

AGENDA FOR AN ORDINARY MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY, ON THURSDAY, 5 AUGUST 2004, COMMENCING AT 9.30 AM.

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFIRMATION OF MINUTES	1
4	SUMMERLAND DRIVE COMMUNITY FACILITY CONCEPT DESIGN	2
5	UPDATE ON THE MCLAREN PARK (HENDERSON SOUTH) COMMUNITY PROJECT	6
6	WAITAKERE WELLBEING SUMMIT 2004	9
7	QUADRUPLE BOTTOM LINE FRAMEWORK UPDATE	12
8	SUSTAINABLE DEVELOPMENT PROGRAMME OF ACTION - UPDATE ON AUCKLAND PROGRAMME	14
9	CRIME PREVENTION STRATEGY	17
10	NORTHERN STRATEGIC GROWTH AREA - METROPOLITAN URBAN LIMIT SHIFT	19
11	AUCKLAND REGIONAL COUNCIL'S WAITAKERE RANGES REGIONAL PARKLAND VISITOR STUDY	28
12	WAITAKERE INFORMATION ACCESS PROGRAMME - REPORT ON COUNCIL'S SUBMISSION ON THE DRAFT DIGITAL STRATEGY	31
13	WAITAKERE INFORMATION ACCESS PROGRAMME - PROGRESS REPORT	33
14	RAIL PROJECTS	37
15	ORATIA RESERVES AND PUBLIC ACCESS PLAN	44
16	PROJECTS SPECIAL COMMITTEE	52
17	PURCHASE OF LAND FOR ORATIA DOMAIN	52
	PROCEDURAL MOTION TO EXCLUDE THE PUBLIC	52

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1 APOLOGIES



2 URGENT BUSINESS

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

- (i) the Committee by resolution so decides; 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 and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

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



3 CONFIRMATION OF MINUTES

Ordinary - Thursday, 8 July 2004

RECOMMENDATION

That the minutes of the Ordinary Meeting of the City Development Committee held on Thursday, 8 July 2004, as circulated, be taken as read and now be confirmed.



4 SUMMERLAND DRIVE COMMUNITY FACILITY CONCEPT DESIGN

PURPOSE OF THE REPORT

The purpose of the report is to update the City Development Committee of project progress, and to seek approval for the concept design of the Summerland Drive Community Facility.

BACKGROUND

A partnership between Council and the Ministry of Education was established several years ago to develop the idea of co-locating a community facility with the now existing Summerland Primary School. The concept of a community facility co-located with the school was presented to the community for consultation, with resulting widespread support for a collaborative approach.

Council Meeting, 29 November 2000, resolved:

“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 Annual Plan 2002/2003 provided \$30,000 to progress the concept plan for a proposed community facility and to undertake comprehensive community consultation. A significant level of consultation was undertaken in 2003, with a wide variety of views captured from the different segments and key stakeholders of the Summerland Drive community. Strong community interest was shown in the proposed facility with clear views expressed as to what the facility should deliver to the local community. Consultation findings were reported to the Projects Special Committee at the October 2003 committee meeting, with the following key criteria established by the community:

1. A facility that is the hub and heart of this new community.
2. A facility that is quiet, just for locals and does not disturb surrounding residents.
3. A facility that blends in with the surrounding homes and school.
4. A facility with attractive landscaping and outdoor seating at the front of the facility that provides a place to meet or take a rest.
5. A facility that offers a place to meet socially or to take part in classes or activities.
6. A facility that is multi-functional.
7. A facility that has a lot of input from local residents in terms of management, services and classes provided.
8. A community notice board that can be used by the facility and residents to promote classes and local news and events.
9. A place where all sections of the community are valued.

The report presented to Projects Special Committee in October 2003 also provided an analysis of strategic outcomes along with funding and development options. The Committee approved:

“That Summerland Drive Community facility detailed design commence during the 2003/2004 year and be funded from the funding provided in the 2003/2004 Annual Plan for a facility size of 300 sqm, with potential to extend.”

“That it be recommended to Council that the cost of the Summerland Drive Community Facility as provided in years 2004/2005 and 2005/2006 be re-confirmed at \$660,000 and be available for 2004/2005.”

2000/2003

A report of the Management Options for the Summerland Drive Community Facility was presented to the City Development Committee in June 2004, with the following recommendations approved:

“That the City Development Committee approve Option Two: Council Owned and Community Managed (Community House) as the preferred management option for the Summerland Drive Community Facility currently under development.”

“That Leisure Services staff work with the existing community members from the Summerland Drive Community Facility Project Advisory Group to establish a volunteer Community Management Committee for the Summerland Drive Community House.”

“That a report be brought back to the City Development Committee early in 2005 regarding a proposed funding agreement with the Summerland Drive Community House Management Committee to manage the operations of the Summerland Drive Community House (once they have obtained legal entity status).”

904/2004

Work is now underway in establishing the Community Management Committee, with the Community Advisory Group formed to facilitate the community consultation in 2003 providing a core nucleus of community members willing to commit.

STRATEGIC CONTEXT

The initial (1998) brief conceived of a “Sustainable School Development Project” with the potential to integrate the social, environmental, educational and environmental ethos of Council into a practical initiative. The project was seen to contribute to the “Urban Village” concept through improving social contacts for residents and protecting the natural environment. Through partnerships with the Ministry of Education and the local school community it was envisaged that the new primary school would become the focal point for the area and also be a leading national example of sustainable development through the integration of:

- Sustainable building principles;
- Energy, waste and water efficiency;
- Co-location and shared use of school and community facilities;
- Green network projects.

Community and Leisure facilities and activities contribute to Council's Strong Communities and Urban and Rural Villages Strategic Platforms by helping provide networks of appropriate and accessible public buildings as key community focal points, and through a wide range of low cost, low impact community activities.

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 Local Government Act defines one of Council's responsibilities is to promote the social, economic, environmental and cultural well being of communities, in the present and for the future.

ISSUES

Graeme Johansen Architects have been engaged to design and manage construction of the community facility. They are a small West Auckland firm of Architects based in Titirangi.

Landscaping around the building is being designed by Melean Absolum Limited Landscape Architects who are working in close conjunction with the Architect and Councils Parks Planning Department.

Artistic features are being co-ordinated by Councils Public Affairs Department, with Mark Osborne in the role of lead Artist. Budget of \$15,000 has been earmarked specifically for art works from the overall main construction budget.

A1-A2

A concept design has been developed, as attached at pages A1 to A2, based upon community vision and expectations identified through community consultation. This has been approved by consultation with a community steering group, and an internal Council control group to cover off issues such as security, learning centre requirements, landscaping issues, eco-building concepts, disability issues etc.

At time of writing this report, the concept design has yet to have a quantity survey cost analysis completed as some of the elements of construction are still to be agreed upon. However this will be available and presented to the Committee at the meeting on 5 August 2004. The building is expected to come within budget as the Architect has been made fully aware of the necessity to design within the budget limits.

Key elements of design include:

- North facing to capture as much natural sunlight as possible in the day rooms, yet main meeting rooms and IT suite are shielded from large solar gains and temperature fluctuations.
- The main corridor is proposed to be of polished concrete allowing a "heat sink" for capture of and slow release of heat at night.
- Use of natural materials, eco-sourced if possible.
- Durable materials for long life and low total cost of ownership.
- A distributed system of rooms allowing several functions to be held at the same time without causing too much interference with each other.
- Expressive roof lines, and natural colours to give an interesting and dramatic presence to the building.
- Logical and intuitive room layout.
- Indoor / outdoor flow.

A Resource Consent will be obtained to allow the change of use of land designated Residential to Community Use. Once the concept plans are approved an independent Resource Consent Consultant will be engaged to lodge the consent and manage the process through Council. On the Regulatory side of Council a Commissioner or similar will need to be obtained to process the application independently.

It is expected that the developed designs and resource consent will be completed towards the end of the current year, and that the tender for construction will occur over the New Year period, with construction completed by June / July 2005.

At the time of writing this report, the Community Advisory Group is deliberating on a name for the community facility. We anticipate being able to verbally advise the Committee of the selected name for approval when presenting this report in August 2004.

The concept design is being presented to the Waitakere Community Board at their August 2004 meeting, seeking their endorsement of the concept design.

RESOURCES

\$60,000 funding was allocated in the 2003/2004 budget to progress the project and commence detailed design. A request to carry \$55,000 of this amount into the 2004/2005 year has been approved by the Long Term Council Community Plan and Annual Plan Special Committee meeting held on 29 June 2004.

\$750,000 funding for Leisure Services Facility Improvements is allocated in the 2004/2005 budget to complete detailed design and construction of the facility. \$60,000 has been allocated from the Parks and Landscape 2004/2005 budget (Land Subdivision Reserve Fund) for landscaping costs.

CONCLUSION

Recent community consultation undertaken has clearly identified a vision and need for a community facility on Summerland Drive. The community has expressed a desire to create a sense of heart in this relatively new community, a place where everyone feels welcomed and valued and where the community can come together to share cultures, arts and learn something new.

A concept design has been developed, based upon community vision and expectations identified through community consultation. The concept design has undergone minor changes and met with approval from Community and Council interest groups. The concept design is to be presented to the Waitakere Community Board at their August 2004 seeking their endorsement also.

All parties involved feel that the proposed plans will provide an exciting building that will add visual flair to the proposed site, and provide a heart and hub to the local community. It is expected that the developed designs and resource consent will be completed towards the end of the current year, and tender for construction will occur over the New Year period, with construction completed by June / July 2005.

The Community Advisory Group are currently deliberating on a name for the community facility, and we anticipate being able to verbally advise the Board of the selected name when presenting this report in August 2004.

RECOMMENDATIONS

1. That the Summerland Drive Community Facility Concept Design report be received.
2. That the Summerland Drive Community Facility Concept Design be approved.

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



5 UPDATE ON THE McLAREN PARK (HENDERSON SOUTH) COMMUNITY PROJECT

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on progress of the McLaren Park Community Project.

BACKGROUND

The McLaren Park Community Project is aimed at strengthening community services for the Border Road/Henderson South/McLaren Park area. The project was established after a report was presented to the City Development Committee on 13 May 2002 outlining significant unmet community needs in the McLaren Park Community Project area. The Committee resolved that Council endorse the formation of a working party to explore needs and options in the Henderson Valley area (1012/2002). The working party identified the McLaren Park Community Project area as one of the most disadvantaged communities in Waitakere in terms of socio-economic status and access to services. On 9 September 2002 the City Development Committee endorsed the recommendation of the working party that funding targeted for Waipareira Community House to deliver services in the Border Road be used to contract a consultant for eight-months to provide services in Border Road and Henderson South and to assess the feasibility of establishing a community development project similar to the Ranui Action Project (2766/2002).

Caroline McCurdie was subsequently contracted by Leisure Services from January 2003 to June 2003 as a part time McLaren Park Community Project Community Worker to strengthen community services in the Henderson South area. Although the project was and continues to be managed by Leisure Services, Councils Strategy and Development Unit also had input to the project and provided strategic advice when required in addition to linkages to other Council and Central Government projects and funding opportunities to further develop the project. Caroline was based at the Bruce McLaren Intermediate School and encouraged participation and interest from the community and existing service providers in the area and also partnerships between Council, schools, and communities. The McLaren Park Community Project gained considerable momentum during its first phase from January to June 2003 and enhanced community well-being in a number of ways including building relationships and holding community events in the area.

On 7 August 2003 the City Development Committee endorsed the proposed objectives of the McLaren Park Community Project in 2003/2004 (1644/2003) and that:

“the Council act as the interim ‘fund-holder’ for the McLaren Park Community Project to access Central Government and other funding to further the capacity and development of the McLaren Park Community Project.”

1644/2003

Caroline McCurdie was further contracted on a part time basis of 20 hours per week for a ten month period from September 2003 to June 2004 to continue developing the McLaren Park Community Project. EcoWater also contracted Caroline on a part time basis to progress Project Twin Streams community projects and initiatives within the McLaren Park/Henderson area. Leisure Services is currently negotiating a further contract with Caroline McCurdie for a ten month period over 2004/2005 for 25 hours per week as McLaren Park Community Project Coordinator. The additional five hours per week will enable the development of longer term strategic planning and longer term aims and objectives for the project to be set.

STRATEGIC CONTEXT

The McLaren Park Community Project contributes to Council's Strong Communities, Urban and Rural Villages strategic platforms by helping provide networks of appropriate and accessible public buildings as key community focal points and through a wide range of low cost, low impact community activities.

Council's role in the McLaren Park Community Project is also in keeping with its facilitative role in relation to City Wellbeing and its support for community led initiatives in the area of social development.

ISSUES

The McLaren Park Community Project has progressed well in 2003/2004 achieving some major milestones including the project gaining incorporated society legal status and the formation of a large and successful McLaren Park Community Project youth group: "Young Believers" with two dynamic young leaders from within the local community. The McLaren Park Community Project Committee continues to grow and has wide community representation from youth, local businesses and Māori and Pacific Island community members. The project has held a range of successful events including two community planting days and a community consultation day with Project Twin Streams, a McLaren Park Community Project Community Consultation day, a community celebration/election of officers evening, and a Talent Quest hosted by the McLaren Park Community Project Youth Group. The McLaren Park Community Project also held facilitation training for the Community Action Group and supported the McLaren Park Residents and Ratepayers to host a community meeting to discuss the planned Waitakere Central development in Henderson.

The McLaren Park Community Project newsletter is now produced and distributed quarterly by community members and delivered to approximately 1,700 homes in the area. The McLaren Park Community Project Coordinator has worked on establishing after school programmes and school holiday programmes in the area in 2004/2005. The Coordinator also worked with Bruce McLaren Intermediate School to establish a homework centre and is a member of the School Gymnasium Committee and Health Team. With guidance from Council's Strategy and Development Unit the McLaren Park Community Project has also developed relationships with other Council and community development projects, and Government agencies including Project Twin Streams, Department of Labour's Community Employment Group, Department of Internal Affairs, and Ministry of Social Development. These contacts have resulted in both funding opportunities to progress the McLaren Park Community Project and identification of potential future opportunities.

Objectives for the McLaren Park Community Project in 2004/2005 include:

- establishing a three year strategic plan for the McLaren Park Community Project's short and medium term development and goals, along with a sustainable community development model;
- ongoing development of a strong and diverse McLaren Park Community Project committee with ongoing team building and facilitation training to ensure that the group is both well supported and up skilled where relevant;
- stronger provision of community services in the area including an after school care programme, school holiday programme, and homework centre;
- ongoing youth development including youth training and continuing growth and support of the McLaren Park Community Project Youth Group: 'Young Believers';
- ongoing assessment of local needs and community visioning for the future;
- increased community well-being and ownership of decision making; and
- ongoing partnerships in community initiatives between schools, residents, businesses and service providers, Council, and central Government.

A budget and timeline for the continuation of the McLaren Park Community Project as an ongoing community development project was estimated last year at \$70,020 each year for at least three years. A review of this budget for 2004/2005 has estimated the budget for this year at approximately \$120,000 including substantially increased youth development such as establishment of a homework centre, after school and school holiday programme, and increased youth training and development.

The budget also includes the coordinators salary, office rental, administration, asset and limited liability insurance, workshops, events, volunteer expenses, and community training. This is consistent with other successful community development projects similar to the McLaren Park Community Project that aim to improve and strengthen community well-being.

RESOURCES

Increased Council funding of \$10,000 is available in 2004/2005 for the project providing total Council funding of \$40,000 for ongoing community development initiatives and provision of community services in the Border Road/Henderson South/McLaren Park area. The McLaren Park Community Project Incorporated Society have also either applied or intend to apply for additional funding from a range of sources including: Department of Internal Affairs Lotteries Fund, Community Organisation Grants Scheme, and Youth Worker Training Fund; Councils Wellbeing Fund; Waitakere Licensing Trust; Lions Foundation; and the Out of School Care Network.

Council staff resources are provided for project and coordinator support within current work programmes.

CONCLUSION

The McLaren Park Community Project was established to strengthen community services in the Border Road/Henderson South/McLaren Park area and assess the feasibility of establishing a community development project along the lines of RAP in the McLaren Park Community Project area. The McLaren Park Community Project gained considerable momentum and community impact with the short term employment of a McLaren Park Community Project community worker from January to June 2003. The McLaren Park Community Project continued to progress well in 2003/2004 achieving some major milestones including the project gaining incorporated society legal status and the formation of a successful McLaren Park Community Project youth group. The project held a range of successful community events over the past ten months and the McLaren Park Community Project Coordinator has worked on establishing after school programmes, school holiday programmes and a homework centre in the area for 2004/2005. The McLaren Park Community Project has also developed relationships with other Council and community development projects, and a range of government agencies.

Council is currently negotiating a further contract with Caroline McCurdie for a ten month period over 2004/2005 for 25 hours per week as McLaren Park Community Project Coordinator. The additional five hours per week will enable the development of longer term strategic planning for the project. Objectives for the McLaren Park Community Project in 2004/05 include: establishing a three year strategic plan for the McLaren Park Community Project along with a sustainable community development model; ongoing development of a strong and diverse McLaren Park Community Project committee with ongoing team building and facilitation training; stronger provision of community services in the area including an after school care programme, school holiday programme, and homework centre; ongoing youth development; ongoing assessment of local needs and community visioning for the future; increased community well-being and ownership of decision making; and ongoing partnerships in community initiatives between schools, residents, businesses and service providers, Council, and central Government.

RECOMMENDATION

That the Update on the McLaren Park (Henderson South) Community Project report be received.

Report prepared by: Polly O'Brien, Project Leader: Community Resources.



6 WAITAKERE WELLBEING SUMMIT 2004

PURPOSE OF THE REPORT

The purpose of this report is to provide a brief overview of outcomes of the Wellbeing Summit held on 16 July 2004 and an introduction to the second Summit to be held on 20 August 2004.

BACKGROUND

During 2002 the Wellbeing process evolved into a three-way partnership between the community sector, central government agencies and council. A Collaboration Strategy Group made up of representatives from each sector has led the process since July 2002; an employment sub-committee of this group directs the work of the Project Manager. Council acts as the employing authority for the Project Manager whose salary is resourced from government agencies.

The Wellbeing Summit held in December 2002 involved approximately 170 individuals from 70 organisations. Participants mandated a set of 'Strategic Outcomes', 'Focus Areas' and 'Calls to Action' in a series of workshops. Participants also committed to working in teams under each of the 'Calls to Action' to identify and carry out projects.

During 2003 each of the 'Call to Action' teams met and initiated projects. The project has also progressed work on aligning planning processes among key agencies, identifying joint consultation and research opportunities and completed the development of an online social services database.

A comprehensive report on progress with the Wellbeing Collaboration Project and a preliminary overview of the Waitakere Wellbeing Report 2004 and the Wellbeing Summit was presented at the July meeting of the City Development Committee.

STRATEGIC CONTEXT

Central to Council's Eco-City vision is the aim of improving the level of wellbeing of residents. Council has taken a facilitative role brokering relationships between service providers and the community and encouraging communities to take greater responsibility for their own health and wellbeing. This role is a key element of Agenda 21 and has been developed through establishing a range of collaborative partnerships with government agencies and community organisations. The collaborative tradition developed locally has become known as 'The Waitakere Way'.

Council's participation in the Waitakere Wellbeing Collaboration project is embedded in the Long Term Council Community Plan, particularly in the 'Strong Communities' and 'Active Democracy' Platforms. In the 'Strong Communities' Platform Council has committed to a number of actions that will serve to ensure local services meet changing needs and that responses to Wellbeing issues are developed in partnership with the relevant community and central government agency partners.

ISSUES

Wellbeing Report

As previously reported this year's document has been produced under the collaborative project with an editorial group involving representatives of the three sectors, community, government and Council; this has enabled a broader development of strategic capacity. Council has funded the production of the report and council staff made a substantial contribution of their time.

The report has attempted to balance the need for recognition of progress and the need to identify areas needing attention. It aims to inform, highlight issues, celebrate successes, and provide a starting point for discussion and advocacy. The report was distributed prior to the Summit to everyone who had registered and to our key stakeholders.

Response to the report has been very positive in terms of its value as a base document for organisations in our city refining existing services and developing new ones. The report has also been recognised as an important advocacy tool to attract increased resourcing to the city.

Wellbeing Summit

The Summit has been organised on a collaborative basis over two half days on 16 July 2004 and 20 August 2004. The first event focussed on the content in the Waitakere Wellbeing Report 2004 and the current situation; the second will look to the future.

The Summit programme on 16 July 2004 involved an overview of the history of the Wellbeing process, a summary of progress since the 2002 Summit, and workshop discussions focussed on key questions around chapter areas in the Wellbeing Report. 105 people representing approximately 65 networks or agencies attended the Summit and the associated launch of the Waitakereonline Portal and the Waitakere New Settlers Guide.

It is anticipated that following this first event participants will reflect on the issues discussed within their group or agency and return to the second event with a mandated position to advance in the discussions. The expected outcomes are that participants mandate an ongoing collaborative focus and recommend key areas for attention by participant groups.

Outcomes

Workshop groups focussed on identifying for each area their three key issues, the significant gaps and what else can be done. The material from the workshops is currently being collated and will be distributed to all participants and key stakeholders in the next week.

It is beyond the scope of this report to detail the findings from each workshop; however, among significant issues identified were:

- Health
 - Resourcing of mental health services.
 - Access to primary health services.
- Education
 - Access to early childhood education.
 - Lack of engagement of schools with their communities.
- Housing
 - Affordability of housing.
 - Availability of speciality housing eg. emergency housing, housing for older adults.
 - Accessibility of secure housing.

- Maori Wellbeing
 - New model needed for Maori Wellbeing indicators.
 - Treaty based partnerships.
 - Engagement of iwi in governance of Wellbeing project.
- Economy
 - Engagement with the business sector to meet social wellbeing outcomes.
- Pacific Communities
 - Community based economic development opportunities for Pacific Island communities.
- Lifestyle and Inclusion
 - Barriers - physical, cost, transport – to participation in our community.
 - Support for progressing the Safety and Access by Design initiative.
- Crime and Safety
 - Sustainable funding for family violence support services.
 - Support for suicide and abuse prevention services.
- New Migrant Communities
 - Increase of migrant-specific social services.
 - Promote the 'good news' stories of migrant success.

The Collaboration Strategy Group will be considering the outcomes of the initial Summit in the next two weeks and preparing recommendations to be considered at the second Summit event.

Council Role

Council has either an active participatory or advocacy role in relation to most of the priority areas highlighted in the workshop groups. Staff with relevant responsibilities are currently reviewing work programmes to better align their work with the overall collaborative directions that are emerging.

A potentially major opportunity for better alignment of effort and resources with key statutory agencies is through the process of the Long Term Council Community Plan and the community outcomes process. Discussions are continuing with officials from the Ministry of Social Development, Waitemata District Health Board, and Housing New Zealand Corporation to identify how their planning and consultation processes can best be linked to the process being developed for the 2006 Long Term Council Community Plan.

RESOURCES

In terms of the 2004/2005 financial year commitments can be met within the allocations contained in the Annual Plan; \$5,000 is committed to supporting the processes associated with the Wellbeing Collaboration Project.

Any future resourcing implications for council arising from initiatives developed as a consequence of the second Summit will be addressed by business proposals in the 2005/2006 budget forecast round.

CONCLUSION

There has been a positive response to the Waitakere Wellbeing Report 2004. Over 100 people representing a wide range of agencies and networks participated at the initial Summit. The second Summit to be held on 20 August 2004 will focus on confirming future priorities for collaborative effort in the social wellbeing area.

There are opportunities arising through the Wellbeing process to better align council planning processes with those of key external partners.

RECOMMENDATION

That the Waitakere Wellbeing Summit 2004 report be received.

Report prepared by: Tony Rea, Community Partnerships Manager.



7 QUADRUPLE BOTTOM LINE FRAMEWORK UPDATE

PURPOSE OF THE REPORT

The purpose of the report is to provide information to the City Development Committee on progress towards the establishment of a Quadruple Bottom Line framework to enhance Council's decision making system and processes.

BACKGROUND

Section 77 of the Local Government Act 2002 requires Council when making decisions, to consider the benefits and costs in terms of the present and future social, economic, environmental and cultural well-being of city. Council is working to enhance its current decision making framework, and is planning an improvement programme for its decision making tools. It is proposed that the project be called the 'Quadruple Bottom Line Framework'. It is intended that this framework will build on the current approach to improve the basis for sustainability decision making across all the major decision making processes in which Council is engaged.

A project team of officers has been established to lead the project. The first objective will be to reformat the agenda item template to include Quadruple Bottom Line implications by October 2004 for use by the incoming Council. The second more long term objective is to have a Quadruple Bottom Line framework and principles adopted by Council in time to use as the decision making tool for the 2006 Long Term Council Community Plan.

STRATEGIC CONTEXT

The Greenprint 1994 included a set of sustainability criteria, which have provided the basis for much of Council's decision making over the years. They include consideration of issues such as intergenerational equity, whether the action promotes self sufficiency, whether it strengthens the city's economic base etc. It is proposed that these criteria provide the basis for establishing the principles for the Quadruple Bottom Line framework for the Long Term Council Community Plan 2006.

The Long Term Council Community Plan includes Sustainable Development in its five priority areas. This also provides a set of criteria and objectives relevant to Quadruple Bottom Line analysis such as the provision of equitable outcomes, use of the precautionary principle, and using inclusive processes. The performance measure for sustainable development is that by 2020 all major programmes demonstrate social, environmental, economic and cultural benefits for current and future generations. It is expected that the Quadruple Bottom Line framework will be in place by 30 June 2005.

ISSUES

Compliance

Council also has legislative requirements under Section 77 of the Local Government Act 2002. This states that the local authority must:

- Seek all reasonably practicable options for the achievement of an objective.
- Assess those options by considering the costs and benefits in terms of the present and future social, economic, environmental, and cultural well-being of the district.
- Consider the extent to which community outcomes would be promoted or achieved by each option.
- Consider the local authority's capacity to meet present and future needs.
- Consider any other matters that, in the opinion of the local authority, are relevant.

In addition, if any of the options identified involves a significant decision in relation to land or a body of water, the authority must take into account the relationship of Maori and their culture and traditions.

This section is subject to Section 79, which states that it is the responsibility of the local authority as to how it complies with these requirements.

It is proposed that the use of a Quadruple Bottom Line framework will provide that guidance at each level of decision making as required. The framework establishes what kind of decisions need to be made in each area of the organisation, and proposes a method of Quadruple Bottom Line decision making. For instance, a policy decision would be made using an analysis of the policy contribution to social, environmental, economic and cultural community outcomes. A building consent decision would be made against not only the Building Code and District Plan compliance requirements, but also against an agreed set of Quadruple Bottom Line criteria - which may include for instance, an energy assessment. This is still to be determined.

Timeframe

First actions - it is proposed the first projects are:

- a) reformat the current agenda template, and
- b) identify major budget items for Annual Plan 2005/2006 to be used as pilots for the Quadruple Bottom Line assessment framework.

Officer working party established, brief and project plan agreed Interim agenda report template signed off by Directors' Group.	By 31 July 2004
Report writers trained.	By 30 September 2004
Annual Plan 2005/2006 template for 'selected projects' agreed.	By 31 October 2004
Interim agenda template implemented across the Council.	By 1 November 2004
New Council briefed on decision making processes.	By 30 November 2004
Quadruple Bottom Line framework principles for Long Term Council Community Plan adopted by Council.	By March 2005

RESOURCES

Resources are available to implement this process in the short term. However, if Council wishes to see a Quadruple Bottom Line framework developed and implemented across all decision making processes within Council, it is most likely that extra funding would be required for some specialist system development in the future, eg. specialist software system.

CONCLUSION

In order to enhance Council's compliance with legislative requirements, and to further the community outcome of sustainable development, a Quadruple Bottom Line project is being developed internally. This report provides the Committee with a preliminary report on progress to support Council decision making. This project is on track to ensure that Council has an effective Quadruple Bottom Line framework. This will assist the Council in its decision making process and contribute to sustainable development for the city.

RECOMMENDATION

That the Quadruple Bottom Line Framework Update report be received.

Report prepared by: Fiona Johnston, Group Manager: Group Management.



8 SUSTAINABLE DEVELOPMENT PROGRAMME OF ACTION - UPDATE ON AUCKLAND PROGRAMME

PURPOSE OF THE REPORT

The purpose of this report is to update the City Development Committee on progress on the Auckland Sustainable Cities Programme, a component of the Sustainable Development Programme of Action, and to seek input into the programme. The report updates progress since the last report to Committee, dated 8 April 2004.

BACKGROUND

The objectives and structure of the Auckland Sustainable Cities Programme were reported to the Committee on 8 April 2004. To recap, the Programme was convened in 2003 by Colin Dale (City Manager for Manukau City Council). It responds to the Government's *Sustainable Development Programme of Action for New Zealand*. "Sustainable Cities", which is one of the four key initiatives in the national programme, has two stated outcomes:

- Cities as centres of innovation and economic growth;
- Liveable cities that support social well-being, quality of life and cultural identities.

A3 The Steering Group for the Auckland Sustainable Cities Programme is made up of local and central government officers, who jointly lead a number of work strands under the Sustainable Cities umbrella. An overview diagram is attached at page A3.

The Programme aims to provide a "whole of region"/"whole of government" sustainable approach. It will build on existing programmes to add value in terms of resourcing and the sharing of understanding across central and local government. The Programme will provide support in helping address some of the difficulties of managing the region's growth into the future to achieve sustainable development objectives. Where successful, new ways of working can then be developed further for application in other areas.

STRATEGIC CONTEXT

For more than ten years, Council has committed to working with communities, business, iwi, the not-for-profit sector, and the local government sector, particularly in Auckland, to make Waitakere a sustainable city. The Council's approach is to sensibly and prudently implement a long-term plan. The Central Government Sustainable Development Programme of Action mirrors this approach of taking action in key areas on a principled basis.

ISSUES

Central Government Funding

The Auckland Sustainable Cities Programme is jointly funded by Local Government and Central Government. Local Government contribution, including Waitakere City Council's, is contained within existing budgets.

In late May 2004, as part of the budget announcement, Central Government allocated funding of nearly \$4 million for the programme, to be expended over the next three years. The Government's contribution falls into the following areas:

Project Area	2004/2005	2005/2006	2006/2007
Urban Form, Design & Development	\$100,000	\$100,000	
Regional Policy Statement and Design Protocols (UFDD & Transport)	\$570,000	\$100,000	
Transport & Urban Form - rolling out education travel plans	\$830,000	\$744,000	
Sustainable Communities locality projects	\$250,000	\$280,000	\$250,000
Regional Child & Youth Development - Youth Citizenship; plus one locality based project	\$250,000	\$475,000	
TOTAL	\$2,000,000	\$1,700,000	\$250,000
Plus Regional Settlement (RIF and WINZ) in 03/04	\$170,000		

Progress on Work Strands

Now that funding has been secured, work strands are beginning to implement their project plans. A number of signature projects from each of the work strands have now been selected using agreed criteria:

- Regional Child & Youth Development - Youth Citizenship; plus one locality based project in Northcote.
- Migrant Settlement - Regional Settlement Strategy.
- Urban Form Design & Development - three sub projects focussed on specific issues of intensification.
- Transport - rolling out education travel plans.
- Sustainable Communities - locality projects in Twin Streams and Clendon, selected around a sustainable development approach to achieve strong, liveable and prosperous communities.

A4-A14

A summary report of work strands, presented to the CEO Forum on 21 May 2004 is attached at pages A4 to A14.

Initially, it was envisaged that the Auckland Provisions of the Local Government Act 1974 (ie. Growth Forum, Infrastructure Auckland, Watercare Services Limited) would also be considered and reviewed as a set under the Auckland Sustainable Cities Programme. However, decisions regarding Infrastructure Auckland and to an extent the governance and powers of the Regional Growth Forum, have been overtaken by the Government's review of transport funding, governance and regulatory matters in Auckland. The Department of Internal Affairs has just commenced work on the Auckland Provisions and is starting to engage with the region. They are currently working on a terms of reference. A policy report with recommendations is expected to go to Cabinet in October. This will be reported on when more information is available.

Reporting

The Auckland Sustainable Cities Programme was presented to the Central Government - Local Government Forum, held on 6 July 2004, and received a positive response. The Sustainable Auckland Steering Group is currently exploring the possibility of a joint central-local government launch of the Programme, most likely for late September.

Key Related Programmes

The Auckland Sustainable Cities Programme is generating substantial interest regionally and nationally. Of note, the Auckland Regional Public Health Service has joined several work strands (Sustainable Communities, Urban Form Design & Development, Regional Child and Youth Development, and Regional Settlement).

The Local Government New Zealand Metro Sector is watching development of the Programme with interest, particularly as it relates to their priority areas (transport, waste, safe communities, economic development, and settlement). Representatives from Wellington City Council and Christchurch City Council have been invited to contribute to the Transport and Urban Form, and Urban Form Design & Development work strands.

A range of research programmes relate to the agenda of the Auckland Sustainable Cities Programme. The Beacon Consortium, of which Waitakere City Council is a board member, is beginning research on sustainability frameworks for houses and neighbourhoods. It is expected that the BASIX system will be considered for adoption in this programme. This system allows developers to calculate the energy and water efficiency of houses. It is now mandatory for all new houses in Sydney (Australia) to be designed and built to use 40% less drinking-quality water and produce 25% less greenhouse gas emissions than average New South Wales homes of the same type. Waitakere City Council's 'TUSC' project on sustainable engineering codes of practice is also examining the potential of developing a BASIX system for New Zealand.

National Urban Design Protocol

The National Urban Design Protocol, being prepared by the Ministry of Urban Affairs, is in the final stages of development. The final draft is expected to be released in August. It is planned to officially launch the Protocol in February 2005, to coincide with the national year of the Built Environment.

A report will be coming to Council in September 2004, asking Council to become a signatory to the Protocol. The exact commitments are still subject to Cabinet approval, but are likely to include, a commitment to creating quality urban design and recognition of Council's role and responsibility in achieving this. Council would be asked to commit to develop a set of actions for quality urban design within six months of signing. Early sign-on would enable Council to be a part of the February launch.

RESOURCES

The Auckland Sustainable Cities Programme will be funded generally within existing local authority budgets and by Central Government. Central government's contribution, detailed above, represents a substantial commitment to support the Auckland Sustainable Cities Programme.

Waitakere City Council's involvement in the Programme is funded within existing budgets. The Council has been pursuing a work programme that is well aligned with the Sustainable Auckland programme for some years.

CONCLUSION

The Auckland Sustainable Cities Programme offers an opportunity to make the region more sustainable and to ensure the Local Government Act 2002 objectives are taken up constructively. With budget now in place for the different work strands, the programme is well underway.

RECOMMENDATIONS

1. That the Sustainable Development Programme of Action - Update on Auckland Programme report be received.
2. That the progress with the Sustainable Auckland Steering Group and signature projects be noted.
3. That the National Urban Design Protocol be reported to the City Development Committee once the draft is available.

Report prepared by: Megan Howell, Project Manager: Urban Design.



9 CRIME PREVENTION STRATEGY

PURPOSE OF THE REPORT

A15-A28

The purpose of the report is to recommend the adoption of the Crime Prevention Strategy 2004 - 2007, and to highlight some of the key components contained in the document. The draft Crime Prevention Strategy is attached at pages A15 to A28.

BACKGROUND

The draft Crime Prevention Strategy was presented to the City Development Committee in May 2004. The Committee made the following resolutions:

1. *That a workshop be convened to consider the draft Crime Prevention Strategy in the last week of May 2004.*
2. *That the draft Crime Prevention Strategy be forwarded to the Community Boards for their information, and that the Community Boards be invited to attend the workshop.*
3. *That the City Development Committee approves the nomination of a representative from each Community Board to attend the Council/Police Liaison Group."*

STRATEGIC CONTEXT

- *Safe City* is identified as one of the five priorities in the Waitakere City Council Long Term Council Community Plan.
- The Ministry of Justice Crime Prevention Unit is implementing a new approach to contracting for crime prevention projects. The expectation is that this will be a Council-led crime prevention initiative that is:
 - Managed, coordinated and governed directly by the Council.
 - Supported by the Crime Prevention Unit with funding and crime prevention expertise and knowledge.

This approach requires strong leadership and ownership of local crime problems by the Local Authority, and recognises that the most appropriate place for governance of crime prevention responses is through the existing structures of Local Authority Council Committees.

- The Memorandum of Understanding between Waitakere City Council and the New Zealand Police was signed before full Council on 31 March 2004. This sets out protocols for communication, and joint planning of crime prevention strategies and initiatives.

ISSUES

In accordance with the Committee resolution, a Councillor workshop was convened on 28 May 2004. Community Board members were also invited to participate. A follow-up workshop was proposed for 15 June, but was cancelled due to the unavailability of Councillors. A further opportunity to meet with the Community Boards occurred on Friday 2 July at their scheduled combined meeting.

The draft Strategy was submitted to the Directors Group 15 July 2004.

In addition, the Crime Prevention Reference Group has met on two occasions to consider the draft Strategy and address other matters of business.

Of particular interest to the Community Board members were the negotiations concerning the structure and functions of the Council/Police City Safety Liaison Group, and their engagement in the process. All the Community Boards now have nominated members who are actively participating in the group.

The terms of reference for the Council/Police City Safety Liaison Group have been inserted into the draft Crime Prevention Strategy. The flexible arrangements enable a range of options and opinions to be considered, and ensure that appropriate actions and responses are initiated at the earliest opportunity. Experience to date indicates that this group is proving to be an effective mechanism for addressing current and emerging crime and community safety issues.

RESOURCES

The routine activities associated with the draft Crime Prevention Strategy will be met from the funding contract with the Ministry of Justice and Annual Plan allocations. Funding for particular projects may be met from current budgets, and/or sought from the Ministry of Justice or other funders.

CONCLUSION

In 2003, Council undertook a major review of its crime prevention strategies and relationships. Funding to the Safer Community Council was discontinued; a new position was created within the Safe Waitakere team; a Memorandum of Understanding was signed with the Police; and a new contractual arrangement with the Ministry of Justice has been put in place.

The draft Crime Prevention Strategy sets out this new framework for crime prevention activities over the next three years; within the framework there is considerable flexibility to engage with key government and community partners and other interested parties. The Strategy establishes two functional groups: one to provide strategic guidance and oversight, and the other to develop operational responses to current and emerging crime and community safety issues.

RECOMMENDATIONS

1. That the Crime Prevention Strategy report be received.
2. That the Crime Prevention Strategy be adopted.

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



10 NORTHERN STRATEGIC GROWTH AREA - METROPOLITAN URBAN LIMIT SHIFT

PURPOSE OF THE REPORT

This report seeks to update the Council on the progress of the Council's proposal to shift the Metropolitan Urban Limit shift and make associated District Plan changes to accommodate future growth.

BACKGROUND

A report came to the City Development Committee in December 2003 which outlined the intention to move the Metropolitan Urban Limit. The Committee resolved:

1. *That the information be received.*
2. *That Council supports the proposed review of the Northern and Western Sectors agreements so long as the review remains within the principles set by the Regional Growth Strategy.*
3. *That Council seeks through the review process to promote a staged development of the Northern Strategic Growth Area giving first priority to the provision of sustainable economic development.*
4. *That Council begins the development of changes to the Auckland Regional Policy statement to enable a staged shift of the Metropolitan Urban Limit and changes to the Regional Policy Statement to enable the implementation of economic and employment nodes.*
5. *That separate Plan Changes for Hobsonville be prepared as proposed in this report.*
6. *That these proposals be taken to the Auckland Regional Council for endorsement.*
7. *That an edition of North News then be published to inform the public of the status and process of Northern Strategic Growth Area Projects.*

4269/2003

Council has also previously received reports on the Local Government (Auckland) Amendment Bill which has been enacted in the last month to become the Local Government (Auckland) Amendment Act 2004. There have been some changes to the Bill as a result of submissions to the Select Committee. The implications of the Act in relation to the proposed Metropolitan Urban Limits shift are outlined later in this report.

Incorporated in the proposed Metropolitan Urban Limit shift is the expansion of the Westgate shopping centre into a new Westgate/Massey North Town Centre. This is linked to other confidential reports in February 2004 and June 2004 to this Committee dealing with the development/expansion of the Westgate town centre by IMF Westland Ltd with whom Council has entered into a Memorandum of Understanding agreement to develop the Metropolitan Urban Limits shift and District Plan changes.

Preliminary discussion with the Auckland Regional Council indicates some support for the proposed shift subject to this Council providing the necessary resource management and comprehensive catchment management documentation to support the proposal and that those technical matters are addressed.

STRATEGIC CONTEXT

Auckland Regional Growth Strategy

The Auckland Regional Growth Strategy provides a vision for how Auckland could grow in the next 50 years to accommodate a population of 2 million. Key principles of the strategy are:

- Compact urban form, with most growth within the existing metropolitan area focussed around town centres and major transport routes to create higher density communities, and take pressures off the roading network;
- Limited managed expansion into greenfield areas outside of current metropolitan urban limits, only where criteria of environmental quality, accessibility and infrastructure development can be met;
- Protection of the coast and surrounding natural environment.

The Strategy contains a map, titled the Growth Concept, which shows the areas identified for future urban growth. The areas south of the new State Highway 18 (Hobsonville Corridor) and west of the new State Highway 16 (Massey North) are identified as potential future urban growth areas.

Northern and Western Sectors Agreement

As part of each Territorial Local Authority's commitment to implement the Regional Growth Strategy, Waitakere City Council has signed the Northern and Western Sector Agreement. The Northern and Western Sectors Agreement sets out how the allocated growth capacities from the Regional Growth Strategy for this sector can be accommodated in appropriate locations, with the form and sequencing of development being identified through until 2021. The Sectors Agreement identifies the Massey North area for urbanisation between 2006 - 2011, and the Hobsonville Corridor for development commencing between 2011 - 2021.

There is a need to plan for future employment growth in addition to our understanding of the residential population growth. In response to this work and the proposed Metropolitan Urban Limits shift, it is likely that the suggested review of the Northern and Western Sectors Agreement (see December report resolution #1) will be incorporated into the Auckland Regional Policy Statement change process and timeframe.

Local Government (Auckland) Amendment Act 2004 (LG(A)AA 2004)

The purpose of the Act is:

- (a) to improve the integration of -
 - (i) the Auckland regional land transport system; and
 - (ii) the management of land transport funding and assets for the Auckland Regional; and
 - (iii) decisions on stormwater funding for the Auckland Region; and
- (b) to require Auckland local authorities to change the policy statement and plans prepared under the Resource Management Act 1991 to integrate the land transport and land use provisions and make those provisions consistent with the Auckland Regional Growth Strategy.

The Local Government (Auckland) Amendment Act 2004 recognises the needs for better alignment across the region's planning documents (Regional Growth Strategy, Regional Policy Statement, Regional Land Transport Strategy, District Plans and Sector agreements) regarding the issue of land use and transport integration and intensification. The LG(A)AA 2004 requires changes to the Regional Policy Statement to achieve this improved alignment and to ensure that the significant investment in the transport network system is supported by the associated land use planning. This new legislation provides the Council with an opportunity for it to take a lead role in determining and managing the location and form of future growth in the city.

A key driver for the timing of this Metropolitan Urban Limits shift is the opportunity to seek this shift under the banner of the LG(A)AA 2004, and Auckland Regional Policy Statement changes. This Act allows District Plans to be changed to better integrate land use and the transport network such that the investment made in the transport infrastructure is aligned and supported through the associated land use. This is the case with the Northern Strategic Growth Area Corridor growth around identified nodes and SH 18 & 16. The Act also requires that changes to District Plans be made to give effect to the Regional Growth Strategy which shows Council's nominated growth nodes (Henderson, New Lynn, and Westgate).

Previously it has been suggested that the District Plan and Metropolitan Urban Limits changes under the Resource Management Act statutory process may take years to resolve to a final outcome. The benefit of initiating these changes under the auspice of the LG(A)AA 2004 is that the scope of the Metropolitan Urban Limits shift is subject to the agreement of the Auckland Regional Council. This limits the ability of other parties to appeal to the Environment Court in order to increase the extent of the shift the Metropolitan Urban Limits. There is also a strong motivation to progress these changes as the Act also requires that the changes be notified by 31 March 2005. The LG(A)AA 2004 process does not exclude proposed changes being appealed to the Environment Court so it may still be some time before the proposed changes become operative in the District Plan.

Auckland Sustainable Cities Programme

The various components of this work stream (Sustainable Development Programme of Action - Update on Auckland programme) provide an overarching framework for future development of the EcoCity. In particular there is the opportunity to incorporate tools (see National Urban Design Protocol in the Sustainable Development Programme of Action report this Committee) that are currently being developed into the early stages of concept development and planning for the Northern Strategic Growth Area corridor.

ISSUES

Residential Growth in the City

This proposed Metropolitan Urban Limits shift is directly related to the provision for growth in the City. It is linked to the Long Term Council Community Plan vision of an EcoCity which has a supply of land available to accommodate sustainable future growth. The Long Term Council Community Plan has nine strategic platforms. The “*Strong Innovative Economy*” Platform seeks to achieve the following:

“2020 Vision: Waitakere is home to lots of innovative activities, providing local, quality work and development options for its people. Environmentally responsible businesses are supported and flourishing.”

In general this Metropolitan Urban Limits shift is focused on the Northern Strategic Growth corridor that has been identified for some time in the Regional Growth Strategy, Northern and Western Sectors Agreement, Long Term Council Community Plan, Annual Plan, and Council’s Urban Growth Strategy. This Corridor includes Massey North, Hobsonville Corridor and Hobsonville Peninsula, but excludes other Northern Strategic Growth Area areas such as Whenuapai and Redhills.

Officers are currently updating the Urban Growth Strategy to reflect recent changes and current population projections (due to be completed in August 2004 and reported in September 2004). This strategy is based on Council’s current policy position which is in agreement with the Regional Growth Strategy and the NWSA. The NWSA indicates that Waitakere City will need capacity to accommodate an additional 74,500 residents by the year 2021. In order to meet this challenge, Council has adopted a policy that 74% (anticipated 55,000) of new growth will be contained within the existing Metropolitan Urban Limit (position as of 1999) and that 17% (anticipated 13,000) of the growth will be outside the Metropolitan Urban Limit along the Northern Strategic Growth Corridor, and an additional 6500, 9% in Rural areas. Given Council’s current policy position and planning framework the population increases nominated in the NWSA are able to be accommodated as suggested within the Agreement. However there is a need to review the timeframes suggested in the Agreement as changed circumstances mean that the then anticipated staging of development is no longer accurate.

Providing for Employment in the City

Council has a policy of wanting to provide enough jobs within the City to allow 60% of our workforce the choice to work locally. There is a current shortfall of employment within the City to the extent that the bulk of our workforce departs the City each day for employment purposes. Therefore it is of particular strategic importance that employment opportunities be identified and created for the existing and future workforce (residents) of the City. The lack of sufficient employment land (ie. land identified in the District Plan as Working, Community Periphery or Community environment zones) has previously been identified in the NWSA.

A review of Working Environment zoned land (report going to Environment committee this cycle) showed that there is currently only 106ha of vacant and potentially vacant land zoned for industrial uses remaining within the existing Metropolitan Urban Limit in our City. This is a decrease from the 2001 census which showed there was 145ha available land. This land is mostly contained on small sites, poorly accessed and is in fragmented ownership, which constrains comprehensive redevelopment and is generally unable to accommodate large footprint format uses. In recognising that there is a need to consolidate and revitalise the existing parcels of appropriately zoned land there will still not be enough land zoned to accommodate future growth. It is considered that given the constraints on development of the existing parcels, there is only about 5 years worth of supply of suitable vacant industrial land.

While the existing parcels of land provide for smaller business activities, opportunities for attracting other large footprint business activities are best provided for along the Northern Strategic Growth Corridor. The declining trend of available land means that Council must look to zone more land Working Environment to ensure that there is an ongoing adequate supply of land.

Additional land is required to meet the demands of the predicted population growth and to address the historical shortfall of employment land in the City. Increasing employment opportunities within the City provide the Council with an ability to reduce the proportion of the workforce that is commuting out of the City each day to work. Expansion of the Working Environment zone along the Northern Strategic Growth Corridor will complement Council's initiatives to generate additional local employment opportunities (intensification of land uses) in Town Centres and land currently zoned Working Environment. The basis of the first stage of the Metropolitan Urban Limits shift is to accommodate for growth of commercial (retail/business) and industrial uses with an emphasis on facilitating local employment.

Northern Strategic Growth Area Corridor

A large quantity of strategic planning work has been completed on the Northern Strategic Growth Area Corridor over the past three years. Growth pressures on this are increasing rapidly, especially given that several technical issues of stormwater, public transport are yet to be fully resolved. The Corridor is considered vital in accommodating the growth forecast under the Regional Growth Strategy. In order to allow development to occur in the next five to seven years it is necessary to prepare a District Plan change and shift the Metropolitan Urban Limits now.

As a result of the Hobsonville Corridor and Massey North Scenario Development Workshop, August 2002, various development scenarios around nodes have been considered in the planning for the area. The scenarios have been developed with the intent to support several town centres (nodes) including an appropriate level of community services and increased employment along the Corridor. Finalisation of a preferred scenario will be the result of ongoing testing and refinement to ensure that Council's objectives (sustainable urban form and local employment opportunities) are maximised.

The December 2003 report to this Committee nominated five locations along the Growth Corridor to be included in the initial stage of the Metropolitan Urban Limits shift. These areas remain the focus of this Metropolitan Urban Limits shift, however the final boundaries of the shift will be determined as more detailed work is progressed.

Proposed Metropolitan Urban Limit Shift

The Regional Policy Statement sets out the policy for establishing the Metropolitan Urban Limits. It has been the position of the Auckland Regional Council, as managers of the Metropolitan Urban Limits location, that urban uses (including schools etc.) should be contained within the Metropolitan Urban Limits.

To ensure that future growth is accommodated in a sustainable way (as indicated in the Auckland Regional Growth Strategy) Waitakere City Council is suggesting a staged Metropolitan Urban Limits shift in the Northern Strategic Growth Area Corridor. This approach is not common but it is beneficial because it will enable Council to better manage growth to ensure compact urban development on an incremental basis and avoid the "leap-frog" effect that occurs when the fringe of a node is developed before a central core area is established. There is already strong pressure from the private sector to allow sprawl-based residential and retail uses to set up along the Corridor. Greenfields development has traditionally been led by the development of residential uses (single/segregated from other uses) in the first stages followed at some later time by commercial services and finally community facilities.

This has now changed with the recognition that some land uses are unable to establish once an area is dominated by residential uses. This is due to issues of reverse sensitivity and increased land values that make it not viable for business to set up in key locations.

Current market trends show, demand for residential uses is stronger than commercial/industrial as this type is easier to complete and sell in the short term. To counter balance this trend, Council needs to manage the supply through the regulatory system to allow employment and core commercial/industrial uses to become established ahead of the existing residential demand. This approach also supports the Council's initiatives around its existing Town Centres, where there is already an established commercial/industrial base, as a preferred location to encourage additional residential intensification.

Previously it was assumed that the Metropolitan Urban Limits would be shifted in one process to its final intended position (as was done for the Greenhithe and Okura areas of North Shore City for instance), and then Council plan changes would stage the development as necessary. This approach has not been successful in managing the demand for sprawl-based uses instead of the desired compact urban form as directed in the Regional Growth Strategy. This is even more significant given the Central Government directive to ensure that land use is supportive of the investment in the transport network (SH 18 & 16 in this case). Ongoing discussions with Auckland Regional Council staff have led to the consideration of shifting the Metropolitan Urban Limits by stages, starting with a relatively modest expansion based primarily on providing intensive employment and economic opportunities at the following nodes:

- Sunderland Head Village (Hobsonville Airbase)
- Marine Cluster in the vicinity of the deepwater access and landing (Hobsonville Airbase)
- Hobsonville Village
- Proposed Brighams Creek Road and Motorway SH 18 interchange; and
- The expanded Westgate town centre.

Hence the rationale for the restricted stage 1 Metropolitan Urban Limits shifts is to maximise Council's ability to manage growth within each stage and to ensure that development occurs at a suitable intensity/density and with an appropriate land use mix.

Areas outside the nominated centres in the proposed stage 1 shift of the Metropolitan Urban Limits will not be planned to the same level of detail as the nodes themselves. In all cases there will be specific rules placed in the District Plan to manage development within each centre. The Auckland Regional Council have indicated that as part of the rationale for the stage 1 Metropolitan Urban Limits shift the application must show the broader context and other associated staged Metropolitan Urban Limits Shifts that will occur in the longer term 20 year timeframe. It is anticipated that in the long term (20 year timeframe) all land along the Corridor south of the proposed SH18 would be included within the Metropolitan Urban Limits.

Technical Issues

Work is being done to address the following impediments previously identified:

1. Limitations on the capacity of the western interceptor to carry wastewater to the Mangere treatment plant.
2. Concerns about the effects of urban development on the waters of the upper Waitemata Harbour.

Local Water Agenda

EcoWater have completed an assessment of the various methods for managing the three waters into the future. This assessment is entitled "Hobsonville/Northern Strategic Growth Area Planning Local Water Agenda- Stage Two" May 2004. Four options have been evaluated using a quadruple bottom line assessment procedure. They investigate sustainable innovative solutions to water use and the specific issues of Western Interceptor capacity and upper harbour sensitivity.

State Highways 18 and 16

The latest information provided in Transit New Zealand's 10-year State Highway Plan is for the new State Highway 18 to be complete in 2007/2008. This is a year later than was last indicated.

Proposed Centres

Westgate / Massey North Town Centre

This was selected because of an identified need for more retail floor space and employment in the area and the ability to leverage private sector investment into an identified future growth node/centre of the city. In line with Council's centres policy it is anticipated that this centre will grow in the first stage to double the size of the existing Westgate shopping centre. However this growth will be as a mixed use town centre as compared to a conventional shopping precinct.

There is a need to consider the accommodation of large format retail uses along the edge of the centre but this will be dealt with during the course of concept design development/refinement over the next few months.

Brigham's Creek Interchange/Hobsonville Village

Council is taking a lead initiative in nominating this area for a Metropolitan Urban Limit shift to manage the anticipated pressure for development given the desirability of the land around the proposed Brigham's Creek interchange. The existing Hobsonville centre has also been identified as the appropriate location for a secondary centre (with supermarket etc.) and associated community facilities between Westgate and Glenfield/Albany.

Hobsonville Airbase

Marine Cluster

There is agreement over the importance to utilise deep-water access and landing facilities for the marine industry development given the existing features at the airbase. It is recognised that this is a scarce development opportunity as a resource for the Auckland region. The exact area of land that can appropriately be zoned for this purpose, as part of the first stage of the Metropolitan Urban Limits shift, is yet to be finalised based on ongoing discussions with land owners.

Sunderland Head Village

The existing Airbase Village has a special character with a "sense of place" already established. It is important that this character is enhanced, and that buildings should not fall vacant and derelict in the transition period. This requires that there should be viable new occupancy, and that buildings can be adaptively re-used, and new buildings constructed to support new functions.

Regional Communication

The proposed Metropolitan Urban Limits shift sits within an umbrella of three regionally driven processes:

1. Regional Policy Statement changes to be notified by 31 March 2004;
2. Regional Land Transport Strategy review revised strategy being prepared by December 2005; and
3. Regional Community Outcomes being developed for 2006 Long Term Council Community Plan.

As part of the Regional Policy Statement change process, a broad region-wide publication will be produced to introduce to the community, that various regional planning documents are being changed as required by legislation and how they might be involved in the process. This publication will focus on the implementation of the Regional Growth Strategy and related Regional Land Transport Strategy development, and how the direction from these documents will be incorporated in to the Regional Policy Statement and will also include inviting participation in the development of Regional Community Outcomes. The various time constraints and stage of progress of the three processes prohibit a joint consultation process. However, where possible the consultation with common parties will be coordinated and recognition of the other processes will be put into the regional context.

Local Consultation

The timing and complexity of the proposed Metropolitan Urban Limits shift project requires that a comprehensive communications and consultation strategy is prepared. In the short term the main focus is on the pre notification consultation with key stakeholders, iwi and Government Agencies as required by the Resource Management Act. The level of pre-notification consultation will be based on previous discussions and current Council policy regarding the development of Northern Strategic Growth Area (eg. it has been nominated as a future growth area). It is important that the consultation is structured to best manage land owner's future development expectations and time frames. Council will be briefed in greater detail about the consultation process in September 2004.

During this process it may be useful to consider establishing a "partnering" agreement with key stakeholders such as Housing New Zealand similar to that with IMF Westland Limited.

RESOURCES

Work has been ongoing on the proposed Metropolitan Urban Limits shift which has been included in the previous and current work programmes. However, some District Plan changes have been reprioritised to take advantage of the Local Government (Auckland) Amendment Act 2004. A range of resources, both in-house and external will be used to ensure that tight timelines are met.

Notification costs are not known at this stage but there will be some cost savings to Council through the joint notification process linked to the Regional Policy Statement changes.

CONCLUSION

Work to date provides a strong foundation for the proposed Metropolitan Urban Limits shift to accommodate growth based on economic and employment development as stage 1. Although this staged approach is not conventional it is believed it will deliver a more sustainable outcome than the traditional greenfields "let it rip" type of land release. This approach will also give Council the ability to manage growth to ensure that a compact urban form and appropriate intensity and mix of land uses occur. Given the current legislative context it is appropriate and timely that the Metropolitan Urban Limits shift and related District Plan changes are undertaken at this time. On the basis of the progress outlined in this report Officers should proceed to develop District Plan changes with a view to notification by 31 March 2005. This programme will also demonstrate Council's commitment to the following:

- implementation of the Regional Growth Strategy;
- requirements of the Local Government (Auckland) Amendment Act 2004; and
- the obligations set out in the IMF Westland Limited./Waitakere City Council Memorandum of Understanding.

The next step is to continue to develop the Metropolitan Urban Limits Shift application working with key stakeholders and the Auckland Regional Council. A further report will come to Council with the detailed proposed Metropolitan Urban Limits shift later in the year.

RECOMMENDATIONS

1. That the Northern Strategic Growth Area - Metropolitan Urban Limit Shift report be received.
2. That Council endorse the direction for the proposed Metropolitan Urban Limit shift and associated District Plan changes as outlined in this report.
3. That a further report be brought to the Environmental Management Committee in September 2004 outlining consultation scenarios and seeking approval to consult.
4. That a further report be brought to Council in the November 2004 meeting outlining the detailed Metropolitan Urban Limit shift boundary and associated District Plan changes.

Report prepared by: Yvonne Rust, Principal Advisor Urban Policy.



11 **AUCKLAND REGIONAL COUNCIL'S WAITAKERE RANGES REGIONAL PARKLAND VISITOR STUDY**

PURPOSE OF THE REPORT

The purpose of this report is to provide background information on the Auckland Regional Council's Waitakere Ranges Regional Parkland Visitor Study and request that the City Development Committee nominate representatives to approve its response.

BACKGROUND

Over the past year the Auckland Regional Council has been undertaking a study of visitors to the Waitakere Ranges Parkland. The Auckland Regional Council has met with Waitakere City Council officers over the course of the year to input into the development of the study and provide consistency with the Waitakere Ranges and Foothills protection project. Councillors and Community Board members were invited to a series of focus groups organised to inform the development of the study (see method section below).

Below is a summary of the scope, outcomes sought, objectives and method used to develop this report as defined within the most recently received draft visitor study.

Scope

The project brief for the visitor study defined the main desired output of the study was:

To establish a community vision for the park and recommend management actions that will support that vision. This includes:

- Establishing local and regional values attributable to the park (particularly recreation values, as this is an area about which little is known and the point of greatest controversy. Ecological, cultural and landscape values will also be captured largely from existing material and some from community research).
- Review the existing visitor management framework to establish if it is or can be an effective tool for providing for a degree of equitable regional access to the benefits of the Park (social, cultural, environmental, economic).
- Review the type and level of recreation activities that can be sustained in the Park. Activities reviewed shall include mountain biking, events, and commercial activities.

The study will inform a review of the Regional Park Management Plan as it relates to the Waitakere Ranges Regional Parkland. It will provide a proactive means of listening to the community and readying the Auckland Regional Council to respond to community issues.

Project Outcomes

The project plan identified the following outcomes:

A report that recommends:

- A clear community vision for the Park.
- Management actions that will inform policy development particularly relating to the visitor management.
- Recreation values (appropriate types and scale of recreation activity) to be provided for in the Park.
- Effective monitoring systems to review activity and effects of that activity in the Park.

A completed process that:

- Gives stakeholders confidence that Auckland Regional Council is not going to let use of the Park get away on us (ie. let the Park be loved to death) nor 'close the doors' to the Park.
- Gives Auckland Regional Council confidence in the existing or proposed tools to manage visitor activity in the Park.

Objectives

The project objectives are:

- Gaining as much agreement as possible as to what the resource's recreation values are,
- Identifying the outcomes (benefits) and experiences stakeholders and visitors seek (including economic),
- Identifying which environmental, social and cultural features contribute to these values (and how),
- Identifying the mechanisms or tools that may be used to conserve or maximise these values (policy, bylaws, partnerships, education, asset development, zoning and so on), and where these already exist and / or where they need enhancement or development,
- Identifying the physical changes to the resource that may be required to support the outcomes desired (asset management, levels of service),
- Relying on a partnership approach with stakeholders to develop an agreed management approach (considering the above),
- Developing relevant monitoring systems for the desired outcomes, and
- Ensuring that long-term partnerships between the 'stewards' and stakeholders are fostered and appropriately structured.

Method

The method in developing the draft visitor study was based on four main components:

- Structured interviews with key stakeholders.
- Seven focus groups were held with approximately 60 people from a variety of backgrounds.
- A self-completion survey. The draft executive summary of this report is presented as at pages A29 to A32 - Waitakere Ranges Postal Recreation Survey 2004. A copy of the draft report is available in the Councillors' lounge.
- A review of pre-existing studies, reports and management plans.
- A review of visitor statistics for the park.

A29-A32

STRATEGIC CONTEXT

The Waitakere Ranges parkland is a key area within the Waitakere Ranges and Foothills Protection project. The Waitakere Ranges and Foothills Protection project is a key project within the Green Network platform of the draft Long Term Council Community Plan. The 'Green Network' strategic platform contains a vision that would see streams and forests full of life, the Waitakere Ranges permanently protected and a Green Network in place linking the Ranges to the sea, as well as connecting the everyday lives of the people of Waitakere with the natural world.

Through phase one of the community consultation on the Waitakere Ranges and Foothills Protection project it was identified that visitors were an area of concern to the community. While opinion was divided on whether or not visitor numbers are a threat to the Ranges, most participants agreed that visitors will continue to come to the area, and that the focus should be on good management of their impacts.

ISSUES

A33-A35

The Auckland Regional Council are currently finalising the Waitakere Ranges Regional Parkland Visitor Study. A draft will be available to Council on the 11 August 2004. Comments need to have been returned to the Auckland Regional Council by 20 August 2004 to enable them to be incorporated into a report to their September 2004 committee meeting. Attached at pages A33 to A35 is a letter and an associated attachment from the Auckland Regional Council formally requesting Waitakere City Council's feedback.

Given this tight timeline it is recommended that the Committee nominate two representatives to have delegated authority to sign off the Committee's response to the Auckland Regional Council.

RESOURCES

There are no budget implications attached to this agenda report.

CONCLUSION

The Waitakere Ranges Regional Parkland Visitor Study will inform a review of the Regional Park Management Plan as it relates to the Waitakere Ranges Regional Parkland and will be a key document in the parkland's management. This is an important opportunity for Waitakere City Council to provide formal feedback on the draft visitor study.

A draft will be available on 11 August 2004 with comments returned to the Auckland Regional Council by 20 August 2004. Given this tight timeline it is recommended that the Committee nominate 2 representatives to have delegated authority to sign off the Committee's response to the Auckland Regional Council.

RECOMMENDATIONS

1. That the Auckland Regional Council's Waitakere Ranges Regional Parkland Visitor Study report be received.
2. That the City Development Committee nominate two Councillors to have delegated authority to approve the Waitakere City Council response to the Auckland Regional Council's Waitakere Ranges Regional Parkland Visitor Study.

Report prepared by: Kim Morresey, Partnerships and Advocacy Leader - Environment.



12 **WAITAKERE INFORMATION ACCESS PROGRAMME - REPORT ON COUNCIL'S SUBMISSION ON THE DRAFT DIGITAL STRATEGY**

PURPOSE OF THE REPORT

The purpose of this report is to provide the City Development Committee with background to the All of Government Draft Digital Strategy and to present a draft submission to this strategy, which has been prepared on behalf of Council.

BACKGROUND

Local Government New Zealand has alerted Council to the importance of the All of Government Digital Strategy, currently in a draft form. They have asked that Chief Executives consider asking for feedback on this strategy from elected members and community boards, strategic policy staff, and other community groups with an interest in this IT strategy.

The strategy is centred around a vision of ensuring that New Zealand will be a world leader at using information and technology to realise our economic, social and cultural goals. In achieving this vision it focuses on the following key areas:

- Ensuring that measures are in place to make public information available through digital networks. This information includes anything from government information and historical databases through to information generated by businesses and community organisations.
- Putting measures in place to ensure that all New Zealanders, of all ages, backgrounds, and skills levels, have the necessary literacy skills to maximise their opportunities using digital means. This includes provisions to maintain public confidence in and trust in the use of ICT by ensuring that networks are safe and secure, and protect privacy.
- Developing a strategy to provide New Zealanders with an ICT infrastructure that meets the requirements of all users and is readily accessible and affordable.
- Investing in communities and individuals to build the effective use of ICT to ensure an inclusive information society.
- Transformation of government through utilising opportunities provided by technological change.
- Promoting the uptake and efficient use of ICT by New Zealand businesses and building a competitive ICT sector.

STRATEGIC CONTEXT

The vision of the draft Digital Strategy is closely aligned with Council's vision to improve ICT infrastructure and services necessary to support Council's goals and priorities for developing Waitakere as an Eco-City, which forms the goals on the Waitakere Information Access Programme. It is significant that Council supports the initiatives in the government strategy, as they will assist Council in achieving its EcoTech vision.

ISSUES

Council staff have been working with the Waitakere EcoTech Working Party in co-ordinating a submission in response to this strategy that reflects the opinions of elected members, the community, Council staff working in ICT and strategic policy areas, and the members of the Working Party.

Key points in this submission are as follows:

- Council support the strategy's vision and purpose, particularly its strong community collaboration component, and identification of challenges and actions in developing a knowledge society.
- Council believe that the strategy has significant parallels with Council's own draft framework for ICT information and access, and highlights processes that Waitakere already have in place to achieve Government's vision.
- Council support the call for New Zealand's "stock of content to be unlocked" but also consider that the strategy should specifically address the ability of citizens to create and publish new content.
- Council consider that for businesses to uptake new ICT technologies, they will need a clear understanding of the benefits of this technology through promotion and education. The strategy seeks feedback from industry in demonstrating their needs, however before this can be provided, a more active government role will be needed in promoting the benefits of ICT.
- Council consider that in addressing connections, (the provision of high quality infrastructure that connects New Zealand to global networks), the Strategy needs to address requirement for a nationally co-ordinated approach to ICT access. Council support the role of initiatives such as Project PROBE and the Advanced Network Project but consider that further Government investment, coupled with a national policy, legislation, and consultation with local government and community is needed.

A36-A40

The full submission is attached at pages A36 to A40 and will be submitted to Government prior to the close of submissions on 16 August 2004.

Councillors have been given the opportunity to review and provide feedback on this strategy. This feedback has been collaborated and included in Council's submission to government. Council's endorsement of this submission is now being sought.

RESOURCES

Council staff have prepared this strategy through the collaboration of feedback from elected members, IT staff, and community representatives. No further resource issues arise.

CONCLUSION

Elected members, Council staff, and the Waitakere EcoTech Working Party have considered the draft Digital Strategy and have produced a submission that is reflective of the City's ideas and objectives for ICT.

RECOMMENDATIONS

1. That the Waitakere Information Access Programme - Report on Council's Submission on the Draft Digital Strategy report be received.
2. That the Waitakere City Council submission on the All of Government Draft Digital Strategy, as attached at pages A36 to A40 be approved for submission.

A36-A40

Report prepared by: Rochelle Edwards, Project Manager: E Infrastructure.



13 WAITAKERE INFORMATION ACCESS PROGRAMME - PROGRESS REPORT

PURPOSE OF THE REPORT

The purpose of this report is to provide an update to City Development Committee on the progress of the Waitakere Information Access Programme, with particular reference to the Waitakere Online City Web Portal Project. This report also provides the Committee with an update on the role of the Waitakere EcoTech Working Party and on the development of a Memorandum of Understanding with WorkRaft Trust.

BACKGROUND

The Waitakere Information Access Programme is a key strategic programme aimed at improving the City's Information Communication Technology infrastructure, business / community access to that technology, and the availability of electronic information and services. The development of Waitakere Online, the City's new Portal Web site, is a significant project in delivering the aims of the Waitakere Information Access Programme.

Waitakere Online Portal

The previous report to the April 2004 meeting of the City Development Committee provided recommendations for an appropriate governance model for the on-going long-term management of the Portal Web site. The following resolutions were adopted at this meeting:

- “1. *That the Waitakere Online Progress Report be received.*
2. *That Council adopts an initial governance and operational structure for the City Web Portal during the start-up phase whereby a Council hosted and managed site will provide linkages to external sites, and that Council continues to develop policies for linkages between a Council hosted City Web Portal and externally controlled web sites.*
3. *That further discussions be held between Council and external stakeholders on the long-term governance of the City Web Portal, and that a report on these matters be taken back to the City Development Committee after the Beta-site prototype model is launched and further stakeholder consultation on these issues has been undertaken.*
4. *That an editorial board be established with responsibility for approving content on the portal, approving links to other site being established and approving the disestablishment of links to other sites within the framework of any terms of reference the Council may set from time to time.*
5. *That the development of a Memorandum of Understanding with the Work Raft Trust, subject to their agreement, to set out common objectives and ways in which Council and the Trust will work together to further Information Communication Technology related goals for the City be approved, and that this model be used as a basis for developing relationships between Council and other external entities working in the Information Communication Technology area as required.*
6. *That the Memorandum of Understanding be reported back to the City Development Committee for approval before execution.*
7. *That once the Portal and the Memorandum of Understanding have been established, a report be brought back to the City Development Committee on the management of Council's ongoing activity in the Information Communication Technology/Waitakere Online area, including other possible relationships with external entities, possible Information Communication Technology initiatives, work programmes with external entities and examination of the need for the on-going existence of the EcoTech Working Party.”*

The following confidential resolution was passed:

“8. *That the Editorial Board comprises Cr Presland (Chairperson), the Director: Public Affairs, the Manager Information Management, Mr Andy Williamson and Mr Mark Allen.*”

566/2004

Subsequent to this meeting, the following actions have occurred:

- Launch of the Portal at the Wellbeing Summit (16 July 2004).
- Waitakere Online live on the World Wide Web (12 July 2004).
- Regular meetings of the Editorial Board, (a policy has been established requiring a minimum of one meeting every two months).
- Development of the draft Waitakere Online Strategy.
- Development of the Waitakere Online policies to guide the expansion and development of the site.
- Editorial Board sign-off on all site content and links to external sites.
- Council (Public Affairs Department) sign-off on publishing as the current *Content Owner*.
- Editorial Board consideration of external feedback and establishment of future project timeframes.

STRATEGIC CONTEXT

The City Web Portal Project and the formation of partnerships with external groups who are initiating and progressing ICT projects, sit within the work being undertaken as part of the Waitakere Information Access Programme. The vision of this programme is to improve ICT infrastructure and services necessary to support Council's goals and priorities for developing Waitakere as an EcoCity. The programme involves working toward this vision by providing improvements to ICT infrastructure within the City to facilitate ongoing sustainable economic growth, and by enabling the people, business and communities of the City to take maximum advantage of communications technologies to improve social and economic wellbeing.

A City Portal, developed in partnership with Council, business and the community, supports several of Council's strategic platforms including, integrated transport and communication, strong innovative economy, active democracy and strong communities. Council's partnerships with external parties in developing communications infrastructure, technologies and skills to access this infrastructure, supports Waitakere's businesses and communities, and has an important role in the social and economic development of the City.

The launch of the Portal will provide the Waitakere community with an opportunity to test this new technology, working towards developing a final model that will continually evolve to meet the needs of its users.

ISSUES

Waitakere Online Project Timeframes & Reporting

The report to the April 2004 meeting of the City Development Committee established a baseline governance and operational structure of the Portal during the Start-Up phase (12-18mths from the launch date). This structure involves operation of the Waitakere Online Editorial Board as the group who have been given the mandate by Council to approve and sign-off on all content in accordance with the Portal's linking policy, contribute to meeting the project's wider objectives, and be accountable to the City Development Committee for reporting on the progress of the project at regular intervals. This structure also involves Council as the infrastructure provider and owner of the site content during this incubation period.

It is anticipated that this governance structure will change over time as a sustainable long term model is developed through community "buy in" and the continued success of the site. The Editorial Board consider that it will be necessary to perform a periodic review of the project to keep a focus on the project objectives and to take into account all new community needs and technology advances. The Board will report back to the City Development Committee as it undertakes these reviews to enable Council to input. The Board acknowledges that community support may lead to an earlier review of the Start-Up governance structure if other stakeholders and funding organisations wish to become involved in the development of this entity.

A41-A49

The Editorial Board have developed a Waitakere Online Strategy, as attached at pages A41 to A49. This strategy identifies the following timeframes:

Start-Up Phase (Short Term): June 2004 - July 2005

Short Term Outputs:

- Ensure that content is reliable, easy to find and up to date.
- Eliminate duplication of information.
- Add to content.
- Raise awareness of the Portal and its capabilities.

Short Term Tasks:

- Establish the process for the Portal governance.
- Implement the Policy and Publishing Guidelines.
- Continue to search for content, expand the existing table of links.
- Interim review of community needs, which may lead to a review of the governance structure established for the Start-Up phase.
- Final review of the work completed during this stage.

On-going (Long Term): January 2006 - December 2006

Long Term Outputs:

- Sustainable governance structure in place.
- Funding allocated to support long term objectives.
- Integrated community "buy in" and ownership of this entity.

Long Term Tasks:

- Allocation of budget to purchase infrastructure needed to achieve increased functionality.
- Add new interactive functionality:
 - Calendar of events
 - Bulletin board for community notice board.
 - Free email addresses for all residents in Waitakere City.
 - Hosting space for not for profit organisations.
 - Functionality to allow for personalisation of site.
- Review of the work completed during this stage.

A50-A56

The Editorial Board have developed a set of policies to guide the manner in which the Portal will develop, as attached at pages A50 to A56. Included in these policies is a policy on project reporting. This policy requires the Editorial Board to report back to the appropriate Council committee on a minimum six monthly basis.

Model for Information Communication Technology Partnerships

Council has been working with WorkRaft Trust in forming a Memorandum of Understanding to formalise the relationship between Council and this organisation in promoting and delivering on ICT projects in Waitakere City. This memorandum will be circulated separately to Committee Members.

RESOURCES

Council has approved funding for the Start-Up phase of the Portal project. In the Long Term Council Community Plan, Council has committed to the following:

- The hardware and software necessary to host and develop the Portal during the development phase and a staff resource to manage web content.
- Council has also employed a project manager to facilitate and support the Waitakere EcoTech Working Party in progressing this project, and in assisting with the processes behind formalising the relationship between Council and key ICT external stakeholders.

Resourcing required for any specific initiatives associated with any Memorandum of Understanding is yet to be addressed. This will occur in ongoing discussions and will be considered either as part of the Annual Plan process, or within the context of existing work programmes.

CONCLUSION

The Waitakere Online Editorial Board have made considerable progress in approving the content on the Waitakere Online site, and its links to external web sites. The Board have formed a strategy and policies to guide the development of the Portal through the Start-Up phase, in preparation for an evolving governance structure in the long term.

The official launch of Waitakere Online will be followed by a number of promotional and developmental initiatives, designed at strengthening community partnerships and promoting its potential to future stakeholders.

The development of working relationships between Council and external entities who wish to progress Information Communications Technology projects in Waitakere City is also another area in which Council can make progress. The formal approval of the Memorandum of Understanding with WorkRaft trust will be an important step in supporting collaborative community partnerships in this field of technology.

RECOMMENDATIONS

1. That the Waitakere Information Access Programme Progress Report be received.
2. That Council and the Editorial Board continue to meet the tasks and outputs associated with the Portal project timeframes, and monitor feedback in determining how the future governance structure will evolve.
3. That as the Portal develops, further discussions be held between Council and external stakeholders on the long term governance and maintenance structure of the Portal, with report on these matters to be provided to the City Development Committee during the Start-Up phase.
4. That the Memorandum of Understanding between Council and WorkRaft trust be approved in principle, and that the Director: Corporate and Civic Services be authorised to make any necessary amendments to enable execution of the document.

Report prepared by: Rochelle Edwards, Waitakere Information Access Programme Project Manager.



14 **RAIL PROJECTS**

PURPOSE OF THE REPORT

This report provides an update on:

- double tracking the Western rail line;
- alternative sources of funding and project management options in relation to the Henderson Station Precinct Project. This report seeks endorsement of a proposed approach to funding and project management.

BACKGROUND

A joint application was made by Waitakere City Council and Auckland Regional Transport Network Limited for a grant of \$11.5 million for the Henderson Station Precinct project. This project includes:

- \$4.9 million for track work, signalling and a bridge; and
- \$6.6 million for the station (a six-car platform, shelters, canopies, an 8.5metre airbridge, lift and stairs to the platform and Railside Avenue, bus facilities, walk and cycle facilities, and a basic park n ride area).

Infrastructure Auckland offered to Waitakere City Council a grant of up to \$9,565,665 (comprising an initial grant of \$8,050,665 on usual terms and an additional grant of \$1,500,000 on special terms), which requires acceptance of terms by 20 August 2004. The special condition attached to the additional grant amount of \$1,500,000 requires the Council to confirm by 31 December 2004 that it accepts the \$1,500,000 is a reallocation of funding of the budget in the Rail Business Plan from other stations within Waitakere City.

Brian Roche, Acting Chair of, Auckland Regional Transport Authority, has advised that Infrastructure Auckland's functions in relation to the grants are being managed by ARC officers for the interim. Auckland Regional Council officers have acknowledged that more time and information is needed to sort through funding and project management issues prior to acceptance of the grant.

STRATEGIC CONTEXT

Development of the rail network is a key component of meeting Council's strategic goals, particularly given that the rail network runs through some of the City's main town centres. Development of the rail network and its integration with other transport modes are key components of meeting the goals of the Regional Land Transport Strategy and the Regional Growth Strategy.

Station location, development, and linkages are important parts of developing the rail network. Stations are the key interface between the rail corridor, town centres and communities. Their location and design is critical, in terms of the tone they set for the rail corridor and the way in which they interface with the town centre or community. These factors can have a large bearing on how well the rail network can capitalise on transit supportive development. Given the importance of Henderson town centre, and the level of development occurring (including the Waitakere Central, Library/Unitec, and many other private sector developments), the linkages that the station makes between rail, other public transport, surrounding development and the Henderson Town Centre are critical.

ISSUES

Double Tracking Western Line

The first stage of double tracking is from Boston Road in Mt Eden to Morningside Drive in Kingsland (called Project Boston). This project is being managed by the Auckland Regional Council on behalf of the Crown. Auckland Regional Transport Network Limited provided the design of the stations, with the physical works being tendered. Tranz Rail Limited (now called Toll Rail Limited and to become Track Co) provided the design of double tracking and is responsible for physical works. Project Boston is scheduled for completion by December 2004. This would allow extra services to run from New Lynn up to 15 minutes at peak times in 2005.

The second stage of double tracking is from Henderson towards New Lynn (excluding the town centre). Tranz Rail Limited is preparing an Outline Plan of Works to lodge with Waitakere City Council. In response to the Minister of Finance's request for work to proceed on subsequent stages of double tracking, the Auckland Regional Council and Tranz Rail Limited are working towards completion of stage two double tracking by "early 2006". It is proposed that the double tracking around Henderson station and along to the bridge over Henderson Valley Road should be included in stage 2 of double tracking. The engineering assessment of the double tracking is expected to be completed by the end of August and concept designs completed by November 2004. The Auckland Regional Council has advised that construction work will commence on stage 2 early in 2005. There is a common intention that the double tracking work and Henderson station upgrade are completed by early 2006 so that train services can operate with reliability, use the platforms and station and achieve a 15 minute peak frequency.

It is understood that the third stage of double tracking would comprise the remaining parts of the Western line, from New Lynn to Morningside Drive in Kingsland, and from Henderson to Swanson. It has yet to be determined whether the design and construction for these parts would be done concurrently with stage 2 or starting from 2006.

Henderson Station Precinct Project

Funding

Estimated construction costs and funding were reported to Council during the Annual Plan process, as set out in the table below:

Components	Initial IA Funding Application \$000	Council Contribution in 04/05 Annual Plan \$000	Final IA Funding Application \$000	Additional Components - Capital Costs \$000	Estimated Annual Expenditure	
					Operational \$000	Renewal \$000
Track Works & Related Contingencies	4,940		4,940			
Station Platforms	986		986			
Station Shelters/Lighting	661		661			10
Station Amenities (bins, seats, signage, landscaping etc)	281		281			
Bus Interchange/Drop Off	231		231			
Park and Ride	260	60	200			
Pedestrian/Cycle Amenities	102		102			
Airbridge	2,547	964	1,583		50	20
Upgrade Existing Pedestrian Overbridge	200	200				
Land Purchase	760	760				
Project Management and Design	860		860			
Other Costs (financing, services replacement etc)	248		248			
Contingency (protectors, margins etc)	1,466		1,466			
Escalators to Railside Avenue (2)				370	15	18
Escalators to Station (2)				370	15	18
Ticketing Office				150		
Toilet				200		
TOTAL (\$000)	13,542	1,984	11,558	1,090	80	66

The Council requested staff to continue to explore opportunities for alternative funding. The Council allocated a further \$900,000 in relation to the airbridge in the event that Council is unsuccessful in securing funding from other sources. The Council also provided for sufficient budget to enable the project management and detailed design work to proceed in 2004/05 in anticipation of claiming these costs from the Infrastructure Auckland grant.

The following is a summary of potential sources of funding with an explanation below:

Funding Source	Amounts Sought
Auckland Regional Council	\$657,000 (minimum)
Transfund	\$280,000 (minimum)
Private Sector	\$1,000,000
Commercial revenue	?
Development Contributions	\$33,000 p.a.

Auckland Regional Council - In principle the Auckland Regional Council should ensure that funding is available so that the track and station can be built up to its standard specifications. If the Infrastructure Auckland grant of \$9.5 million is accepted, there would remain a funding shortfall of about \$657,000 to bring the station and related components up to standard specifications. If the additional Infrastructure Auckland grant of \$1.5 million is not accepted because of the restriction of the special condition, then \$2,157,000 would be sought from the Auckland Regional Council. This could be sourced by the Auckland Regional Council out of ARH funds. This will need to be negotiated during the detailed design stage. If the Auckland Regional Council doesn't provide the top-up funding to ensure the station is built to standard specifications, the viability of proceeding needs to be questioned and backup funding from Transfund and the Council would be sought.

Transfund New Zealand Limited - Subject to ARTA's approval, an application to Transfund could be made in December 2004 for funding some components of the project. In particular, there is a possibility that Transfund's contribution (based on a 50% financial assistance rate to match Council's contribution) could cover:

- \$51,000 Pedestrian and cycle amenities;
- \$115,000 Bus interchange facilities;
- \$30,000 Park and ride facility;
- \$90,000 Escalators/stair/lift access;
- \$200,000 Airbridge;
- \$28,000 pa. renewals;
- \$40,000 pa. operating expenses.

Transfund would need to be satisfied that the benefits fit the funding criteria and that ARTA supports a contribution to this project.

Private sector - It is considered unlikely that the private sector would contribute to the costs of the airbridge based on current design. If the design is changed so that the airbridge connects across Railside Avenue, then there is a possibility that a private sector could contribute to the cost of the airbridge over the rail line and also cover the cost of the extension across Railside Avenue. Discussions with interested parties have commenced.

Commercial revenue - There is likely to be a small stream of revenue arising from advertising, naming rights and use of space at the station and bus interchange. The Council is negotiating air rights with a view to owning the airbridge and any revenue opportunities. Apart from any up-front payments for establishment of a commercial operation or naming rights, it is likely that revenue streams would be applied towards ongoing maintenance and renewal costs rather than be earmarked as a contribution to the construction cost of the project. These opportunities would need to be explored further.

Development contributions - If development contributions are sought in relation to the growth components of the project, the amount collected in the next two years would be relatively small. Other sources of funding would be required to cover construction costs. Development contributions may be sought.

Acceptance of the Infrastructure Auckland Grant

If the Council accepts the terms of the Infrastructure Auckland grant, the following obligations arise which the Council would need to manage and/or attempt to pass on to other organisations:

- Obtain funding for the balance of the project as a whole and any cost overruns;
- Funding ongoing operation and renewal costs;
- Project management of the project.

If the Council is able to assign part, or all, of the Infrastructure Auckland grant to another organisation, then those obligations would flow to that organisation.

If the Council is able to contract out those obligations to other organisations, then the Council would bear a residual risk in the event those organisations do not meet those obligations. It is proposed that the Council should not accept risks relating to the track work and signalling.

The Council should seek an assignment of the Infrastructure Auckland grant to Auckland Regional Council or ARTA, with the Council accepting specific obligations that it wishes to manage. The negotiation of suitable contracts (with Auckland Regional Council, ARTA, Track Co and the Council) will be required in order to manage the risks with this project. Accordingly, an extension of the deadline for accepting the terms of Infrastructure Auckland grant is required in order to put in place adequate arrangements.

An extension of time beyond 20 August 2004 is required in order to get certainty about the costs of the project and the obligations and risks the relevant organisations are prepared to accept. It is estimated that by the end of November 2004, more accurate cost information will be available. In November 2004, it may be possible to get political endorsement of the obligations, if required.

Project Management

The client and project manager need to be identified in relation to the Project. This is affected by not only the organisation that accepts the terms of the Infrastructure Auckland grant but also which organisations will own the improvements to the track and station and surrounds.

It is understood that Government currently owns the tracks and that ownership will be via Track Co, which will also be the owner of the double tracking, signalling, bridge and platform.

It is understood that the Council will own the airbridge (subject to negotiations) and bus infrastructure where this is on Rainside Avenue. The park and ride facility may be leased to the Council.

The organisation responsible for project management needs to have the capability and expertise to manage the project or utilise the Infrastructure Auckland grant money to engage a project manager to manage the project. If the Council receives the grant then the Council's procedures require a competitive tender for a project manager.

The Minister of Finance prefers Track Co to project manage and plan the double tracking work. Currently Auckland Regional Transport Network Limited has the responsibility to project manage and plan station upgrades. However, in relation to Project Boston (the first stage of double tracking and station upgrade), the Auckland Regional Council is acting as the project manager with Track Co being contracted responsibility for track work and platforms and Auckland Regional Transport Network Limited being contracted to provide completed designs for the Kingsland station upgrade. Auckland Regional Council is bearing risks of cost overruns and project completion in relation to Project Boston.

Discussions to date with Auckland Regional Council officers have identified possible responsibilities for parts of the project:

- Auckland Regional Council - project management role for the project as a whole,
- Track Co - track work, signalling, platform and improvements on the platform,
- The Council - bus interchange, park and ride facility, walk and cycle access, airbridge, lifts, stair/escalator access to the platform and Rainside Avenue.

The Council's involvement in relation to the airbridge is justified on the basis of ensuring: connection of the airbridge to the Council offices building;

- components are built in accordance with the concept design for the interchange rather than standard specifications, for example the width, extent of cover, escalators; and
- control over the application of Council's financial contribution to the airbridge;
- ability to extend the airbridge across Rainside Avenue depending upon negotiations with private sector.

Proposed Approach

The following is a proposed approach to clarifying project management responsibilities. This will need to be negotiated with the Auckland Regional Council and some modifications of the approach may be required:

1. A letter is sent to Auckland Regional Council requesting an extension of the deadline to 20 November 2004 for acceptance of the terms of the Infrastructure Auckland grant, and also outlining a proposed process to enable the grant to be accepted and the project to proceed in the interim.
2. A letter of confirmation is received from Auckland Regional Council.
3. The Council commissions Architectus to carry out the detailed design work in relation to the station, airbridge (including any extensions required depending on the involvement of the private sector in this project), access ways, shelters, bus interchange, walk & cycle connections, park n ride facility, escalators and toilet.
4. Auckland Regional Council commissions Track Co to carry out the concept design work in relation to the track work, bridge, signalling and platform to verify the costs of that work and to align with Stage 2 double tracking.
5. The Council, Auckland Regional Council, Track Co and Auckland Regional Transport Network Limited work in a collaborative manner in relation to funding, project management arrangements and design work.
6. The Council advocates for Auckland Regional Council to fund any difference between \$8,050,665 and the amount required to build station to standard specifications. If successful, then the Council would not comply with the special condition attaching to the additional grant of \$1,500,000. Acceptance of that special condition may be a fall back position of the Council.

7. Auckland Regional Council and the Council reach agreement by 20 November 2004 on contributions to construction costs and also operating and renewal costs of the station, based on components that are within or exceed standard specifications.
8. Auckland Regional Council, the Council and Track Co reach agreement by 20 November 2004 on the acceptance of the Infrastructure Auckland grant, allocation of funding to the broad components of the project, project management arrangements and also their respective obligations in carrying out the project.
9. The Council advocates for its responsibilities to be in relation to the bus interchange, park and ride facility, walk and cycle access, airbridge, lifts, stair/escalator access to the platform and Railside Ave.

RESOURCES

The Annual Plan provides sufficient budget to progress both project management and detailed design work in relation to the Henderson Station Precinct project. It is not intended that the Council will incur costs in relation to the track work part of that project. Detailed costs for construction will be determined after the detailed design work is completed. Arrangements for funding will need to be negotiated over the next few months.

CONCLUSION

There are significant risks and funding issues associated with this project which need to be worked through over the next few months, rather than by the 20 August 2004 deadline set out in the Infrastructure Auckland grant. It is proposed that the Council proceeds with the detailed design work and negotiates with the relevant organisations the funding and project management arrangements so that there is acceptable responsibility and risk for each organisation. It is preferred that the Auckland Regional Council is the recipient of the Infrastructure Auckland grant so that the Council does not bear the risks relating to the double tracking. It is intended that the Council would accept responsibility for a defined portion of the project, (namely the bus interchange, park and ride facility, walk and cycle access, airbridge, lifts, stair/escalator access to the platform and Railside Avenue), and would receive sufficient funding in order to complete these works. This approach needs to be negotiated with the relevant organisations and finalised by November 2004.

RECOMMENDATIONS

1. That the Rail Projects report be received.
2. That the proposed approach outlined in this report with regard to funding, acceptance of the Infrastructure Auckland grant and project management in relation to the Henderson Station Precinct Project be approved.

Report prepared by: Kevin Wright, Manager: Transport Strategy.



15 **ORATIA RESERVES AND PUBLIC ACCESS PLAN**

PURPOSE OF THE REPORT

To bring the final Oratia Reserves and Public Access Plan before the City Development Committee for adoption.

BACKGROUND

In 1995 Council began preparing a Structure Plan for Oratia. The purpose of the Oratia Structure Plan was to allow for a greater density of development in the Oratia Foothills environment than was allowed under the existing District Plan rules for the area - whilst putting in place measures to retain and where possible enhance, the ecological values, landscape character and natural amenity of the area. Following a consultation period and appeals to the Environment Court, the bulk of the Structure Plan was finalised in 2000, and has been incorporated into the Operative District Plan.

In 2001, Parks Planning, (then Landscape Development) commissioned an investigation and report into the state of reserves and public access in Oratia. Recognising that the Structure Plan allowed for increased subdivision in Oratia, the aim of the study was to assess existing and potential public access and to ensure that Council develop the best possible parks network to meet the future needs of the Oratia community.

The purpose of the investigation was to identify and outline:

- Areas of high quality bush and ecologically sensitive areas - in particular those to be included in the parks network.
- A potential network of reserves including esplanade reserves and neighbourhood reserves.
- Potential future walkway links.

The result of this investigation was a draft report entitled *Oratia Reserves and Public Access Report 2001*. The Report included a plan that identified those areas of Oratia included in the Structure Plan where public land and access should be obtained if private development were to occur. The report indicated those areas of esplanade reserve that would be required to be taken under the Resource Management Act 1991 as subdivision occurred along the major streams, as well as areas of bush reserve that could be purchased through the Land Subdivision Reserves Contribution Fund (raised through subdivision contribution). The report also identified where bridle trails and walkways could go and where would be the most suitable location for a community Domain.

A57-A85 Attached at pages A57 to A85 is the *Oratia Reserves and Public Access Report 2001*.

Informal submissions to this draft Plan were sought from user groups. In addition, the Oratia Residents and Ratepayers were consulted over the need for a community domain.

No further progress was made on the draft *Oratia Reserves and Public Access Plan 2001* until 2003, when work resumed, this time in conjunction with a Plan for reserves and public access in Swanson, where the process of preparing a Structure Plan was underway.

The draft *Oratia Reserves and Public Access Plan 2001* was amended as a result of early feedback and the amended plan was reproduced as the *Oratia Reserves and Public Access Initial Investigation Plan*.

A86-A87 Attached at pages A86 to A87 is the *Oratia Reserves and Public Access Initial Investigation Plan*.

In April 2003, this *Initial Investigation Plan* was publicly notified for submissions. The consultation included 700 flyers and freepost submission forms sent to all households within the Oratia area, as well as Public Notices in the Herald and Western Leader. Copies of the *Initial Investigation Plan* were available for viewing at the Glen Eden Library, school, dairy and on Council's website. Letters were sent to interested parties and user groups. The *Initial Investigation Plan* was also on display at a public Open Day held at the Oratia Settlers Hall on 10 May 2003. Around 60 people attended the Open Day and by the time the period for public submissions closed on 30 May 2003, 41 submissions had been received.

A88-A92 Attached at pages A88 to A92 is the first round consultation summary of submissions.

As a result of these submissions, amendments were made to the *Initial Investigation Plan* and a new version was produced, this time labelled the *Revised Oratia Reserves and Public Access Plan*. A presentation of this revised plan was made to the Oratia Residents and Ratepayers meeting in September 2003. The *Revised Oratia Reserves and Public Access Plan* was also informally presented at a public meeting held at the Oratia Settlers Hall on 13 November 2003 as part of the wider consultation for the Waitakere Ranges project.

In February 2004, the *Revised Plan* was publicly notified for a second round of submissions. Once again, flyers were sent to the 700 residents within the Oratia area and classified advertisements placed in newspapers. An Open Day, held at the Oratia Settlers Hall on 13 March 2004 was attended by 69 people. By the close of submissions on 22 March 2004, 28 submissions had been received.

A93-A96 Attached at pages A93 to A96 is a summary of the second round of submissions.

A97-A98 The *Revised Plan* was amended following this final round of submissions and is attached at page A97. Additional amendments have been made as a result of individual bush assessments and the processing of subdivision consents. As a result of these amendments, a final plan has been produced and is attached to this report. This version is titled the *Final Oratia Reserves and Public Access Plan* and is attached at page A98.

A99 A summary of the full consultation process undertaken for the Oratia Reserves and Public Access Plan is attached at page A99.

STRATEGIC CONTEXT

Under the Resource Management Act 1991 it is considered a "matter of national importance" that public access to waterways and coastline be retained for future generations. This Act requires esplanade reserves to be taken by the local authority where the stream is over 3 metres in width at average annual fullest flow and when subdivision occurs. The esplanade reserve is required to be 20 metres in width either side of the stream and is taken when subdivision occurs, though the width can vary under certain circumstances. Under the Act Council is required to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a 'matter of national importance'.

The Regional Policy Statement of the Auckland Regional Council has specific policies that are relevant to the acquisition of reserves within Waitakere City. They include: giving priority to enhancing public access to natural heritage resources that are adjacent to streams; and providing continuous linkages along the margins of rivers, lakes and streams.

The Oratia Reserves and Public Access Plan is also being prepared in the context of the Green Network and Project Twin Streams, two of Council's major strategic platforms. The Oratia Stream itself is one of the "twin streams" of Waitakere City, identified for catchment restoration. In addition, the Oratia Stream, its tributaries and the surrounding areas of bush in the upper catchment, make a major contribution to the Green Network.

The Waitakere City Council Parks Strategy was adopted in 1999. The Parks Strategy identifies the need for local rural and semi-rural communities in the Waitakere foothills environment to have a "domain" or local community reserve. Ideally a domain would be 2-4 ha in size, located in the centre of the community, connect to community buildings and provide for informal gatherings events and passive recreation.

The Parks Strategy also identifies the need to acquire outstanding bush areas around the Oratia and Kaurimu Streams and to create ecological corridors, including along the Opanuku Stream.

ISSUES

Although the Oratia Structure Plan allows for more than tripling the number of people in the area, it was developed without considering the future need for parks and reserves. Currently, the only reserves in the Oratia area are the Oratia Settlers Hall and a few small esplanade reserves. The recreational needs of the Oratia community are currently met by the Oratia Settler's Hall, Oratia District School with playground, courts and sports field, the privately-owned Oratia Bowling Club and Parris Park, a City-wide park.

Currently, public access in the Oratia Structure Plan area is very restricted due to most of the land being in private ownership. Future acquisition of reserve land provides the potential for a walkway network to allow local access alongside streams. Impediments to future access centre mainly on the ability to obtain the land for necessary linkages and physical constraints such as existing vegetation, topography and watercourses.

The Oratia Reserves and Public Access Plan has been developed to identify future reserve requirements and to guide the implementation of an integrated parks network for Oratia. It is intended as a guide to both Council, landowners and the community for acquisition of reserves, whereas without a Plan the process would be ad-hoc and opportunities may be missed.

The Oratia Reserves and Public Access Plan is directly linked to the subdivision allowed through the Structure Plan. The Plan will be used to guide Council as to which land to acquire in the future *should the opportunity arise*, ie as subdivision applications are processed or land is sold in the Structure Plan area. This means that any application for subdivision consent in Oratia that is processed through Council will be checked against the *Final Oratia Reserves and Public Access Plan*.

The following is an examination of the issues considered when developing the reserves network shown in the Oratia Reserves and Public Access Plan:

Esplanade Reserves

Under the Resource Management Act 1991 it is considered a "matter of national importance" that public access to waterways and coastline be retained for future generations. This Act requires esplanade reserves to be taken by the Local Authority where the stream is over 3m width (at mean annual fullest flow) and when subdivision occurs. The esplanade reserve is required to be 20 m in width either side of the stream and is taken upon subdivision, though this can vary under certain circumstances. Council is required to indicate where esplanade reserves are required and under the Operative District Plan has the power to waive or reduce them.

When the Environment Court decision in 2000 on the Oratia Structure Plan was released, applications for subdivision within the Oratia valley started to be lodged. In the absence of an Operative Plan, consents were processed on the information available. In some cases Council took a precautionary approach and the processing of the consent was harder than it should have been. In other cases, consents were granted and esplanade reserves not taken where they should have been.

Waitakere City Council's interpretation of the Resource Management Act is that an esplanade reserve is required where any stream is 3m or wider at its average fullest flow or its normal 1 year flood level. This means that some streams which are quite small in summer can still be required to have an esplanade reserve.

The model used to assess stream width, was originally developed by EcoWater Solutions for flood management work in the catchment. The model shows where streams would be 3m or more wide in the 1 year flood and was the basis of the assessment used to indicate where potential esplanade reserves could be taken. However, as part of any subdivision application that involves potential esplanade reserve, the actual stream width will be subject to independent verification, should this be required. Should an independent assessment show that the stream in question does not meet the required width, esplanade reserve could not be taken.

The *Final Oratia Reserves and Public Access Plan* attempts a realistic appraisal of potential esplanade reserves, wherever possible removing reserves where there is no opportunity for further subdivision and where the stream width has been disputed. However, it should be noted that some land still shown as potential esplanade reserve in the Plan may never become reserve due to the fact that the land cannot be subdivided, the owner does not subdivide or the stream does not meet the specified width.

Bush Reserves

The bush reserves proposed in the Plan are intended to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as outlined in Section 6 of the Resource Management Act as a 'matter of national importance'.

The draft *Oratia Reserves and Public Access Report 2001* originally identified 24 properties with potential bush reserves, a total beyond parks budget for both purchase and maintenance. In July 2003 work began to contact landowners, obtain permission to visit their property and carry out an inspection of all areas where potential bush reserves had been identified. Just prior to the November 2003 public consultation round, 15 properties had been inspected and 3 landowners, owning 4 properties, had declined permission for Council to visit. The remaining 5 properties identified with potential bush reserves were inspected by the end of May 2004.

From individual site investigations the most appropriate areas to be considered as bush reserves if the opportunity arose through subdivision, were determined based on:

- species composition and diversity;
- size and completeness;
- degree of weed infestation;
- age and extent of regeneration or succession;
- ecological viability;
- links with other stands of vegetation;
- significant populations;
- wildlife and habitat diversity;
- extent of natural buffers;
- landscape value;
- accessibility, both for the public and maintenance.

Any potential bush reserves identified by Council would be purchased at the time of sale or subdivision with money from the Land Subdivision Reserves Fund, should it be available.

Community Domain

A meeting was held with the Oratia Residents and Ratepayers in November 2001. It was raised at the meeting that the establishment of a 'focal point' for the community around the lower part of Oratia (that already contained the Oratia Settlers Hall, the Cemetery, and the folk museum) was important for the residents of Oratia. The residents wanted a 'Town Centre Revitalisation', however, at the time Council had no funds budgeted for a town centre revitalisation project for Oratia.

The draft *Oratia Reserves and Public Access Plan 2001* indicated a community domain, shown as a general area near the Oratia Settlers Hall. As this general area was larger than that required by the Parks Strategy, in 2002, independent valuers were commissioned to carry out valuations for five options identified within the general area around the Settlers Hall. From these 5 options, a single option was selected using the following criteria:

- value for money;
- accessibility and road frontage;
- proximity to the Oratia 'community hub';
- opportunity for passive surveillance;
- linkage with proposed walkways and reserve network;
- ease of pedestrian access;
- ability to accommodate car parking and buildings;
- suitable flat terrain for various uses;
- need for site modification (earthworks, planting, vegetation removal);
- physical and visual access to significant streams and vegetation.

Money from the Reserves Contribution Fund was allocated for the purchase of a Community Domain through the 2002/2003 Annual Plan.

Walkway Network

A public walkway network along the Kaurimu, Cochran and Oratia streams was proposed to address the "matter of national importance" of public access to coastal marine areas, lakes and rivers for future generations as outlined in Section 6 of the RMA 1991.

Bridle Trails

Bridle trails were included in the initial investigation of potential uses of the proposed reserve network.

Summary of Amendments made to the Plan through the Consultation Process

As a result of the submissions and feedback from the open days, a series of revisions were made to the original Plan. The main revisions made are summarised below:

- The removal of the bridle trail;
- A reduction in the total extent of area identified as potential walkways;
- A reduction in the total extent of area identified as potential bush reserve;
- A reduction in the area identified as suitable for a community domain;
- The inclusion of future walkways along paper roads.

Below is a summary of some of the issues raised in submissions and the amendments made to the Plan.

Esplanade Reserves

Some of the submissions opposed the taking of esplanade reserves as required under the Resource Management Act 1991. There were also submissions made about loss of privacy, security and personal safety and a decrease in property values. There was a perception that the walkways would be constructed through private property.

Some submissions also pointed out that some areas shown as esplanade reserve in the Plan may never become reserve due to the fact that the land cannot be further subdivided.

Where submissions indicated that properties were no longer subdividable and esplanade reserves may not be taken or that streams were not the required width, these were removed from the Plan.

Bush Reserves

It was considered that the total area of bush reserves originally identified in the 2001 Plan would be beyond the Land Subdivision Reserve Contribution Fund and would be unrealistic, not only for purchase but for maintenance. For this reason, it was necessary to cut the total area identified as potential bush reserve to a more realistic total. Site visits to each proposed bush reserve were carried out to assess the quality of the bush.

During the public consultation process the plan has been through several alterations as a result of information provided by the public and the site investigations of the proposed bush reserves. Some submissions referred to the varying quality of the bush reserves. The total area of bush reserve has been reduced and only bush assessed to be of the best quality has been included. In some submissions, owners of bush have stated that they do not intend to subdivide, however, where their bush is of good quality it has been left on the plan to indicate that, should circumstances change in the future and the property put up for sale, the bush should be considered for purchase as reserve. Wherever possible, those areas of bush identified in the final Plan have been individually assessed for quality.

Community Domain

The *Revised Oratia Reserves and Public Access Plan* includes a site identified as the most ideal location for an Oratia Domain. In 2003 a confidential report was submitted to Council for the purchase of this land for the Oratia Domain. The City Development Committee decision was that further consultation with the Community through the Reserves and Public Access Plan process was required before the decision to purchase a Domain could go ahead.

There was a significant amount of support for the proposed community domain during the final round of consultation, with nearly half of submitters supporting the purchase of a local community domain at the location on the Plan. The community domain would be purchased at a mutually agreed price with money from the Land Subdivision Reserves Contribution Fund should it be available.

Walkways & Public Access Ways

As a result of submissions, the revised plan has a reduced number of walkways proposed in the esplanade reserves. The number of access ways along boundaries has also been reduced. It is proposed to develop and maintain fewer walkways and to concentrate on those with the highest value as linkages. The paper roads have also been marked to show proposed walkway connections.

Bridle Trail

Due to the lack of support for a bridle trail in Oratia, the trail has been removed altogether from the Plan.

Footpaths

Some submissions suggested that there were enough walkways in the Waitakere Ranges and that footpaths alongside roads would be better. Many of those opposed to the walkway network alongside streams made requests for footpaths up the main roads in Oratia. These requests have been forwarded to Council's Roading Dept. The footpaths in Oratia are currently on Council's priority list, the implementation of this list to be determined by the Waitakere Community Board. When subdivision occurs Council has the option of taking land or a financial contribution, which then goes to the general land subdivision reserves fund. Money from this fund is dedicated to the acquisition and development of reserves to offset the negative effects of subdivision and cannot be diverted to other projects such as footpaths, funding for which comes from rates. As such, no funding from the land subdivision reserve fund can be used to develop the footpaths alongside the roads in the Oratia area.

Other Issues Raised in Submissions

- Walkways through private property. There is no intention to create public access over private land. Any access would be on public land created through the subdivision consent application.
- Reserves are being created in Oratia to compensate for subdivision elsewhere. Under the Resource Management Act, the financial contribution taken through subdivision is allocated to the development of reserves to offset the negative effects of subdivision. This project is specifically related to the allocation of funds for the development of reserves in Oratia and is not related to subdivision in other areas.
- The use of the Public Works Act. While Council does have the ability to compulsorily purchase land under this Act, this Act is seldom used, and is not what is being proposed here.
- Lack of detail in the plan. The plan presented for submissions in May was an *Initial Investigation* and as such was not intended to show detail. The detail will be developed through the consultation process and later through individual subdivision consents.

Following the second round of consultation the submissions in opposition to the plan in comparison with the first round were significantly reduced. As a result of the changes made to the plan of the 28 submissions, there were 8 submissions in direct opposition and 6 submissions in direct support of the Oratia Reserves and Public Access Plan. There was overwhelming support for the purchase of an Oratia Domain with 13 submissions directly supporting the purchase of an Oratia Domain.

Where a submission was made to the Plan in opposition because of its immediate effects on a particular landowner's property, the plan was amended to resolve this in the majority of cases.

RESOURCES

The Oratia Reserves and Public Access Plan has been prepared with Parks Planning budget and funding allocated through the Ministry of Agriculture and Forestry Painted Apple Moth Partnership. Funding to implement the Plan itself will come from the Land Subdivision Reserve Contribution Fund where it is needed to purchase reserves, including the proposed Oratia Domain.

In 2002, independent valuers were commissioned to carry out an assessment of the total amount of funds that might be acquired if the full development of Oratia allowed under the Oratia Structure Plan went ahead. This amount which would go to the Land Subdivision Reserve Contribution Fund, was estimated as \$1,548,000.00 and is based on 6% of the value of each new lot created through subdivision under the provisions of the Oratia Structure Plan, ie. approximately 215 additional sites with an average value of \$120,000.00. It is expected that, due to significant price increases in the real estate market since this valuation, the total amount of Reserve Contribution will have increased, as will the purchase price of future reserves.

The ability to take Development Contributions for community infrastructure such as walkways will be explored in the review of the Development Contributions and Financial Contributions Policy.

CONCLUSION

The process of preparing a Reserves and Public Access Plan for Oratia began in 2001 as a result of the development proposed for the area through the Oratia Structure Plan. The Reserves and Public Access Plan was intended to identify future reserve requirements for Oratia and to guide the implementation of an integrated parks network for Oratia as subdivision occurred. It has been developed as a guide for the future acquisition of reserves by Council, landowners and the community.

Since (and including) the production of the original report in 2001, a total of four plans have been produced, each being revised as a result of public submissions and community input. The **Final Oratia Reserves and Public Access Plan** presented today has been pared down significantly from earlier versions. The majority of amendments have been made in response to community feedback, information from the processing of subdivision consents and individual site assessments. The final plan being presented is considered to best serve the future needs and fulfil the realistic expectations of the local community within the Parks budget and is recommended for adoption.

RECOMMENDATIONS

1. That the Oratia Reserves and Public Access Plan report be received.
2. That the City Development Committee confirm that the extensive consultation process undertaken for the Oratia Reserves and Public Access Plan and the four revisions of the Plan with subsequent consultation and submission opportunities has adequately provided for public input into the Plan.
3. That the Final Oratia Reserves and Public Access Plan be adopted.

Report prepared by: Renee Lambert, Service Manager: Parks Planning, Maylene Brown, Parks Consent Planner, Mandy McMullin, Reserve Management Planner and Kerry Bodmin, Parks Ecology and Policy Co-ordinator.



16 **PROJECTS SPECIAL COMMITTEE**

THE COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS ORDINARY MEETING HELD ON WEDNESDAY, 2 JUNE 2004.

MATTERS CONSIDERED

A100-A103
Page 6

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 A100 to A103 in the Attachments supplement and the public excluded minutes attached at page 6 of the Confidential supplement.

The Committee Recommends:

That the Ordinary Meeting report of the Projects Special Committee held on Wednesday, 2 June 2004 be received.

RP Dallow, QPM, JP
CHAIRPERSON



17 **PURCHASE OF LAND FOR ORATIA DOMAIN**

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, Purchase of land for Oratia Domain.

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">• Purchase of land for Oratia Domain	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none">• Enable any local authority holding the information to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	<p>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.</p>

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 relevant part of the proceedings of the meeting in public as follows:

- *The report contains information which if released would affect Council's negotiations.*

