

NOTICE OF MEETING

CITY DEVELOPMENT COMMITTEE

I hereby give notice that an Ordinary Meeting of the City Development Committee will be held on:-

DATE: **Monday, 9 December 2002** **TIME:** **9.30 am**

VENUE: **Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City**

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



4 December 2002

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Councillors	CA	Stone (Chairperson)
	GB	Presland (Deputy Chairperson)
	DQ	Battersby, JP
	BA	Brady, JP
	JM	Clews, QSO, JP
	RP	Dallow, QPM, JP
	AC	Fenton
	OE	Hoskin, JP
	PA	Hulse
	JP	Lawley
	GE	Nash, JP
	VS	Neeson, JP
	GW	Russell
	DA	Yates, JP

Mayor, Bob Harvey, QSO, JP (ex officio)

(Quorum 5 members)

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

**AGENDA FOR AN ORDINARY MEETING OF THE CITY DEVELOPMENT COMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON MONDAY, 9 DECEMBER 2002
COMMENCING AT 9.30 AM.**

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1 APOLOGIES



2 URGENT BUSINESS

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

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



3 CONFIRMATION OF MINUTES

Ordinary - Monday, 11 November 2002

RECOMMENDATION

That the minutes of the Ordinary Meeting of the City Development Committee held on Monday, 11 November 2002, as circulated, be taken as read and now be confirmed.



4 PETITION

The Chairperson has approved the receipt of a petition from Ms Raven Rowe concerning the positioning of the new New Lynn Library. Ms Wynne Goddard will speak on behalf of Ms Rowe.

The petition reads as follows:

"We present this petition on behalf of residents of Waitakere City Council who are concerned about the positioning of the new New Lynn Library.

We wish you to consider all options so that the best possible site is procured and the building takes into consideration the needs of all of the residents of New Lynn and Waitakere City in terms of design, use, access etc.

The Library borrowers who have signed this petition ask that you do not consider the BNZ building as a possible site. Reasons given by those signing this petition include:

- parking and access: on 26th November car parking spaces were counted in the parking area behind the BNZ (38 spaces) and above the Library at Lynmall (88 spaces). This was at a peak period when the Library was open.*
- the distance from Lynmall - customers want one stop shopping and only having to park their car once*
- the distance from the Bus station particularly for elderly folk and safe access for children waiting for collection after school. Do we want our children exposed to a massage parlour and 2 bars?*
- Too small - from observation it would appear that the BNZ is no larger than the current temporary building which is far too small for the use made of it - study, storytelling, holiday programmes. It needs to create a user friendly atmosphere with plenty of room.*

In addition private facilities need to be provided for for the CAB and there is the added foot traffic and queues generated by the Service Centre on rate days. Originally there were also talk of providing rooms for meetings and the BNZ building would be too small to provide this much needed facility.

Because of the current inadequate temporary building the Library is currently in, we ask the Council consider the new position of the Library, Service Centre and CAB complex be situated on Council owned land adjacent to Lynmall Shopping centre.

Currently Council is looking at moving Henderson Library back into the shopping centre, why move New Lynn Library away from the shopping centre.

We ask that you seriously consider the wishes of the residents of Waitakere City who have signed this petition."

For guidance of Councillors, Standing Orders has the following provision in regard to petitions:

1. The petition shall comprise less than 500 words and shall not be disrespectful, nor use offensive language or make statements made with malice.
2. A limit of five minutes shall be permitted for the person to present the petition.



5 NORTHERN STRATEGIC GROWTH AREA NEWSLETTER

PURPOSE OF THE REPORT

The purpose of this report is to inform the City Development Committee of the intention to initiate a newsletter tentatively called "the Northern News".

BACKGROUND

The Northern Strategic Growth Area of the City has a large number of interrelated projects that will affect the future development of the City. Until recently there has been considerable uncertainty over the future of the Whenuapai and Hobsonville airbases. Both of these projects will be key influences over development of Northern Strategic Growth Area. There is now more certainty over some aspects of the future of these projects, and there is an obligation for Council to provide information in a timely manner to the communities affected. Successful sustainable development of the Northern Strategic Growth Area will also require a consultation programme with the community.

ISSUES

There are a number of key projects and a plethora of related projects currently underway or planned for the Northern Strategic Growth Area. These include:

- the Upper Waitamata Harbour water quality study;
- Hobsonville Project;
- Whenuapai Project;
- Rural Structure Planning;
- Local Water Agenda;
- State Highway 18 and 16 Motorway Construction;
- Massey North, Hobsonville Corridor Planning Studies.

Thus far Council's communications have been dealt with separately by each project. However, with Government decisions pending around Whenuapai and Hobsonville it is now possible to push forward with the planning for the Northern Strategic Growth Area in a more integrated manner. A workshop will be held for Councillors early in the New Year to explore the issues facing the Council and discuss the planned programme of work to resolve these issues.

In order to reflect the integrated nature of the planning work that Council will be undertaking, a communications strategy will need to be developed. Work has already commenced on development of this strategy, and it has become apparent that the regular newsletter to residents of the entire Northern Strategic Growth Area is required to ensure that the community has the information needed to engage in meaningful consultation over the next few years. The newsletter is intended to build interest in the "programme" of projects, and will include a combination of good factual information, Council's position on issues, and "international best practice" type pieces to build interest, support, and ownership within the community. By addressing the entire Northern Strategic Growth Area, it is intended that issues affecting the community can be considered in context of the wider picture and Council's strategy for development.

To implement this proposal, it is proposed that the current "Corridor News" newsletter which reaches residents in the Hobsonville Corridor/Massey North areas will be built on and expanded to become the "Northern News".

It is proposed that the elected members currently involved in the Hobsonville Corridor - Massey North consultations be appointed to assist and advise on communication and consultation for the Northern Strategic Growth Area, and that each addition of the newsletter be approved by the communications and facilitation group before release.

RESOURCES

Communications for the Northern Strategic Growth Area has been provided for in the current annual plan.

CONCLUSION

It is proposed that a regular newsletter be circulated to residents of the Northern Strategic Growth Area to inform the community of the various issues that face the City and projects that are currently underway. This will provide the community with information to allow meaningful consultation as the planning process for the Northern Strategic Growth Area progresses.

RECOMMENDATIONS

1. That the information be received.
2. That the elected members currently involved in the Hobsonville Corridor – Massey North consultations be appointed to assist and advise on communication and consultation for the Northern Strategic Growth Area.
3. That each edition of the newsletter be approved by the communications and facilitation group before release.

Report prepared by: Fraser Henderson, Strategic Projects Manager.



6 UPDATE ON THE CORBAN ESTATE WORK PROGRAMME AND ST. MICHAELS CHURCH RESTORATION

PURPOSE OF THE REPORT

To update the City Development Committee on the proposed work programme for the current financial year leading to the development of a 'concept plan' in 2004 for the redevelopment of the Estate into a comprehensive arts centre. Also included in this report is an update of the proposed partnership and restoration of the St Michaels Church that is currently located on the Corban Estate.

BACKGROUND

Corban Estate Arts Centre

The Waitakere Arts and Cultural Development Trust (WACDT) signed a lease on four historic building complexes on the Corban Estate in June 2001. The rest of the property and general maintenance of the Estate is managed by Council. In October of 2001 a staff member was appointed as Director of the Corban Estate Arts Centre (CEAC) and since that time the Director has successfully created, managed and operated a number of events including the Corban Centenary event, regular arts and product markets, performance evenings and a continual programme of workshops and seminars across a variety of art disciplines.

In this time the restoration of the original Corban homestead into three gallery spaces, a gallery arts shop, dedicated teaching spaces and offices has been completed.

Council supports the Corban Estate Arts Centre with an operational grant each financial year and the Corban Estate Arts Centre supplements the grant through income earned from classes, events and studio rentals.

A report will be going to the Finance and Operational Performance Committee in December 2002 with a recommendation to negotiate and conclude a lease with the Pacific Island Advisory Board (PIAB) for the World Rooms and the adjacent ancillary area at the Corban Estate. The Pacific Island Advisory Board require additional space to operate and grow their current programmes.

It is Council's intention to develop a comprehensive arts and cultural centre on the Estate and during the next two years a work programme is proposed that will gather all relevant material to inform the development of a 'concept plan' that will guide all future development on this site.

St Michaels Church

In 1997 a resource consent was granted to transport St Michaels Church from its original site at 425 Great North Road, to the Corban Estate at the rear east side of the historic homestead.

A Conservation Plan was prepared as part of the resource consent application, it provided the following information:

- that the relocation of the church was the only option for its survival;
- that the church although visually dilapidated, is in a reasonable condition and capable of being conserved so that its heritage value (Category 3 Heritage Item in the Proposed District Plan) and character can be fully appreciated on its new site;
- that the setting on Corban Estate is also far more sympathetic to the heritage character of the old church than its previous location.

Restoration of the church was proposed as part of the resource consent. The restoration will enable the church to be managed and used for small event performances as part of the Corban Estate Arts Centre programmes.

The Henderson Heritage Trust (HHT) who previously restored the Falls Hotel, is keen to undertake the restoration of the church.

STRATEGIC CONTEXT

The Corban Estate has the potential to become a major arts and cultural facility for Waitakere City and provide a unique regional attractor within the Henderson town centre area. Council's Arts and Cultural Strategy proposes this project as a priority for the City. Within the Henderson concept plan and work programme it is referred to as development area 'precinct 4' and a number of initiatives are included in the wider work programme that will integrate the 'Centre' into the town centre, Civic Centre and tertiary area, the leisure facilities and the public transport systems. Development of this site will contribute to achieving Council's strategic objectives while providing a unique environment for leisure and educational activities.

ISSUES

Corban Estate Future Development Planning

A workshop with Councillors, members of Waitakere Arts And Cultural Development Trust, and appropriate staff took place in August 2002 to discuss current and future uses of the estate and the future work programme. Discussion and feedback from this workshop will be fed into the concept planning stage. Over recent years there has been numerous input to what people wish to see established on the site and these suggestions will also be taken forward for further discussion and feasibility study during the pre-concept planning stage.

The buildings and landforms on the site currently range from historically significant and valuable, through to buildings that will become expendable and provide land for the future arts centre development opportunities. The proposed 'concept plan' will provide an overall framework creating a vision and rationale that will provide confidence for discussions with potential development partners or future sponsors of specific projects.

Prior to the development of the 'concept plan' some feasibility work is required regarding the proposed performing arts centre. Searching for the right partner for this project could be done by a similar process to the 'Request for Proposal' being developed for the New Lynn Library. This would see a Development Partnership document being developed which sets out the attributes of the site, the intent, development features, Council's objectives and identifies additional benefits and commercial 'spin offs' for an operator being involved in a unique facility for Waitakere City.

The following proposed work programme will involve staff from across Council, Corban Estate staff, Waitakere Arts and Cultural Development Trust, Pacific Island Advisory Board user groups and key stakeholders.

Proposed Work Programme

November 2002 - May 2003

Continue meetings with key stakeholders to inform the 'concept plan'.

May - July 2003

Develop consultant's briefs for identified property/performing arts centre feasibility studies.

July 2003

Tender above studies.

December 2003

Develop the brief for the 'concept plan'.

March 2004

Undertake 'concept plan'.

Reporting to the Council Committee and Waitakere Arts and Cultural Development Trust will be undertaken as appropriate.

Development of the Corban Estate Concept Plan will be undertaken in conjunction with the planning and implementation of the Rotary Park art pedestrian project, and the Henderson Gateways pedestrian landscape project, to ensure linkages with other work in the Henderson town centre.

St Michaels Church Restoration

A meeting was held in October 2002 between members of the Henderson Heritage Trust, Waitakere Arts and Cultural Development Trust, the Corban Estate Director, the Mayor and Council staff to discuss a way forward to undertaking the restoration of St Michaels Church.

The Henderson Heritage Trust are keen to undertake the restoration of the church in a timely fashion, to a high standard and work in conjunction with Council and Waitakere Arts and Cultural Development Trust to achieve the outcomes and requirements to suit all parties.

A Memorandum of Understanding (MOU) is proposed to be drawn up between the Council and Henderson Heritage Trust to make clear each parties rights and obligations during the process.

Council will remain the owner of St Michaels at all times throughout the process and all parties will negotiate to arrive at a consensus on the following matters:

- the exact positioning of the church;
- the form, extent and scale of the renovation of the church;
- the standards and specifications for the renovation of the church;
- a programme specifying dates by which the removal and renovation shall be accomplished.

Currently the Henderson Heritage Trust is investigating likely funding options and will report back to Council when this is achieved, at which time the Memorandum of Understanding will be drawn up.

A report will be presented back to the City Development Committee when appropriate information is available.

RESOURCES

Corban Estate Future Development Planning

A budget for the above work programme will be presented to the Draft Annual Plan for 2003/2004 for consideration.

St Michaels Church Restoration

All costs relating to the restoration project will be provided by the Henderson Heritage Trust. Undertaking the project is reliant on Henderson Heritage Trust acquiring the necessary funding.

CONCLUSION

Undertaking a 'concept plan' for the future development of the Corban Estate Arts and Cultural Centre will ensure all relevant information is collated, appropriate feasibility studies commissioned and consultation with all key stakeholders is included in the design.

Investigating likely development partnerships is also important, to explore opportunities that may improve the long-term commercial viability for the facilities.

A number of attempts have been made in the past to present development options for the Estate and for a number of reasons these have not come to fruition. The timing now appears to be appropriate for development of the site, as Council has made several strategic building decisions for central Henderson, the Henderson Concept Plan is starting to be implemented and the current management of the site is producing successful programmes. Integrating this site into the wider area projects is vital to its success.

The restoration of St Michaels Church is compatible with the above projects and will achieve a quality outcome to further enhance the Corban Estate while providing another unique heritage venue.

A1-A2 The Henderson Projects Timeline and the related Henderson Map are attached at pages A1 to A2 for reference.

RECOMMENDATION

That the information be received.

Report prepared by Janet Hannan, Strategy and Development



7 PIONEER PARK ACQUISITION AND ENHANCEMENT PROGRAMME

PURPOSE OF THE REPORT

To update the City Development Committee on the purchase of Pioneer Park, and to seek approval to investigate the development of the Wine Interpretation Centre Café/Restaurant and Oratia Stream walkway on Pioneer Park.

BACKGROUND

Pioneer Park

At its meeting on May 2002, the Environmental Management Committee resolved to publicly notify two notices of requirement for two designations for land situated on the corner of Alderman Drive and Ratanui Street in Henderson. The appeal period for the two designations (Reserve purposes and Road Widening) has expired and no appeals have been lodged with the Environment Court so the designations are effectively in place and will be inserted into the Proposed District Plan.

To date Council and the Department of Corrections have not been able to agree on a purchase price for the land therefore the following agreed process is underway. Planners and roading engineers representing the two parties have met to discuss the development constraints on the site that will impact on the final value. Their report will be presented to the parties valuers who will determine an agreed valuation. It is expected this situation will be settled during December 2002.

Wine Interpretation Centre

The Henderson Design Workshop held in September 2002 placed importance on using the Pioneer Park as the linking factor between the Council's leisure facilities at Cranwell Park and the Henderson town centre and Civic Centre. Initiatives were proposed that would allow the public to access the green knoll, enhance Pioneer Park, create street and stream integration and provide a safe pleasant walking environment between the two areas.

The proposal put forward was to develop a wine industry interpretative and tasting cellar combined with a café restaurant facility located at the foot of the grassy knoll interfacing with the Alderman Drive pedestrian route. It is likely this would be developed and operated by a private investor.

Oratia Stream Edge

The Oratia Stream edge would be enhanced with a direct walking link between Cranwell and Falls Parks and the Trading Place Civic Centre area. This area would consist of walkways along the stream edge, access to the Pioneer Park, and form part of an ongoing walking connection through the town centre to Westfield's Mall and beyond. These initiatives form part of the overall work programme in the 'Precinct 2' areas within the Henderson Plan and contribute to the wider walking linkages.

STRATEGIC CONTEXT

Henderson is one of the three major town centres in Waitakere City and is recognised as a key centre in the Urban Strategy. It is the city's most centrally located town centre. It is located on the rail corridor and has the largest percentage of retail floor-space and community facilities. There is significant opportunity for further development and redevelopment. Good planning and co-ordination are essential to ensure Henderson consolidates its critical position as a key working environment and employment locality, hence furthering Council's objectives in creating a sustainable city.

ISSUES

'Precinct 2' in the Henderson work programme focuses on initiatives for future development that will eventually link the Sports Stadium, Tui Glen, the Cranwell Park recreation facilities, Pioneer Park and the Oratia Stream into the Henderson town centre, Civic Centre and public transport systems.

All of these areas attract large numbers of people who currently visit each facility but do not have the ability to walk between the attractions because the routes and activities are not integrated in a pleasant or safe way. The result is to the detriment of the Henderson economy and the ability for social interaction.

Wine Interpretation Centre

A3 The proposed Wine Centre on Pioneer Park will create an interesting highly visual attraction from the Cranwell Park vicinity. Activities such as a Waitakere wine industry interpretation presentation area, café and restaurant with daytime night time operating hours in this centre, will provide round the clock activity keeping the area bright, active and safe, providing constant surveillance overlooking the walking route along Alderman Drive to Ratanui Street. The building design could reflect the traditional cellar style building with a turf roof, heavy timber beams and rock walls. (See page A3)

To undertake the above development there may be several options available for Council to explore to minimise Council's risk while still achieving the desirable outcomes. Construction and operation of this type of development is not likely to be in Council's interest to undertake. The aim would be to find those with the ingenuity and commercial acumen to create and then realise this development opportunity. Searching for the right partner would involve the development of a 'Request for Proposal' which sets out the attributes of the site, the intent, development features, Council's objectives, including additional benefits and commercial 'spin offs' for an operator being involved in a wider development plan for Henderson.

Oratia Stream Walkway

A concept plan for the development of the Oratia Stream walkway and Pioneer Park enhancement to enable access and usage of the green knoll is required. It is proposed this would be designed during the 2003/2004 financial year undertaking implementation in 2004/2005.

It is important the timing of the proposed initiatives for all of the Pioneer Park area are completed to meet with the completion time of the Civic Centre development in Trading Place. This will enable direct pedestrian linkages between the Civic Centre, the leisure and parking facilities.

A4

Enhancement of the stream frontage, access to the Pioneer Park, and the wider green network will offer an attractive and useful natural environment for the public and the increased staff numbers and students that will be positioned in the immediate area. Refer attachment at page A4.

RESOURCES

It is proposed that the development of 'A request for Proposal' document for the wine interpretation centre will be undertaken in early 2003 and will be facilitated by Strategy and Development.

The development of a concept plan for the Oratia Stream walkway and enhancement of Pioneer Park will be undertaken in the 2003/04 financial budget year.

A budget for the Oratia Stream and enhancement of Pioneer Park Concept Plan will be presented to the 2003/2004 draft annual plan.

CONCLUSION

It is important to capitalise on local accessibility by investing in improving the public realm and seeking to improve the pedestrian amenity, with the key objective to get people out of their cars and moving in desired directions on foot contributing to the local economy as they walk.

Attractions are necessary to generate high foot traffic pedestrian flows, stimulate significant business and employment opportunities while developing vibrant safe pedestrian routes between the current economic sectors. This is the aim of the development of the wine interpretation centre on Pioneer Park.

Improvements on the Pioneer Park and Oratia Stream areas will benefit the availability for people to have pleasant meeting places, partake in the heritage of Henderson, improve the riparian amenity and provide direct foot linkages between key facilities.

A5-A6

The Henderson Projects Timeline and the related Henderson Map are attached at pages A5 to A6 for reference.

RECOMMENDATIONS

1. That the information be received.
2. That the City Development Committee approve the development of the 'Request for Proposal' for the development of the wine centre café/restaurant.
3. That the City Development Committee approve the development of a concept plan for the Oratia Stream walkway and enhancement of Pioneer Park.

4. That the proposed budget for the implementation of the Oratia Stream and Pioneer Park enhancement concept plan be brought back to the draft 2003/2004 Annual Plan.

Report prepared by: Janet Hannan, Strategy and Development.



8 NEW LYNN REQUEST FOR PROPOSALS PROCESS - UPDATE

PURPOSE OF THE REPORT

This report seeks to update the City Development Committee on implementation of the New Lynn Heart project Request For proposals process.

BACKGROUND

At the Council meeting of Wednesday 27 November 2002, issues were raised concerning the following recommendations passed at the City Development Committee meeting of Monday 11 November 2002 in relation to the confidential report entitled "New Lynn Library Development Options":

1. *That staff initiate a Request For Proposals process for the New Lynn Heart development as outlined in the report. The process shall provide an opportunity for a partnership between Council and the private sector in providing a library, service centre, Citizens Advice Bureau and/or completing Memorial Square and McCrae Way. The proposal shall also explore the opportunity to achieve an integrated car park building, complementary activities above the libraries, connections between the mall and the older shopping area, and complimentary retail.*
2. *That Waitakere Properties Limited be briefed to manage the New Lynn Request For Proposal process, beginning with securing options on key adjacent landholdings.*
3. *That a progress report be brought back to the Finance and Operational Performance Committee at the Development Agreement milestone.*
4. *That the New Lynn Heart Request For Proposals process remain confidential until the formal launch at the Mayoral Function with local business people on Monday 25 November 2002, to be followed by the recommended communication programme.*

3255/2002

The Chief Executive gave an undertaking to look into the implementation of the Request For Proposals process recommendations, and in particular the implementation of the brief to secure property options.

Staff will provide a further verbal update at the Committee meeting.

STRATEGIC CONTEXT

The Heart of New Lynn project is focused on finding a way to create a civic square, and a Library, Service Centre and Citizens Advice Bureau, integrated with destination retail along a high-quality public street environment connecting Great North Road through to the transit interchange, and improving the link between Mall shopping and the wider shopping area. This was to be implemented within Council's vision of sustainability while providing opportunities for improved parking, street and pedestrian connections, long-term intensification and residential/office mixed-use development.

The Request For Proposals process commissioned at the November City Development Committee meeting aimed to invite the private sector to register interest in working with Council to achieve that vision.

ISSUES

Since the City Development meeting of November 11, staff have progressed the Request For Proposals process as follows:

Step 1: Communicate with the market

- Announcement of process to local New Lynn businesspeople: Monday, 25 November 2002 - This was the second stage in a communication process designed to emphasise that Council values the relationship with local businesspeople and wants to see their involvement with any major New Lynn development process. The first meeting was targeted at the small and medium businesses, but the second meeting also included other key stakeholders such as McDonald's, AMP and Stagecoach and the Totara/ Great North Road/ Todd property owners. It was well attended and the process announcement was well received. Issues raised included the desire to be involved as far as possible with:
 - drafting the evaluation criteria, and a key concern was selecting a proposal or proposals that could be achieved within a "speedy" timeframe. It was agreed the draft criteria would be circulated for comment.
 - being resourced to participate in the process. It was suggested those interested contact Waitakere Properties Limited Chief Executive Allan McGregor for further advice in this regard.
 - being kept in the communication loop on progress. It was agreed that this would be done.
- Press statement to announce the process to a wider audience and invite enquiries - This was released on the week of November 25 to the Western Leader, National Business Review, Herald Business and The Independent.

A7 The statement is attached at page A7.

- Key contacts and discussion - This is targeted at cold-calling development construction companies and developers who have not yet been active in the city, and may include hosting site visits and so on to generate interest and develop credibility. Meetings are also being held with large local property interests and those developers already active in the city.

Step 2: Draft Request for Proposals document

A8 This component is in train and will be further updated verbally at the meeting. A draft of the Evaluation Criteria is attached at page A8 for consideration by the meeting. It is intended this will also have been circulated among the local business community for comment before the Committee meeting.

Draft timeline for remaining process inviting Proposals:

- mid-January 2003 - Request For Proposals document issued;
- end-February 2003 - Proposals deadline;
- March 2003 - Assessment of proposals;
- early April 2003 - Report to Finance and Operational Performance Committee recommending preferred proposal or proposals for further negotiation;
- mid-April 2003 - Tenders Committee sign-off on preferred proposal or proposals;
- end-April 2003 - Detailed proposal negotiation begins.

Flexibility

All communication is aiming to emphasise the flexible nature of the Request For Proposals process. The proposals could address all or part of the Council's vision for the Heart of New Lynn, and may offer to bring further property to the negotiating table, or additional finance, or other contributions, combined with a variety of different development concepts. Council retains the right to consider further negotiation on more than one proposal, or to reject all proposals.

However, all interested parties registering a proposal must outline the concept they are proposing and demonstrate their commitment and capability to deliver on that concept.

RESOURCES

There are no further resource considerations subsequent to the November report.

CONCLUSION

The Request For Proposals process is progressing well, as signed off by the November City Development Committee meeting.

RECOMMENDATIONS

That the information be received.

Report prepared by Janet Cole, Project Manager: Revitalisation.



9 BUS SERVICES AND INFRASTRUCTURE UPDATE

PURPOSE OF THE REPORT

This report provides an update to the City Development Committee on bus transport in Waitakere City in relation to the rest of the region and recommends establishing a work programme to significantly increase bus patronage in Waitakere City.

BACKGROUND

The Council is seeking to increase the usage of passenger transport within the City. To date efforts have focused on the rail corridor and it is expected that this project will begin to be delivered in the next financial year.

The draft Strategic Plan proposes a target that at least half the population will regularly use passenger transport by 2020. As an indicative figure for current use, approximately 11% of residents regularly use passenger transport (from a survey of a sample of residents aged 18 and over in 2000). The draft Strategic Plan also proposes intensification of housing in town centres and along major public transport routes. The investment decisions already made for rail are expected to produce a significant increase in rail patronage. When ferry services are established in the city, ferries will also produce some increase in passenger transport usage. The other major source of increased passenger transport use will be buses.

In anticipation of the Council adopting the target for passenger transport proposed in the draft Strategic Plan, officers have begun reviewing the state of bus service provision in the City. Work to date on that review is provided in this report. Officers have also begun planning for the development of a bus strategy for the city, which will be brought forward as part of the Annual Plan process. That strategy will look at how to leverage more bus usage within the context of the already agreed rail and ferry investments.

There are a number of policy documents that provide the context for bus transport. These include:

- Regional Land Transport Strategy - a regional strategy that promotes increased public transport along transport corridors;
- Regional Growth Strategy - a regional strategy that identifies areas for intensification along transport corridors and areas for new growth;
- Auckland Transport Study - a detailed study by the Auckland Regional Council that produced the Auckland Passenger Transport model and information that support the regional passenger transport strategy and action plan;
- Waitakere Integrated Transport Strategy - a strategy that outlined how the Council sought to approach transport in the City;
- Waitakere and Auckland Isthmus Passenger Transport Study - a joint study which recommended more night and weekend services, higher peak and inter-peak frequencies on major routes and cross town services.

Over the past ten years, the Council has focused on improving the rail system and encouraging development in urban villages along the rail line. There has also been steady residential growth, including areas away from the rail line, for example Te Atatu Peninsula and West Harbour. Traffic has increased, with steady population growth and continued reliance on motor vehicle as the main means of travel. While travel on roads in Waitakere City is relatively free flowing, there is congestion at peak hours, particularly on the state highways and feeder roads.

As Waitakere City is developing its Long Term Council Community Plan, it is appropriate to consider where Council is now and what its focus should be on bus transport for the next 20 years.

A9-A18

The attachments at pages A9 to A18 contains an update on bus transport in Waitakere City in relation to the rest of the region based on information gained from discussions with key parties in the region.

STRATEGIC CONTEXT

To date limited progress has been made towards the passenger transport targets in the draft strategic plan, reflecting the focus on the rail project:

- the share of morning peak hour journeys into Auckland through New Lynn and down the North West motorway by bus or train has decreased rather than increased over the last 10 years;
- the number and proportion of residents travelling to work by bus has decreased over the last 10 years rather than increased;
- in 2001/2002, there was an 8.7% increase in the number of bus trips and 4.5% increase in the number of rail trips along the Western Corridor.

Detailed information on the above is in the attached update.

Bus priority measures taken in the region were initiated in Auckland City where congestion was greatest. North Shore has also implemented a number of bus lanes and priority measures. As congestion is growing in other parts of the region, other Councils are starting to also take steps to allow better passage of buses.

Decisions about bus transport need to be considered in relation to the impacts on the community, economy and the environment. A bus strategy needs to be integrated with the Regional Growth Strategy, North West Sector Plan, the District Plan, economic development strategy, leisure strategy and other strategies. Consideration will also need to be given to the relative priorities of travelling by bus and other modes of transport along transport routes.

ISSUES

The broad issues outlined in this report are:

1. Aligning with regional initiatives and other strategies.
2. Bus services.
3. Bus infrastructure.
4. Information and communications.
5. Residents' feedback.
6. Work programme and budget.

Aligning with Regional Initiatives and Other Strategies

Transfund NZ and Infrastructure Auckland provide funding for bus infrastructure.

Auckland City and North Shore City have taken a lead role in relation to:

- introducing bus priority measures;
 - increasing frequency of services and bus patronage; and
 - introducing a real time information system and bus signal pre-emption system.
- Infrastructure Auckland has approved grants of \$40 million for the North Shore busway and \$45 million for the Britomart interchange. Significant City Council contributions to the capital cost of those projects were required.

The bus priority measures taken by Auckland and North Shore Cities have enabled a faster flow of buses and more services provided to cater for increased demand. Auckland and North Shore have had the first opportunity to:

- seek additional funding from the Auckland Regional Council, Transfund NZ and Infrastructure Auckland;
- trial new systems and set norms for the region (for example, the real time information system) although Waitakere City was the first to use a green painted bus lane situated at Westgate;
- devote time from staff at the Auckland Regional Council and bus operators to those measures.

Waitakere City residents benefit from these improvements when travelling to and from Auckland City. With that has come higher expectation and demand for improved services and facilities in Waitakere City.

There have been a number of improvements to bus infrastructure over the last few years:

- new bus interchanges at Westgate, New Lynn and Glen Eden;
- increased number of bus shelters;
- bus priority measures at traffic lights at the New Lynn transport centre, Railside Avenue Henderson, Rathgar and Swanson Road intersection and bus priority access at Westgate;
- a bus 'slip lane' at the Te Atatu off ramp heading west;
- bus shoulder lanes along State Highway 16.

The bus strategy for Waitakere City will be developed to ensure that whatever steps taken to increase bus patronage fit with other strategies and take into account the impacts on the community, economy and environment. Some steps can also be identified which will result in immediate improvements, such as ensuring proper signage at existing bus stops.

Bus Services

The current basic design of bus services in Waitakere City is to transport passengers from the west through to downtown Auckland. Cross-town services provide connections to neighbouring cities and services to urban areas such as Titirangi, Te Atatu Peninsula and Massey. Bus stops are situated along the routes with the intention of providing service to a catchment within a 500 metre radius.

The Auckland Regional Council provides a subsidy for about 60% of the services in Waitakere City. The other 40% are commercially operated. In financial terms, the Auckland Regional Council provides an annual subsidy of \$4.1 million for western services out of a total subsidy for the region of about \$45 million. By way of comparison, the Auckland Regional Council provides an annual subsidy of \$6.1 million for the North Shore services, projected to increase to about \$10.6 million by 2005.

Bus services can be accurately described in terms of route, frequency, timetable and cost. However, there is a lack of information about patronage, because of the inability to obtain patronage from operators' non-subsidised routes. Publicly available information on patronage is not available in relation to a route or a city.

Publicly available information is usually in relation to a corridor, station or screen line test point. For example, the attached update contains patronage numbers along the Western corridor and percentages of public transport at screen line test points:

In 2001 during peak hours on a morning, there were:

- *1,311 passengers on buses and 544 passengers on trains through New Lynn;*
- *859 passengers on buses along the NW motorway.*

There was an estimated 8.7% increase in the number of bus trips along the Western Corridor in 2001/2002 extrapolated from screen line tests done by the Auckland Regional Council:

- *4,992,059 bus trips in 2001/02; (36.4 million for the region).*
- *4,593,000 bus trips in 2000/01.*

Anecdotal information from Stagecoach suggests that buses along Waitakere City routes are rarely 'standing room only' and that there is capacity for buses to take more passengers on most routes. While buses may not be full at the start of a route from Waitakere City, the buses tend to fill up along the route to Auckland City.

The recent bus services review by the Auckland Regional Council resulted in substantially a rollover of existing services. The main changes are:

- more express routes;
- higher frequency on several routes in the weekend, particularly Sunday;
- increased number of services between Henderson and Albany;
- alteration to the routes in Hobsonville and Massey.

The Auckland Regional Council has advised that a proposed change of route will require new bus stops on Lazurite Drive and Rush Creek Drive near Westgate and Bellringer Road, Garton Drive and Gallony Avenue in the residential area between Don Buck and Triangle Road. The Council would need to budget for installing new bus stops to allow for this change of route.

The tender contract allows for variations in relation to frequency and routes up to 50% of the gross cost of the contract. The Auckland Regional Council is willing to discuss variations over the next six months. Consideration for an alteration of routes may also be required in relation to:

- changes at Candia Road and Munroe Road;
- new subdivisions in the Sturges Road area.

A feature of the Council's submission was that services should connect with new greenfield developments and rail stations.

Land development has traditionally been targeted around rail stations because of their perceived permanence and investors' preferences, rather than around bus stations. However, in each significant town centre along the Western rail line, there are also bus stations or multiple bus stops/shelters. Bus and rail services are to some extent competing with each other and also providing connections to each other. The Auckland Regional Council has indicated that in 2006 a more comprehensive review of bus services will be done to complement the rail improvements. The Auckland Regional Council will likely attempt to align the bus and rail timetables to ensure timely connections. Anecdotal evidence suggests there is currently very little multi-modal travel in Waitakere City using buses and trains.

Bus Infrastructure

The key components of bus infrastructure are:

- roads - provided by Territorial Authorities;
- state highways - provided by Transit New Zealand;
- buses - provided by bus operators;
- bus stops, shelters, road markings, traffic signalling - provided by Territorial Authorities (although Adshell provides bus shelters at its own cost in high exposure locations);
- bus priority measures - provided by Territorial Authorities;
- bus timetable displays and hoopy boards - provided by Territorial Authorities.

In the medium term a regional passenger transport entity may assume responsibilities for all or parts of the bus infrastructure for the region. It is, however, unlikely that such an entity would take over Territorial Authorities' responsibility for roads or road markings.

Road initiatives that improve the flow of traffic also assist buses and travel times. For example, proposals for reconfiguration of the Totara Avenue roundabout at New Lynn will have a significant impact on the flow of buses out of the New Lynn transport centre. The redesign of the Westgate centre to allow a freer flow of buses out of the centre is a successful example of a roading measure that anticipated future demand. A proposed Lincoln Road study will consider the possibility of four lanes, two of which could be dedicated bus lanes.

A19-A23

Discussions with bus operators and the Service Quality Co-ordinator at the Auckland Regional Council have raised a number of infrastructure issues such as signage and road markings, which are affecting bus users in Waitakere City. The Auckland Regional Council has provided a list of requests for signs and poles to meet statutory requirements (attached at pages A19 to A23). The Council would need to budget for this work and apply for a funding contribution from Transfund NZ.

The region has adopted the same branding for use on buses and bus stops as for the rail system. This is likely to require changes to existing signage. It is likely that Infrastructure Auckland and the Auckland Regional Council will be required to fund signage costs. A rollout of new signs or repainted signs for all bus stops may not be as critical as erecting signs where there are currently none.

One of the key elements the Council needs to consider in its planning is the provision of more bus priority measures. The bus priority initiatives in Waitakere City have focused on addressing local problems and have been very successful. Waitakere City has been part of a regional Bus Priority Initiatives Steering Group, which has been sharing information and lessons learned from implementing bus priority measures throughout the region.

Bus priority measures include:

- bus only lanes;
- bus and cycle lanes;
- bus signal pre-emption at traffic lights;
- bus shoulder lane;
- transit HOV lane;
- bus advance area;
- bus bypass;
- clearways;
- no stopping areas;
- bus boarders.

Staff are well on the way towards changing the traffic bylaw No.7 to allow for exclusive bus use on bus lanes. This proposed change will come forward for Council's consideration in due course.

The Auckland Regional Council staff have identified congestion points for buses at:

- Te Atatu Road;
- Lincoln Road;
- Royal Road;
- Hobsonville Road.

A24-A25

The Bus and Coach Association has suggested a list of possible bus priority measures for consideration (attached at pages A24 to A25). An indicative order of priority works is at the following locations:

- State Highway 16 between Rosebank Road and Waterview;

- New Lynn;
- Te Atatu Road;
- West Coast Road;
- Glen Eden;
- Lincoln Road;
- Hobsonville Road;
- Royal Road;
- Henderson.

Bus priority measures need to be well thought out, part of an overall plan, make a difference immediately, and utilise capacity of existing services. North Shore staff have a rule of thumb that a bus lane would be worthwhile if there are more than 18 buses per hour at peak. Further analysis is required to identify where there are high frequencies of buses and what bus priority solutions would be appropriate in Waitakere City.

Information and Communications

Residents are more likely to use bus services if they have information about routes, timetables and new services and they are actively promoted. This is an area where relatively cheap gains can be made. Suggested steps that could be taken to improve information and communications include:

- requesting the Auckland Regional Council to provide timetable information at bus stops;
- providing glass display cases at bus stops;
- providing information on changes to routes from 1 July 2003;
- promotion of specific services, such as the Henderson hopper to promote the hail and ride aspect;
- implementing a real time information system as part of a regional programme.

The Council has signed a regional Memorandum of Understanding relating to the regional real time information system. Work is proposed to introduce this system in Waitakere City in 2003/2004. Information from the trial in Auckland City is expected to be available in February 2003 which could be reported back to this Committee.

Transfund NZ and Infrastructure Auckland are anticipated to substantially cover the capital cost in establishing the infrastructure. The Council would be required to budget for the ongoing operational costs, which are to be determined and depend on the extent to which other Councils in the region also participate in the system. These costs would need to be considered during the Annual Plan process.

Residents' Feedback

In the household consultation survey in 2002, 58% of people said the Council should do more about buses, 39% said do the same, 4% said do less. Therefore, this is a high priority for residents, particularly those under 20 years of age.

The major issues that residents raised for the Council were in an indicative priority order:

- bus services - route, frequency, time of journey, connections, quality of bus, keeping to the timetable, user-friendly service;
- bus shelters - personal safety, cleanliness, location;
- cost (cost comparisons are provided in the attached update);

- congestion along the motorway;
- bus stops;
- information (timetables);
- access for disabled.

Satisfaction of residents (including those who don't use passenger transport) with public transport (rail and bus) has decreased over the last few years:

	1999/2000	2000/2001	2001/2002
Frequency	31%	30%	24%
Safety	64%	52%	48%
Accessibility	31%	27%	27%
Overall	43%	37%	33%

Residents' satisfaction with safety and accessibility of bus stops in Waitakere City has decreased over the last few years from 62% in 1999/2000 to 48% in 2001/2002. Personal safety is residents' main concern.

In contrast, those who actually use bus services have much higher satisfaction ratings, which have remained at 77% in 1999/2000 and in 2001/2002.

The Auckland Regional Council has advised that most of the complaints they receive from residents are about the length of time the bus takes.

Work Programme and Budget

The range of actions available which may lead to increased bus patronage include:

- (a) Research - Obtain more information about patronage, users and residents; investigate traffic patterns under current and proposed measures.
- (b) Bus strategy - Develop a long-term approach to bus planning for the whole of the city and how this fits with other transport, land use, community, etc; develop a long-term work programme.
- (c) Infrastructure - Maintain bus stops, signs, road markings
- (d) Bus priority measures - Construct bus lanes, signal pre-emption, clearways, and other bus priority measures.
- (e) Services - Work with the Auckland Regional Council and operators to vary the existing contract and plan ahead for future services.
- (f) Information - Provide timetables at every bus stop, at home and on the internet, become part of the region's real time information system.
- (g) Promotion - Encourage use of buses generally and specific service e.g. Henderson Hopper; provide incentives for using buses.

The 2002/2003 work programme is focused on:

- initiation of a bus strategy to feed into the long term passenger transport strategy and work programme;
- bus services review - working with the Auckland Regional Council to consider variations to the bus services contract to match new initiatives and growth areas over the next three years;
- construction of a bus lane at the intersection of Lincoln and Triangle Roads;
- requesting timetable boards to be installed in bus shelters.

Transport Assets staff are currently assessing the list of requests for work on signs, bus poles and street markings to determine what can be done in 2002/2003 and what will need to be provided for in the 2003/2004 budget.

The bus strategy is likely to identify:

- the relative roles of rail, bus and ferry services;
- a list of bus priority measures - A citywide plan would be needed to ensure these are not made on an ad hoc or non-priority basis;
- other measures required such as information, communications, service requirements in new development areas, travel demand management, attracting more patronage;
- relative priorities of buses and motor vehicles in the roading system;
- better patronage information to enable more informed decisions;
- processes to involve Auckland Regional Council and operators in decision-making.

RESOURCES

The project budget for work on bus services in 2002/2003 is \$20,000. This relates to the following projects:

- \$10,000: Construction of a bus priority lane at the intersection of Lincoln and Triangle Roads;
- \$10,000: Bus services review to enable consultant's advice.

Budget for the real time information system and other measures to implement the bus strategy will be proposed as part of the Annual Plan process.

CONCLUSION

It is an opportune time for Waitakere City to take steps that will encourage increased bus patronage. These steps may range from small low cost actions such as providing a bus stop sign to developing bus priority measures and a real time information system. These actions need to be evaluated and considered in the context of other transport initiatives and the impacts on the community, economy and the environment.

A bus strategy needs to be developed together with a work programme that needs to be costed and included in the Council's financial plans.

RECOMMENDATIONS

1. That the information be received.
2. That a work programme be developed with a view to significantly increasing bus patronage.
3. That in developing such a work programme, consideration be given to the list of suggested work relating to bus stops and the list of suggested bus priority measures.
4. That the budget for the bus work programme be considered during the Annual Plan process and development of the Long Term Council Community Plan.
5. That a report on progress towards implementing a real time information system be made to the City Development Committee in February 2003.

Report prepared by: Kevin Wright, Senior Project Manager, Transport Projects.



10 PEDESTRIAN AND CYCLING STRATEGY

PURPOSE OF THE REPORT

The purpose of the report is to introduce work undertaken to date in the preparation of a pedestrian and cycling strategy for the City and to:

- seek the Committee's comments and direction on the draft strategy;
- seek direction from the Committee on cycling and walking budgets.

BACKGROUND

At Council's request officers are currently developing an integrated pedestrian and cycling strategy for Waitakere. In the development of the strategy officers undertook:

- an assessment of Council's current means of providing for walking and cycling and the associated issues;
- a phone survey of 300 resident's use of and perceptions of walking and cycling in the city;
- consulted and received submissions from stakeholders;
- assessed various statistical data.

The results of that work are provided in a report titled "*Assessment of Council Provision for Walking and Cycling, 2002*". Copies of this background report have been placed in the Councillor's lounge. This report enabled officers to identify the key areas to be addressed by the strategy.

A26-A33 A copy of the draft strategy is attached at pages A26 to A33. The draft strategy is derived from the background report and is supported by reports prepared by the Transport Assets team regarding the establishment of a cycle network.

The draft strategy has been kept deliberately brief and is intended to focus on the outcomes and investments Council intends to make. The broader issues associated with walking and cycling are addressed in the background report.

A proposed network of cycleways has been developed. This is adapted from work completed in 1999.

Council has supported the development of the Auckland Regional Council's draft Regional Walking Strategy and draft Regional Cycling Strategy. These strategies have recently gone through a consultative process.

STRATEGIC CONTEXT

This Council has taken a very supportive approach to the development of walking and cycling. The development of Council's town centres and the rail services can all be strongly supported and enhanced by improved walking and cycling opportunities. Walking and cycling are also major leisure activities within the city and the strategy currently being developed will help focus provision for these purposes.

The beginnings of a cycle network through the city exists already. This strategy provides the opportunity to further develop that. Funding for such a network from Infrastructure Auckland and Transfund is dependant upon projects being part of an agreed strategy for the city. Therefore, this strategy will assist Council in achieving funding for investments.

There is growing concern about the health effects of a sedentary lifestyle and recognition is increasing that adequate provision for walking and cycling will help offset the major social cost of poor health amongst residents.

At the regional and national levels there is now a lot more activity associated with promoting and funding walking and cycling than has been apparent in previous years. There is now a supportive national and regional context for the development of these modes.

ISSUES

The background report titled "Assessment of Council Provision for Walking and Cycling, 2002" has provided the basis for identifying and assessing issues that the strategy seeks to address. A phone survey of approximately 300 residents was undertaken as an input to the background report. Further, stakeholders such as schools, cycling groups and disability groups provided submissions identifying issues of concern to them.

In assessing the draft strategy the City Development Committee is requested to consider the following:

1. Is the purpose and focus of the strategy appropriate?
2. Are the six Objectives appropriate?
3. Have the right Key Actions been identified?
4. Is the cycle network appropriate?

A27-A28 The key findings of the background report are noted at the front of the draft strategy (attached at pages A27 to A28). These focus on:

1. The need to bring Council's various expenditures on walking and cycling together via this strategy.
2. The opportunity to develop a number of high amenity walking routes that link centres, rail stations and other major public services.
3. Pedestrian safety. Council should look more closely at how to provide adequately for pedestrians crossing main roads in particular. Children between the ages of 5 and 14 make up a large percentage of casualties and these occur mainly before and after school.
4. The rate at which Council implements a cycle and walking network across the city.
5. The extent of provision to support walking to school.
6. The extent to which Council promotes walking and cycling.
7. Adequacy of maintenance.

Other important information gathered is that:

Very few people walk or cycle to work. However, these are popular leisure and neighbourhood activities.

Injury data indicates that crossing main roads, children between the ages of 5 – 14, and the hours before and after school (especially between 3pm to 5pm) have high injury incidence. This is a problem across the region. It appears that while vehicle safety is improving pedestrian safety is not (or not at the same rate).

Submissions received from stakeholders indicate that maintenance and safety are two key issues for Council to improve.

The phone survey showed that apart from one's local neighbourhood, the highest incidence and frequency of walking is around the main shopping centres. It also showed that the main impediments to walking include some items that Council can influence:

- lack of footpaths or poor state of repair;
- not walking for personal reasons;
- fear of dogs wandering loose;
- threat to personal safety from undesirable people;
- annoyance caused by inconsiderate people.

The incidence of cycle use by household is quite high when compared to the use of cycles as main transport to work. Contrary to expectation, the largest age group is above school age. Main impediments to cycling include the following:

- traffic volume and fumes;
- lack of cycle lanes;
- traffic speed;
- condition of roads - narrow, poor surface quality;
- inconsiderate motorists and others.

Draft strategy

A26-A33 The draft strategy attached at pages A26 to A33. The six objectives of the strategy are:

1. To continue providing and promoting safe, pleasant and direct walking and cycling options throughout the City
2. To continue improving pedestrian and cyclist safety throughout the City
3. To provide a network of pedestrian and cycle routes across the City
4. To provide high amenity routes linking key destinations through and around town centres and rail precincts
5. To continue supporting walking and cycling for leisure and health
6. To promote walking and cycling in the City.

Network map

A34 Attached at page A34 is a draft network map for Waitakere city (A colour version of the map has been made available in the Councillor's lounge). The map identifies key strategic routes within Waitakere for pedestrians and cyclists. The current focus is on links within the urban area, as these will provide the best return on investment. If Council wishes to make the budget available it would be possible to extend links further into the rural areas. There are two main types of strategic routes:

- Priority one (red) - it is envisaged that these will make up the backbone of the network. These are intended to be dedicated off-road facilities for their entire length. Routes include the rail corridor, Henderson creek and alongside the state highways within Waitakere:
- Priority two (blue) - these act as both safe collector routes for priority one routes and routes to key locations (schools, town centres etc). Where possible a dedicated off-road facility will be provided.

Also shown on the map are sport cycling routes. As sport cyclists usually prefer on-road facilities it is intended to provide sufficient berm widths on these routes where possible.

This map is high level and does not include town centre routes. It is intended that town centres will have their own detailed networks that will link to the wider strategic network. These will be developed as part of town centre programmes.

RESOURCES

Currently Council spends approximately \$450,000 on new footpaths and \$490,000 on maintenance. New cycling facilities get about \$52,000 and the maintenance budget is approximately \$20,000.

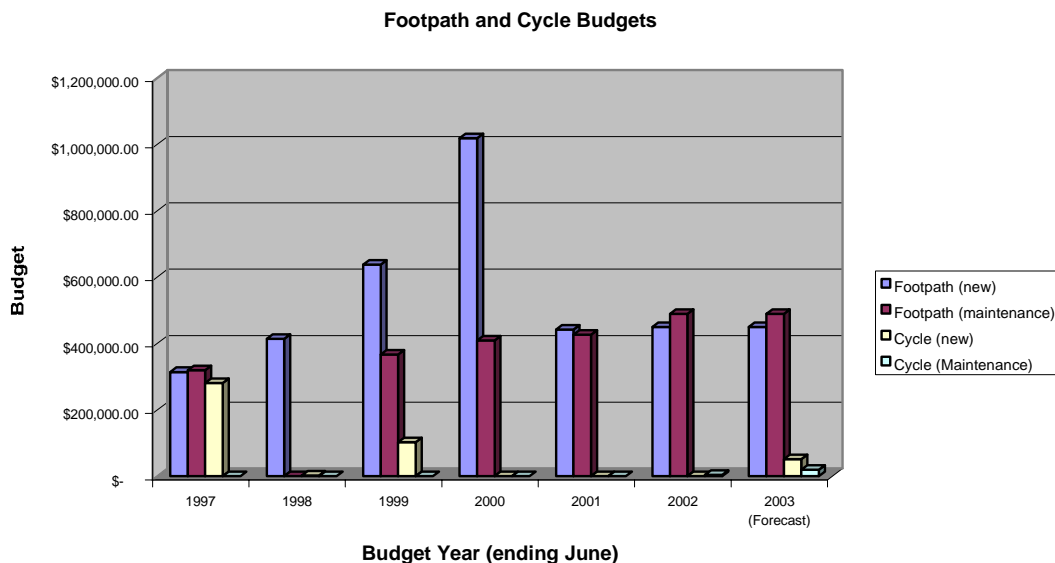
Indicative figures show that on a per capita basis Council appears to spend about the same amount per year on walking as Manukau City Council, but about half that of Auckland City Council. However, Council's expenditure on the dedicated cycle element has been extremely small.

Transfund offers subsidies to walking and cycling projects of up to 48%. Infrastructure Auckland also provides funding. This can be up to 100%, dependent on regional demand for funds. However, typically funding is around 75%. To strengthen applications to Infrastructure Auckland funding from Council is advantageous to indicate Council's commitment to the project. Funding from both Transfund and Infrastructure Auckland can be sought at the same time.

A priority list of projects still needs to be established as well as a programme of works. The rate at which a network can be built will be dependent on budget allocation by Council and the level of funding available from other agencies.

It is suggested that there could be an increase in the current footpath budgets due to feedback from residents either stating lack of footpaths or maintenance as key issues.

As indicated in the graph below, it is suggested that current cycleway budgets are inadequate. Due to the limited current provision of cycle facilities in the City it will take a very long time to establish any type of network with the current level of expenditure. Also, if Council, Infrastructure Auckland and Transfund provide budget it would be possible to build cycleway facilities at the same time as double tracking the rail line and building the new State Highway 18.



It is intended to have the detailed design for the cycleway along the rail corridor undertaken this financial year. It is now understood that this will cost about \$50,000. This is more than expected and it is suggested that the cost of that work be allocated to the capital budget provided to purchase land for a park and ride facility in the Westgate area. That land purchase has not been able to proceed due to the land owner's reluctance to sell and therefore the budget is unlikely to be spent.

It is suggested that the following cycle oriented projects be brought forward during the next annual budget deliberations (2003/2004):

- feasibility study for the priority two routes - this has been completed for priority 1 routes. Together the two studies will provide indicative costs of the full network and allow an implementation plan to be developed.
- Rathgar Road (Henderson) - cycleway construction along Rathgar Road, linking to rail corridor via Sturges rail station park and ride. This will provide enhanced linkage to schools.
- rail corridor cycleway - Council contribution towards rail corridor cycleway construction. This project is likely to cost about \$1.7 million to construct, although this figure will be revised in light of the planned detailed design work. The majority of the funding will be sought through Transfund and Infrastructure Auckland. Construction is likely to occur over several years to align with the double tracking of the western line.

CONCLUSION

Council is active in most of the types of activities that assist the development of walking and cycling. In many areas the quality of Council's involvement in the promotion of walking and cycling is good. In other ways Council can improve its practice.

The degree of funding needs to be carefully considered by Council, especially cycle provision. As the City has very few cycle facilities it will take a long time to establish even a basic network at the current level of expenditure.

Officers have drafted a pedestrian and cycle strategy. The Committee's direction is sought on this work.

RECOMMENDATIONS

1. That the information be received.
2. That the draft pedestrian and cycle strategy be approved.
3. That the City Development Committee direct officers, to report back, via the Annual Plan process on options to develop walking and cycling within the City.
4. That the City Development Committee endorse the redirection of budget from Westgate park and ride budget (9120-38990-022) to enable the detailed design of the cycleway along the rail corridor between Swanson and New Lynn.
5. That a workshop be held with Councillors and Community Board members to further review the pedestrian and cycle strategy.

Report prepared by: Gyles Bendall, Project Manager; Transport Projects.



11 TE ATATU PUBLIC TRANSPORT AND ENTRY STATEMENT PROPOSALS

PURPOSE OF THE REPORT

The purpose of this report is to seek guidance on public involvement for:

- the provision of bus and ferry facilities on Te Atatu Peninsula and;
- a city entry statement on State Highway 16 in the vicinity of the Te Atatu interchange.

BACKGROUND

Through the annual plan process Council has set aside budget to investigate the feasibility of the development of a bus park and ride and a ferry facility on the Harbourview People's Park land. Council has also set aside budget for the development of a high profile entry statement into the City. Staff are in the process of commissioning work on these projects and seek guidance regarding public involvement.

Entry statement

A35 The entry statement proposal relates to the area at the north-western motorway in the vicinity of the Te Atatu Interchange (area A) and including some of the Harbourview land (area B), attached at page A35. The intention is to work with Transit New Zealand to agree a design that will provide an appropriate entrance to the City. The project will integrate landscape design and public art.

Given that the location of the entrance of the city incorporates the southern end of a prominent park area currently being designed and developed (the Peoples Park) there is a significant opportunity to further enhance the entrance statement and highlight the adjacent park.

Transport facilities

Council has also asked that officers investigate the feasibility and possible locations for a bus-oriented park and ride facility and a ferry facility.

Draft plans are being developed and these will be reported back to the City Development Committee.

STRATEGIC CONTEXT

The entry statement project has the potential to clearly identify the unique attributes of Waitakere City at a significant entry to the City. It is anticipated that the design development will incorporate and highlight key aspects of the City's vision.

The Harbourview land provides an opportunity to develop ferry and bus passenger transport. At this stage it is only intended to protect the opportunity to develop these facilities. However, given the stage of planning for the People's Park it is necessary to undertake the feasibility planning now.

ISSUES

There is a great deal of public interest in the way in which the People's Park is developed and the Committee's guidance is sought on how to involve the public.

It is suggested that for both projects draft concepts be developed and that these be brought back to the City Development Committee for its consideration. Draft concepts could be available by March 2003.

Once the draft concepts are available it is suggested that they be presented to the public via meetings at Te Atatu Peninsula and the Waitakere City News. Both of these methods should seek specific comment back to Council.

It is suggested that the feed back from those presentations and the Waitakere City News article be brought back to the City Development Committee for its consideration and final direction. This could be achieved by May 2003.

RESOURCES

Budget has been allocated for both projects. Capital works budgets will be brought forward for consideration as part of the Annual Budget process once concept designs have been agreed.

CONCLUSION

Council has asked for work to be undertaken on two projects that affect the Harbourview People's Park. Direction is sought from the Committee as to how the public should be involved in this work.

RECOMMENDATIONS

1. That the information be received.
2. That the feasibility study and proposed locations for the bus and ferry facilities, and the draft entry statement at Harbourview be developed and that these be brought back to the City Development Committee for its consideration prior to public consultation.
3. That, subject to approval of the drafts by the City Development Committee, the work undertaken for the bus and ferry facilities, and an entry statement be taken to public meetings at Te Atatu Peninsula and put into the Waitakere City News for public comment.
4. That the public comment be reported back to the City Development Committee for its consideration and final direction on the provision for bus and ferry facilities, and an entry statement at Harbourview.

Report prepared by: Gyles Bendall, Project Manager; Transport Projects.



12 HARBOURVIEW PEOPLE'S PARK - PROJECT UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on the work to date related to all aspects of Harbourview People's Park.

BACKGROUND

Council has been working towards the implementation of the People's Park since 2001.

The draft Harbourview People's Park Open Space Management Plan has been notified and submissions are now being analysed prior to consideration by the City Development Committee. Work is progressing to give effect to Council's deliberations.

STRATEGIC CONTEXT

The City Development Committee has the delegated authority to hear submissions and make decisions on the Open Space Management Plan and associated detailed concept design and implementation.

ISSUES

The Draft Open Space Management Plan

The Draft Open Space Management Plan was prepared and brought to the City Development Committee in August 2002 and released for public submissions. The submission period closed 31 October 2002 and over 430 submissions were received. Four drop-in days were held throughout the City during the submission period and management plans were made available at libraries together with poster displays. The submissions are currently being analysed and will be presented with recommendations to a special meeting of the City Development Committee in February 2003.

A Working party Meeting is scheduled for 21 January 2003 and the Special City Development Committee Meeting for hearing of submissions is scheduled for 18 February 2003.

Naming of the Park

Fortnightly meetings with Iwi are being attended by staff regarding the name for the Park. This consultation is anticipated to be finalised prior to the hearing. People have also been asked to contribute ideas for the name for the Park through the Western Leader advertising and the four drop-in days held during September and October. These will be presented at the Working Party Meeting in January 2003.

Conservation Plans

Conservation Plans are underway for the Auckland Brick and Tile Company Site and the Te Atatu Heavy Anti Aircraft Battery Gunnery and are anticipated to be completed by the end of February 2003. The Open Space Management Plan will allow for implementation of recommendations from these Conservation Plans to ensure the preservation and management of these historical sites in the Park.

Stage 1 Physical Works

Detailed design and construction drawings for stage one physical works have been finalised. An application for resource consent was lodged in September 2002 with ARC and Waitakere City Council and included high level of design detailing and major stormwater design according to the new Auckland Regional Council regulations (TP10). The resource consent was issued on 25 November 2002.

The civil engineering design for building consent for the new road entrance off the Gloria Road roundabout is now complete and will be publicly tendered along with the remainder of the stage 1 works in December. Stage 1 works will begin on site in February 2003 and are anticipated to be completed by April 2003.

The civil engineering design and resource consent application for stage 2 works is underway and will be completed by June 2003. These works will begin in October 2003 and will involve a significant amount of work in the central area of the park including pathways, etc. Detailed design work is to begin in February 2003 after the adoption of the Open Space Management Plan.

Grazing Leases and Horse Movements on the Park

Notification has been given to the leasee of the southern area (Mr Ballerini) that his lease is being terminated and that he is to remove all horses off site by 31 December 2002.

Notification has been given to the Pony Club to remove all their horses (ten) by January from the area being developed through the first stage works and to vacate the small cottage on the site. This will then allow unimpeded public access to the entire northern area after completion of site works in April 2003.

A schedule has been agreed with the pony club to ensure progressive relocation of horses within the site in line with physical works timeframes.

Events on the Park

A meeting was held on Friday, 22 November 2002 with Council staff, the Mayor and Councillors Lawley and Yates. This meeting confirmed a programme for celebratory events at the Peoples Park site.

A turf-turning and blessing will be arranged in February 2003 for the start of physical works.

An opening of the park event will be programmed for May 2003, after the works are completed. This will ensure that there is safe and easy access onto the site off the Gloria Avenue round-about. At this stage it is proposed that this event will incorporate a community planting activity as the finishing touches on the first stage works.

Public Affairs will work over the next year to organise a major event on the park for February 2004, after the completion of stage 2 works.

Notification of the details of the above events will be outlined to the Committee and all Councillors and Community Board Members when details have been confirmed.

Summary of issues and milestones in timeline table

	Issues and Milestones	Time to be completed
Draft Open Space Management Plan		
1.	Closing date of submissions	31 October 2002
2.	Analysis of submissions	21 January 2002
3.	Working Party Meeting	21 January 2003
4.	Hearing of submissions and decisions	18 February 2003
5.	Amend Management Plan	March 2003
6.	Adoption of the Management Plan	March 2003
7.	Classification of the reserves	April 03 to July 03
Naming the Park		
1.	Iwi consultation and collating ideas from	21 January 2002
2.	submissions Present name for the Park to the Committee	18 February 2003

	Issues and Milestones	Time to be completed
Conservation Management Plan		
1.	The Auckland Brick and Tile Company Site	31 January 2003
2.	Te Atatu Heavy Anti Aircraft Battery Gunnery	14 February 2003
3.	Include conservation and management recommendations in Open Space Management Plan	18 February 2003
Stage 1 Physical Works		
1.	Design planning drawings	7 August 2002
2.	Lodge application for Resource Consent	September 2002
3.	Civil engineering design and contract preparation	6 December 2002
4.	Advertise and tender for stage 1 works	6 December 2002
5.	Stage 1 physical works completed	31 March 2003
Stage 2 works		
1.	Design planning and resource consent application	30 June 2003
2.	Stage 2 physical works	Start in October 2003

CONCLUSION

The work to date for the development of the Open Space Management Plan for Harbourview People's Park was delayed in June/July 2002 due to the Proposed Variation 91 and the Harbourview South Special Area Ferry Issues. A further delay is now being made for the hearing date due to receiving over 430 submissions and staff needing more time to adequately analyse the submissions. This will not affect the timeline for implementation of stage 1 works or any of the other stages of the project.

RECOMMENDATION

That the information be received.

Report prepared by: Melanie Laas, Landscape Projects Co-ordinator and Renee Lambert, Service Manager, Landscape Development.



13 **TERMS OF REFERENCE: TE ATATU MARAE ADVISORY GROUP**

PURPOSE OF THE REPORT

The purpose of this report is to provide the City Development Committee with a draft Terms of Reference for the Te Atatu Marae Advisory Group and to seek Councillor membership for this Group.

BACKGROUND

At its meeting of 27 February 2002, Council resolved:

- “1. That 2.5ha of land at the Harbourview no. 2 site on the Harbourview Peoples Park land be provided for the Te Atatu Marae.
2. That an advisory group be established to work with the Marae Coalition on further negotiations regarding the ownership, management and relationship with Council for the Marae at Te Atatu Peninsula in order to establish appropriate legal agreements between the parties.
3. That following detailed concepts for the site location through the advisory group and Peoples Park concept development, work proceed with incorporating appropriate zoning for the Marae site into the zoning plan change being undertaken for the Harbourview South land.
4. That the Marae Coalition and their design consultants work with Council and the Harbourview Peoples Park Working Party to incorporate the Marae proposal into the concept plan for the park.
5. That issues relating to how the Marae relates to and integrates with the Harbourview “Peoples Park” concept be addressed through the Open Space Management Plan process and associated consultation.

270/2002

Council has been working alongside the Peoples Park Working Party, including Te Atatu Marae Coalition and Te Taumata Runanga to ensure the development of the concept plan for the park as well as a marae on Harbourview is progressed. The work on the concept plan for the park is well underway and Council is also keen for the development of the marae to be progressed in a timely manner.

Council and Te Taumata Runanga have agreed that an Advisory group be established to work through a range of key issues in relation to the Marae development. The Advisory Group will work alongside the Marae coalition to find solutions to these issues on Council's behalf.

The outcomes from this process will need to be referred to Council in a timely manner for final approval. In addition the Advisory group process will be linked to the work undertaken with the Reserve Management Plan and the Peoples Park Working Party and will need to take into account decisions made through these processes.

At Te Taumata Runanga 10 June 2002 meeting, the Committee agreed in principle to the Advisory Group process and resolved:

“That Te Taumata Runanga agrees that its Chairperson work with the Chairperson of the City Development Committee (or the Deputy Chairperson of the City Development as appropriate) to set up the Advisory Group referred to in the resolution 270/2002.”

2384/2002

Council staff have been working directly with the Chairperson of Te Taumata Runanga and the Deputy Chairperson of the City Development Committee on the establishment of the Advisory group and the terms of reference.

STRATEGIC CONTEXT

The development of a marae on the Te Atatu Peninsula will meet a need of the local Maori community that has been identified for a very long time. Council's support for, and involvement in, this project recognises that need and is also intended to help raise the awareness of marae as facilities to and for the wider community to use in line with Council's Marae Support Policy.

ISSUES

The following section sets out the proposed terms of reference for the Te Atatu Marae Advisory Group, for the Committee's initial consideration. It is considered desirable that the draft terms of reference are considered by the full membership of the Advisory Group and also by the Marae Coalition before they are finally approved by Council, as the different parties may provide additional information that will shape the overall task.

Terms of Reference

Purpose:

The purpose of the Te Atatu Marae Advisory group is to work alongside the Marae Coalition, on behalf of Waitakere City Council, to assist the development of the Marae, by resolving those issues in which Council has an interest.

Objectives:

The objectives of the Advisory group are to address issues related to legal interests, ownership and governance, and design characteristics.

Issues identified include the following:

- confirmation of the boundaries of the land provided for the marae development;
- ensuring that the designs of the Marae and the Peoples Park complement one another;
- agreement of the issues and policies relevant to the Reserve Management Plan process;
- determining ownership of the land and any associated conditions;
- determining the ongoing relationship between the Council and the marae governing body;
- considering marae design issues such as sustainable development initiatives and any Council role in support of these initiatives;
- considering any impact of any proposals for future ferry landings on the Marae proposal

Membership:

The membership of the Advisory group requires a high level of credibility, knowledge of community and local government decision-making, and leadership capacity. It is suggested members of the Advisory group should be:

- the Chairperson and Deputy Chairperson of Te Taumata Runanga;
- the Deputy Chairperson of the City Development Committee plus one other Councillor drawn from the Henderson Ward.

Role:

The Advisory group's role is to work alongside the Marae Coalition to:

- consider the issues identified;
- develop solutions to these issues;
- provide an overview of the relevant processes;
- submit progress reports to City Development Committee and Te Taumata Runanga; and
- develop recommendations to City Development Committee.

Scope:

The Advisory group's role is limited to the areas of work identified in this terms of reference, except with the specific approval of Council, in consultation with Te Taumata Runanga.

Project Milestones:

It is proposed that at the Advisory Group meeting times and a work programme be determined at its initial meeting.

MILESTONES	DATE
Report to Council or City Development Committee on the terms of reference and membership of the Te Atatu Advisory Group	December 2002
Report to Te Taumata Runanga on the terms of reference and membership for the Te Atatu Advisory Group	December 2002
Initial meeting for the Advisory Group and agreement on meeting times, the work programme and time frames	Late January 2003
Report work programme to City Development Committee and Te Taumata Runanga	February/March 2003

Council support for this process:

Council staff will provide specialist and administrative support as necessary to the Advisory Group to ensure it achieves its objectives.

RESOURCES

Staff time has been allocated in the 2002/2003 Annual Plan to support this process.

CONCLUSION

Both Council and Te Taumata Runanga are keen that, as part of the marae development on Harbourview, the Te Atatu Advisory Group is established to ensure the marae development is progressed in a timely way.

It is intended the Advisory group will provide leadership and recommendations to Council on options to be undertaken to progress the development of the marae. The report outlines a proposed terms of reference and the membership for the Te Atatu Advisory Group for the Committee to consider and approve.

This report will also be presented to Te Taumata Runanga on 9 December 2002 for comment and approval.

RECOMMENDATIONS

1. That the information be received.
2. That the City Development Committee approve in principle, the terms of reference of the Te Atatu Advisory group as outlined in the report, subject to any comment from Te Taumata Runanga, the Advisory Group as a whole and the Marae Coalition.
3. That the City Development Committee appoint the Deputy Chairperson of the City Development Committee and one other Councillor from the Henderson Ward as members of the Advisory Group on a voluntary basis.

Report prepared by: Joy Hames, Manager Policy Development.



14 WAITAKERE WELLBEING SUMMIT - PRELIMINARY REPORT

PURPOSE OF THE REPORT

The purpose of this report is to give Councillors a preliminary overview of the outcomes of the Waitakere Wellbeing Summit held on Monday, 2 December 2002.

There will be a verbal presentation by staff involved in the Summit.

BACKGROUND

Following the Wellbeing Collaboration Forum in February this year the Waitakere Community Wellbeing Network and Government Intersector Group formed a Collaboration Strategy Group to plan the Wellbeing process in a three-way partnership: central government - community - council.

An early task of this group was to identify possible 'Focus Areas' for the next steps forward in collaborative effort towards improving the Wellbeing of the Waitakere community. The three 'Focus Areas' identified are:

- Great Start (0 - 8 years);
- Safe Families;
- Quality Transitions (Life Changes).

The Collaboration Strategy Group has also developed draft 'Calls to Action' associated with each of these 'Focus Areas'. The intention is that support and resourcing will be targeted to these 'Calls to Action'.

The key aims of the Summit are:

- to update participants on progress since the Collaboration Forum in February 2002;
- to consider the proposed 'Focus Areas' and draft 'Calls to Action';
- to mandate the next steps;
- to gain commitment to ongoing collaborative action.

RECOMMENDATION

That the information be received.

Report prepared by: Tony Rea, Partnerships & Advocacy Leader: Wellbeing.



15 PROGRESS REPORT ON ACTIONS REGARDING AFFORDABLE HOUSING

PURPOSE OF THE REPORT

To report back to the City Development Committee on progress regarding affordable housing initiatives.

BACKGROUND

At its September 2002 meeting, the City Development Committee directed staff to develop a Waitakere City Affordable Housing Action plan within the framework of the Auckland Regional Affordable Housing Strategy, as follows:

- “1. *That collaborative housing initiatives for older adults be an initial focus of a Waitakere City Action Plan for Affordable Housing*
2. *That joint venture projects between Council, Central Government and other organisations be further scoped and brought back to the City Development Committee for discussion at its December 2002 meeting.*
3. *That incentives to private or community sector developers be further scoped and brought back to the City Development Committee for discussion at its December 2002 meeting.*
4. *That Council staff canvass regional support for an inter-council working party on inclusionary zoning and report back to the City Development Committee on the results of these investigations.*

2771/2002

Progress to date

In-Council Staff Working Party - September/October 2002

Staff from across Council held two meetings to discuss affordable housing options within the framework of the Auckland Regional Affordable Housing Strategy. The focus of the meetings was to develop ideas for joint ventures and ideas for how Council could provide incentives to developers to develop affordable housing in Waitakere City.

Local Government Housing Meeting 23 October 2002

Local Government New Zealand (LGNZ), Housing New Zealand Corporation (HNZC) and staff representatives from various councils (including Waitakere) met in Wellington to discuss partnership options for social housing. A discussion document on possible options will be sent to councils early next year.

At its November 2002 meeting, the Committee resolved to meet with local Ministers to discuss the status of older adult housing in Waitakere.

Joint Venture with Forest Research Institute Limited & Ors

At its November 2002 meeting, the Committee endorsed a proposal from Forest Research Institute Limited (FRI) to enter into a partnership with Council to bid for Foundation for Research, Science & Technology (FORST) funding. FRI wants to develop a post Kyoto protocol building and research programme, which involves buildings that enhance the life of their occupants and surrounding environment. The project's focus is on the role of pine in achieving a sustainable environment. Other potential partners include Housing New Zealand Corporation, Building Research Association of New Zealand (BRANZ), Energy Efficiency & Conservation Authority (EECA), Health Research Council (HRC), University of Canterbury, Infrastructure Auckland, Ministry for Environment, Sustainable New Zealand.

A facilitated meeting with all stakeholders is scheduled for 28 November 2002. A verbal report will be given at the Committee's December meeting.

Inclusionary Zoning

At the October Regional Growth Forum staff meeting, Waitakere Council staff canvassed support for an inter-council working group on inclusionary zoning. With the exception of Manukau, other council representatives did not see inclusionary zoning as a priority for pursuing at this time.

STRATEGIC CONTEXT

Council's housing policy objectives are to improve housing choice, housing affordability, housing design, and to encourage working through housing partnerships. Council sees itself having a continued role in housing through regulation, provision of advice and information, monitoring and advocacy, planning and partnerships, provision of financial incentives, and land acquisition/divestment.

Housing is one of the key determinants of individual well-being and improvements to housing affordability in the City would have a significant impact on the quality of life of the less well-off City residents.

ISSUES

Collaborative Housing Initiatives

Forest Research Institute Programme

The Forest Research Institute Limited proposal provides an opportunity to establish ongoing partnerships with a wide range of organisations. Housing New Zealand Corporation participation provides an opportunity for Council to work closely with Housing New Zealand Corporation to increase the availability of affordable housing in Waitakere City as well as quality and design. It also provides an opportunity for local organisations such as UNITEC and Enterprise Waitakere to participate. Both Enterprise Waitakere and UNITEC are aware of FRI's proposal and are exploring how they could be involved.

The stakeholders meeting in November will clarify the nature and scope of the programme and the role of each stakeholder.

Collaboration between Government and Council

Some broad options discussed at the meetings in Wellington referred to earlier in this report include:

- One-off grants or loans for one-off projects to assist councils to upgrade or replace existing stock;
- Mechanisms to encourage councils and other non-profit developers to invest in new social housing initiatives;
- Local Housing Trusts set up to:
 - Manage existing housing services (tenancy management, social services, maintenance etc);
 - Provide a safeguard for Government's investment by "ring-fencing" any grants or loans to Councils for social housing;
 - Develop the capacity for other organisations to develop social housing (e.g. through loan guarantees, start-up funding, information and education to support affordable housing initiatives etc.).

Staff from LGNZ and Housing New Zealand Corporation will scope out these options in more detail and circulate a discussion document to Councils early next year.

Ideas for Collaboration with Government Agencies and Community Organisations

Work & Income New Zealand (WINZ)

Work & Income New Zealand has a partnership with Waipareira Trust to provide opportunities for young unemployed Maori. For example, a joint venture between Housing New Zealand Corporation and Waipareira Trust to build housing in Ranui has provided employment and skills training for several young people. Enterprise Waitakere and Work & Income New Zealand are also working together to develop an employment and skills strategy for Waitakere.

These initiatives could give Council an opportunity to work with Work & Income New Zealand, Enterprise Waitakere and Waipareira Trust on affordable housing projects. For example, if government or other funding becomes available to retrofit or replace the older housing stock, Council could collaborate with Work & Income New Zealand, Waipareira Trust and Enterprise Waitakere to both provide employment for beneficiaries, and meet its goals to improve the quality of housing for older adults.

Waitemata Health

Housing is a social determinant of health. Sub-standard housing that has poor air circulation, dampness and inefficient heating impacts on affordability as well as health. The Intersector Group and Wellbeing process provide vehicles for advocating for health dollars to be channelled into developing a project to improve sub-standard housing in Waitakere City.

The healthy homes project is a joint initiative between Housing New Zealand Corporation, Counties Manukau and Auckland District Health Board, which focuses on reducing diseases associated with overcrowded living. This project provides an example of health board and Council collaboration in housing. The project may be used as a model for a Waitakere-based initiative around affordable housing and health.

Incentives to Developers

The goal of using incentives to developers is to meet Council's objectives of affordability, good housing quality, design and environmental sustainability.

Ideas include:

- a Sliding scale for reduced financial contributions to developers willing to provide affordable housing. Reductions would depend on a range of criteria, such as what the developer has to offer, its relationship with Council, its compliance with Council requirements for quality design, and the level of innovation;
- run regular workshops for developers on best practice in approaching the consents process, to cut down development costs associated with time.

Process and Design

Processes that could enable Council to ensure that its objectives of good design and affordability are met include:

- Establishing a set of criteria for housing, which reflect Waitakere City Council's goals of affordability, quality and environmental sustainability. The criteria would be an integral part of any developments or joint ventures and would be included in all planning briefs for housing developments in the City;
- Revisiting some of the elements of the District Plan, as some requirements may have a major impact on cost and also the possible configuration and design of affordable housing;
- Establish a specialist team within Council that focuses on affordable housing. For example, such a team could:
 - assist developers who are willing to provide affordable housing and who have innovative ideas that may not "fit" within the District Plan policies and rules;
 - establish and implement a "sustainability matrix";
 - establish mechanisms of control over affordable housing stock to ensure that it remains affordable over the long term (not subsidising a developer's long-term gain from selling a cheap house at above-market price because it is located in an up-market area);
 - establish quality control mechanisms to ensure quality affordable housing.

Non-Profit Developers

The main issue for non-profit organisations such as Habitat for Humanity is access to finance. The Regional Affordable Housing Strategy proposes Council-guaranteed loans and discounted financial contributions as mechanisms for such organisations to develop housing. However, there are risks associated with Council providing such assistance to organisations on an ad-hoc basis.

An in-council specialist team, sustainability matrix and sliding scale system proposed above may be more appropriate mechanisms for allowing innovative non-profit developers to provide affordable housing.

RESOURCES

Staff time is allocated in the current budget to continue working on the actions and ideas outlined above. The ideas canvassed above require further scoping to determine feasibility and resources.

CONCLUSIONS

The FRI proposal provides an opportunity to establish ongoing partnerships with a wide range of organisations. It also provides an opportunity for UNITEC and Enterprise Waitakere to be involved.

By early 2003 Council will have the opportunity to respond to a range of options for partnerships with the Government regarding the provision of social housing.

If Government or other funding becomes available, Council could build on current initiatives and collaborate with Work & Income New Zealand, Waipareira Trust and Enterprise Waitakere to facilitate training and employment opportunities for Waitakere residents, while at the same time meeting its affordable housing objectives.

The Intersector Group and Wellbeing process provide mechanisms for advocating for health dollars to be channelled into developing a project to improve sub-standard housing in Waitakere City.

Some options are being considered as to how Council could encourage developers to provide affordable housing, while at the same time meeting Council's objectives of good housing quality, design and environmental sustainability. These ideas require further scoping. They include:

- establishing a set of criteria for housing, which reflect Waitakere City Council's goals of affordability, quality and environmental sustainability;
- establishing a sliding scale for reduced financial contributions to developers willing to provide affordable housing;
- revisiting some of the elements of the District Plan to ensure that affordability is considered;
- running regular workshops for developers;
- establishing a specialist team within Council that focuses on affordable housing.

With the exception of Manukau, other councils in the region did not wish to prioritise an inter-council working group on inclusionary zoning.

RECOMMENDATIONS

1. That the information be received.
2. That the concept of linking current Work & Income New Zealand, Waipareira Trust and Waitakere Enterprise initiatives in employment and training with affordable housing initiatives that may arise out of government or other funding be approved.
3. That staff explore options for linking health funding with affordable housing and report back to the Committee at its April 2003 meeting.
4. That staff develop the ideas listed in this report for how Council could encourage developers to provide affordable housing and report back to the Committee at its April 2003 meeting.

Report prepared by: Annika Lane, Senior Policy Analyst, Social Policy.



16 **SALE OF LIQUOR POLICY DEVELOPMENT AND ADDRESSING WIDER ALCOHOL RELATED ISSUES – PROPOSED PROCESS**

PURPOSE OF THE REPORT

This report sets out a process for developing a new Sale of Liquor Policy and addressing wider alcohol related issues for the City for the City Development Committee's information and approval.

BACKGROUND

Waitakere City Council, in its capacity as District Licensing Agency (DLA), adopted a Sale of Liquor Policy in 1992. The Sale of Liquor Act 1989 was amended in 1999 and more decision-making has devolved to District Licensing Agency's.

District Licensing Agency's may now grant all uncontested licences and renewals. When applications are opposed the District Licensing Agency is required to forward them on to the Liquor Licensing Authority (LLA) for determination. The District Licensing Agency has the authority to grant special licences - it does not have to forward opposed applications to the Liquor Licensing Authority.

If the District Licensing Agency refuses to grant an application, the applicant has the right to appeal to the Liquor Licensing Authority. Although the District Licensing Agency's policy is not binding on the Liquor Licensing Authority, the District Licensing Agency's opinion will receive extra weight where a policy decision follows full consultation with interested parties.

STRATEGIC CONTEXT

The availability and use of alcohol has strong links to many of Council's key objective areas: community safety, economic development, health and wellbeing, and first call for children. Council has a range of relevant responsibilities and overall a major impact on the drinking environment, including its role as District Licensing Agency, developing District Plan regulations, making and enforcing bylaws and public health inspections.

The Policy should also be considered in the context of the wider legislative framework - including the Resource Management Act, the new Local Government Act and the District Plan.

The World Health Organisation has accredited Waitakere City as a Safe Community. The Policy must be considered in the context of the four inter-agency community agency projects that come together under the Safe Waitakere goal of community safety

ISSUES

There is a need to update the current Sale of Liquor Policy to reflect the revised Act and also to consider wider issues regarding alcohol use in Waitakere City such as:

- making the City a safer place;
- reducing alcohol related violence and harm;
- supporting local economic development;
- supporting community cohesion and strong neighbourhoods.

Although each application is considered individually, the Policy provides an important guideline for Council, for the Sale of Liquor Inspector, the Police, applicants and other interested parties.

Therefore it is important to ensure that the Policy is clear, consistent and accurately reflects the Council's vision for Waitakere City.

Council currently lacks a clear policy to guide its District Licensing Agency role in particular, and Council's general stance on alcohol related issues. It is important that this is addressed as soon as possible, and a two-stage process is proposed.

Stage One (2002/2003)

Develop a Sale of Liquor Policy that:

- guides the Council's District Licensing Agency function with regard to the Sale of Liquor Act;
- provides clear guidance for Council's Licensing Inspector and the Police;
- provides clear guidance to applicants and other interested parties;
- specifically uses the provisions within the Sale of Liquor Act to set licensed premise conditions that align with Waitakere's strategic objectives and the Local Government Act, and support the purpose of the Sale of Liquor Act to reduce alcohol related harm.

The consultation process to develop the Sale of Liquor Policy will also identify the broad range of alcohol related issues in the community and how they might best be addressed, such as:

- crime prevention through environmental design - designing public space to reduce crime and alcohol related incidents;
- location of new licensed premises;
- underage drinking;
- drinking in public places and liquor bans;
- alcohol advertising and sponsorship on Council property;
- Co-ordination of relevant organisations across the City, for example through Alcohol Accords (agreements between parties relating to alcohol issues).

The Sale of Liquor Act requires that each Council consult on its Sale of Liquor Policy, but does not specify what this should include. The following outlines the proposed broad consultation process and timeline for the development of the Sale of Liquor Policy.

1. Use a reference group to guide the development of the policy by assisting with the consultation process, identifying key issues and advising on policy content. This group is comprised of the District Licensing Inspector, Police, the Safe Waitakere Alcohol Project, Council staff and the Last Drink Survey Coordinator. (November - December 2002).
2. Pull together what we already know about alcohol related issues in the City, for example Last Drink Survey information, material from Safe Waitakere projects, Police data and relevant Council consultation feedback (December-March 2002).
3. Undertake focus groups to identify key alcohol related issues and how best to address them (February-March 2002).

The focus groups would include:

- industry interests. For example, supermarkets, taverns, restaurants, function centres, nightclubs, off licences, entertainment venues, hotels, wineries;
- organisations: Licensing Trusts, Hotel Association of New Zealand, business groups, Police, Safe Waitakere, public health organisations, Safer Community Council, Safe Waitakere Injury Prevention Project, Safe Waitakere Alcohol Project;
- community and sector interests: Ratepayer groups, Pacific Islands Advisory Board, Youth Council;
- Council elected members and Te Taumata Runanga.

4. Develop a Draft Sale of Liquor Policy (April to May 2003).
5. Consult on the draft policy by going back to the groups and inviting them to take part by attending group discussion meetings and/or making formal submissions (May to June 2003).
6. Final Sale of Liquor Policy adopted (July 2003).

The desired end result is a comprehensive, user-friendly Sale of Liquor Policy that meets legislative requirements, and reflects the community and Council's vision for the City in terms of strategic objectives and the most desirable alcohol environment.

Stage one would be completed by July 2003.

Stage Two (2003/2004)

Stage two would involve developing processes and policies that address the wider issues raised during the consultation undertaken as part of stage one. This may lead to a city-wide Alcohol Strategy, or it may lead to a suite of policies and practices that Council decides to undertake. The best means of dealing with the issues raised will be canvassed as part of stage one.

RESOURCES

The consultation process will cost around \$2,000, which is provided in the 2002/03 annual plan. Staff from across Council will be involved in the consultation and development process.

CONCLUSION

A two stage process is proposed to develop a Sale of Liquor Policy and identify broader alcohol issues for the City and how best to address them. The process, including consultation proposals is presented for the Committee's approval.

RECOMMENDATIONS

1. That the information be received.
2. That the two-stage process of policy development and consultation proposed to develop a Sale of Liquor Policy and identify and address wider alcohol related issues for Waitakere City be approved.

Report prepared by: Annika Lane, Senior Policy Analyst, Social Policy.



17 FIRST CALL FOR CHILDREN STRATEGY

PURPOSE OF THE REPORT

A36-A41 This report presents the draft First Call for Children (FCFC) Strategy, which is attached at pages A36 to A41. The report seeks the City Development Committee's endorsement of the draft and its approval of the consultation process.

BACKGROUND

First Call for Children is one of the fundamental principles underpinning an international plan of action to improve the future of the world's children and implement the United Nations Convention on the Rights of the Child.

The proposed purpose of the First Call for Children strategy is to make Waitakere City a child friendly city and a fantastic place for kids. In summary the draft strategy proposes to implement First Call for Children so that children and young people can:

- participate in the development of their city;
- play and hang out safely;
- receive good health care, education & housing;
- be free from violence;
- develop their own cultural identity and enjoy the city's diversity;
- access integrated transport systems;
- enjoy clean air and water;
- have green spaces.

United Nations Convention on the Rights of the Child (UNCROC)

United Nations Convention on the Rights of the Child is an international agreement or treaty that was adopted by the United Nations in 1989. United Nations Convention on the Rights of the Child sets out all the minimum rights that children and young people up to the age of 18 should have.

In 1993 the New Zealand Government adopted United Nations Convention on the Rights of the Child. This means that the Government has to make sure that our laws and the way we treat children in this country meet the standards laid down in United Nations Convention on the Rights of the Child. United Nations Convention on the Rights of the Child also provides a useful and comprehensive framework for local government to build a child-friendly city.

There are four general principles that underpin United Nations Convention on the Rights of the Child. These are:

- **Non-discrimination** - All the rights in United Nations Convention on the Rights of the Child apply to all children equally whatever their race, sex, religion, language, differing abilities, opinion or family background (*Article 2*).
- **Best interests** - When adults or organisations make decisions that affect children they must always think first about what would be best for the child (*Article 3*).
- **Right to Life and Maximum Survival and Development** - Adults and organisations have an obligation to consider the "whole" child in all decisions affecting children (*Article 6*). For example, children have a right to enjoy a standard of living adequate for their physical, mental, spiritual, social and moral development (*Article 27*). They have the right to the opportunity for cultural, artistic, recreational and leisure activity (*Article 31*). They also have the right to be kept safe from harm (*Article 19*).

- **Right to Participation** - Children have the right to express their views freely and be listened to (*Articles 12, 13*).

United Nations Convention on the Rights of the Child and the Treaty of Waitangi

Specific rights in United Nations Convention on the Rights of the Child include the right of children to preserve their own identity (*Article 7*) and the right of indigenous children to enjoy their own culture, religion and language (*Article 30*).

The Treaty of Waitangi requires the Crown to work in partnership with Maori to protect and respond to the collective and individual interests of Maori wellbeing and development. Together, the Treaty and United Nations Convention on the Rights of the Child work to reinforce Maori children's rights and their place in their whanau, hapu and iwi.

First Call for Children and Waitakere City Council

After it adopted United Nations Convention on the Rights of the Child, the United Nations held a World Summit for Children in 1990. The Summit comprised the largest gathering of world leaders in history. At the Summit, the leaders formulated a Plan of Action, which was intended as a guide for governments in developing their own plans of action. First Call for Children was one of the underlying principles of the Plan of Action, that is:

"The essential needs of children should be given high priority in the allocation of resources, in bad times as well as in good times, at national and international as well as at family levels"

In 1993 Waitakere City Council was the first local authority in New Zealand to adopt the principle of First Call for Children, as part of its commitment to becoming an Eco City and pursuing a sustainable development approach.

Since 1993, the Council has implemented First Call for Children through a wide range of initiatives, some of which have received national and regional recognition. These include:

- a Councillor who is appointed as a Child and Youth Advocate;
- a designated staff member Child & Youth Partnerships and Advocacy Leader;
- Waitakere City Secondary Schools Youth Council;
- Te Roopu Puawai o Waitakere;
- a Wellbeing Network of community agencies that work together to provide a citywide voice on wellbeing issues to both local and central government. The Wellbeing Network has a strong focus on youth and children.

STRATEGIC CONTEXT

First Call for Children is one of four strategic commitments, which apply across everything the Council does. The other commitments are to model the principles of Te Tiriti O Waitangi; a Safe City; and to have a strong, sustainable economy. As well as being an operative commitment in its own right, First Call for Children will also be reflected in each of Council's new strategic platforms.

Waitakere city-wide strategies and plans linking with First Call for Children include:

- Waitakere Health Plan (2000);
- Waitakere City Safety Plan (2000);
- Waitakere City Youth Leisure Needs Analysis (2001);
- Wellbeing Strategy and process (Calls to Action & Summit 2002);

- West Auckland Child and Youth Health & Disabilities Strategy (Waitemata District Health Board and West Kids (under development)).

First Call for Children is consistent with the newly-developed central government strategies outlined in the Agenda for Children (June 2002) and Youth Development Strategy Aotearoa (January 2002).

A42

UNICEF New Zealand has just launched an initiative called “Child and Youth Friendly Communities”, which aims to encourage and support local authorities to use United Nations Convention on the Rights of the Child as a framework to create communities that nurture the lives, growth and development of children and young people. UNICEF New Zealand’s Advocacy Manager has reviewed Waitakere’s First Call for Children draft strategy and hopes to use the Council-approved Strategy as a model for other councils in New Zealand. A copy of a letter from UNICEF New Zealand endorsing the draft strategy is attached at page A42.

Why is First Call for Children Important?

- The sustainable development approach that is fundamental to Waitakere City Council means thinking about the effects when making decisions today, on our children and grandchildren;
- Councils make a huge difference to children and young people, through their actions (or lack of action). Some relevant Council activities include parks, library services, roads, footpaths, leisure facilities, internet access, homework centres, community halls, houses and centres, after school and holiday programmes and support for parents and caregivers via Citizen’s Advice Bureaux;
- Providing what children and young people want and need creates a better City and supports a healthier, happier society;
- Waitakere City is a young city - in 2001 39% of its population was under the age of 24, and one third under 20 years of age. The median age of Maori people in Waitakere City is 21.1 years, and 38.7% of Maori in Waitakere City are aged under 15;
- Children and young people’s voices and views are rarely heard or considered in the political process, or in decision-making that affect them. As more vulnerable members of society, there is a duty of care to protect the interests and rights of children and young people;
- The healthy development of children is crucial to the future wellbeing of any society.

ISSUES

Outline of the draft Strategy

The draft Strategy sets out a set of proposed goals for Waitakere City Council that flow from the four general principles that underpin United Nations Convention on the Rights of the Child and the Council’s strategic commitments. The draft Strategy also sets out proposed actions that the Council will take to implement those goals and to make Waitakere City a fantastic place for kids.

Action Plan

The Strategy will form the basis for an Action Plan and “Toolkit” that will provide guidelines for each unit within Council on how to implement First Call for Children. An example of such a Toolkit will be provided at the Committee Meeting. The Toolkit will be designed to promote child and youth awareness within the Council and an ongoing commitment from staff to implementing First Call for Children.

A child and adult public version of the strategy will also be produced for placement in public places such as libraries, citizens’ advice bureaux etc. This will explain what First Call for Children is all about and the Council’s commitment to it.

Advisory Group

An advisory group has been established to guide the consultation process for the draft strategy and the development of the Action Plan and Toolkit. The advisory group is led by Councillor Brady (the Child & Youth Advocate) and includes representatives from:

- Te Roopu Puawai O Waitakere;
- Henderson High School;
- Sunnyvale Primary School;
- Youth Council.

The Advisory group has had two workshops with Councillor Brady and Council staff. The results from the workshops will assist with identifying any gaps in the draft strategy and with the consultation process outlined below.

Consultation Process

External Consultation

External consultations and process that have assisted with the development of the draft strategy include:

- Iwi consultation on process and content with Te Kawerau a Maki and Ngati Whatua;
- Strategic review community consultations (including Hip Hop Nation Video, letters from primary schools, questionnaires, workshops, youth workshop at Hui, creative conversations);
- Household & Omnibus surveys;
- Leisure Needs Analysis;
- Photovoice (Safe Waitakere Alcohol/ALAC Youth Consultation using photos);
- State of the City Project in schools;
- Waitakere Education Sector Trust projects development and discussions;
- 2002/2003 Annual plan submissions.

Children and Youth Consultations

In November and December 2002 and February 2003, staff will conduct workshops with the following groups:

- Birdwood Primary;
- Laingholm Primary;
- Hoani Waititi Kohunga Reo;
- Rangeview Intermediate;
- Kelston Deaf Education Centre;
- Waitakere College.

The purpose of these workshops is to identify any gaps in the draft strategy and to assist with developing the Toolkit.

Te Taumata Ruananga

The draft Strategy will be considered at Te Taumata Runanga's meeting on 9 December 2002.

Proposed Next Steps

If the Committee endorses the draft Strategy, it is proposed to request comments on the draft from community groups, child and youth professionals and central government officers. Comments on the draft Strategy will assist staff with the development of the Action Plan and Toolkit. The consultation process will conclude in March 2003 and a final draft Strategy will be brought back to this Committee at the April 2003 Committee meeting.

Once the Committee has endorsed the final draft Strategy, staff will then complete the Action Plan and Toolkit.

RESOURCES

Development of the Strategy, Action Plan and Toolkit is provided for in current work plans. The budget for publishing the Toolkit will be brought forward for consideration as part of the 2003/2004 Annual Plan.

CONCLUSIONS

First Call for Children is one of the fundamental principles underpinning an international plan of action to improve the future of the world's children and implement the United Nations Convention on the Rights of the Child. The purpose of the First Call for Children Strategy is to make Waitakere City a child friendly city and a fantastic place for kids.

As well as being an operative commitment in its own right, First Call for Children will also be reflected in each of Council's new strategic platforms.

First Call for Children is consistent with local and national strategies involving children and youth. UNICEF New Zealand's Advocacy Manager has reviewed the draft strategy and hopes to use the Council-endorsed version as a model for other councils in New Zealand. .

The First Call for Children Strategy forms the basis of an Action Plan and Toolkit that will provide guidelines for each unit within Council on how to implement First Call for Children. The Toolkit will be designed to establish child and youth awareness within the organisation and an ongoing commitment from staff to First Call for Children.

RECOMMENDATIONS

1. That the information be received.
2. That the draft Strategy be adopted as a document that can be sent to community groups, child and youth professionals and central government officers for consultation and as a base for the development of the Action Plan and Toolkit.
3. That the final draft Strategy be brought back to the Committee at the April 2003 Committee meeting.

Report prepared by: Annika Lane, Senior Policy Analyst: Social Policy and Sue Dodds, Child Youth Partnerships and Advocacy Leader.



18 YOUTH INITIATIVES

PURPOSE OF THE REPORT

The purpose of the report is to inform the City Development Committee on previous, current and future youth events, activities and services undertaken in Waitakere City.

BACKGROUND

Consultation with youth over the past two years has identified a strong need to increase the provision of youth events and activities throughout the City.

The consultation has been undertaken through several mediums; the Waitakere Youth Leisure Needs Analysis, Annual Plan submissions, Strategic Review - Community Consultation, and on a regular basis with the Waitakere Secondary Schools Youth Council and Te Roopu Rangatahi. The consultation has highlighted a strong need regarding the provision of youth based initiatives, in particular leisure events, activities and services.

The Youth Leisure Needs Analysis has also highlighted the need for developing locally based indoor youth orientated facilities, which is the preference for the 13-14 years age group.

Consultation undertaken during some of the recent youth events has indicated a strong demand for an increased provision of these types of events and programmes in future. Comments captured include "da bomb! I think we should have more of these", "great atmosphere, I like the emphasis on drug and alcohol free" and many to the effect of "awesome, more please". It is anticipated that the consultation process will continue to ensure a constant flow of information from the youth is captured to identify further initiatives.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

Through adoption of First Call for Children, Council has also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

ISSUES

To address the key issue of increased need for youth events, activities and services, a range of programmes and events have been supported and initiated by Leisure Services over the past six months, with several more planned over the next 12 months.

Previous and Current Youth Events, Activities and Services

A breakdown of youth based initiatives that have been trialled throughout Waitakere City over the last 6 - 12 months includes:

Hip Hop Nation

Staff from Sport Waitakere in partnership with Waitakere City Council has successfully held seven Friday Night Socials, at both Te Atatu Peninsula and Kelston Community Centres, with a consistent attendance of 150 - 250 per event. These events are targeted at ages 13 - 18, and provide a safe, alcohol and smoke free environment that is based around the dance scene of Hip Hop and Breakdancing. These events have also had the partnership and support from Safer Communities Council, Neighbourhood Support Community Watch, Te Atatu Night Owls, Waitakere Police (Youth Workers), Waitakere Secondary Schools Youth Council and Te Roopu Rangatahi.

Recent consultation with the above partners, indicate the intention to continue with these events on a regular basis, with a proposed expansion to include other community facilities in Waitakere.

YMCA Youth Programmes - in partnership with Waitakere City Council

New Lynn Community Centre

YMCA in partnership with Leisure Services have trialled a School holiday programme during the June/July and September/October 2002 holiday periods. The programme had immediate success, which highlighted the demand and potential to provide future programmes. The YMCA has obtained additional funding from the ASB Trust to purchase equipment and provide promotion for the programme.

The partnership also included two very successful activity programmes, which commenced in July 2002 on Wednesday afternoons. Multi-Sports (target 5 – 14 years) and Raise Up & Represent, initially a basketball/music/hang-out orientated programme, held between 4.30pm and 7.30pm. Raise Up & Represent is currently attracting an average of 70 to 80 youth per week, a considerable achievement considering the short time span this programme has been running. The intention is to develop this to include programmes that create a sense of purpose rather than just a hang-out zone. Ideas include leadership programmes, life-skills workshops and homework space and support. Other youth service and activity providers are proposing to partner the YMCA in the provision of these programmes and services.

The YMCA will continue this successful programme of activities in 2003/2004 with expansion into other activities and services as resources allow. The YMCA plans to dedicate one staff member to the New Lynn children's activity programme, which will include Pre-school dance, Multi-sports and pre-school Y's Gym. This staff member will promote these programmes to early childhood centres and Primary Schools, as well as identify community need for additional programmes.

Massey Leisure Centre

The school holiday programme continues to enjoy growing success, with numbers exceeding expectations. The Friday Night youth programmes also continue to expand, with basketball remaining the predominant activity. Other recent additions include Discos and sideline activities such as table tennis, break dancing and videos. Attendance numbers vary, but average at approximately 160 youth per week.

In recognition of growing demand, Massey Leisure Centre has hired two part staff dedicated to youth programmes. This commitment is reflected in the recent achievement in receiving the '2002 National YMCA Award for Focus on Youth'.

The YMCA current youth programmes will continue, along with an increased emphasis on leadership skills and social nights. A range of additional programmes is planned for 2003. Six months of air time on Mai FM for promotion of youth events and activities has been secured, along with the purchase of portable skate board ramps to develop this area of interest.

Teen West Festival

The Teen West festival, held in celebration of youth week, was held for a second time on Friday, 6 and Saturday, 7 September 2002. The event encompassed a wide range of youth leisure and entertainment activities, and attracted an attendance of approximately 250 youth. The inaugural event in September 2001 attracted over 1000 participants. A post event report is being undertaken to review and identify the key factors that led to a decrease in attendance in 2002. Investigations are currently underway to explore other options for the Teen West Festival concept.

Sport Waitakere Youth Programmes

Sport Waitakere continues to provide a range of physical recreation based youth programmes and events around Waitakere City. Recent activities include an eight-week sports programme at both the Te Atatu Peninsula Community Centre and Big Top Recreation Centre. A series of street sports events were held during the September/October holiday period at various parks and locations around the City. Street sports essentially encompasses outdoor basketball, skate boarding, games and activities with a DJ and music adding to the atmosphere.

Sport Waitakere will continue in their provision of youth based initiatives throughout the City. The aim is to increase youth activity by facilitating and promoting youth sport and leisure opportunities, developing youth leadership and providing positive recreational activities.

Waitakere Battle of the Bands

Waitakere City Council supported and provided sponsorship by way of facility provision for the first ever Waitakere Battle of the Bands, staged by CLC (Christian Life Centre) and Tear Fund in July 2002. Heats were held at the New Lynn and Te Atatu Peninsula Community Centres, with the final staged at the Big Top Recreation Centre. The event organisers enjoyed success with a high calibre of entrants, and reasonable spectator attendance. The event attracted considerable sponsorship by way of prizes, and received media attention with the attendance and subsequent airing of a segment filmed by Mai Time (TVNZ youth orientated programme), and several articles published in local newspapers.

Several large sponsors seeking involvement with the planned 2003 Waitakere Battle of the Bands have expressed an interest in providing increased prize packages and promotional opportunities. This will enable the event to broaden its scope and catchments.

Corban Estate Art Centre (CEAC)

The Corban Estate Arts Centre is an established hang-out area with youth for particular activities such as skate boarding and basketball. Corban Estate Arts Centre have developed a wide range of opportunities for youth programmes and activities, and currently facilitates youth arts activities as part of its overall programme. In addition Corban Estate Arts Centre provides discounted or no-cost venue and facilities to actively encourage other arts and cultural classes, and activities such as sports and social entertainments to be undertaken on-site. Examples of this are a series of Skateboarding events hosted by Sport Waitakere, the "Teen Literary Evening" hosted by Waitakere City Council as part of the Going West Literary Festival, and the "Safe Summer Community Concert", in partnership with Sport Waitakere and Safe Communities Council.

Overall planning for the continued development and expansion of Corban Estate Arts Centre as a community facility will be focused on addressing the arts and cultural needs of youth. They will also address how to incorporate that into annual programming and facility development. Upcoming examples of development in this area include a Youth Art Exhibition, and music spaces.

Big Top Recreation Centre

The Big Top Recreation Centre has hosted after school and school holiday programmes for some years now, and continues to enjoy success. Programme maximum numbers have recently been reduced from 120 to 70 as a result of reduced venue space during redevelopment and upgrades. The Holiday programme is split into two age groups, ages 5 to 9 and 10 to 13.

The after school programme catering for ages 5 to 13 continues to attract participants with an average attendance of approximately 35 children per day.

The casual "drop-in" concept continues to run, with basketball, table tennis, volleyball the main activities. This concept has no time restrictions and is available during normal open hours, 8am till 6pm. Students are charged \$1.50, with non-students paying \$2.00.

The Big Top continues to attract youth orientated user groups and functions, particularly on Friday and Saturday evenings. Examples of current users include Kauri Trust, S.E.N.Z, Enterprise Waitakere Target Education programme, and the occasional all ages music concert.

A Youth Night at the Big Top Recreation Centre is currently being explored. The intention is to secure an external provider to operate the programme. The Big Top Recreation Staff's role has been defined as one of facilitating the provision of and the promotion of these events. An approach to provide a more structured programme of youth programmes is being developed for 2003. Initial ideas include break dancing classes and various sports coaching sessions. The majority of these will be scheduled during the after school.

A comprehensive Marketing campaign is also being developed, aimed at making schools more aware of the services and programmes on offer (this will also include the West Wave Aquatic Centre programmes - detailed further in this report).

National Children's Day

National Children's Day has been celebrated on the last Sunday of October every year and this year was Sunday, 27 October 2002. A steering committee for the Auckland region, consisting of representatives from all Auckland Region Councils and several Central Government agencies, was formed early 2002. The result was a decision to combine both local and central government funds to employ a regional coordinator to facilitate one major regional event. The event essentially targeted teenagers, named "Flex 2002", and was held at Aotea Square featuring local and international DJ's, basketball, breakdancing and extreme sports exhibitions. Over 1,000 youth participated on the day, with anticipated attendance slightly lower due to bad weather on the day.

Other events in Waitakere included a free children's gymnastics class at Massey Leisure Centre and Storytelling at the Ranui Library.

Future Youth Events, Activities and Services

Below is a summary of future youth events, activities and services in Waitakere City.

An additional youth programme commenced on 15 November 2002 at the New Lynn Community Centre on Friday evenings, on a trial basis until the end of the year. "The Village" is a community trust established to address the needs of youth in Waitakere, particularly within the Pasifika and Maori communities. The programme has significant Police involvement and predominantly targets youth at risk in the New Lynn/Kelston area. The aim of the programme is to reduce youth crime and create a sense of belonging and empowerment. The programme also has a strong focus on mentoring and leadership development and includes the concept of family and values.

A relationship between the YMCA and the Village is currently being developed to establish a partnership approach in the provision of youth programmes at the New Lynn Community Centre for Wednesday and Friday nights.

Additional youth orientated activities are planned at the newly developed West Wave Aquatic Centre and adjacent Big Top Recreation Centre. Planning to date includes developing the existing Friday night "Splashnight" programme to feature music and social entertainment, with sponsorship sought to provide more dynamic and entertaining events to attract youth to the Aquatic Centre. The focus of this programme will be on the Mezzanine Deck above the Leisure Pool, with DJ's and bands invited to play. Other initiatives include a partnership with Water Safe Auckland to run a pilot programme called "In the Deep End", a programme for Year 8 students that focuses on water safety skills and knowledge for deep-water environments. Two schools will be focused on initially, with the intention to develop into a citywide programme if successful.

Other upcoming major citywide youth events include "Wild Out West" on 11 January 2002 at Corban Estate, coordinated by the City Event Coordinator, and the Celebration of Youth Festival "Proud and Free in Waitakere City" to be held in Cranwell Park in Henderson on 22 February 2003. These events are still in planning stages, with funding and resources still being sought and finalised.

Vineyard Community Trust, based in Henderson, is yet another organisation currently developing and expanding youth based events and programmes. Initial programmes include a Ball Hair & Make Up workshop, Vocal Coaching and Mechanics courses. With a range of funding sourced, to date these activities have been provided at no cost. Assistance has been given by way of additional promotional assistance in support of these programmes.

Leisure Services has re-allocated staff resources to accommodate the demand and expectations of both the youth and current providers of programmes. An initiative already underway is a regular forum of key programme providers to share information, ideas and to discuss upcoming programme plans and how they can best work together to achieve similar goals.

Another forum recently initiated is an internal Council staff networking meeting where key staff from Strategy, Leisure and Libraries and Child & Youth Advocate Councillor Brenda Brady, come together to discuss youth issues and upcoming projects. This forum is open to any staff who are interested and who have an involvement with youth.

Funding for Future Youth Events, Activities and Services

Existing Waitakere City Council partnership programmes such as Hip Hop Nation, YMCA New Lynn and Massey programmes and Sport Waitakere citywide programmes are currently resourced within the 2002/2003 Annual Plan budget.

All current youth activity providers (that Waitakere City Council partner with) are non-profit organisations. They rely on grants and funding from organisations such as Council to subsidise their activities, to make them accessible for all youth, in terms of cost.

Consultation with youth and youth providers have indicated a strong need and desire to increase the level of events, activities and services for youth in Waitakere City.

The City Development Committee at the 11 November 2002 meeting endorsed following:

“That the Council endorses in principle the development of partnerships with other organisations that deliver organised youth activities and support services in our City.”

3240/2002

RESOURCES

Staff resources for Leisure services are sufficient to adequately manage the programmes outlined above. Proposals to increase resourcing levels, in order to meet growing demand, will be forwarded for consideration in the 2002/2003 Annual Plan process.

CONCLUSION

Consultation with youth over the past two years has identified a strong need to increase the provision of youth events and activities throughout the City.

A variety of youth programmes and activities currently exist in Waitakere and they include: Hip Hop Nation, YMCA New Lynn and Massey Youth Programmes, Sport Waitakere Youth Programmes, Big Top Recreation Centre and West Wave Aquatic Centre Activities, Corban Estate Art Centre Activities, The Village Youth Programme, and a variety of Concerts and Festivals.

As consultation with youth and youth providers have indicated a strong need and desire to increase the level of events, activities and services for youths in Waitakere City, resources within Leisure Services have been reallocated to accommodate their demands and expectations.

A recent City Development Committee endorsement supports in principle the continued development of partnerships to deliver more organised youth activities and support services in our City.

RECOMMENDATION

That the information be received.

Report prepared by: Jo-Anne Inancsi, Leisure Planner, Leisure Services.



19 PROPOSED SUMMERLAND DRIVE COMMUNITY FACILITY UPDATE

PURPOSE OF THE REPORT

The purpose of the report is to update the City Development Committee on the process to develop the concept plan for a proposed community facility in Summerland Drive.

BACKGROUND

A partnership with the Ministry of Education was established to develop the idea of co-locating a community facility with the proposed new Sturges Valley Primary School. The concept of a community facility co-located with the school was presented to the community for consultation, with a unanimous “yes” result to progress a collaborative approach.

The Community Facilities and Recreation Committee endorsed the following:

“That \$350,000 be included in the 2001/2002 Annual Plan to complete the purchase of sites adjoining the new Sturges Valley Primary School on which new community facilities can be co-located at a future date”

4112/2000

The land was subsequently purchased in the 2001/2002 financial year.

The 2002/2003 annual plan endorsed \$30,000 to progress the concept plan for a proposed community facility and to undertake comprehensive community consultation.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

Through adoption of First Call for Children, Council has also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

The purpose of the provision of community facilities is identified in the Local Government Act, which defines one of Council's responsibilities as delivering facilities and services to communities that meet their needs, choices and preferences.

Community facilities also contribute to the following Council objective of:

- providing focal points for the community;
- providing places for people to meet and interact.

ISSUES

In order to progress the concept plan for the proposed community facility, the community and key stakeholders will be consulted with to develop a community vision for a facility in the Summerland Drive areas which will provide guidelines for briefing an architect and quantity surveyor to develop a basic concept plan.

The following processes will be undertaken to achieve the successful completion of the project aims, outputs and outcomes:

1. Formation of a Project Advisory Team to ensure a comprehensive and collaborative community consultation approach is undertaken. The advisory team will be made up of a cross-representation of identified key stakeholders. The membership is made up as follows:
 - Western Heights Residents & Ratepayers Committee - David Hallet & Simon Clendon;
 - Summerland Drive Primary School - Luke Summich (Principal) and one other board representative;
 - Waitakere Community Board - chairperson Christine Shepherd;
 - Waitakere City Council - Jo-Anne Inancsi and Heidi McLeod.
2. Identify Key Stakeholders to include in the consultation process. To date they have been identified as follows but this list will continue to grow as consultation is undertaken:
 - Communities of Sturges Road/Summerland Drive area; including residents, businesses and groups or other organisations located in the area;
 - Sturges Valley Primary School and perhaps its Establishment Board;
 - Waitakere Community Board;
 - Western Heights Resident and Ratepayer's Group;
 - Developers in the Sturges Road area;
 - Waitakere City Council Councillors;
 - Waitakere City Council Youth Council;
 - Waitakere City Council staff;
 - Broader community of Waitakere City.
3. Undertake comprehensive community consultation. A consultation programme is currently being developed to effectively capture the community's vision and needs.
4. Contract an Architect and Quantity Surveyor to develop a basic concept plan and the estimated costs to build the facility. Budget has been assigned in draft 03/04 annual plan to further the basic concept plan into a detailed design.
5. Report back to council with the consultation findings and present the concept plan.

The following outputs and outcomes are being sought:

- a basic concept plan with estimated costs and project brief;
- a community planned facility that will meet the needs of the area as it continues to grow;
- a stronger cohesive community.

It is expected that these outcomes should be achieved through an innovative and participative community consultation process that is led by the community and its stakeholders, and facilitated by the Council.

CONCLUSION

A partnership approach to the development of the Summerland Drive Primary School between the Ministry of Education, Waitakere City Council and the local community is expected to bring many synergies in terms of the provision of education and community needs. Joint planning and co-location of the school and community facilities is an innovative and effective way to ensure that broader community needs are planned and provided for.

In order to meet project aims, outputs and outcomes, the following process will be undertaken during the 2002/2003 financial year:

- a Project Advisory Team will be formed, made up from a cross-representation of key stakeholders;
- identify Key Stakeholders, a list that will grow as consultation is undertaken;
- comprehensive community consultation undertaken using a collaborative approach;
- an Architect and Quantity Surveyor will be contracted to develop a basic concept plan and costings;
- a report will be made back to Council with findings and present concept plan and costings.

RECOMMENDATIONS

1. That the information be received.
2. That the consultation and concept development process be approved.

Report prepared by: Jo-Anne Inancsi, Leisure Planner, Leisure Services.



20 WAITAKERE CITY SKATE PARK FACILITY PLAN

PURPOSE OF THE REPORT

The purpose of the report is to update the City Development Committee on the development of the Waitakere City Skate Park Facility Plan.

BACKGROUND

Waitakere City Council endeavours to provide residents with equitable access to a large variety of leisure and recreational facilities, including skate parks.

The majority of local authorities in New Zealand often view skateboard parks as essential recreational facilities as they minimise damage caused by skateboarders using other parts of the built environment to test their skills and socialise.

Heightened public awareness and expressions of need for more skate parks has prompted the need to undertake an assessment of skateboard park provision in Waitakere City with a view to improving the network in the future.

Waitakere City Council currently provides ten skate park facilities at nine locations across the city to meet the current needs of individual skateboarders.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

Through adoption of First Call for Children, Council has also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

To meet Council's strategic objective of providing vibrant safe town centres it is important that youth are not alienated from the mainstream public areas but are able to become part of the social, leisure and economic factors of the urban landscape.

The Parks strategy also supports the provision of facilities for teenagers.

ISSUES

The following information and research has been undertaken over the last 8 months and will form the basis of the 'Waitakere Skate Park Facility Plan'.

The two key research projects that have been undertaken are:

1. Analysis of existing skate parks in Waitakere City.
2. Demand and Supply Analysis for future skate parks in Waitakere City.

Analysis of existing skate parks in Waitakere City

The analysis has reviewed all current skate parks that Council provide. It has focused specifically on:

- advantages of location;
- disadvantages of location;
- positive aspects identified from skaters perspective;
- negative aspects identified from skaters perspective;
- improvements to the skate park based on skater's response and assessment by professional skate park designers.

This information will be utilised to provide direction for future upgrades and maintenance of current skate parks in the city.

Demand and supply analysis for future skate parks in Waitakere City

The research focuses on two main aspects of skate parks in Waitakere City:

1. Assessing the equity issue of population distribution in relation to current skate park provision to highlight areas with good or poor access to skate parks.
2. Undertaking scenarios of potential future skate park sites to identify equitable access for skate park distribution across the city.

This information will be utilised in identifying appropriate future skate park sites across the city, which will assist access to populations with poor access to skate parks currently.

Waitakere Skate Park Facility Plan

The 'Skate Park Facility Plan' will consider both existing skate park provision and the effects of locating skate parks at possible future sites in Waitakere City. It will also take into account existing issues that have been exposed relating to the siting of previous skate facilities in the Massey ward.

The 'Skate Facility Plan' will be developed with the following objectives.

The key objectives are:

1. To provide an indication of geographical areas that have relatively good or poor access to skateboard parks.
2. To highlight areas currently needing more equitable access to skate parks in order to allocate future resources fairly.
3. To be able to assess the needs of future populations in comparison to existing supply and demand patterns.
4. To assess future skate park requirements to gain greater knowledge about the benefits and costs of allocating skate park funding to particular communities.
5. To consider issues related to the provision of skate parks in close proximity to residential areas.

Issues that will be covered in the 'Skate Park Facility Plan' are:

- quality, design, and size of skate parks;
- range and quality of skate equipment available at parks;
- priority geographical areas for future provision of skate parks.

The 'Skate Park Facility Plan' will also highlight the possible classification of skateboard parks within the city according to whether a park is designed to attract skateboarders from neighbourhoods, suburbs or the entire region.

The outcome of the 'Skate Park Facility Plan' will be to provide direction in the future provision of skate parks in Waitakere City in an equitable manner.

RESOURCES

Staff time is allocated within Leisure Services to complete the 'Skate Facility Plan'

CONCLUSION

A Waitakere Skate Park Facility Plan is being developed due to increased public awareness and expressions of need for more skate parks. This has prompted the need to undertake an assessment of skateboard park provision in Waitakere City with a view to improving the network in the future.

The outcome of the 'Skate Facility Plan' will be to provide direction in the future provision of skate parks in Waitakere City in an equitable manner.

RECOMMENDATIONS

1. That the information be received.
2. That the objectives of the Waitakere Skate Park Facility Plan, as set out in the agenda report, be approved.

Report prepared by: Danny O'Donnell, Leisure Services Manager.



21 DEVELOPMENT OF AN ARTIFICIAL HOCKEY TURF IN WAITAKERE CITY

PURPOSE OF THE REPORT

The purpose of the report is to seek endorsement from the City Development Committee to undertake research on the issues of developing an artificial hockey turf in Waitakere City.

BACKGROUND

Waitakere City currently provides 71 of sportsfields across the city. The sportsfields allow for sport such as rugby, rugby league, soccer, touch rugby, cricket, kilikiti etc.

Waitakere City currently provides no full size artificial hockey turfs. Manukau has one for every 140,000 residents and Auckland City has one for every 120,000 residents.

There are five half size or three quarter sized multi purpose artificial turfs developed by the schools in Waitakere City. The turfs are used by the schools and the community for activities ranging from tennis and netball through to hockey practice.

All current Waitakere City hockey players and teams have to travel outside Waitakere City to participate in hockey competition.

The Auckland Hockey Association (AHA) Facilities Strategy has been developed over the last 18 months. The strategy was lead by the Auckland Hockey Association with the working party including council officers from Waitakere, Auckland and Manukau City Councils.

The goal of the strategy is to direct the development, provision and placement of artificial hockey turfs and related facilities in the Auckland Hockey Association region.

The main objectives of the strategy are:

- understand likely growth and demand issues for hockey in the Auckland Hockey Association region;
- identify current gaps in turf provision including geographic location and type of turf. Each gap should be prioritised;
- identifying the most beneficial partnership models for turf development and operation, including identifying key stakeholders and the advantages and disadvantages for each model.

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

Through adoption of First Call for Children, Council has also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

The Parks Strategy supports the improved use, range and quality of sports facilities within the city.

ISSUES

Need for an artificial hockey turf in Waitakere City

The Auckland Hockey Association Facilities Strategy has identified the need for a new full size artificial hockey turf in Waitakere City as one of the top five medium term priorities (2002/2007).

The prime reasons Waitakere City was identified as a priority were:

- the size of the catchment of population and the relatively low number of teams;
- (Opportunity to create a strong club network in Waitakere City);
- the increasing travel difficulties to reach the existing turfs, even the closest turf at Avondale;
- the use-pressures on the turf resulting in travel at late hours as well as during peak traffic periods;
- the inequity in access and opportunities for players;
- the loss of players, especially in the Massey area who are being drawn to North Harbour because of more accessible facilities.

The need for an artificial hockey turf in Waitakere City is also supported by the draft 'Waitakere City Sports Fields and Associated Facilities-Development Plan'. This plan states the following:

- it is considered appropriate that Waitakere City should address this lack (of a hockey facility) within the city.

With the objectives of the plan including:

- providing additional sporting facilities such as a hockey ground within the City.

Potential location for an artificial hockey turf in Waitakere City

An analysis of all potential sites for location of a potential artificial hockey turf in Waitakere City will be undertaken.

A focus for a potential site will be the possibility for a partnership with a school to locate an artificial hockey turf on school grounds.

The Parks Strategy supports the school partnership concept:

- 5.6 "Partnerships with schools to share resources to meet the community's needs will be actively sought".

The Auckland Hockey Association Facilities Strategy also supports the school partnership concept stating:

- Schools are well located within local communities and have a need to provide physical education, sport and recreation facilities to meet their education outcomes.

The New Zealand Hockey Federation has identified in its strategic plan, the importance of increasing the linkages between hockey and schools, particularly secondary schools. One of the strategic objectives is to increase the number of turfs located in secondary schools with the following targets:

- in short-term 25% of new surfaces are in secondary schools;
- in medium-term 33% of new surfaces are in secondary schools;
- in long-term 50% of new surfaces are in secondary schools.

Investigation on viability and location for an artificial hockey turf in Waitakere City

An investigation is required to research and determine if an artificial hockey turf is a viable development, and if so what option(s) should be further progressed to develop the turf.

It is anticipated that the report will recommend:

- the most appropriate site for location of an artificial hockey turf in Waitakere City;
- the most appropriate management structure to develop an artificial hockey turf;
- estimate of costs and potential funding sources to develop an artificial hockey turf.

RESOURCES

There is \$20,000 in the 2002/2003 Annual Plan to develop school partnerships for leisure facilities.

CONCLUSION

The Auckland Hockey Association (AHA) Facilities Strategy has been developed over the last 18 months with the working party including representatives from Waitakere, Auckland and Manukau City Councils.

The Auckland Hockey Association Facilities Strategy has identified the need for a new full size artificial hockey turf in Waitakere City as one of the top five medium term priorities (2002/2007).

The need for an artificial hockey turf in Waitakere City is also supported by the draft 'Waitakere City Sports Fields and Associated Facilities-Development Plan'.

An analysis of all potential sites for location of a potential artificial hockey turf in Waitakere City will need to be undertaken, including the potential partnership with a school to locate an artificial hockey turf on school grounds. Both the Parks Strategy and the New Zealand Hockey Federation support this.

An investigation will be required to research and determine if an artificial hockey turf is a viable development, and if so what option(s) should be further progressed to develop the turf.

The findings of the investigation will be brought back to the Committee in July/August 2003.

RECOMMENDATIONS

1. That the information be received.
2. That an investigation be undertaken that will research the appropriate site, appropriate management structure and an estimate of costs and potential funding sources to develop an artificial hockey turf in Waitakere City.

Report prepared by: Danny O'Donnell, Leisure Services Manager.



22 LOPDELL HOUSE ARTS PRECINCT DEVELOPMENT

PURPOSE OF THE REPORT

This item seeks to inform Council regarding the issues relating to the development of an arts precinct centred on Lopdell House and to outline issues in relation to the creation of a governance structure to allow the refurbishment and redevelopment of Lopdell House and the surrounding area through access to external funding.

BACKGROUND

Lopdell House is a council owned property and is managed and maintained by Council.

The building has primarily been an arts-focused location for approximately 16 years. It is home to the Lopdell House Society, a locally elected body that manages the Lopdell House Gallery and Arts Centre. The society is funded by an operating budget allocated through the Annual Plan [\$232,000 annually]. Lopdell House Gallery has built, over its years of operation, a reputation as one of the best regional gallery arts complexes in New Zealand. As such it brings significant profile to Waitakere City both for the high quality of its exhibitions and for its public arts and schools education programmes.

Also located within Lopdell House are Titirangi Drama Inc. who lease and manage an independent theatre, and the Titirangi Community Arts Council, based in and managing a community gallery on the first floor.

Other tenancies are as follows:

- Ground Floor: A Tavola - a bake house and café. [Lease expires in 2006];
- Second Floor: A number of small businesses. [Monthly tenancies];
- Third Floor: This site has been leased to a series of restaurant/function enterprises over the years. As the café businesses of the village have expanded, these have struggled and eventually failed. The floor is now empty and Council is attempting to attract short-term rentals while a feasibility study is undertaken by Council.

This precinct area also incorporates Lopdell Hall. This small historic building is now empty. It has been for many years used by a local judo club. There are drainage problems originating from the main building and car park area which have created an ongoing problem with flooring in this building. However, its location may logically connect it to the future development of the Lopdell House complex.

PROPOSAL

Over many years each of the arts-based organisations within the building have operated and developed as separate entities. There has been a spirit of good will and co-operation but no joint or strategic planning ventures. Each group has sourced funding from a variety of funding organisations, but a consistent provider in the external funding network has been the Portage Licensing Trust. The Licensing Trust, mindful that the Lopdell House Society has major extension and refurbishment plans, has approached Council, Lopdell House Society and Titirangi Drama Inc. and suggested that there be a coherent planning process for the development of the whole house as the core of an arts precinct. The Licensing Trust has indicated that they will prioritise this project for their 2003 budget planning and that significant sums are potentially available if the approach outlined is taken.

In response to this proposal a series of consultation meetings have been undertaken with the relevant stakeholders and a staff working group has completed some preliminary work on a proposed structure for furthering the project.

In developing the proposal the following issues have been taken into consideration:

- the Lopdell House Society has confirmed that they are not resourced, or able, to undertake a wider 'whole house development project';
- although the Waitakere Arts and Cultural Development Trust has confirmed that it has a brief which does give it a mandate to look at citywide projects, it is fully concerned with the development of the Corban Estate Arts Centre in the short to medium term;
- in order to access both Portage Licensing Trust monies, and grants from other external funding bodies, there must be an independent governance body in place which meets the criteria of all such organisations;
- the governance body will require a long-term lease of the property, in order to be eligible for external funding.

It is proposed that Council considers and approves the setting up of a trust, to be called the Lopdell House Arts Precinct Development Trust; the trust to have a maximum of 11 trustee positions. The trust will seek approval of charitable status from the Inland Revenue Department.

The following 9 trustee positions are proposed, with the trust to be empowered to co-opt a further two trustees if required:

- Council: two trustees [As approved and proposed by Council];
- Lopdell House Society: two trustees;
- Titirangi Drama Inc: one trustee;
- Titirangi Community Arts Council: one trustee;
- Titirangi Business Community: three trustees.

The purpose of the trust will be:

- to plan and manage a development of the Lopdell House Arts Precinct in a coherent and holistic manner taking into account the diverse aspirations of the various arts organisations within the house and the Titirangi area;
- to act as the governance body and to apply for, and manage, funding from the Portage Licencing Trust and other funding bodies for the agreed developments;
- to work with Council to achieve those goals in a manner which enhances the facility for the city and is integrated with the wider planning for, and development of, Titirangi Village.

It is also proposed that Council executes a long-term lease of Lopdell House with the trust to enable external funding to be sought for the development.

STRATEGIC CONTEXT

The Council's current Strategic Review process has identified 'flourishing arts precincts' [e.g. Lopdell House and the Corban Estate] as a priority in the short and medium term. The newly adopted Arts and Cultural Strategy has also identified the development of these two precincts as a high priority.

ISSUES

The proposal to undertake the development of the Lopdell House precinct as a holistic project is a complex one and generates a raft of issues for Council's consideration.

They are as follows:

- there are impacts on the wider Titirangi Village which Council will need to understand and manage. E.g. pedestrian access, parking, impact on existing small businesses currently in Lopdell House etc;
- Council staff are undertaking feasibility work on traffic management, provision of parking, cinema development and the impacts of this on other stakeholders;
- there will be a need for a comprehensive staff liaison group to assist and advise on the various aspects of the development. At this point there has been no allocation of staff time or budget to this project. Consideration of this will need to be factored into the 2003/04 Annual Plan;
- expansion of the Lopdell House Gallery and Arts Complex will have a considerable impact on the level of operating budget required through the Annual Plan process. E.g. An extra floor of gallery space, as proposed, would create a predicted operating increase of approximately \$100k per year;
- in order to secure external funding, the trust will need a long-term lease of Lop dell House from the Council. There is an issue regarding the management of tenancies in the building which will need to be resolved. It is anticipated that the trust use Council resources to project manage the development as has occurred in the Sports Stadium development. Budget planning and staff resourcing needs to cater for this;
- the new Public Audit Act 2001, and recent standards on accounting for entities, broadens the definition of a Council controlled organisation. Control is no longer solely determined by shareholding or the number of Council appointed trustees although these can be determining factors. Under the new legislation all entities regarded as being under Council control are required to be audited by the Auditor-General. This in turn will likely impose additional compliance costs on the entity.

RESOURCES

The proposal to set up a trust as described allows for the major funding for this project to be accessed outside Council's budgeting process. However, the level of staff support required to facilitate this development and the potential budget required to both manage the project and to support an expanded arts precinct does not form part of the current 2002/2003 work programme. It is anticipated that the bulk of the staff commitment required would fall in the 2003/2004 Annual Plan year. Proposals for resourcing will be put before Council for consideration during the Annual Plan process.

CONCLUSION

The proposal to set up a trust to manage the development of the Lopdell House Arts Precinct is in response to the invitation of the Portage Licencing Trust to work in partnership with them on a long-term, well-planned project which will create a valuable asset for the city. The issues are complex but with careful management and planning the project has the potential to further the cultural life of the city in a very exciting and positive way. Subject to Council approval, a full Trust Deed and Deed of Lease will be prepared and brought to Council in the New Year.

RECOMMENDATIONS

1. That the information be received.
2. That the establishment of a trust, to be called the Lopdell House Arts Precinct Development Trust, to undertake the redevelopment of Lopdell House, be approved in principle, subject to Council approval of the final Trust Deed.

3. That the Trust Deed for a Lopdell House Arts Precinct Development Trust and Deed of Lease be brought back to the City Development Committee in the New Year.

Report prepared by: Naomi McCleary, Arts Adviser.



23 MCCAHOH HOUSE TRUST

PURPOSE OF THE REPORT

This item seeks:

- A43-A47
- to update Council on the progress of the McCahon House Trust and to request that Council resolve at their February 2003 meeting to sell the properties at 67 and 69 Otitori Bay Road to the trust for a nominal amount on condition of entering in to a Memorandum of Encumbrance, similar to that of the Waitakere Theatre Playhouse Trust [see attached pages at A43 to A47, to be provided prior to the meeting.]
 - that Council resolve to advertise their intention to sell the properties in accordance with Section 230 of the Local Government Act 1974 giving the required 14 days notice prior to Council's February 2003 meeting.

This will enable the trust to apply to external funding bodies for the development of a new studio and residence on the site, restoration of the heritage building and the establishment of a national and international residency programme.

The Memorandum of Encumbrance will ensure that these properties are used to further the purposes of the McCahon House Trust and that the trust will adhere to any other conditions imposed by Council.

BACKGROUND

The McCahon House Trust was established in 1998 and is registered under the Charitable Trust Act 1957. The purpose of the trust was to obtain title to 67 and 69 Otitori Bay Road in order to preserve the McCahon house as a vital piece of the arts heritage of the city and New Zealand.

Colin McCahon owned 67 Otitori Bay Road from 1953 until 1960. During that time he produced a prolific number of artworks, many of which are considered to be among his major paintings. The Council purchased an empty section at 69 Otitori Bay Road adjacent to the cottage in April 1997 for \$120,000.

In April 1997 Council resolved:

- “2. That the purchase of 69 Otitori Bay Road [Lot 12 DP 17297] is prioritised in the 1997/98 Annual Plan and the Chief Executive be given delegated authority necessary to conclude and execute all negotiations.
3. That Council explore all options, including a city-wide Heritage Trust, for the purchase, management and maintenance of properties, including 67 Otitori Bay Road [McCahon House] and 69 Otitori Bay Road, Titirangi.”

There was an understanding at this time that the house would come up for sale in due course and the purchase of the section at 69 Otitori Bay Road would protect and preserve the view that is the subject of many paintings done by McCahon in that period. An exhibition of many of these works, known as the French Bay paintings, is currently on display at the Auckland Art Gallery.

In order to prepare for the eventual acquisition of the McCahon cottage, the McCahon House Trust was set up by law firm Hesketh Henry in an informal partnership with Council. All legal costs incurred in this work were met by Hesketh Henry.

The founding trustees are:

- Mayor Bob Harvey;
- Naomi McCleary: Arts Adviser;
- John Cranna: Marketing Manager, Hesketh Henry;
- Professor Peter Simpson: University of Auckland;
- Mary Holehan: Director, Lopdell House Gallery;
- Anna Nathan: Private collector and arts supporter;
- Trevor and Elizabeth Steiner: Private collectors and arts supporters. [Trevor Steiner is the current chair of the Waitakere Arts and Cultural Development Trust].

In April 1999 the McCahon house came onto the market and was purchased by Council for \$180,000. It's value as a heritage site is greatly enhanced by the fact that it is largely unaltered from the time of the McCahon family's residence there and is a rare example of one of the bach-type dwellings of the '30s and '40s. The property is a Category 3 heritage site on the Historic Places listing and is also registered as such in the proposed District Plan.

In March 1999 Council resolved:

- “2. That the Chief Executive be authorised to negotiate the acquisition of 67 Otitori Bay Road [Lot 11 DP 17297] and execute all necessary documentation.
3. That the property at 67 Otitori Bay Road be held by Council for a period of one year from the date of purchase.
4. That an independent trust be formed for the purchase, management and maintenance of the properties at 67 and 69 Otitori Bay Road.”

990/99

The resolution that the property be held by Council for one year only was not actioned. The independent trust was in existence but did not have access to funding to enable this to occur.

In 2000 the trust successfully applied to the Waitakere ARST Funding Committee under the criteria that this was a project of regional significance and received a grant of \$100,000.

At this time two new trustees were co-opted:

- James Wallace, [art collector and benefactor];
- Mike Toepfer [Senior Partner, Hesketh Henry].

A project plan, initiated in 1999, was developed to preserve the original house and to design and build a new studio and residence on the expanded site. It was felt that no contemporary artist would be able to work productively in the house without major alterations and that this would completely destroy the heritage value of the property. Hesketh Henry funded the commissioning of a concept plan from architect Pete Bossley and this has been finalised over 18 months in tandem with the residency plan.

In February 2002 the trust employed a part-time Executive Director to undertake an accelerated development of the project and to launch a major public fund-raising programme in early 2003.

This has been very successful and over this year the following targets have been reached:

- completion of a business plan;
- a full Conservation Plan [contracted by Waitakere City Council - Consultancy Services];
- a Resource Consent for the new buildings;
- confirmation of charitable tax status;
- a comprehensive plan for the residency programme;
- an action plan for a public launching of the project and for a fund-raising campaign.

The Executive Director has also secured the official patronage of Prime Minister, The Rt Hon Helen Clark.

Negotiations are underway to begin a comprehensive oral recording project and there is an informal agreement with Te Papa to purchase this work once it has been completed.

Discussions have been held with the Portage Licensing Trust, Creative New Zealand and other funding bodies and a network of contacts is building with private collectors and benefactors.

The cost of the development of this site and the ongoing management of a national and international residency programme is considerable. However, the status of Colin McCahon, as New Zealand's greatest artist of the 20th century, is growing both here and overseas. The prestige in the arts world, and for the city, in a professionally run residency programme is enormous. The trust believes that it can, and will, achieve the target of \$3 million it has set to achieve this goal.

The McCahon House Trust is now requesting that Council sell the properties at 67 and 69 Otitori Bay Road to the trust [As outlined in the purpose of the report at page 1.] to enable it to seek external funding to undertake restoration the heritage cottage, to build a new studio and residence and to establish a capital fund to manage an ongoing residency programme in partnership with the Lopdell House Gallery.

STRATEGIC CONTEXT

The Council's current Strategic review process has identified 'flourishing arts precincts' as a priority in the short and medium-term. The establishment of the McCahon Residency Programme is itemised in the newly adopted Arts and Cultural Strategy.

This project will provide a cultural tourism attractor and contribute to the economic health of the Titirangi area. The project also supports and enhances the current plans for the establishment of an arts precinct centred on Lopdell House.

ISSUES

The McCahon House Trust has developed, over a four-year period, a very considered plan of action for this project. It has researched residencies throughout the country and has consulted with major arts institutions and arts experts. It is ready to undertake a public launch and to begin a major fund raising programme. In order to make application to all the external funding bodies appropriate to this project, the trust needs to hold title to the properties at 67 and 69 Otitori Bay Road. Without this the future of the trust is in jeopardy.

The McCahon House Trust views its responsibilities to include both the development of the property and the management of a high profile and sought-after residency programme. It believes it should continue to hold this responsibility for the foreseeable future, working in partnership with Lopdell House Gallery as the host arts institution for the project.

The house at 69 Otitori Bay Road is currently managed and rented out by Council under a monthly tenancy agreement. The purpose of this tenancy has been to secure the safety of the property until such time as the trust has completed all the formalities needed to commence development of the property and the programme.

A Building Report undertaken early this year and a subsequent Conservation Plan produced by Burgess and Treep, Architects, indicate that major repair and restoration needs to take place with some urgency if the house is to survive as a heritage site. The McCahon House Trust wishes to undertake this restoration as part of its overall programme.

The new Public Audit Act 2001, and recent standards on accounting for entities, broadens the definition of a Council controlled organisation. Control is no longer solely determined by shareholding or the number of Council appointed trustees, although these can be determining factors. Under the new legislation all entities regarded as being under Council control are required to be audited by the Auditor-General. This in turn will likely impose additional compliance costs on the entity.

The McCahon House Trust is currently chaired by Council's Arts Adviser, Naomi McCleary.

A43-A47

It is proposed now to sell the properties at 67 Otitori Bay Road and 69 Otitori Bay Road, Titirangi to the McCahon House Trust for a nominal sum (say \$100.00), subject to the Trust entering into a Memorandum of Encumbrance with the Council in respect of the property. The Memorandum of Encumbrance will be similar in nature to that entered into with the Waitakere Playhouse Theatre Trust (attached at pages A43 to A47).

RESOURCES

The Trust is adequately resourced to undertake its current activity and believes that it will attract substantial support from dedicated funding bodies and the private sector.

The sale of the properties by Council to the Trust [As outlined in the purpose of the report at page 1] is seen as a significant contribution to the success of the project. There are no plans to request further capital expenditure from the Council.

CONCLUSION

The McCahon House Residency Project has been developed over the past four years. It's aims and aspirations have been tested in discussion with institutions and arts experts from around the country. The residency programme has the potential to add another unique and prestigious project to the arts infrastructure of the city and to make a contribution to the creative economy of the area.

Council is being asked to contribute to the overall success of this project by selling the properties at 67 and 69 Otitori Bay Road to the trust for a nominal amount of money.

RECOMMENDATIONS

1. That the information be received.
2. That it be recommended to Council that the properties at 67 and 69 Otitori Bay Road be sold to the McCahon House Trust for a nominal sum, subject to the execution of a Memorandum of Encumbrance between Council and the Trust, to be developed and reported back to Council for approval.
3. That Council advertise its intention to sell 67 and 69 Otitori Bay Road to the McCahon House Trust in accordance with Section 230 of the Local Government Act 1974.

Report prepared by: Wally Thomas, Director: Public Affairs.



24 PROJECTS SPECIAL COMMITTEE

THE COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS ORDINARY MEETING HELD ON WEDNESDAY, 6 NOVEMBER 2002.

MATTERS CONSIDERED

A48-A50

The Committee dealt with a number of items for which it has delegated powers to act and a copy of the minutes of the meeting is attached at pages A48 to A50.

The Committee Recommends:

That the Ordinary Meeting report of the Projects Special Committee held on Wednesday, 6 November 2002 be received.

RP Dallow, QPM, JP

CHAIRPERSON



25 SUBDIVISION PROPOSALS

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following part of the proceedings of this meeting, namely Subdivision Proposals.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none">Subdivision Proposals.	The withholding of information is necessary in order to: <ul style="list-style-type: none">enable the Council to carry on, without prejudice or disadvantage, negotiations.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(i) of that Act which would be prejudiced by the holding of the whole of the proceedings of the meeting in public as follows:

- The matter contains information regarding negotiations pertaining to subdivision proposals.*

