



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

CITY DEVELOPMENT COMMITTEE

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

DATE: **Thursday , 5 October 2006** **TIME:** **9.30 am**

VENUE: **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

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

3 October 2006

Nigel Mercur
PROJECT OFFICER/COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8925

MEMBERSHIP:

Councillors	PA	Hulse (Chairman)
	LA	Cooper (Deputy Chairman)
	DQ	Battersby, JP
	MFP	Chan, JP
	JM	Clews, QSO, JP
	RI	Clow
	AK	Corban, OBE, JP
	RP	Dallow, QPM, JP
	WW	Flaunty, QSM, JP
	DE	Gilmour
	C	Harding, JP
	JP	Lawley
	VS	Neeson, JP
	CA	Stone
Mrs	M	Te Huia

Mayor RA Harvey, QSO, JP (ex officio)

(Quorum 5 members)

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

**AGENDA FOR A MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD
AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON THURSDAY, 5 OCTOBER 2006,
COMMENCING AT 9.30 AM.**

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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 Chairman 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

Meeting Minutes - Thursday, 9 September 2006.

RECOMMENDATION

That the minutes of the Meeting of the City Development Committee held on Thursday, 9 September 2006 as circulated, be taken as read and now be confirmed.



4 PRESENTATIONS

A COMMUNITY JUSTICE CENTRES PILOT PROPOSAL

A1-A2

Judge Fred McElrea will give a presentation to the City Development Committee on "A Community Justice Centre for Waitakere City". A copy of Judge McElrea's proposal is attached at pages A1 to A2.

B EDEN PARK PRESENTATION

John Alexander, Chief Executive of the Eden Park Trust Board will give a presentation to the City Development Committee on the proposed Eden Park redevelopment and the benefits it will bring to the Auckland region.

C GREEN PAVLOVA WAITAKERE 2006

The Green Pavlova is an annual conference of Parks officers from throughout New Zealand. This year, it was hosted by Waitakere City Council at The Trusts Stadium. Debbie Chapman, Waitakere's Parks Project Development Officer, organised this year's conference and will provide a brief presentation on the topics covered and feedback received.



5 PIHA DOMAIN PLAYGROUND UPGRADE

PURPOSE OF THE REPORT

The purpose of this report is to obtain approval from City Development Committee to upgrade the existing Council play facility at Piha Domain.

BACKGROUND

Piha Domain is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee. The Waitakere Community Board Members have been involved in the progress of the project.

As part of Waitakere City Council's ongoing playground renewal programme it is planned to upgrade the playground at Piha Domain in 2006/2007. The current facility beside Piha Camp Ground is over 15 years old and provides a limited range of equipment in a comparatively small area (200m²).

STRATEGIC CONTEXT

The project contributes to Council's Strategic Priority of First Call For Children and the Council's Strategic Platform of Urban and Rural Villages.

The installation of a new playground contributes substantially to these priorities and strategies through the provision of a new, exciting and challenging facility that will encourage and stimulate Children's play, social interaction, exercise and physical wellbeing.

ISSUES

The playground area in Option 1 (relocated playground) covers 460 square metres which would reduce the open area of the Domain used for informal sports activity and overflow parking by approximately 7%.

Consultation

A3-A5

The first survey, as attached at pages A3 to A5, which was sent out in April 2006 to all ratepayers at Piha and Karekare sought feedback with regard to the type of equipment and location of the playground. 74 residents (54%) who responded to this first survey were in favour of having the playground moved to the location shown in the survey form, 44 residents (34%) wanted the facility to stay in its current location and 16 residents (12%) gave no preference regarding the location.

The first public meeting was held on the 29 April 2006 at Piha Domain Bowling Club and the majority of attendees similarly supported the option of moving the facility. A concept design was drawn up for a relocated facility.

The second public meeting was held on the 20 May 2006 to view and discuss the proposed concept design. A significant number of people who either attended this meeting or who sent in submissions felt that not only should the facility stay in its current location but that a re-siting of the playground on Piha Domain would go against the objectives of the Piha Reserves Management Plan. It was also considered by some that because the first survey only gave an indicative position of a relocated facility people were unable to make an informed decision with regard to the impact a relocated playground would have on the Domain.

A6-A7 Following this meeting the footprint of the concept plan was reduced in size (as attached at pages A6 to A7) and two other options, 2a and 2b (as attached at pages A8 to A11), were developed. Both of these are based on keeping the facility in its current position but enlarging it by expanding the footprint of the playground. Option 2a extends the facility across the footpath which runs along the north western edge of the playground as well as expanding out towards the chalets/kitchen in the camp site. The former would necessitate the relocation of the first line of trees which are growing immediately beside the edge of the existing playground. Option 2b retains all the trees but would expand further into what is currently designated as camp site. The camp site manager, Fiona Anderson, has in principle agreed that should either of these options be approved she would agree to have the boundary of the camp site, as set out in her lease with Waitakere City Council, redrawn.

A12-A13 After consultation with the Piha Ratepayers and Residents Association a second survey (as attached at pages A12 to A13) was sent out in August 2006 which presented all three of the options above. These three options contain exactly the same play equipment and residents were therefore being asked to provide feedback only on the issue of location.

This second survey firstly asked the question as to whether residents would prefer a relocated playground as presented in option 1 or to see the facility stay in its current position but with an expanded footprint whether this be as per Option 2a or Option 2b.

79 residents (38%) voted for option 1 and 129 residents (62%) voted for option 2a or 2b. It is clear from this result that the majority of residents would like to see the playground remain in its current location.

Those residents that voted for option 2 were then asked to give a preference for option 2a or 2b. 72 residents (56%) voted for Option 2a and 57 (44%) voted for 2b.

This second survey was also sent out to those considered to be in the catchment area.

When considering the type and location of new playgrounds, Council applies the following design principles:

- Provide clear visibility of items;
- Be creative and challenging;
- Be of a high quality;
- Meet the needs of preschool and primary school children;
- Be easily accessible to users;
- Meet the needs of both the children and the caregivers in terms of layout;
- Caters for the number of children who are likely to use the playground.

If these principles are taken in isolation then it is considered that option 1 (relocated facility) provides the most suitable location. However, the landscape impacts, the interpretation of the management plan and most importantly, the views of the residents, as determined by the results of the second survey, also need to be taken into account.

The main issue that came through the consultation process was not debate about the type or style of equipment that a new facility should include but where the new facility should be located. The purpose of the second survey was therefore about establishing what residents considered to be the best location for the playground.

Listed below are the summarised benefits (drawn from survey forms and submissions) that were associated with a relocated playground (Option 1):

- Clear separation between members of the public using the Domain and users of the Camp Site;
- Playground being clearly identified as a public facility;
- Easy movement of children going from play modules to more informal play and recreation on the domain;
- Clear sight lines and therefore a safe facility;
- Appropriate spacing of equipment;
- Sunny and warm aspect.

Listed below are the summarised benefits (drawn from survey forms and submissions) that were associated with a new facility being developed in the current playground location (option 2a or 2b):

- A people presence around the campsite kitchen area and therefore a safe environment for play;
- A sheltered and shaded area for play;
- Protects the status quo and current landscape of the Domain;
- Ensures that no part of the Domain identified in the management plan for informal sports activity and overflow parking for events is built on;
- The objectives of the Management Plan are respected and followed.

Piha Reserves Management Plan

There were a significant number of people who felt that a re-siting of the playground on Piha Domain would go against the objectives of the Piha Reserves Management Plan. The issue of the Management Plan has been investigated carefully by Council. If a relocation of the facility is considered a 'major change' to the management plan then public notification and a process of submissions would have to be undertaken.

Advice was sought internally from the Parks Planning Department who compile all the Reserve Management Plans and Council's Legal Department. Opinion was also sought from the Statutory Management Officer at the Department of Conservation. The opinion given by all of the above is that a relocation represents just a 'minor' change to the management plan and would only require, should the playground be relocated, an alteration to the location of the facility as it is currently shown in the management plan.

There are, however, members of the community who were heavily involved in the drafting of the management plan who believe a relocation of the playground on the Domain goes against the policies, objectives and spirit of the Piha Reserves Management Plan that they worked hard to establish. They believe that one of the document's principal purposes was to protect against such development on the Domain.

The final decision of the City Development Committee will be communicated back to the Piha Ratepayers and Residents Association and displayed at the Piha Library and in the Piha News.

Following approval to upgrade the facility by the City Development Committee, the process would involve, wherever the facility is sited, gaining of resource consents and preparation of tender documents. It is intended to carry out physical works in the 2006/2007 summer construction season.

Decision-making Process

Options were identified for the Piha Domain Plan Upgrade in consultation with the community. These options have been assessed against relevant criteria in accordance with Section 77 of the Local Government Act 2002. Option 2a provides the best cost benefit analysis.

RESOURCES

Funding of \$120,000 has been allocated in the 2006/2007 Annual Plan for the construction of a new playground.

CONCLUSION

Option 1 fulfils most of the playground design principles which apply to the installation of all new play facilities. However, the decision regarding the best location for the facility must take into account the landscape impacts, the issues surrounding the management plan and most importantly the fact that a significant majority of residents (62%) feel the playground should stay in its current location. With these factors taken into full consideration it is proposed that Option 2a be approved.

This option involves relocating the first line of trees immediately beside the current facility and expanding the footprint across the footpath towards the Domain as well as a small way onto what is currently designated as camp site. Not only did this option receive more votes than option 2b (56% against 44%) but it is considered to have the following benefits when compared to option 2b:

- Less encroachment onto the camp site;
- Better links with the open area of the Domain;
- Freer movement of children from the playground to the open area of the Domain for informal play;
- Improved sites line through to the playground from the Domain.

Piha Domain is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee. The Waitakere Community Board Members have been kept fully informed on the progress of the project.

RECOMMENDATIONS

1. That the Piha Domain Playground Upgrade report be received.
2. That the option of upgrading the current playground on Piha Domain as presented in Option 2a as attached at pages A8 to A9, be approved.

A8-A9

Report prepared by: David Barker, Parks Project Development Officer.



6 CLAUDE ABEL POND LILY REMOVAL

PURPOSE OF THE REPORT

The purpose of this report is to obtain approval from the City Development Committee for the method for the removal of invasive lilies from the pond in Claude Abel Reserve, Piha.

BACKGROUND

Claude Abel Scenic Reserve is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee. Claude Abel Scenic Reserve on Garden Road, Piha is classified as a Scenic Reserve under the Reserves Act 1977. This is one of the highest classifications for ecological values.

The reserve has the following significant values:

- Ecological values as part of the Eco-City Green Network;
- Cultural values attributed to the location and history of the reserve;
- Recreational values, providing opportunities for passive recreation on a City-wide scale.

The pond at Claude Abel Scenic Reserve is the only large body of fresh water present at Piha and contributes significantly to the history of the area. An invasive species of lily has steadily been reducing the area of open water. The Piha Reserves Management Plan identifies the need for the lilies to be maintained regularly by manual control.

In March 2004 a petition was presented to the Waitakere Community Board regarding the management of the pond at Claude Abel Scenic Reserve. Local residents were concerned about the loss of open water habitat and requested that Council take measures to retain the 'open water' habitat of the pond.

A14-A46

In May 2004, Council engaged Wildland Consultants Limited to investigate options and associated costs for the long term management of the pond. A copy of the report is attached at pages A14 to A46. The report presented an investigation of management options including no control, hand clearance, herbicide treatment and mechanical clearance. Hand clearance is not an option at present due to significant health and safety concerns. Herbicide treatment is not an option due to the environmental risk as there is potential for significant environmental damage to be caused to existing native wetland species and aged pohutukawa trees. Mechanical removal is the preferred option because it presents the lowest risk to the environment and reduces ongoing future maintenance.

The report from Wildland Consultants was distributed to the Waitakere Community Board, Piha library, Piha Residents and Ratepayers and the organiser of the petition. It was also distributed to members of the community upon request.

In September 2004 Council engaged Techscape Limited to conduct a trial of removing lilies manually. Although the current Piha Reserves Management Plan allows for hand control of the lilies, the trial was unsuccessful due to the hazardous nature of the works. Hand removal is not an option for the large scale clearance necessary at present. Hand removal is possible for small scale maintenance after initial control.

STRATEGIC CONTEXT

Waitakere City Council's "Green Network" strategic platform provides the strategic context for this report. The platform is about caring for natural areas. The City's parks, bush and streams form a "Green Network" that provides homes and "highways" for wildlife and recreational areas for people. Protection of landscapes, native plants, wildlife and ecosystems is encouraged, while providing friendly green areas throughout the city.

ISSUES

The unsuccessful hand removal trial has identified that there are only two viable, sustainable and safe options for the removal of the lilies which is through mechanical removal only. If no action is taken to control the invasive lilies they will continue their encroachment in the pond.

Options – Mechanical Removal

A summary of mechanical removal options, their costs and the advantages and disadvantages of both options are set out below:

Option	Advantages	Disadvantages	Costs
1	<p>Mechanical Removal using a Long Reach Excavator</p> <p>Able to use a local resident's property (3-5 North Piha Road) for the disposal of initial material.</p> <p>Will remove root structures and prevent the lilies from re-establishing.</p>	<p>Requires native pohutukawa to be removed from the foreshore</p> <p>Limited access means that only 50% of job could be completed.</p> <p>Temporary disturbance to pond.</p> <p>Impacts on residents during works.</p> <p>Required notified consents.</p> <p>Temporary disruption to access and amenity of reserve.</p>	<p>Consents (WCC and ARC) \$8,000</p> <p>Machine \$25,460</p> <p>Disposal-Cartage \$25,000</p>
2	<p>Mechanical Removal using a Barge and Excavator</p> <p>Able to use a local resident's property (3-5 North Piha Road) for the disposal of initial material.</p> <p>No damage to native trees or foreshore.</p> <p>Will remove root structures and prevent the lilies from re-establishing.</p> <p>Total cleaning of area.</p>	<p>Temporary disturbance to pond.</p> <p>Impacts on residents during works.</p> <p>Required notified consents.</p> <p>Temporary disruption to access and amenity of reserve.</p>	<p>Consents (WCC and ARC) \$8,000</p> <p>Machine \$46,860</p> <p>Disposal-Cartage \$25,000</p>

During April 2006, a local resident offered their property for the disposal of the organic lily material excavated from the pond at Claude Abel Reserve (this is one off and would not include disposal of removed material during maintenance works). Due to the reduced distance for the cartage of the organic material and the offer for free disposal at the resident's property the costs for cartage and tipping has been reduced.

It is proposed the preferred removal process of the lilies at Claude Abel Reserve is through mechanical removal using a barge and excavator (Option 2) this option will provide number of benefits:

- Removal of silt and root structures which will reduce the opportunity for the lilies to re-establish;
- Reduced future maintenance;
- Less impact on nearby native vegetation;
- Will not damage nearby native pohutukawa trees;
- Allow for total cleaning of the area.

It is proposed that the mechanical removal of lilies from the pond will be conducted using an excavator mounted on a barge. The expected area of lilies to be removed will be 2500m². The removed organic material will then be de-watered onsite. After de-watering has occurred the material will be transported to the local resident's property where the land owner has given consent for the use of his property for the disposal of the material.

Future Maintenance

After initial mechanical control, ongoing future maintenance is required to ensure that the invasive lilies are controlled to prevent the loss of open water due to encroachment. It is proposed that maintenance be carried out by hand removal using a small dinghy at least twice a year. It is estimated that this would cost \$2,500 per visit which allows for removal costs, cartage and tipping. This annual cost of \$5,000 per year is in Parks maintenance budgets in 2007/2008.

The final decision of the City Development Committee on the method of removal of the lilies will be communicated back to the Piha Residents and Ratepayers Association and affected residents.

Following the approval on the method of removal by the City Development Committee, the process will then involve gaining resource consents for removal, transportation and disposal of the organic lily material from the pond in Claude Able Scenic Reserve.

Decision-making Process

Options were identified for the Piha Domain Playground Upgrade in consultation with the community. These options have been assessed against relevant criteria in accordance with Section 77 of the Local Government Act 2002. Option 2 provides the best cost-benefit analysis.

RESOURCES

Funding of \$25,000 has been allocated through the 2006/2007 Annual Plan to obtain consent for the removal of lilies in the pond at Claude Abel Reserve.

Obtaining consent will involve:

- Site reports and investigations;
- Specialist ecological report;
- Specialist arborist report;
- Community consultation;

- Preparation of consent documentation;
- Application meetings with both Auckland Regional Council and Waitakere City Council.

It is proposed to carry out the physical works in 2007/2008 and \$120,000 is included in the Long Term Council Community Plan 2006-2016.

CONCLUSION

Claude Abel Scenic Reserve is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee.

It is proposed that the mechanical removal of lilies at Claude Abel Reserve is carried out using an excavator on a barge. Mechanical removal of the lilies using an excavator on a barge offers the advantage of reduced ongoing future maintenance and less impact on nearby native vegetation. Excavating the lilies will remove a significant amount of silt and root structures which will reduce the opportunity for the lilies to re-establish. This method of lily removal will not damage nearby native pohutukawa trees on the eastern side of the pond or the foreshore and allow for total cleaning of the area.

RECOMMENDATIONS

1. That the Claude Abel Pond Lily Removal report be received.
2. That the City Development Committee approve the mechanical removal using a barge and excavator as the preferred method for removal of the lilies from the pond in Claude Abel Reserve.

Report prepared by: Tracey Hamilton, Parks Project Development Officer.



7 BETHELLS BEACH PUBLIC TOILET

PURPOSE OF THE REPORT

The purpose of this report is to obtain approval from the City Development Committee to proceed with the proposed concept design for the replacement of the damaged Bethells Beach Public Toilet.

BACKGROUND

Te Henga Park/Bethells Beach is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee. The Waitakere Community Board Members have been involved in the progress of this project.

At the April 2006 meeting of the Waitakere Community Board the Board resolved the following:

“That the local Bethells community be consulted on their preference for the replacement of the recently burnt out toilets.”

509/2006

The community requested a new and extended block. Additional funding was sought through the Annual Plan where \$50,000 was allocated to this project.

A meeting was held between the Bethells / Te Henga Community Group and Council on the 11 May 2006 to discuss the options available for the rebuild or replacement of the public toilet.

A concept design was developed by Council with consideration given to the available funding and existing location and size.

Council officers attended the Bethells / Te Henga Community Group meeting on 10 August 2006 to discuss the proposed concept design. The community feedback regarding the concept design was positive and the design approved by the community group.

A mail drop was conducted on 30 August 2006 informing the Bethells community and ratepayers of the proposed additional features of the toilet block. The mail drop also invited the community to attend a drop-in workshop on 9 September 2006 to discuss the designs further. The mail drop also included a submission form for comments and feedback and informed the community of the Waitakere Community Board meeting to consider this project.

Four submissions were received by post and all were positive about the concept design. All submissions incorporated suggestions around more durable materials and small changes involving seating.

A public drop-in workshop was held on 9 September 2006 at Bethells Beach to view and discuss the proposed toilet design. All feedback from the attendees was very positive and they were mostly concerned about the timing of the project.

STRATEGIC CONTEXT

This project contributes to Council's Urban and Rural Villages Platform where the objective is to:

- Enhance quality of public spaces in rural villages.

The 2005 Draft Parks and Open Space Strategy requires that toilets should be provided at destination type parks and open spaces where people have travelled some distance and do not have access to any other toilet facilities.

ISSUES

A47-A48

The concept design as shown on the attached at pages A47 to A48 includes extending the current footprint of the toilet block to provide the following additional facilities:

- Two additional female pans;
- One additional male urinal;
- Seating/changing area;
- All abilities unisex accessible toilet;
- An outdoor shower.

A suggestion from a member of the community at the 10 August 2006 meeting was to have a curved roof that mimicked the shape of waves. The curved roof design has been included in the toilet design and will provide ample light and ventilation, which was an issue raised by the community.

Iwi consultation is currently underway and all feedback will be reported to the Waitakere Community Board at the meeting in addition to this report.

Council is considering the use of tilt slab concrete for the walls of the toilet building. Tilt slab concrete is durable and would minimise vandalism by reducing the possibility of another fire.

The proposed colours for the external walls are grey to blend with the surrounding sand dunes and the roof is green to blend with the surrounding native vegetation. This will enable the toilet block to have the least visual impact both from the car park and overlooking properties. There are opportunities for a second stage to be developed for local artists to enhance the appearance of the block with possible mural or art pieces on the blank walls.

The final decision of the City Development Committee on the Bethells Beach public toilet concept design will be communicated back to the Bethells / Te Henga Community Group and affected residents.

Following the decision of City Development Committee, the proposed concept design will then progress into detailed design to obtain building consent.

It is intended that physical works will be completed as soon as possible so that a proper facility is available for summer. Any further feedback obtained will be provided for the Committee at the meeting.

Decision-making Process

Options were identified for the design of the Bethells Beach Public Toilet in consultation with the Community. These options have been assessed against relevant criteria in accordance with Section 77 of the Local Government Act 2002.

RESOURCES

Funding of \$72,631 is currently committed to this project. \$50,000 has been allocated through the 2006/2007 Annual Plan and \$22,631 has been provided through an insurance rebate. An estimated cost of the construction of this design using tilt slabs is \$95,000. The additional funding required will be supplemented through the Parks Building Renewal Budget.

CONCLUSION

The concept design has incorporated the feedback from the local community. The Bethells Beach public toilet block has been designed to cater for the current and future needs of visitors to Bethells Beach by extending the block to provide additional facilities.

Te Henga Park/Bethells Beach is a City-wide park and therefore jurisdiction for development on this park resides with the City Development Committee

RECOMMENDATIONS

1. That the Bethells Beach Public Toilet report be received.
2. That the City Development Committee approve the proposed concept design for the rebuild of the Bethells Beach public toilet block.

Report prepared by: Tracey Hamilton, Parks Project Development Officer.



8 **POTENTIAL OPPORTUNITY FOR A COMMUNITY FACILITY FOR THE McLAREN PARK / HENDERSON SOUTH AREA**

PURPOSE OF THE REPORT

The purpose of this report is to inform the City Development Committee of a possible opportunity for a community facility in the McLaren Park / Henderson South area and requests the Committee to recommend to the Finance and Operational Performance Committee for the advancement of funding so that a Feasibility Study can be undertaken as soon as possible.

BACKGROUND

McLaren Park Community Project

Since 2003, the McLaren Park Community Project has been working at strengthening community services for the McLaren Park / Henderson South area. For the past three years the project had been operating from a small room at the back of the Bruce McLaren Intermediate School. This office space was identified (by Council and the project) as not conducive to the work undertaken by the project.

Due to funding received from the Waitakere Licensing Trust, the McLaren Park Community Project moved their office to a shop front location across the street from the intermediate school in May 2006. The new location has better public access and as such has contributed significantly in raising McLaren Park Community Project's status and visibility within the community over this short period of time. Members of the community can now stop by and find out what's happening and/or share ideas creating more opportunity for community based initiatives to take place in the area.

The commercial rate at which the McLaren Park Community Project is renting this new space on a monthly basis means that the grant from the Waitakere Licensing Trust will cover the accommodation needs of McLaren Park Community Project only for a nine month period. Council officers have met with the McLaren Park Community Project Coordinator to provide support and guidance regarding additional fundraising avenues for the project.

It is acknowledged that the Waitakere Licensing Trust grant provides a temporary solution to the accommodation needs of the McLaren Park Community Project and that the project needs a community facility venue in which to operate from if it is to reach its community outcome goals and be self sustainable.

It is well recognised by Council that there is a long standing need for a community house facility in the McLaren Park / Henderson South area. Council has budgeted \$1,014,000 in the Long Term Council Community Plan for the planning and development of a community house for the area to be built in 2010/2011 financial year. The Council owned property of 27 Corban Avenue has been identified as a possible location for the community house.

Leisure Facility Partnership Fund

The purpose of the Leisure Facility Partnership Fund is to enable Council to strategically direct capital development assistance to community leisure and sporting projects. Traditionally Council responded to such capital development requests on an ad hoc basis, which raised the potential risk that worthy projects may have gone unsupported for the simple reason that they were presented before Council at an inopportune time.

The Leisure Facility Partnership Fund has been set up to compare potential projects at the same time, and to work with organisations throughout the design and consultation process to enable the best community outcome for the project. The purpose of a funding grant is for Council to secure access to facilities for community use. Facility partnership funding is only available for capital development projects (new facilities and expanding / refurbishing existing facilities) and specifically excludes debt servicing, annual maintenance, Council owned assets and operational funding. The fit out of facilities is not generally eligible; however, a single chattel costing more than \$100,000 will be considered, for example floodlighting of sports pitches.

In any given year a total funding pool of \$500,000 is available under the policy. The total funding pool will be shared amongst successful applicants. This funding is contested with final allocation resting solely at Council's discretion. Council may choose not to fund any of the proposed projects in a given year or alternatively may forward fund in another year.

Proposals to the Leisure Facility Partnership Fund will be analysed in three distinct stages, each with their own evaluation criteria. The policy has been set out this way so as to minimise the level of work community organisations are required to undertake when making an initial proposal.

STRATEGIC CONTEXT

The Local Government Act 2002 defines one of Council's responsibilities as to promote the social, economic, environmental and cultural wellbeing of communities, in the present and for the future.

Through the adoption of Strong Communities, Council outlines its commitment to undertake initiatives that will contribute to making Waitakere City a safe, healthy place to live and to improving local leisure and recreation opportunities and choices. It also states that 'people are active, healthy and content. They feel safe and there is strong sense of community'. Direct financial assistance to organisations and facilities providing active/passive leisure which allows people to be more active and involved within the community, assists Council's commitment to these strategic goals and policies.

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

ISSUES

Bruce McLaren Intermediate School has submitted an application to Council's Leisure Facility Partnership Fund for a \$300,000 contribution towards a new gymnasium facility expected to cost a total of \$1,741,000 to build. Council's interest in funding this project under Leisure's Facility Partnership Fund is to secure access to the gymnasium for the general public when the facility is not in use by the school (which in general will be after school hours, evenings and weekends).

In addition, as part of their proposal to Council, the Bruce McLaren Intermediate School has also included an option for community room space on the second floor of the proposed gymnasium facility if Council is prepared to fund the additional \$400,000 that would be required for this addition. It is important to note that the school has no need for such community room space as part of the school's curriculum and has offered the proposed community room space in response to an identified, long standing need within the community.

Council has recognised the need for a community facility in the McLaren Park/Henderson South area and as such, funding has been budgeted in the Long Term Council Community Plan for the planning (2007/2008) and development (2010/2011) of a community house facility for the area. The Council owned property of 27 Corban Avenue in Henderson has been identified as a possible location for a community house for this area. This property borders with the Bruce McLaren Intermediate School.

The proposition to include community meeting room space may be of better value to Council in meeting the needs of the community than providing a purpose built (and more costly) community house for the area. However, further research is required in order to determine the viability of the proposed option by the intermediate school and whether the provisions of community rooms on top of a gymnasium facility would meet the needs of the community better than a purpose built community house.

The school is looking to progress the gymnasium project and, subject to funding, will begin in the next 12 – 18 months. If Council wishes to consider the option of providing community space as part of the gym project, a feasibility study needs to be done now to ensure a sound decision is made.

Therefore, it is requested that the City Development Committee recommend to the Finance and Operational Performance Committee that the Community House Feasibility Study which is currently budgeted for in the Long Term Council Community Plan 2006/2016 to take place in 2007/2008 be moved forward into this current financial year so that further feasibility research can take place to inform Council of the viability of this proposal by the Bruce McLaren Intermediate School. This is subject to the gymnasium facility being developed.

RESOURCES

Under the Long Term Council Community Plan a total of \$1,014,000 from 2007 – 2011 has been allocated for a purpose built Community House facility for the McLaren Park / Henderson South area. This project funding has been broken down into three phases;

- **Phase 1:** \$21,000 for a Feasibility Study to be conducted in the 2007/2008 financial year;
- **Phase 2:** \$217,000 to cover the design and development costs of a community facility during the 2009/2010 financial year;
- **Phase 3:** \$776,000 for the building of the facility expected to take place during the 2010/2011 financial year.

Under the Leisure Facility Partnership Fund, a total of \$500,000 of grant funding has been allocated in the 2006/2007 financial year. As approved by the Finance and Operational Performance Committee on 11 September 2006, five community leisure and sporting partnership projects have been approved to progress on to Stage 2. This includes the proposal from the Bruce McLaren Intermediate School towards their gymnasium facility (so that public access to the facility after hours is secured).

CONCLUSION

Council has recognised the need for a community meeting facility in the McLaren Park/Henderson South area and as such, funding has been budgeted in the Long Term Council Community Plan for the planning (2007/2008) and development (2010/2011) of a community house facility for the area. The Council owned property of 27 Corban Avenue in Henderson has been identified as a possible location for a community house for this area.

The Bruce McLaren Intermediate School has outlined in their proposal, submitted to Council under the Leisure Facility Partnership Fund, an offer to include community room space on the second floor of their proposed new gymnasium facility, if Council is prepared to fund the additional \$400,000 that would be required for this addition.

The proposal submitted from the intermediate school may be of better value to Council, both financially and in meeting the needs of the community, than Council's plan for a purpose built (and more costly) community house for the area. However, further research is required in order to determine the viability of the proposed option by the intermediate school and whether the provisions of community rooms on top of a gymnasium facility would meet the needs of the community over a purpose built community house.

Therefore, it is requested that the City Development Committee recommend to the Finance and Operational Performance Committee that the Feasibility Study that is currently allocated in the Long Term Council Community Plan 2006-2016 to take place in 2007/2008 with a budget of \$21,000, be moved forward into this current financial year so that further feasibility research can take place to inform Council of the viability of this proposal by the Bruce McLaren Intermediate School and to recommend the options best suited to meeting the community needs.

RECOMMENDATIONS

1. That the Potential Opportunity for a Community Facility for the McLaren Park / Henderson Area report be received.
2. That the City Development Committee recommend to the Finance and Operational Performance Committee that the funding of \$21,000 for the McLaren Park Community House Feasibility Study in Council's Long Term Council Community Plan in 2007/2008 be made available in this financial year of 2006/2007 in order to determine the best option for Council's investment in the McLaren Park / Henderson South area.

Report prepared by: Kimberly Rees, Project Leader - Community Resources, Leisure Services.



9 LEASE / FUTURE USE OF PART OF OWEN'S GREEN RESERVE, LAINGHOLM

PURPOSE OF THE REPORT

The purpose of this report is to present to the City Development Committee recommended options for determining the lessee and/or future use of part of Owen's Green Reserve, Laingholm.

BACKGROUND

Owen's Green Reserve is located at 436B Huia Road, Laingholm. The lease involves Lot 1, DP132139, approximately 13.59 hectares of this reserve which is classified as a City-wide Park (by Council) and Recreation Reserve under the Reserves Act 1977.

Since 1992 when the Laingholm Riding Club became an incorporated society, it has held a lease on this reserve. The term of the lease expired on 28 February 2006.

Muddy Creek Riders was established in August 2005 and became registered as an incorporated society in September 2005. Some members listed in Muddy Creek Riders' incorporation documentation are identified as previous members of the Laingholm Riding Club.

Both the Muddy Creek Riders and the Laingholm Riding Club submitted an *Application for a New / Renewed Lease for Land from Waitakere City Council*. Both applications were reviewed by Council's Community Lease Application Committee at a meeting held in March 2006. Results of the review were presented to the Waitakere Community Board meeting at their May 2006 meeting.

Due to the level of feeling between the two clubs as demonstrated in the Public Forum part of the May 2006 Waitakere Community Board meeting, the Community Board decided to pursue a mediation process with the intention of awarding the lease to a merger of the two clubs as a win/win outcome if possible.

The resolution from the May 2006 Waitakere Community Board meeting is as follows:

- "1. That the Waitakere Community Board with Council officers assistance set up a meeting between the Laingholm Riding Club and Muddy Creek Riders Inc (three members from each club) to attempt to resolve the issues surrounding the lease of Owen's Green, that this meeting be organised at the soonest opportunity and that the outcomes of that meeting be reported back to the Tuesday 4 July 2006 meeting of the Waitakere Community Board."*

738/2006

Council engaged an independent contractor (Te Henga Consultants) to undertake the facilitation of tripartite discussions (between the Waitakere Community Board, Laingholm Riding Club and Muddy Creek Riders) to explore potential shared use of Owen's Green Reserve as Council's preferred option.

Laingholm Riding Club has refused to take part in the mediation process or to meet with the independent mediator exclusively (as was offered at Council expense) in order to determine the conditions for their involvement in the process.

Representatives from both Laingholm Riding Club and Muddy Creek Riders were invited to a meeting at Council on Tuesday, 15 August 2006. The purpose of this meeting was to identify the obstacles for putting this mediation process in place. Laingholm Riding Club did not attend this meeting.

At the 15 August 2006 meeting, the independent mediator, Council officers, and nominated representatives from the Waitakere Community Board discussed many options regarding the process to undertake in making a decision about the lease of Owen's Green Reserve.

The outcome of the meeting was a request from the Waitakere Community Board representatives to Council officers for a report outlining the various options as discussed, which would then be presented to the Waitakere Community Board at their 3 October 2006 meeting. The purpose of the Agenda report is for the Community Board to decide the best way forward in determining the lease / use of the reserve. At this meeting it was also approved that the mediator would continue to pursue opportunities of mediation between the two riding clubs, since a 'joint lessee' arrangement was Council's preferred outcome.

However, since this meeting, it has come to the attention of Council officers that Owen's Green is classified as a City-wide Park by Council and as such the delegated authority sits with Council's City Development Committee.

The Waitakere Community Board, with the best intention for the community, has attempted to resolve the ongoing disputes between Laingholm Riding Club and Muddy Creek Riders by providing the services of an independent mediator throughout this process. As of 8 September 2006, Council terminated the mediation process based on Laingholm Riding Club's refusal to take part. The contracted mediator has been disengaged and will no longer be an independent point of contact on behalf of the Waitakere Community Board for either of the riding clubs.

STRATEGIC CONTEXT

Through its Strategic Plan, Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop the City as a renowned hub of social activity, arts, leisure, sports and recreation.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided to help improve the well being of the City's people and communities.

The Draft Parks and Open Spaces Strategy (2005) states that equestrian facilities / pony clubs are an important facility as they cater mainly for young women, a group not well provided for in outdoor recreation facilities in the City.

The Draft Parks and Open Spaces Strategy also seeks to secure key locations for the development of equestrian facilities while also balancing an activity that can require large areas of reserve land. The goal is to provide space on fewer equestrian parks (three major parks) but develop higher quality facilities that can be used by more than one pony club. The draft strategy recognises Te Rangi Hiroa, Henderson Valley Park, and a future site in the north of the city as the best sites to support equestrian facilities for the City.

ISSUES

The Waitakere Community Board has identified the following options for Council's City Development Committee to consider for the management of future use of Owen's Green Reserve:

Option A - Council driven creation of a third party entity

This option would require Council to facilitate the establishment of a 'third party' entity in order to manage the lease / use of the reserve. This third party entity would consist of equal members from both the Laingholm Riding Club and Muddy Creek Riders, as well as, any other additional members who are not already affiliated with these two clubs. It is the expectation that an officially registered 'management committee' would be the outcome of this process, which then Council would enter into a lease arrangement with this party for the use of the reserve.

However, based on the relationship history between the two clubs, specialised negotiation, and facilitation skills in governance and management would be required for the creation of a viable third party entity. These skills are beyond the resources currently available within Council and would require contracting a specialist. Therefore it is expected that to implement this option, a detailed brief would need to be developed by Council, a reference / monitoring group consisting of Councillors and Council officers would need to be set up, and a specialised contractor hired to take on this project.

Timeframe: It is expected to be approximately two months before a project brief, a reference group was set up, and a specialised contractor was in place. It is then expected to take a minimum of three to four months for the establishment of a new facility management committee at an appropriate level of functioning. Therefore, a total time to achieve an outcome via this process would be a minimum of six months.

Estimated costs: It is envisaged that the external costs associated with this option would be the specialised services of a contractor at a rate of \$100 per hour for approximately one month of full-time work. Based on preliminary estimates, the total cost for this option would therefore be a one-off cost between \$15,000 - \$20,000.

Pros

- Potential for members of both the Laingholm Riding Club and Muddy Creek Riders clubs, as well as other parties, to use the riding facilities of the reserve;
- Positive community outcome resulting in both clubs working together.

Cons

- Resources are not currently available within Council, therefore it needs to be contracted out;
- High risk to achieve a successful outcome given the dispute history between the two clubs;
- Requires significant investment by Council for monitoring and oversight (both from Council officers and Councillor involvement);
- Estimated minimum of six months until outcome achieved;
- Costly with no budget currently available to Council;
- Relies on both clubs willing to enter into a new partnership.

Option B - Re-establishment of an open tender / expressions of interest application process

Both riding clubs are claiming that they have been disadvantaged by the initial Lease Application Committee assessment process originally undertaken by Council in March 2006. Since the time when Council's Lease Application Committee met and reviewed the applications submitted from each club, and indeed since the May 2006 Waitakere Community Board meeting, further relevant information on each club (regarding management of the reserve and service to the community history) has become apparent.

This option is offering an opportunity to 'start over' and initiate an open tender / expressions of interest lease application process that would be well publicised to encourage a wider spectrum of parties (beyond the contending two riding clubs) interested in holding a lease on the reserve. An application deadline would be determined and clear assessment criteria (that would be used to determine the successful applicant) would be developed in order to identify the best community outcomes for use of the reserve. Council officers from Leisure Services would run the application process. The Lease Application Committee would assess each submission and provide a recommendation to the City Development Committee for endorsement.

Timeframe: Public advertisements for expressions of interest / lease applications could take place in mid October with a one month deadline for submission. A couple week timeframe would be required for the preliminary review of applications and the scheduling of the Lease Application Committee meeting to take place post submission deadline. It is expected that an additional couple of weeks would be required to document the Lease Application Committee's recommendation to the City Development Committee. In total, it is anticipated that this process would take a minimum of three months before a lease holder would be determined.

Estimated costs: The costs associated with this option are minimal and can be absorbed within Council's current budgets.

Pros

- Process could identify alternative users of the reserve not currently known by Council;
- Provides opportunity for community outcome criteria to be used in decision making;
- No cost;
- Accepted standard process.

Cons

- Resource intensive for Council officers;
- Requires elected member decision making;
- Estimated minimum of three months until outcome achieved so continues a contesting situation / dispute between clubs over an extended period of time;
- Risk of non-successful applicants legally contesting decision under the section 54 and section 120 of the Reserves Act 1977.

Option C - Council run equestrian facility

Council's Parks and Open Spaces Assets unit currently run a facility booking system on many of the City's playing fields which is based on Council's relationship with key regional organisations who 'block book' the playing fields for the season. One-off use of each field is booked through Council's Call Centre using the centralised Facility Booking System. It was suggested by a member of the Waitakere Community Board that such a system be considered for the riding 'facility' and paddocks at Owen's Green Reserve – i.e. that Council maintains and operates the reserve (consisting of riding ring, riding paddocks and grazing paddocks) on a 'user pays' basis via a centralised Facility Booking System.

It is expected that prior to the reserve being available for hire, investment is required by Council in order to establish the reserve as a 'user pays' type of facility (see *Estimated costs* below). This would require designating the reserve into three separate user pay / booking areas (i.e. grazing paddocks, riding paddocks and the riding arena) and upgrading the current riding arena so it is of a standard that can be hired out. Preliminary scoping of this option within Council units has identified concerns regarding not only the resources of Parks Assets to operate and manage such a facility, but also Council's responsibility (and potential liability) in relation to the health and safety aspects of running such a facility. Important to note is that neither the Laingholm Riding Club nor the Muddy Creek Riders are affiliated with, or members of, the National Pony Club Association or any other regional or national association.

Timeframe: It is expected to take a minimum of seven months to establish an equestrian sports facility that would be available for hire on a short term booking basis, if associated budget was available.

Estimate costs: Initial upfront development costs of ground clearing, fencing, and riding arena improvements are expected to total approximately \$15,000 - \$20,000. Annual cost of maintaining the reserve at an operational level is estimated to be at least \$3,000 per year, however, user fees for grazing set at market level rates have the potential to offset some maintenance costs.

Pros

- Potential venue for regional equestrian events;
- No advantage to one club over another – neutralises the dispute between the two clubs;
- Available to wider community.

Cons

- Council's development and investment in this site as an equestrian facility runs contrary to Council's Draft Parks and Open Spaces Strategy (2005) which clearly states that Waitakere City will provide three equestrian parks (which does not include Laingholm) and that all pony clubs will be encouraged to move to these parks;
- Resource intensive of Council to establish and then maintain and monitor facility use;
- High risks associated with equity of access issues between the two clubs (based on historical relationships) in the community who would be the regular users;

- Establishment and ongoing operational costs which are not currently budgeted;
- Extensive facility monitoring (and potential user conflict resolution) is expected and is outside the scope of Council's Parks and Open Spaces Assets unit who would be managing the facility;
- Short term booking unlikely to satisfy either party.

Option D – Hearing process to determine either Laingholm Riding Club or Muddy Creek Riders as lease holder

One option to determine the lease holder of the reserve is to provide a 'hearing process' so that both clubs have equal opportunity to present their case (as to why they would be the best lease holder on the reserve), ability to refute allegations from the other contesting party in a manner that was non-partial, fair and transparent. This would be a one-time hearing event and the responsibility would lie with each club to present in front of a decision making body who would then make a final decision as to which club (Laingholm Riding Club or Muddy Creek Riders) would hold the lease on the reserve. A condition of this process would be that each club is represented by a nominated officer of the club and not by hired legal representation. The final ruling from this hearing-type of process would be legally binding and based only on the presentations and evidence provided within this process.

The decision making body in the suggested hearing process could be the City Development Committee. Alternatively, the Committee could choose to delegate its authority to an independent judicator (such as a judge or qualified lawyer) in a similar manner as to Council's process in running hearings for consent dispute resolution.

Timeframe: With either the City Development Committee or an independent judicator as the decision making body, it is possible for this process to be completed and a final ruling made within one month of initiation.

Estimated costs: Costs for this option depend on whether the decision making body is the City Development Committee (in which case there would be no costs associated) or if an independent judicator presides (in which case it is estimated to cost between \$5,000 - \$7,000). The estimate for an independent judicator is based on between \$250-\$300 per hour, at approximately 20 to 25 hours.

Pros

- Clean slate - both clubs get equal opportunity to present their case;
- Transparent decision making process from the clubs' perspective;
- Minimal Council officers and elected member involvement;
- Quick resolution - possibly within one month (i.e. before summer riding season).

Cons

- Expense if 'judicial' hearing;
- Risk of party non-participation.

Option E - Develop as a passive reserve and remove equestrian activity

Signalled in the Long Term Council Community Plan 2006-2016 is a proposal to develop Owen's Green as a passive reserve from 2016 onward. This would likely mean an end to equestrian activity on the reserve. However, such a direction for management of the park has yet to be considered and agreed by any Committee or Community Board.

If agreement cannot be reached between those interested in equestrian activity an alternative option would be to accelerate the removal of equestrians in preparation for future development as a City-wide Park. This would involve the immediate removal of fences, followed by the mowing of grassed areas and weed control / maintenance on a regular basis. However, there is no provision in the budget for the option.

Timeframe: Official notice to vacate the premises within a certain time period (possibly one month) would need to be given to the current lease holders. It would then take Council two to four weeks to remove fences and remaining rubbish before the reserve could be brought back to a natural 'passive' status.

Estimated costs: A one-off cost of \$5,000 (approximate) to remove fences and pony club rubbish including tip fees would be an immediate expense in returning the reserve to its natural state. Annual cost of approximately \$4,500 per year is expected to maintain the reserve which would include the cutting of grass on a quarterly basis and preventative weed control / maintenance.

Pros

- No further riding club dispute involvement required of Council;
- Compliant to the Draft Parks and Open Spaces Strategy (2005) and the Long Term Council Community Plan 2006-2016;
- Aligns with future role of Owen's Green Reserve (as planned in the Long Term Council Community Plan);
- Reserve use not limited to equestrian use with the wider community able to access full reserve area (although potential not met until development in 2015/2016).

Cons

- High political risk with potential lack of community support towards new Owen's Green Reserve development;
- Reduction of outdoor recreational activity especially for youth and young women who are identified as a group not well provided for in regards to outdoor recreation facilities within the Waitakere area;
- Immediate displacement of at least five horses (and effecting over 20 in the area);
- No budget for this option is currently available.

RESOURCES

Direct funding that Council has expended to date specifically on providing dispute resolution assistance to the two riding clubs in Laingholm is approximately \$3,000. This total is comprised of \$2,000 expenditure in 2005 (for contracted club facilitation services when a contractor was engaged by the Waitakere Community Board to provide governance and management advice to the Laingholm Riding Club at the time when the club membership was splitting resulting in the creation of the Muddy Creek Riders Club) and the recent \$900 expenditure for the mediation services of Te Henga Consultants. Costs to date have been absorbed within Council's Leisure Services budget.

CONCLUSION

As per directive from the May 2006 Waitakere Community Board meeting, Council engaged an independent mediator to facilitate tripartite discussions (between the Waitakere Community Board, Laingholm Riding Club and Muddy Creek Riders) to explore potential shared use of Owen's Green.

Laingholm Riding Club has refused to take part in this mediation process or to meet with the independent mediator in order to determine the terms of conditions for their involvement. Laingholm Riding Club also refused to attend a meeting on 15 August 2006 at the request of the Waitakere Community Board.

At the 15 August 2006 meeting, representatives from the Waitakere Community Board discussed many options regarding the way forward in determining the lease holder of Owen's Green. It was requested that Council officers provide a report to the October 2006 Waitakere Community Board meeting which would outline the options with associated pros and cons, timeframes and estimated costs of implementation as was discussed at the meeting.

It has been identified that Owen's Green Reserve is a City-wide Park and as such, delegated authority sits with Council's City Development Committee.

As determined by the Waitakere Community Board, the five options regarding the process for determining the lease / use for part of Owen's Green are;

- **Option A** - Council driven creation of a third party entity;
- **Option B** - Re-establishment of an open tender / expressions of interest application process;
- **Option C** - Council run equestrian facility;
- **Option D** - Hearing process to determine either Laingholm Riding Club or Muddy Creek Riders as lease holder;
- **Option E** - Develop as a passive reserve and remove equestrian activity.

Further descriptions, the pros and cons, timeframes and estimated costs of each one of these five options are provided in the *Issues* section above.

Options A to D if implemented as a process to determine the lease holder of the reserve, would most likely result in the continued equestrian use by community members of the reserve. Option E would specifically exclude equestrian use of Owen's Green Reserve and have the reserve return to passive recreation status.

Options A to C are not recommended due to resource restrictions within Council.

Since the May 2006 Waitakere Community Board meeting, Council officers, Councillors and Community Board Members have been called upon by both Laingholm Riding Club and Muddy Creek Riders to assist in a number of disagreeable incidents between the two clubs and as a consequence, have been provided with additional relevant information.

Therefore, an option available, in order to remove the risk of bias is to provide a transparent, one-off, equal opportunity for both contending clubs to present their case (as to why they would be the best lease holder on the reserve) at a hearing event, to a non-partial, decision making body who would then decide which club (Laingholm Riding Club or Muddy Creek Riders) would hold the lease on the reserve.

It is recommended that Option D be the process to determine the future use of Owen's Green Reserve. This option has the quickest resolution timeframe, and has the potential to resolve dispute issues between the clubs due to the transparent nature of the hearing process.

Finally, this appears to be a conflict driven out of rivalries with a sport code/local club. The extent to which Council should expend ratepayer resources trying to resolve it needs to be kept front of mind in the Committee's deliberations. If any club has a lease over the reserve, it should have a condition of open membership so that all residents of the City interested in using the reserve / joining the club can do so should they choose.

RECOMMENDATIONS

1. That the Lease / Future Use of Part of Owen's Green Reserve, Laingholm report be received.
2. That Council undertake Option D – hearing process to determine either the Laingholm Riding Club or the Muddy Creek Riders as lease holder of Owen's Green Reserve, Laingholm.
3. That City Development Committee decide on whether the Committee be the decision making body for the hearing process or that the Committee delegate their authority to an independent adjudicator.

Report prepared by: Louis Rattray, Manager, Leisure Services.



10 **FRAMEWORK FOR THE “BUILDING COMMUNITY IN MASSEY – OUR PLACE, OUR PEOPLE” PROJECT**

PURPOSE OF THE REPORT

The purpose of this report is to present the draft framework for the “Building Community in Massey - Our Place, Our People” project for endorsement and update the City Development Committee on progress to date.

BACKGROUND

In late 2005, Council contracted the Centre for Social and Health Outcomes Research from Massey University (SHORE) to undertake an appreciative “community inquiry” in Massey. SHORE talked to approximately 50 community leaders and residents about their experiences of life in Massey. Key findings from this work are noted below:

Good things about Massey

- Not one but many diverse communities;
- Housing affordability;
- Nearness to green space;
- Motorway proximity.

Issues for Massey

- Community identity;
- Lack of Massey specific events;
- Coordination among Massey agencies;
- No central hub;
- Under-developed infrastructure e.g. parks and playgrounds;
- Poor public transport.

A community meeting was held in March 2006 to discuss the research findings and ascertain support for the establishment of a “Massey Community Project.” Overall there was strong support for the creation of a Massey Community Project, with acknowledgement of the following themes:

- “We are moulding our future in Massey - we need to take the best from the past into the future;
- We need partnerships to achieve goals;
- The wellbeing of communities, neighbourhoods, families and individuals is key and it’s all interlinked;
- Be inclusive, be multi-everything and make the time to take Massey with us
- Think global, act local”.

These themes have helped form the basis for the establishment phase of the “Building Community in Massey Project”. As was presented to the City Development Committee in April 2006, the broad aim of the project is for this Council to work alongside the local community and other partners to develop a programme for long term, community driven, sustainable neighbourhood renewal and development in the Massey area. The two key parts to the project are:

- Building and strengthening community activity & networks and a sense of local identity and pride;

- Improving the way Massey looks, feels and functions – e.g. public transport, walking and cycling connections, shops, community services and facilities, parks and recreation opportunities, the natural environment, more local jobs etc.

Four project principles have also driven the early development of the project:

- Working with the Massey community;
- Sustainable suburban development;
- Collaboration and partnership;
- Concurrent planning and action.

STRATEGIC CONTEXT

The “Building Community in Massey” Project can be seen as a new flagship project for Council. It provides a major new opportunity for leading edge sustainable suburban development thinking and doing. This project has the potential to impact on all nine of Council’s strategic platforms. However, there are three platforms where alignment will initially be strongest:

- a) Strong communities:** supporting the health and wellbeing of the city’s residents;
- b) Active democracy:** people feeling that they can make a difference, resulting in high levels of community participation and respect for each other;
- c) Urban and rural villages:** ensuring that people have choices in housing, transport employment and recreation in their neighbourhoods and town centres.

One key aim of the project is to invest “with” Massey, by working in ways that support and enhance the ability of the various communities in Massey to create their own pathways to sustainable development. This is reflective of Agenda 21 which promotes community participation, involvement and ownership in both local issues and solutions. It is also consistent with the intent of the Local Government Act 2002 which actively seeks to enhance local community participation in decision making.

The strengthening and growing of a sense of local community in Massey (cohesion, support, identity, involvement, spirit, passion, etc) will happen in tandem with rebuilding local physical infrastructure. Both are critical to the long term viability and success of the area, and as such, will need to be jointly addressed within the long term project framework.

There are also key linkages between the “Building Community in Massey” project and growth planning for the Northern Corridor. Formal processes have now been established to ensure that the ongoing needs of the existing Massey urban area are progressed alongside growth plans for the broader Westgate-Hobsonville corridor. Integrating adjoining “old and new” communities has become a key new component of Council growth planning.

ISSUES

Since April, considerable time has been invested in identifying and progressing partnering opportunities around specific initiatives and developing the project framework.

The Way Forward - a Framework for the Project

A49

A small community development think tank was brought together in July to do some creative thinking on urban community development and sustainable development and what might work best for the Massey project. This think tank brought together a small number of experienced community development practitioners from Council, community, regional and central government levels and enabled a creative look at how to establish the Massey Project, taking into account feedback from the March community meeting. A summary of key reflections about ‘locality’ working is attached at pages A49.

Basic factors such as the geographic size of Massey (approximately 25,000 people) and fragmentation of local community organisations and leadership mean that the framework now proposed for the Massey Community Project is slightly different to the locality project models currently being implemented in Ranui and McLaren Park. Key features of the proposed Massey Model are briefly described below:

- **An umbrella brand** - the project will be an umbrella for a range of smaller projects happening across Massey at different levels and places (e.g. within neighbourhoods, schools, communities of interest, marae, etc). The Massey Project will take on enabling and coordinating roles rather than ownership, control or decision making roles for each individual project.

The actual project branding proposed from some community members was “Massey Matters”; this was also a popular choice among council staff who attended the recent integration meeting. The proposed branding will be brought to the next City Development Committee meeting for endorsement.

- **Initial effort and resources into getting action happening on the ground** - rather than focus on further research or developing a community governance model, initial priority and funding will be aimed at getting concrete projects happening in Massey which, where possible are community led. This reflects the importance of proactively investing in new and creative ways of engaging with local people and actively “growing” community within Massey (e.g. instilling a greater sense of pride, strengthened community identity, and belief that local people can make a difference).
- **Inclusiveness** – the project will involve those who live, work or play in Massey, enabling all those who care about Massey’s future to be involved.
- **Quarterly community forum** - this will be a key mechanism for project stakeholders to come together to share information, learn about initiatives underway, and review progress toward overall project goals.
- **Quarterly Waitakere City Council integration forum** – a Council officers forum to ensure that Council is maximising the impact of its planned investment in Massey by coordinating work and projects planned for Massey and undertaking shared discussion on challenges and opportunities on a regular basis.
- **Work first with existing community leaders and organisations** - rather than just set up lots of “new” things, look to make early connections with existing local groups and organisations to see how they could:
 - contribute to engaging the wider community in the Massey project;
 - be assisted to grow/develop;
 - be better linked with other organisations, projects and events;
 - be funded to undertake specific community building projects.

Project Supported by Community Meeting

Developing a well resourced programme of community building and engagement in Massey in 2006/2007 will be critical to the long term success of the overall project. This was one of the key points highlighted at the Community Meeting held at Te Piringatahi Marae at the end of July 2006/2007.

A50-A54

This meeting was attended by around 30 people from a range of organisations including local schools, churches, Massey Leisure Centre, Community House and Library, Marae Kaumatua, Housing New Zealand, public health nurses, and Massey Community Board Members and Councillors. The meeting was a positive one – with many people speaking about their long term commitment to Massey and expressing their appreciation for the leadership that Council has taken to establish the project. After an energised workshop session on priorities for the first year and ways to develop branding and communication to support the project (see meeting notes attached at pages A50 to A54), participants reiterated their broad support for the draft framework presented.

Other key reflections from meeting attendees were that:

- the scope of the project is large, which will in turn stretch resources. People indicated a preference for doing a few things well rather spreading funding and energy too widely;
- the project model that develops should be a flexible one, allowing it to respond to changing community needs over time and also to focus on different aspects at different times e.g. In other years focusing on visioning, strategic planning or community governance – as well as action.

Community Priorities for 2006/2007

Rather than starting by focusing on problems facing Massey, it was recommended that initial emphasis be on celebrating and promoting some of the good things about Massey. It was also recognised that reaching out to local Massey people who do not normally participate in Council or community processes will be an ongoing challenge. Hence it was recommended that effort should be invested in creative ways of connecting to locals and instilling a sense of “something is happening in Massey”. Getting community development ‘broker’ positions established within local organisations was seen as a good way to encourage locally led action and discussion.

In addition, prioritising a schools based project in the first year was also seen as a practical way to engage both young people and their families in thinking about the long term future of their community.

In summary, community priorities for the Massey Project for 2006/2007 were seen as:

- Promotion and understanding of the project within Massey;
- Community brokers established and working with Massey organisations;
- Massey community organisations participating in the Project and working together in new ways;
- Celebrating the good things about Massey and reinforcing a pride of place and a growing sense of local identity.

It is interesting to note that community discussions to date have focused on the “people” side of the project rather than on infrastructure, services and urban form. This is not to say that the latter components are not important. In fact, there was a strong call at the last community meeting for Council to compile and communicate its ten year plan for investment within Massey so that better linkages can be made and to ensure the community does not replicate or campaign for work that is already on the Council agenda.

The task of articulating and coordinating Council based activity in Massey is being incorporated into the internal Council integration process that has been established to support the Massey Project. A cross Council quarterly Council officers forum has been established with initial meetings reflecting an exciting and diverse range of work programmes and infrastructure already included in the Long Term Council Community Plan 2006-2016 for Massey, e.g. a new community house, additional library space, parks upgrades, school travel plans, integrated catchment management plans etc. Council officers are committed to working collectively to support and leverage off each other’s projects and link community consultation processes where possible. A Council based “Massey Investment Plan” (that notes Council investment and projects included in the Long Term Council Community Plan for Massey) will be developed.

Developing an Ongoing Local Political Reporting Process

Following the approval by the Committee of the proposed framework and direction for the “Building Community in Massey” Project, it is suggested that an ongoing locally based political liaison group be established. Comprising of Massey Ward Councillors and Massey Community Board members, the political liaison group would meet with key Project staff on a bi-monthly basis to:

- review progress;
- discuss any issues or emerging opportunities;
- approve Massey Community Project funding applications.

It is proposed that formal reporting back to the City Development and the Massey Community Board would take place on an annual basis, with updates to these Committees able to be made by members of the political liaison group on an as required basis.

Collaboration and Partnership Key

Enhancing quality of life in suburban Massey is not something that Council can achieve on its own. Over the last few months, staff have begun the process of proactively engaging with other potential stakeholders to inform them about the project and to identify potential linkages and funding opportunities. To date support for the “Building Community” in Massey Project has been strong and already, the project has become a catalyst for discussions on a range of new collaborative initiatives. In some cases, organisations have indicated a willingness to focus their existing resources and programmes in Massey to enable greater impact and synergy with the Massey Project. In other cases, new initiatives are being proposed. In terms of the overall Massey Project umbrella, key projects on the horizon include:

Massey Schools Place Making Project

This project focuses on strengthening community identity and sense of place by engaging a contract community arts worker to work with each of the nine schools to develop a social studies-technology-arts project. This would see young people in 9 different parts of Massey thinking creatively about what is precious or special to them about where they live (people and places), describing it and developing an arts based project to visibly reflect this. The resulting art work may take the form of a photography exhibition or a flag design.

Celebration of the under 5s in Massey

The above idea for a community event has been put forward by Te Piringatahi Marae who would like to work with a range of early childhood education providers in Massey to host a Massey “Toddlers Day Out” equivalent. With the key aim of celebrating and bringing together local families and young people, the event would also have many synergies with both the Early Childhood Education and Great Start Calls to Action Working Groups who are keen to support community initiated activity in Massey.

Refugee Settlement Support Project

Given that the majority of refugee families re-located into Waitakere are actually housed in Massey, the Refugee and Migrant Support Service and New Out West are keen to develop a project that better supports local refugee families and their post settlement needs.

Healthy Housing

Both the District Health Board and Housing New Zealand are keen to work with Council and other local agencies (e.g. Eco Matters Trust) to develop a Waitakere version of the successful “Healthy Housing” model that has been initiated in the Counties-Manukau area. This model focuses not just on housing retrofits (e.g. adding insulation or additional bedrooms etc to reduce overcrowding) but on the broader needs of households within higher need socio-economic communities e.g. literacy, skills training, budgeting advice, parenting skills etc. There is the potential to make Massey one of the focus areas for this project.

Community Projects Funding Pool

This will involve establishing a contestable Council funding pool of around \$25,000 targeted at local Massey organisations who wish to undertake activities that contribute to the goals and priorities of the Building Community in Massey Project. Funding for this initiative will come from the \$100,000 currently allocated to the Massey Project in the 2006/7 Annual Plan. It is hoped that expressions of interest from local organisations can be called for before the end of the calendar year. There may also be an opportunity to add funding from external agencies to this pool in future years.

West Harbour Sustainable Neighbourhood Project

Reflecting on early advice from the Massey Councillors and Community Board Members that the Massey area may initially be too large to implement a Massey wide sustainable development approach, effort has also focused on developing a smaller sustainable neighbourhood project.

Working with Beacon Pathway and Housing New Zealand Corporation, a neighbourhood of around 250 houses close to West Harbour School has been selected as a Beacon Case Study site. As part of this research, a technical sustainability analysis led by Beacon will be undertaken (e.g. looking access to shops, services, transport etc, connectivity within the area, urban layout, impact on the natural environment etc) along with household level research about how locals see their place. This will be followed up next year, with cost/benefit analysis of options to make the neighbourhood more sustainable and an implementation programme which will likely include healthy housing retrofits and potentially trials of new energy technologies e.g. solar lamp posts. The project will have an accompanying community meeting/discussion/planning forum developed along side it.

West Harbour Primary School is very keen to participate and sees significant opportunities to improve linkages between the school and the local community. Conversations have also begun with other potential key stakeholders including with some potential "pilots" mooted in the areas of community safety, youth offending, active families and neighbourhood accessibility (public transport, walking and cycling). For the sustainable neighbourhood project to have a meaningful long term impact, a range of social/behavioural and physical change projects will need to be developed concurrently.

RESOURCES

Roles for Council and Budget Priorities for 2006/2007

Council has signalled a significant commitment to the Building Community in Massey Project with \$100,000 included in the 2006/2007 Annual Plan, and a further \$150,000 signalled for each of the following 2 years.

The core project principle of working with the Massey Community has a major impact on the anticipated roles for Council in the Building Community in Massey Project as noted below:

- Project leadership, coordination and core base funding;
- Key service, funding and infrastructure provider (e.g. roads, libraries, parks, events);
- Promoting the project's vision and attracting external partners to participate;
- Strengthening community organisations and activities through 'community brokers'; based within the Massey community;
- Establishing a small funding pool to assist Massey community led projects.

Reflecting the above roles and proposed project priorities outlined above, consultation undertaken to date shows strong support for the 2006/2007 funding being broadly distributed in the following ways:

- Community development coordination: enabling the employment of a part time broker within a community organisation \$15,000;
- Schools Place Making Project: employment of a part time contracts arts coordinator to liaise with schools to develop the project to funding stage \$15,000;
- Project leadership and internal council integration: \$35,000;
- Seed funding to enable develop a collaborative pilot as part of the West Harbour Sustainable Neighbourhood Project \$10,000;
- Massey Community Projects Pool: contestable fund of \$25,000.

Other external project specific funding will be sought on an ongoing basis. Council will need to maintain a key role in attracting government and philanthropic funding to assist the implementation of Massey based projects. However, it is likely that these funding streams will go directly to community organisations in Massey or collaborative initiatives based in Massey.

CONCLUSION

The Building Community in Massey project provides an exciting opportunity to develop a new way of implementing Council's Eco City vision at both neighbourhood and suburb levels.

To date, the "Building Community in Massey" concept has been strongly supported by Massey Councillors, Community Board Members, local community leaders and many government agencies. Council has committed \$100,000 funding for the 2006/2007 financial year and \$150,000 in each of the following two years. As a result of Council committing this funding and establishing the Project, it is likely that significant new external investment will flow into Massey over the next five years.

The initial framework for the Building Community in Massey Project focuses on developing community led engagement and action projects and celebrating the good things about living in Massey. No community committee or governance model will initially be established.

Later phases of the model will likely see a transition into community governance building, local visioning and strategic planning processes. This means it will be important for the Massey Project model to adapt to local priorities and needs over time. Enhanced coordination and integration of Council's own services, projects and investment in the Massey area is a key part of the Project and internal staff processes have now been set up to support this.

RECOMMENDATIONS

1. That the Framework for the "Building Community in Massey – our Place, our People" Project report be received.
2. That the Framework for the Building Community in Massey Project as presented in this item be approved.
3. That the priorities for the Building Community in Massey Project for 2006/2007 be endorsed as follows:
 - Promotion and understanding of the project within Massey;
 - Community brokers established and working with Massey organisations;

- Massey community organisations participating in the Project and working together in new ways;
 - Celebrating the good things about Massey and reinforcing a pride of place and a growing sense of local identity.
4. That an informal political liaison group comprising Massey Councillors and Massey Community Board members be established to support staff in the development and implementation of the Project.
 5. That the City Development Committee nominate members to be part of the political liaison group.

Report prepared by: Megan Courtney: Massey Project Leader and Tony Rea, Group Manager: Social and Cultural Development.



11 LEASING ARRANGEMENTS FOR THE STADIUM GRANDSTAND AT WAITAKERE STADIUM

PURPOSE OF THE REPORT

The purpose of this report is to seek approval to begin the process to grant a licence to The Waitakere City Stadium Trust (the Trust) to construct the proposed grandstand and to subsequently grant to the Trust a lease of the footprint of the grandstand (on Council owned land) and floodlights.

BACKGROUND

The Trust has requested from Council a lease of the footprint of the grandstand and floodlights. The grandstand will be constructed on the site of the existing seating area overlooking the Douglas Track and Field. The floodlights will be located around the Douglas track and field. The granting of a lease is essential in order to obtain consent, and the consent is a prerequisite before the Licensing Trusts can provide funding.

However, prior to granting a lease, it is proposed that Council will grant a licence to the Trust to enable the construction of the grandstand. When the construction has been completed and the conditions in the licence have been satisfied (see below), it is proposed that Council will grant a lease of the grandstand to the Trust.

Council's commitment to the grandstand project is \$5m and the provision of project management resource to be recovered as part of the project costs.

Detailed reporting of the project including timelines and finances will be undertaken through the Projects Special Committee in order to provide some oversight of Council's investment. The draft timetable provides for completion of the project in December 2007 in order to be ready for a potential International Association of Athletics Federation event in March 2008. In order to achieve this, construction will need to commence in January 2007.

STRATEGIC CONTEXT

The redevelopment of the Waitakere Stadium including the support for the building of the grandstand meets a number of the Council's strategic platforms, namely Strong Communities, Urban and Rural Villages and Strong Innovative Economy.

The operational funding contribution from the Council for the grandstand is principally to allow The Waitakere City Stadium Trust to meet community objectives. However, the grandstand also helps the City to meet strategic platforms such as Strong Innovative Economy by attracting national and internationally significant events into the City.

ISSUES

Licence to Construct Grandstand

The project timeline and the required statutory timeline to grant a lease are unfortunately not aligned. In order to now begin this process, subject to approval of the Committee, the Manager: Legal Services has approved the following structure.

1. To grant a licence to construct a grandstand facility within the Waitakere City Leisure Precinct (on an area defined in the licence), which will commence when:
 - the Trust obtains building and resource consents; and
 - the Trust obtains funding on terms acceptable to it.

2. The Trust and Council also agree in accordance with the terms of the licence, that on completion of the grandstand facility, which will be at such time as a certificate of practical completion has been received by Council and within a 12 month period from commencement, that Council will grant to the Trust a lease of the grandstand subject to:
 - Council obtaining City Development Committee approval of the lease; and
 - the approvals required under the Reserves Act 1977 including the approval of the Minister of Conservation and providing one months public notice.

By doing this, the consents and funding requirements can be advanced, and earthworks can begin without jeopardising the project timeline. The licence provides Council's intention to lease the footprint areas of the grandstand and the floodlights to the Trust subject to finalising all the statutory requirements and practical completion required under the licence. The proposed form of lease is set out in the second schedule of the licence.

The Lease

The purpose of the lease is to grant the footprint of the grandstand and the footprint of the floodlights to the Trust for a term of 20 years with one right of renewal of 15 years. Where the term of the lease exceeds 35 years, it will be subject to the subdivision requirements under the Resource Management Act 1991. It is a requirement in order to secure funding from the licensing trusts that a lease be provided for a length of time commensurate with the level of the grant. The lease value is \$1 per annum which has been evaluated in accordance with Council policy.

As the area of the proposed lease is classified as a recreation reserve, Council is required to comply with the requirements of the Reserves Act 1977 as set out above. After allowing for the statutory period of one month's public notice, any objections will be brought back to this Committee for consideration in deciding whether to grant the lease or not. This is likely to occur at the December meeting in order to evaluate and give due consideration to any objections.

Risks

The risk that a substantiated objection is received resulting in the lease being declined would be significant and would halt the entire project. However, it is difficult to conceive that any such reason for objection would exist as the nature of the facility does not change, only the level of amenities and because of this, the risk that this process will provide this committee with a reason not to grant a lease to the Trust is negligible.

Outside of this lease process, there are other project risks which are outside of the scope of this report and these will be included in the reporting process to Projects Special Committee.

RESOURCES

Internal staff resources have been utilised to draft the agreements and will continue to be utilised to complete the lease approval process.

CONCLUSION

The Waitakere City Stadium Trust has requested that Council grant a lease to them for the footprint of the grandstand and the floodlights.

In recognition of the time required for this process, it is proposed that a licence to construct the grandstand be approved now (together with a draft lease (in the form set out in the second schedule of the licence) subject to the satisfaction of the conditions set out above.

RECOMMENDATIONS

1. That the Leasing Arrangements for the Stadium Grandstand at Waitakere Stadium report be received.

A55-A93

2. That the Chief Executive Officer be delegated authority to grant the licence (as attached at pages A55 to A93 to the Agenda) to The Waitakere City Stadium Trust to construct a grandstand on part of Lot 1 Deposited Plan 103931 (as set out in the licence) which will commence when:

- the Trust obtains building and resource consents; and
- the Trust obtains sufficient funding to complete the project on terms acceptable to it.

A73-A90

and that on completion of the construction of the grandstand, in accordance with the terms of the licence, a lease be granted to The Waitakere City Stadium Trust in respect of the grandstand, in the form attached in the second schedule of the licence at pages A73 to A90, subject to obtaining the approval of the City Development Committee and the approvals required under the Reserves Act 1977.

3. That approval be given to commence the process required under the Reserves Act 1977 to grant a lease to The Waitakere City Stadium Trust for the footprint areas of the proposed grandstand and the floodlights in respect of the Waitakere City Leisure Precinct.

Report prepared by: Stephen Drumm, Group Manager: Service Management and Huia Kingi, Community and Reserves Legal Officer.



PART I - REPORTS FROM THE SUBCOMMITTEES

12 CULTURE, ARTS AND EVENTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 13 SEPTEMBER 2006

MATTERS CONSIDERED

A94-A95

The Special 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 A94 to A95.

The Special Committee Recommends:

That the Meeting report of the Culture, Arts and Events Special Committee held on Wednesday, 13 September 2006 be received.

JP Lawley
CHAIRMAN



13 PROJECTS SPECIAL COMMITTEE

THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 6 SEPTEMBER 2006

MATTERS CONSIDERED

A96-A99

The Special 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 A96 to A99.

The Special Committee Recommends:

That the Meeting report of the Projects Special Committee held on Wednesday, 6 September 2006 be received.

RP Dallow, QPM, JP
CHAIRMAN

