

Housing New Zealand

**PARTNERSHIP FRAMEWORK
AGREEMENT**

between

Housing New Zealand Corporation

and

Waitakere City Council

April 2006

A104

PARTNERSHIP FRAMEWORK AGREEMENT

between

HOUSING NEW ZEALAND CORPORATION

and

Waitakere City Council

April 2006

PARTIES

1. The parties to this Partnership Framework Agreement (Agreement) are Waitakere City Council (the Council) and Housing New Zealand Corporation (the Corporation).
2. The Corporation is a Crown entity established by the Housing Corporation Act 1974.
3. The Corporation's mission is to provide access to decent homes, helping New Zealanders manage their own circumstances and contribute to community life.
4. The Corporation's strategic goals in the Auckland Region are to:
 - 4.1 Ensure access to appropriate and affordable housing for Aucklanders in need;
 - 4.2 Develop innovative and sustainable housing solutions through building partnerships and influencing key agencies and stakeholders;
 - 4.3 Assist Auckland's diverse communities to successfully manage their own circumstances and contribute to community life.
5. Waitakere City Council's strategic goals are to:
 - 5.1 Ensure intensification is achieved within existing town centres, future growth areas and along public transport corridors in accordance with Waitakere City's Growth Management Strategy;
 - 5.2 Provide for housing choice and ensure socio-economic diversity is integrated within developments in our town centres and corridors;
 - 5.3 Facilitate sustainable building and land use development;
 - 5.4 Ensure development minimises the discharge of contaminants to the environment, and to address the effects that urban development has on the natural environment;
 - 5.5 Facilitate and provide for good urban design outcomes that improve the quality of our urban areas; and
 - 5.6 Partner with the private and public sector to facilitate the provision of quality affordable housing in appropriate locations to support the above objectives.

OBJECTIVES

6. The objectives of this Agreement are to:
 - 6.1 Develop a sustainable relationship that enables projects to progress efficiently and effectively at every level;
 - 6.2 Develop a primary conduit in each organisation for all business to go through;
 - 6.3 Facilitate the achievement of each organisation's strategic objectives;

- 6.4 Facilitate the positive advancement of community outcomes as identified in 'The Community Outcomes for Waitakere City Nga hua Kowhiringa o te Iwi Whanui o Waitakere 2006-2009';
- 6.5 Enhance the levels of co-operation, communication and consultation between the parties;
- 6.6 Identify, plan and carry out specific projects and other initiatives, as is practicable, that will improve access to appropriate and affordable housing;
- 6.7 Work together to develop a wider range of housing solutions in partnership with key agencies and stakeholders;
- 6.8 Develop programmes that will help communities to manage their circumstances and contribute to an improved community life;
- 6.9 Meet the timeframes for actions as agreed and between the parties; and
- 6.10 Develop best practices in respect of partnership between a Crown entity and local government.

SCOPE

7. The parties have agreed to this Agreement in recognition of their areas of mutual interest and it will cover all current and future projects and initiatives between the parties that are of relevance to this Agreement. This Agreement will assist in the identification and joint management of areas of interface between the parties.
8. This Agreement will also guide the parties' working relationships in exploring, developing and implementing any additional joint initiatives.
9. This Agreement is not legally binding and does not create legal relations between the parties, but the parties have a mutual interest in the purpose and principles of this Agreement.

PRINCIPLES

10. The principles underlying the operation of this Agreement are:
 - 10.1 This Agreement recognises and protects each party's ability to carry out any of their duties consistent with their policies, statutory obligations and other legal obligations;
 - 10.2 The parties acknowledge the importance of keeping each other informed and a policy of "no surprises" will operate among the parties. Each party expects to be informed of issues as they arise and be forewarned as early as practicable of any proposals, media releases or written documentation being developed that may affect them;
 - 10.3 The parties agree to make best endeavours to inform each other before making any statements to the public or the media, or releasing any information under the Official Information Act 1982 or the Local Government Official Information and Meetings Act 1987 that relates to this Agreement or to any activities of the parties that are relevant to this Agreement;
 - 10.4 It is recognised that each party has particular decision-making processes and systems that must be adhered to and that there may be constraints, variations and differences in the meeting of responsibilities from time to time;

- 10.5 The Corporation and the Council will approach matters of mutual interest without prejudice and respect each other's strategic and operating environment in pursuit of their objectives both at strategic and operating levels;
- 10.6 The Corporation and the Council acknowledge that they have a role in building strong and sustainable communities and will endeavour to assist the other party in achieving their objectives through joint planning and project management; and
- 10.7 The parties agree to undertake joint presentations when required/desirable to convey collaboration not just through words but by action.

WORKING RELATIONSHIP

11. The parties agree to meet at 6 monthly intervals at senior management levels to:
 - 11.1 Ensure that they are pro-actively informed of issues and opportunities and other information;
 - 11.2 Develop and identify the strategic direction and policies of the partnership;
 - 11.3 Review and monitor the progress of initiatives currently underway; and
 - 11.4 Appoint working groups of officials representing both partners to ensure the management of the joint initiatives.
12. Formal communications between the parties will be made through the primary contact persons listed in paragraph 24. The primary contact persons may nominate other representatives to manage communications in order to avoid "bottlenecks" and progress the relationship.
13. In addition the parties intend for this Agreement to guide their working relationship with respect to particular projects and future initiatives that involve or impact both parties.
14. In developing projects or initiatives pursuant to this Agreement, more comprehensive agreements between the parties may be developed to specify agency roles and responsibilities, timeframes, legal obligations, accountabilities, financial arrangements and resourcing. Such sub-agreements should be appended to this Agreement.
15. The parties recognise that the Privacy Act applies to personal information that is held about individuals and no personal information will be shared other than in terms of the Privacy Act.

INITIATIVES

16. The parties intend for this Agreement to guide their working relationship in the identification, exploration and development of any future joint initiatives of relevance to this Agreement. The initiatives the parties intend to undertake are:
 - 16.1 Rationalisation of land holdings close to each other where it is in their mutual interest to do so;

- 16.2 Joint initiatives to improve the standard of infrastructure, amenities, community services and housing;
- 16.3 Identify and explore initiatives that encourage other affordable housing options or re-developments;
- 16.4 Investigate potential options for improving older adult housing through Housing Innovation, Local Government Fund;
- 16.5 Investigate the possibilities of sharing waiting lists for older adult housing applicants and undertake joint services in this regard.
- 16.6 Identify and explore initiatives that achieve the principles of sustainability as embodied in the "Sustainable Cities Regional Programme: Joint Action Plan for Auckland" initiative (promulgated as part of the 2003 Sustainable Development Programme of Action).
- 16.7 Identify, plan and implement specific projects that will improve the design and functionality of parks/ reserves and multi modal transport corridors (streets, bikeways, footpaths) adjoining HNZN sites.
- 16.8 Work collaboratively to improve the design, layout and efficiency of existing HNZN properties and the housing stock located on those properties.

IMPLEMENTATION

17. It is agreed that the parties will pursue the implementation of this Agreement jointly and through their own organisations.

DISPUTE RESOLUTION

18. The parties will endeavour to work co-operatively and be flexible in developing solutions to issues.
19. Should a dispute or difference of opinion between the parties arise, the parties shall endeavour to resolve the dispute at a Director or General Manager level. If the dispute is not resolved within a reasonable timeframe, then the dispute shall be resolved by agreement between the Chief Executives of both agencies.
20. Should the contents of this Agreement conflict with any other Agreement or Contract in existence between the parties (either prior to this Agreement or post this Agreement), it is accepted that the parties shall endeavour to resolve the dispute at a Director or General Manager level. If the dispute is not resolved within a reasonable timeframe, then the dispute shall be resolved by agreement between the Chief Executives of both agencies.

REVIEW, TERMINATION AND EXPIRATION OF THE AGREEMENT

21. The parties agree to review this Partnership Framework Agreement after the first twelve (12) months of operation and assess its effectiveness.

22. This Agreement will expire at the end of three (3) years from the date that it is signed, unless the parties agree in writing to extend this Agreement beyond that date.
23. Termination or expiry of this Agreement will not terminate any sub-agreement regarding a particular project or initiative attached to this Agreement, unless agreed to by the parties.

PRIMARY CONTACTS

24. The primary contacts and their positions are:

Signed:

Waitakere City Council

Housing New Zealand Corporation

Dated this day of

2005

Appendix

To Report: Housing for older Adults: operations, levels of service and governance

City Development Committee – April 2006

Contents

Section	Title	Page No.
1.0.	Waitakere City Council's housing portfolio	1 - 6
1.1.	Characteristics of the villages in the housing portfolio	1
1.2.	Stocktake of the villages	2
1.3.	Rating value and market value	3
1.4.	Location of the Council's housing for older adult villages	4
1.5.	Vacancy rates of the villages	5
2.0.	Level of public support	6 - 7
2.1.	Feedback about the draft Community Outcomes for Waitakere City, 2006 - 2009	6
2.2.	Feedback about levels of service of Council's activities	7
3.0.	Standards of service	8 - 9
3.1.	Quality of the units Upgrading, reconfiguring and redeveloping	8
4.0.	Financial information	10 - 11
4.1.	Current rent levels compared to market rent levels	10
4.2.	Costs for Wilsher village a) reconfiguration and redevelopment b) breakdown of costs	11

1. Waitakere City Council's housing portfolio

1.1: Characteristics of the villages in the housing portfolio

Village name	Address	Total # of units on site	Density of unit to village (m ² per unit)	Unit size (range in size)	Parking (total number of spaces)	Shared laundry facilities	Communal hall	Distance to nearest group of shops (metres)	Distance to nearest bus stop	Distance to nearest Doctors (walk time)
Flagstaff Village	6 Flagstaff Place, Massey	28	165 m ²	Adequate	10		yes	150	50	Very close 5-10 mins
Godley Court	73 Godley Road, Green Bay	29	403 m ²	Adequate	6			100	90	Very close across road
Harmony Village	44 West Coast Road, Glen Eden	40	354 m ²	Adequate	25 approx			350	240	Not very close 20 mins
Hutchinson Avenue	6 Hutchinson Avenue, New Lynn	16	128 m ²	Good	8			170	30	Not very close 20 mins
Kaurilands Court	18 Kaurilands Road, Titirangi	22	130 m ²	Small	8			170	70	Not very close 15 Mins
Kaumatua Village	11 Kaumatua Place, Te Atatu Peninsula	44	199 m ²	Adequate	15		yes	250	200	Reasonably close - 10 mins
Jack Smyth Village	14 Royal Road, Massey	20	244 m ²	Adequate	15	yes	yes	560	120	Not very close
North Karaka Street	19 Karaka Street, New Lynn	13	226 m ²	Excellent	13	yes	yes	270	300	Not very close 25 mins
South Karaka St	10 Karaka Street, New Lynn	8	142 m ²	Good	6			As above	As above	Not very close 25 mins
Tane Street	4 Tane Street, New Lynn	6	134 m ²	Adequate	Nil			58	90	Not very close 20 mins
Westview Village	88-104 West Coast Road, Glen Eden	42	247 m ²	Adequate	12	yes	yes	180-580	110	Not very close 20 mins
Wilsher Village	21/33 Henderson Valley Road, Henderson	68	152 m ²	Older units very small	36	yes	yes	400-1000	60	Reasonably close

A112

1.2. Stocktake of the villages

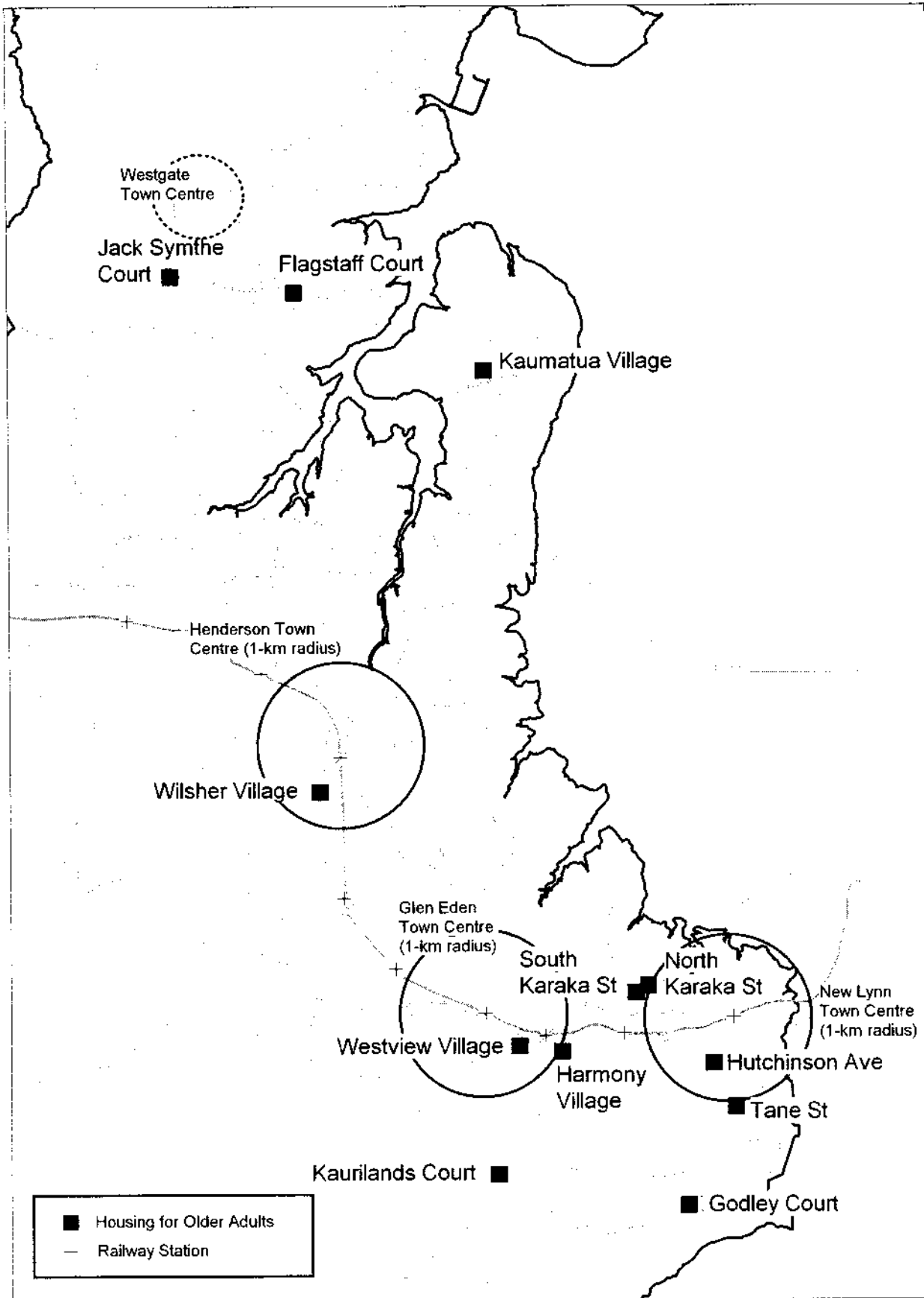
Village name	Address	Total units	Double bedroom	Single bedroom	Bedsit	Land area – hectare	Age and construction
Flagstaff Village	6 Flagstaff Place, Massey	28	0	28	0	0.4625	1976 Fibrolite sheeting
Godley Court	73 Godley Road, Green Bay	29	0	29	0	1.1710	1977 Fibrolite sheeting
Harmony Village	44 West Coast Road, Glen Eden	40	5	35	0	1.4182	1978 Weatherboard & fibrolite sheeting
Hutchinson Avenue	6 Hutchinson Avenue, New Lynn	16	0	16	0	.2063	1976 Brick veneer
Kaurilands Court	18 Kaurilands Road, Titirangi	22	0	5	17	.2863	1971 Concrete block & timber panelling
Kaumatua Village	11 Kaumatua Place, Te Atatu Peninsula	44	2	0	42	.8782	1967 – weatherboards 1969 – concrete block & timber panelling
Jack Smyth Village	14 Royal Road, Massey	20	6	14	0	.4892	1984 Fibrolite & timber panelling
North Karaka Street	19 Karaka Street, New Lynn	14	2	12	0	.2939	1963 Brick veneer & concrete block
South Karaka Street	10 Karaka Street, New Lynn	8	0	8	0	.1141	Brick veneer & fibrolite
Tane Street	4 Tane Street, New Lynn	6	1	5	0	.0804	Brick veneer & fibrolite
Westview Village	88-104 West Coast Road, Glen Eden	42	6	36	0	1.0408	Fibrolite & concrete block
Wilsher Village	21 Henderson Valley Road, 33 Henderson Valley Road, Henderson	68	14	12	42	.5140 .5261	1967 Fibrolite & concrete block

1.3. Rating value and market value of the villages

Village Names	# Units	2004 Rating Valuations (as at September 2004 based on Quotable Value company valuation)			2005 Market Valuations (as at June 2005 according to a valuation)		
		Capital Value	Improvement Value	Land Value	Capital Value	Improvement Value	Land Value
Flagstaff Village	28	1,725,000	1,385,000	340,000	2,040,000	1,160,000	880,000
Godley Court	29	2,100,000	1,610,000	490,000	2,190,000	1,250,000	940,000
Harmony Village	40	2,600,000	1,850,000	750,000	2,790,000	1,690,000	1,100,000
Hutchinson Avenue	16	1,275,000	950,000	325,000	1,350,000	830,000	520,000
Kaurilands Court	22	1,575,000	1,345,000	230,000	1,690,000	1,030,000	660,000
Kaumatua Village	44	3,200,000	2,420,000	780,000	3,480,000	1,940,000	1,540,000
Jack Smyth Village	20	1,050,000	695,000	355,000	1,580,000	880,000	700,000
North Karaka Street	13	930,000	390,000	540,000	900,000	480,000	420,000
South Karaka Street	8	710,000	455,000	255,000	760,000	420,000	340,000
Tane Street	6	450,000	285,000	165,000	580,000	310,000	270,000
West View Village	42	2,950,000	1,775,000	1,175,000	2,850,000	1,690,000	1,160,000
Wilshire Village	68		0		2,960,000	1,600,000	1,360,000
- 21 Henderson Valley Rd	-	1,900,000	1,575,000	325,000			
- 33 Henderson Valley Rd	-	1,950,000	1,525,000	425,000			
TOTALS		22,415,000	16,260,000	6,155,000	23,170,000	13,280,000	9,890,000

A114

1.4. Location of the Council's housing for older adult villages



A 115

1.5. Vacancy rates of the villages

The desirability of the villages vary, with no vacancies in some villages and vacancies for others. Potential tenants typically prefer the more attractive and smaller villages that are close to amenities. Some villages are full (Godley, Harmony, Hutchinson Avenue, Kaumatua, Jack Smyth and South Karaka Street). Others have few vacancies (for example, Flagstaff, Kaurilands Court and North Karaka). The highest vacancy rate is at Wilsher village.

Table: Vacancies in the housing for older adult villages – City Services database as at January 2006.

Village	Address	Number of units	Vacant units	% vacancy
Flagstaff Village	Massey - 6 Flagstaff Place	28	1	4%
Godley Court	Green Bay - 73 Godley Road	29	3	10%
Harmony Village	Glen Eden - 44 West Coast Road	40	1	3%
Hutchinson Avenue	New Lynn - 6 Hutchinson Avenue	16	1	6%
Kaurilands Court	Titirangi - 18 Kaurilands Road	22	2	9%
Kaumatua Village	Te Atatu Peninsula - 11 Kaumatua Place	44	3	7%
Jack Smyth Village	Massey - 14 Royal Road	20	1	5%
North Karaka Street	New Lynn - 19 Karaka Street	14	3	21%
South Karaka Street	New Lynn - 10 Karaka Street	8	0	0%
Tane Street	New Lynn - 4 Tane Street	6	0	0%
Westview Village	Glen Eden – 88 to 104 West Coast Road	42	5	12%
Wilsher Village	Henderson – 21 & 33 Henderson Valley Road	68	21	31%

2. Public feedback on housing as part of the Community Outcomes

2.1. Feedback about the draft Community Outcomes for Waitakere City: 2006 - 2009

When consulting with the community to develop the Community Outcomes (2006-2009), some members of the public recognised the need to address housing initiatives. There is some support for Council to become involved in affordable housing initiatives, by for example, providing housing for older adults and others who have limited financial means. Other roles suggested were a developer, provider, advocate, and regulator in the housing arena, as described in more detail below:

- Council could act as a developer and provider, by:
 - developing its own rental housing and set standards for others in building and tenancy management. Single flats were suggested as appropriate for single people
 - supporting more social housing
 - maintaining income related rents in its own housing
 - improving its older/budget housing for older people.

- Council could act as an advocate of low-cost housing by:
 - encouraging schemes such as housing trusts, where older people can live in low-maintenance trust houses which is paid for by their family home
 - encouraging developers to build low-cost units in attractive places, such as next to parks and open spaces
 - supporting housing through social enterprise to create new 'communities' through development, business and investment initiatives. Social enterprise is based on partnerships between interested parties, including businesses, not-for-profit organisations, local and central government and residents
 - sweat equity – where people help to build their own house and therefore reduce the overall cost.

- Council could act as a regulator to:
 - putting in place regulations that ensure developers provide good quality housing with good design and sustainability features
 - considering linkages between housing, transport, physical and social infrastructure
 - placing more emphasis on sustainable and healthy homes.

As a result, housing features in a number of the Community Outcomes that have recently been developed as a way of identifying what the public's priorities are for the future development of the City. These are: Sustainable Environment, Healthy Lifestyles, Environmental Protection and Urban and Rural Villages. Two defined outcomes are:

- We are a leader in sustainable housing and building practices.
- Homes are healthy and environmentally responsible.

2.2. Feedback on Levels of Service of Council's activities

A levels of service survey about the activities of the Council was carried out in November 2005, to enable residents of Waitakere City to express their views about funding the different services. The findings of the survey suggest that a proportion of the public would be willing to pay more rates to help provide good quality housing for those with limited means. A higher level of service would involve either minor improvements to the housing (eg. better ventilation) which

would add \$2 to the rates, or more noticeable improvements (eg. renovations to the kitchen and more carparking), that would mean an additional \$4.68 to the rates.

Reasons why housing may be considered deserving of more funding include:

- Perceptions that some of the housing is of poor condition and inappropriate due to its size, layout and quality of the buildings and fittings;
- That the villages could be spruced up to be more attractive; and
- That older people in need of housing with limited means should live in decent accommodation.

These results should be interpreted with caution for the following reasons:

- The number of people responding to the survey represents just 1.7% of the city's population;
- It was 'hypothetical money': peoples priorities may differ if rates were to be increased on the basis of their answers;
- It appears to be an area that people are willing to trade off to pay for other services such as improved roading, water quality, and public transport;
- Views are mixed about the role of the Council as a provider of housing, with some perceiving this to be a central government role, whilst others are wanting Council to work more closely with central government; and
- Diverse opinions about Council's and the ratepayers, with some taking an altruistic view that the elderly need to be catered for, whilst others are more pragmatic and question rates subsidising others.

Questions posed to the public to obtain their views about the levels of service of Council's activities are shown in the Table below:

Choice of options	Additional annual cost to average rates	Details about the option
Option 1 – Do less	-	<ul style="list-style-type: none"> • Not an option - any less would affect the integrity of the buildings
Option 2 – Current plans	Rates as now	<ul style="list-style-type: none"> • Units are maintained but not upgraded. • Improvements restricted to paint and paper and minor kitchen/bathroom improvements.
Option 3 – Do a little more	Rates cost \$2.00 more	<ul style="list-style-type: none"> • Units are maintained as now. • Minor improvements made, eg. better ventilation with fans in laundry, kitchen & bathroom
Option 4 – Do a lot more	Rates cost \$4.68 more	<ul style="list-style-type: none"> • Units are maintained as now. • Noticeable improvements eg. better ventilation; more power points & insulation, kitchen renovations; more car parking

3.0. Standards of service

3.1. Quality of the units

Table: The different options available to upgrade and modernise the units

Type of upgrade	Details about improvements
<p>Medium standard of housing</p> <p>(Threshold 2)</p>	<p>Upgrade work will take 1 months per village there will be no rental income from the village while upgrade work is being done.</p> <p>To achieve this level of service, all units must fulfill the following criteria:</p> <ul style="list-style-type: none"> • Healthy home criteria <ul style="list-style-type: none"> - have external vents in the kitchen & laundry - units are well sealed and show no dampness on walls, ceilings and cupboards • Safe home criteria <ul style="list-style-type: none"> - have sufficient power points to avoid the need of extended power cords - no tripping hazards on pathways, doorways, floors - have smoke detectors fitted. • Secured home criteria <ul style="list-style-type: none"> - have lockable security screens fitted on external doors - have security latches on windows - have security lighting illuminating entrance & pathways • Well Designed home criteria <ul style="list-style-type: none"> - have fridge located in the kitchen - have 4 elements stove. • WCC criteria <ul style="list-style-type: none"> - have security latch on front door - have louvre windows in the lounge/bedroom - well insulated units - car parking within 10 metres • Condition survey repairs • Improvements to village grounds <ul style="list-style-type: none"> - improve accessibility of pathways - drainage, signage, lighting and security
<p>Medium to high standard of housing</p> <p>(Threshold 3)</p>	<p>Upgrade work will take 2 months per village, there will be no rental income from the village while upgrade work is being done.</p> <p>To achieve this level of service, all units must be in compliance with Threshold 2 criteria plus:</p> <ul style="list-style-type: none"> • Healthy home criteria <ul style="list-style-type: none"> - show no excess condensation on windows • Well Designed home criteria <ul style="list-style-type: none"> - have a walk-in shower - have internal laundry • WCC criteria <ul style="list-style-type: none"> - have storage in the unit • Condition survey repairs • Improvements to village grounds <ul style="list-style-type: none"> - improve accessibility of pathways - drainage, signage, lighting and security

Type of upgrade	Details about improvements
Reconfiguration of a village	Increasing the size of a unit significantly. Reconfiguration work will take 3 months per village, there will be no rental income from the village while reconfiguration work is being done. For example: changing a bedsit into a large one bedroom flat.
Redevelopment of a village	Involves demolishing and then rebuilding a village or part of a village. It could mean removing the entire housing stock on a site and replacing this with a complex or units or changing the use so it becomes mixed use to include residential and commercial. Usually the existing stock has low value.

MASSEY SOCIAL COHESION SURVEY ANALYSIS

About the Massey and Ranui Social Cohesion Surveys

In 2001 there were 10,587 people (3201 households) living in what's commonly referred to as Massey West – that is the area bounded by the motorway and Don Buck Road, up to the Westgate Town Centre. The Massey Social Cohesion Survey was a phone survey undertaken for Council by Centre for Social and Health Outcomes Research and Evaluation (SHORE) from Sept-Nov 2004. Phone interviews were completed with 443 residents aged 16 years plus from randomly generated landline phone numbers. Interviews generally lasted for 15 minutes. No face to face interviews were undertaken at this time¹.

A similar survey was also undertaken in Ranui at the same time. This Ranui work followed up on baseline data gathered in 2001 for the Ranui Action Project. The 2004 Ranui Survey however included both households with a landline phone and households without a landline phone. Respondents in the latter group were identified by door knocking, with recruiters passing over households known to have landlines. Recruiters carried cellphones and the selected respondents in the households without landline phones were interviewed by cellphone. This strategy enabled all survey respondents to be interviewed by the SHORE Computer Assisted Telephone Interview (CATI) system.

Comparative Massey/Ranui results are noted in the Report, and if known², statistically significant changes in Ranui between 2001 and 2004 are indicated. Unfortunately, there is no analysed national dataset on which to make more broader comparisons. With this in mind, it should also be noted that while both Ranui and Massey are both lower-middle socio economic communities, both have quite a different urban form, geography and levels of local community facilities, networks and support structures.

EXECUTIVE SUMMARY OF FINDINGS

- A wide range of community or neighbourhood meeting spaces were identified. Schools were the most commonly named place, followed by the Massey Leisure Centre and Massey Community House, shops, churches and sports/social clubs.
- Only 1/3 of Massey West residents could name a Massey event held in the last year and around 70% of respondents had not attended any local events in the last six months.
- Perceptions of community were strong, with 85% of people strongly agreeing/agreeing that Massey is a good place to bring up children and a good location to buy a home.
- Perceptions of crime and safety in Massey were generally the same or slightly higher than those in Ranui.
- In Massey West, those groups with the strongest sense of community were Pacific people, younger people and those households with children under 16. Those groups with the weakest sense of community were those aged 65+, European/Pakeha and households without children under 16.
- Perceptions of social cohesion appeared similar between Massey and Ranui. In Massey around 84% of respondents felt that if there was a problem with neighbours they could deal with it and ¾ of people said they trusted their neighbours. However, only half of respondents considered Massey a close knit community. Around ¾ of people felt that people they didn't know would greet them and 61% felt that people of different backgrounds did talk to each other.
- Those groups with the strongest sense of social cohesion were those working part time, those aged 16-19 and Pacific peoples. Those groups with the lowest

¹ From the 2001 Census it appears that somewhere between 4-11% of households in the area do not have access to a phone.

² Data and observations are taken from Centre for Social and Health Outcomes Research and Evaluation (SHORE); "A Report on the Findings of the Ranui Social Cohesion Surveys 2001 and 2004".

sense of social cohesion were those not working, those aged 65+, Pakeha and Asian ethnic groups, renters and those who have lived in Massey for 2 years or less.

- Around 60% of respondents felt they could have no impact or only a small impact on making their neighbourhood/community a better place to live. Similar to the social cohesion results above, those who felt they had the least influence tended to be much older, Pakeha, living in rental accommodation or had lived in Massey for 2 years or less.
- In terms of sense of belonging, around ¾ of respondents felt like they belonged in Massey, that friendships in Massey meant a lot to them and that if they needed advice they could go to someone in Massey. Those with the strongest sense of belonging were likely to be those working part time, aged 40-64 years, of Pacific ethnicity, female, a home owner, have lived in Massey for ten years or more, and be a household with children under 16. Those who had the weakest sense of belonging were those in full time employment, aged 65+ years, Pakeha, male, boarding with others, have lived in Massey for 2 years or less and have no children under 16 in their house.
- Just over half of respondents agreed/strongly agreed that young people were valued in Massey. Forty percent felt that there was not much going on for young people in Massey, however compared to other groups, students and those aged 16-19 felt strongly that there were things for young people to do in Massey. The opposing view was had for those aged 20-24 years however.
- Around 20% of survey respondents said they visited neighbours in their home often/all the time. Those who visited neighbours homes all the time were aged 16-19 years. Visiting rates were also generally higher for those working part time, those with children under 16 in their household, those aged 30-39 or living in Massey for a longer time. Phone contact rates were higher, with 37% of respondents using the phone all the time/often to keep in touch with Massey locals. Frequent phone users tended to be younger, female, Maori, households with children, those living at home with their parents or living in Massey for more than ten years.
- Generally speaking, there was less optimism about the future in Massey than in Ranui. Just under half of respondents felt that Massey would be a better place to live in a year's time. Those who felt they were less able to have an impact on their local neighbourhood or community tended to be not working, aged 25-29 or 65+, Pakeha, female, in rental accommodation or have lived in Massey for two years or less.
- Hobby or recreational skills were the most common new skills acquired locally in Massey over the past 12 months.
- Similar to Ranui, just over ¾ of Massey West respondents said they belonged to a group or organisation. Group membership was highest for sports clubs, followed by churches, with attendance at both generally weekly.
- Around 90% of residents agreed/strongly agreed that Massey was a good place to live. Those with the strongest agreement tended to be working part time, aged 20-29, Pacific or "other" ethnic origin, female or have lived in Massey for more than 10 years. However, the vast majority felt that outsiders would not share their views, with only 32% thinking that non-Massey residents would think Massey was a good place to live.

**MINUTES OF A MEETING OF THE ARTS, EVENTS AND CULTURE SPECIAL COMMITTEE
HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 8 MARCH 2006
COMMENCING AT 9.30 AM**

PRESENT: Councillors JP Lawley (Chairperson)
DE Gilmour (Deputy Chairperson) (from 9.40 am)
MFP Chan, JP
LA Cooper
AK Corban, OBE, JP

Deputy Mayor CA Stone (ex officio) (from 9.40 am)

IN ATTENDANCE: Director: Public Affairs
Office and Special Projects Manager
City Events Co-ordinator
Democracy Support and Sister City Officer

ALSO
IN ATTENDANCE: John Wadsworth, Chief Executive Officer, Enterprise Waitakere
Graeme Osborne, Chief Executive Officer, Tourism Auckland
Jacqui Lloyd, General Manager Marketing, Tourism Auckland

1 APOLOGIES

239/2006

MOVED by Cr Cooper, seconded Corban:

That apologies from Crs Clow and Neeson for absence and Cr Gilmour for lateness be received and sustained.

CARRIED

2 URGENT BUSINESS

There was no Urgent Business.

3 CONFIRMATION OF MINUTES

240/2006

MOVED by Cr Corban, seconded Cr Chan:

That the minutes of the Meeting of the Arts and Events Special Committee held on Wednesday, 8 February 2006, as circulated, be taken as read and now be confirmed.

CARRIED

4 TOURISM AND ECONOMIC DEVELOPMENT OPPORTUNITIES

9.40 am Crs Gilmour and Stone entered the meeting.

241/2006

MOVED by Cr Gilmour, seconded Cr Chan:

That the Tourism and Economic Development Opportunities report be received.

CARRIED

5 WAITAKERE FIREWORKS DISPLAY 2005

242/2006

MOVED by Cr Cooper, seconded Cr Corban:

That the Waitakere Fireworks Display 2005 report be received.

CARRIED

10.30 am

The Chairperson thanked Members for their and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE ARTS,
EVENTS AND CULTURE SPECIAL COMMITTEE
HELD ON

DATE:.....

CHAIRPERSON:.....

A124

**MINUTES OF A MEETING OF THE PROJECTS SPECIAL COMMITTEE HELD IN THE
CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON WEDNESDAY, 1 MARCH 2006, COMMENCING AT 9.30 AM.**

PRESENT: Councillors RP Dallow, QPM, JP (Chairperson)
AK Corban, OBE, JP (Deputy Chairperson)
DQ Battersby, JP
JM Clews, QSO, JP
LA Cooper

ALSO PRESENT: Councillor WW Flaunty, QSM, JP

IN ATTENDANCE: Chief Executive Officer
Director: Corporate & Civic Services
Director: Quality Assurance
Group Manager: Project Services
Group Manager: Strategic Planning & Policy
Manager: Transport Strategy
Manager: Arts
Special Projects Manager
Special Projects Engineer: P Sewell
Project Engineer
Committee Secretary: A Chan

ALSO IN ATTENDANCE: Auckland Regional Transport Authority Board (ARTA) Directors:
Rabin Rabindran (Deputy Chairman)
Adrienne Young-Cooper
Gary Taylor
Mike Williams (also an Ontrack Board Member)
Auckland Regional Transport Authority Senior Staff:
Alan Thompson (ARTA Chief Executive Officer)
Elena Trout
Roger Mace

1 APOLOGIES

225/2006

MOVED by Cr Clews, seconded Cr Corban:

That apologies from Cr Hulse for absence be received and sustained.

CARRIED

2 URGENT BUSINESS

There was no Urgent Business.

A125

PRECEDENCE OF BUSINESS

226/2006

MOVED by Cr Dallow, seconded Cr Clews:

That Item 6: Waitakere Central Transport Interchange - Construction Status January/February 2006 be accorded precedence at this time.

CARRIED

6 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS JANUARY/FEBRUARY 2006

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

227/2006

MOVED by Cr Corban, seconded Cr Clews:

1. That the public be excluded from the following part of the proceeding of this meeting, namely, Waitakere Central Transport Interchange - Construction Status January/February 2006.

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

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Waitakere Central Transport Interchange - Construction Status January/February 2006	The withholding of information is necessary in order to: <ul style="list-style-type: none"> • enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

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

- *The report contains information which if released could affect the Council's ability to conduct negotiations.*
2. That the Board Directors of the Auckland Regional Transport Authority (ARTA) Rabin Rabindran (Deputy Chairman), Adrienne Young-Cooper, Gary Taylor, Mike Williams (also an Ontrack Board Member), and ARTA senior staff members Alan Thompson (ARTA Chief Executive Officer), Elena Trout, and Roger Mace be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of the matter being discussed. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter in facilitating resolutions of issues affecting parties involved.

A126

CARRIED

9.32 am The public were excluded.

Minute Number 234/2006 is recorded in the Confidential Section of these Minutes.

10.19 am The public were re-admitted.

RESTATEMENT

The Committee resolved while the public were excluded (Moved by Cr Clews, seconded Cr Corban) (resolution 234/2006) *"That the Waitakere Central Transport Interchange - Construction Status January/February 2006 report and associated resolutions remain confidential until such time as the reasons for confidentiality no longer exist."*

ADJOURNMENT

228/2006

MOVED by Cr Dallow, seconded Cr Corban:

That the meeting stand adjourned until 10.35 am.

CARRIED

10.20 am The meeting adjourned.

10.35 am The meeting reconvened.

PRECEDENCE OF BUSINESS

229/2006

MOVED by Cr Clews, seconded Cr Cooper:

That Item 7: Waitakere Central Library/Unitec - Construction Status January/February 2006 be accorded precedence at this time.

CARRIED

7 WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS JANUARY/FEBRUARY 2006

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

230/2006

MOVED by Cr Dallow, seconded Cr Corban:

That the public be excluded from the following part of the proceeding of this meeting, namely, Waitakere Central Library/Unitec - Construction Status January/February 2006.

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

A127

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Waitakere Central Library/Unitec - Construction Status January/February 2006	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"> • protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. • enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

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

- *The report contains information which if released could affect the Council's ability to conduct negotiations and Council's future access of commercial information from parties concerned.*

CARRIED

10.45 am The public were excluded.

Minute Number 235/2006 is recorded in the Confidential Section of these Minutes.

10.56 am The public were readmitted.

RESTATEMENT

The Committee resolved while the public were excluded (Moved by Cr Corban, seconded Cr Clews) (resolution 235/2006) *"That the Waitakere Central Library/Unitec – Construction Status January/February 2006 report and associated resolutions remain confidential until such time as the reasons for confidentiality no longer exist."*

The Order of Business resumed at Item 3: Confirmation of Minutes.

3 CONFIRMATION OF MINUTES

231/2006
MOVED by Cr Corban, seconded Cr Cooper:

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 1 February 2006, as circulated, be taken as read and now be confirmed.

A128

CARRIED

4 CHANGE OF NAME OF RAILWAY STATIONS

232/2006

MOVED by Cr Clews, seconded Cr Corban:

That the Change of Name of Railway Stations report be received.

CARRIED

**5 WAITAKERE CENTRAL CIVIC CENTRE - CONSTRUCTION STATUS
JANUARY/FEBRUARY 2006**

233/2006

MOVED by Cr Corban, seconded Cr Battersby:

That the Waitakere Central Civic Centre - Construction Status January/February 2006 report be received.

CARRIED

PUBLIC EXCLUDED MATTERS

**6 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS
JANUARY/FEBRUARY 2006**

This item was considered following Item 2: Urgent Business.

**7 WAITAKERE CENTRAL LIBRARY/UNITEC - CONSTRUCTION STATUS
JANUARY/FEBRUARY 2006**

This item was considered following Item 6: Waitakere Central Transport Interchange - Construction Status January/February 2006.

12.45 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE PROJECTS
SPECIAL COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....

A129