>Sites are:</p> <ul style="list-style-type: none"> • Hindmarsh Green - McLaren Park • Owens Green - Laingholm 	<p>Jacki Bird ☎ 836 8000 Ext 8707</p>

Issue	Comments	Reporting Council Officer
<p>Anzac Day Parade Sunday, 25 April 2004</p>	<p>To seek appointment of a Board representative to attend RSA Anzac Day Parades in the Waitakere Ward.</p> <p>In addition to the City's Dawn parade at the Cenotaph, each of the City's RSA's will host its own parade. The Council and the Boards have been invited to nominate official representatives to attend those parades. The Council at its meeting scheduled for Wednesday, 31 March 2004, will appoint Councillors to attend the various parades in the City. 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:</p> <p>Swanson 9.00 am Laingholm 10.30 am Waitakere 11.00 am Piha 2.00 pm</p>	<p>Owena Schuster ☎ 836 8000 Ext 8864</p>

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
<p>Piha Beach Dunes Planting And Fencing 1 July 2003 1359/2003</p>	<p>March 2004</p>	<p>May 2004</p>	<p>Warren Ogilvie ☎ 836 8000 Ext 8561</p>
<p>Piha Aquatic Risk Signage 5 August 2003 1616/2003</p>	<p>March 2004</p>	<p>May 2004</p>	<p>Warren Ogilvie ☎ 836 8000 Ext 8561</p>
<p>Project Twin Streams - Community Board Participation 5 August 2003 1620/2003</p>	<p>March 2004</p>	<p>May 2004</p>	<p>Tony Miguel ☎ 836 8000 Ext 8294</p>
<p>Piha / Karekare and Huia / Cornwallis Local Water Plan Issue from the Environmental Management Committee</p>	<p>March 2004</p>	<p>May 2004</p>	<p>Tony Miguel ☎ 836 8000 Ext 8294</p>

REPORTS PENDING			
Subject	Date Requested	Report Due	Reporting Officer
Watercare Waitakere Water Supply Dams Environmental Management Committee 12 August 2003 1709/2003	March 2004	May 2004	Tony Miguel  836 8000 Ext 8294

RECOMMENDATIONS

1. That the Committee Secretary's Report be received.
2. That the Waitakere Community Board nominate a representative to attend each of the following RSA Anzac Day Parades in the Waitakere Ward on Sunday, 25 April 2004:

Swanson 9.00 am
Laingholm 10.30 am
Waitakere 11.00 am
Piha 2.00 pm
3. That the Waitakere Community Board is requested to give guidance on the final selection of the Park to hold the Trees for Babies event within the Waitakere Ward.

Report prepared by: Owena Schuster, Committee Secretary



8 SEIBEL ROAD GIVE WAY CONTROL

PURPOSE OF THE REPORT

The purpose of this report is to seek the approval of the Waitakere Community Board to establish a 'Give Way' control on Seibel Road at its intersection with Vineyard Road.

BACKGROUND

Council has received several complaints from residents about motorists causing confused at the uncontrolled intersection of Seibel Road and Vineyard Road. Council staff have assessed the issues relating to the complaint, and consider that a Give Way Control is warranted at this 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. 'Give Way' controls are an effective way of clarifying traffic priorities and reducing crashes and ensure efficient and safe movement on roads.

ISSUES

The non-existence of a priority traffic control at the intersection can confuse drivers especially when heading east on Seibel Road and turning right in to Seibel Road from Vineyard Road. Residents have seen or experienced a few near misses.

A1

Even though general give-way rules should apply at this uncontrolled intersection, due to its topography some drivers see Seibel Road as a continuation of Vineyard Road and other drivers treat Vineyard Road as the main road, as attached at page A1. Council staff investigated residents' concerns and established the following facts:

- Vineyard Road carries an average daily traffic of 317 as opposed to 153 vehicles in Seibel Road.
- Vineyard Road is a link road that connects Candia Roads and Coulter Road and Seibel Road is a short dead-end road.

A 'Give Way' control is an effective way of reinforcing intersection priorities, it is recommended to install the control in Seibel Road considering the factors given above. The residents whose frontages are affected by the proposed 'No stopping At All Times' control were consulted and no objection received.

RESOURCES

The necessary traffic signs and markings can be implemented from the existing Traffic Signs Maintenance and Road Marking Maintenance budgets.

CONCLUSION

The proposal to establish 'Give Way' control on Seibel Road at its intersection with Vineyard Road is an effective way to improve traffic safety at this intersection.

RECOMMENDATIONS

1. That the Seibel Road Give Way Control report be received.
2. That in relation to Seibel Road and Vineyard Road:
 - (a) That all existing parking restrictions or limitations (affected, or superseded, or replaced by this resolution) applicable to Seibel Road and Vineyard Road, imposed by any prior resolution (including resolutions of any former authority) cease to have any force and effect as from the date of this determination provided however that any current enforcement action by way of prosecution arising from, or infringement notice issued in relation to, any non-compliance with or breach of any such parking restriction or limitation be 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 controls be now resolved to be specified and imposed namely:
 - A 'Give Way' control be established on Seibel Avenue at its intersection with Vineyard Road.
3. That the appropriate signage and markings, in accordance with the Traffic Regulations 1976, be hereby approved to be put in place to properly establish, delineate and record the said 'Give Way' control.

Report prepared by: Upali Ileperuma, Transport Engineer.

9 **FREESTONE PLACE ROAD CLOSURE**

PURPOSE OF THE REPORT

The purpose of this report is to recommend to the Waitakere Community that the link road at the end of Freestone Place, Waitakere be closed.

BACKGROUND

Members of the community have expressed concerns with regard to traffic and pedestrian safety due to the configuration of this link road. As well a number of meetings have been held with residents to identify the issues and mitigation measures.

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 for all, for access, communication and safety.

Under the Local Government Act, Council has a responsibility to provide for the well being of its community in terms of social, cultural, economic and environmental outcomes. In this context, ensuring public safety is permanent.

ISSUES

Given the concerns expressed by the community, the key issues to be addressed are as follows:

- Traffic and pedestrian safety; and
- Providing road linkages

To address the above, three options have been considered, as follows:

- Status quo; this does not address safety issues;
- Modify the existing link road; this option mitigates safety issues, but does not totally ensure public safety; and
- Close the link road; this is the only option that achieves the safety objectives.

A2-A15

A detailed technical report is attached at pages A2 to A15.

RESOURCES

The necessary road closure can be implemented from the existing Road Maintenance budget.

CONCLUSION

In view of the concerns expressed by residents, it is recommended that the Waitakere Community Board recommends to Council that the link road at the end of Freestone Place be closed, in accordance with the procedure set out in the Local Government Act.

RECOMMENDATIONS

1. That the Freestone Place Road Closure report be received.
2. That it be recommended to Council that the link road at the end of Freestone Place, Waitakere be closed, in accordance with the procedures set out in the Local Government Act.

Report prepared by: Tony Miguel, Group Manager: Asset Management.



10 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

A16-A17

Community Board Members in Waitakere City are encouraged to take advantage of the opportunity presented, by studying the draft role description, attached at pages A16 to A17, 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.



11 DRAFT DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY AND SCHEDULES

PURPOSE OF THE REPORT

A18-A19

This report brings the Draft Development and Financial Contributions Policy and Schedules to the Waitakere Community Board for information prior to Annual Plan 2004/2005 consultation. The policy cover sheet is attached at pages A18 to A19. 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, eg. 'network infrastructure' such as public transport.

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

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

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

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

Policy Summary

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

Network Infrastructure: Schedule A

Roading
Public Transport
Water Supply
Waste Water
Stormwater

Community Infrastructure: Schedule A

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

Existing Works (from 2001): Schedule B

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

ISSUES

Economic Impact on the City

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

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

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

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

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

Costs of Growth

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

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

Consultation

The project plan identifies key stakeholders as:

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

Peer Review Process

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

Support for Strategic Objectives

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

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

Relationship with Financial Contributions

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

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

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

Reserve Contributions

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

Review Period

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

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

RESOURCES

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

CONCLUSION

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

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

This agenda item brings the draft policy to 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.



12 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
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
Keep Waitakere Beautiful	Christine Shepherd
Huia/Cornwallis Local Water Agenda Steering Group	Diane Goodley (Alternate: Rob Taylor)
Indoor Youth Facility Project Team	Christine Shepherd
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
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)
Lower Oratia Stream Reserves Management Plan Subcommittee	Kevin Healy 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

