



**AGENDA FOR A MEETING OF THE CITY DEVELOPMENT COMMITTEE TO BE HELD  
IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON THURSDAY, 6 JULY 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 Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

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

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



**3 CONFIRMATION OF MINUTES**

Meeting Minutes - Thursday, 1 June 2006

**RECOMMENDATION**

That the minutes of the Meeting of the City Development Committee held on Thursday, 1 June 2006, as circulated, be taken as read and now be confirmed.



**4**

## **PRESENTATIONS**

### **A TANK FARM CONCEPT VERSION**

Vijay Lala for Auckland City Council will make a presentation regarding the Tank Farm Concept.

### **B DRAFT SUSTAINABLE TRANSPORT PLAN**

Anna Percy, Sustainable Transport Manager, Auckland Regional Transport Authority will give a presentation regarding the draft Sustainable Transport Plan a copy of the Draft Sustainable Transport Plan has been circulated separately to members.



## **5 DRAFT AUCKLAND REGIONAL TRANSPORT AUTHORITY SUSTAINABLE TRANSPORT PLAN**

### **PURPOSE OF THE REPORT**

The purpose of this report is to outline the Auckland Regional Transport Authority's draft Sustainable Transport Plan and to summarise key issues for Waitakere City Council. These issues have been incorporated into a draft submission for the City Development Committee's consideration.

### **BACKGROUND**

Auckland Regional Transport Authority's draft Sustainable Transport Plan (the draft Plan) sets out a 10-year programme of projects and practical actions which aim to help Aucklanders make more sustainable and safe travel choices. The draft Plan aims to integrate travel demand management activities with each other and with roading and passenger transport improvements.

The draft Plan outlines strategies that will achieve Regional Land Transport Strategy 2005 targets. The draft Plan guides investment in walking and cycling infrastructure to the areas where more people are likely to walk and cycle. The draft Plan has an overall target of diverting 20,000 car trips each morning peak through the development of school and workplace travel and town centre travel plans.

The activities covered in the draft Plan make up around four per cent of total transport expenditure over the next ten years.

A1-A9

The relationship of this draft Plan to other transport planning documents is attached at page A1 and a copy of the draft submission is attached at pages A2 to A9 for the Committee's consideration.

### **STRATEGIC CONTEXT**

The draft Plan has the potential to have a strong positive influence on the Council's strategic platforms, particularly integrated transport and communications; urban and rural villages; strong innovative economy; strong communities; and sustainable energy and clean air.

## ISSUES

The key issues for the submission are:

- Implementing Community Travel Plans for developing/ redeveloping/ regenerating areas.
- Providing scope for new initiatives and innovations.
- Support for Auckland Regional Transport Authority to take a leadership role in marketing and promotion of activities and initiatives specifically targeted at sustainable transport and travel demand management.
- Request for a broader focus on all travel demand management objectives, which would offer a wider context for sustainable travel.
- The draft Plan includes initiatives that incorporate advances in technology to achieve the draft Plans' objectives.
- The draft Plan needs to implement other appropriate objectives and policies in the Regional Land Transport Strategy.
- The draft Plan needs to clearly illustrate that it is not just a sustainable transport plan for Auckland Regional Transport Authority but also for other organisations in the region.

## RESOURCES

No resources other than Council officer time are required.

## CONCLUSION

The proposed mix of activities has a focus on school and workplace travel plans, community transport plans and walking and cycling. Waitakere City Council absolutely supports these sustainable transport initiatives but would also like the draft Plan to include other travel demand management and sustainable transport objectives and initiatives.

## RECOMMENDATIONS

1. That the Draft Auckland Regional Transport Authority's Sustainable Transport Plan report be received.
2. That the draft submission, subject to amendment based on feedback from the City Development Committee, be approved as the Council's submission on the Auckland Regional Transport Authority's draft Sustainable Transport Plan.
3. That the Chairman of the City Development Committee be delegated authority to sign the Council's submission on the Auckland Regional Transport Authority's draft Sustainable Transport Plan.

Report prepared by: Sandy Mills, Project Manager: Transport.



6 **HOBSONVILLE LAND COMPANY - PRESENTATION OF INTERIM DESIGN CONCEPT**

**PURPOSE OF THE REPORT**

The purpose of this report is to introduce a presentation by the Chief Executive Officer of the Hobsonville Land Company, Sean Bignell, and to report on implications for Plan Change 13 to the City Development Committee.

**BACKGROUND**

In 2001, the New Zealand Defence Force announced that its operations at Hobsonville would be relocated. A marine industry cluster was identified as one potential use for the land, and an area tentatively identified for this purpose. The work of a Mayoral Taskforce was followed by a design workshop and the ongoing development of Council aspirations for the site.

In 2002, the Government agreed that the Housing New Zealand Corporation should facilitate the creation of an integrated community at Hobsonville. Recognising the opportunities offered by the scale and location of the site, the Government, through Housing New Zealand Corporation, established the Hobsonville Land Company in 2005.

A series of subsequent transactions have resulted in about 111 ha of the 167 ha site being set aside for housing, with the balance being retained by the New Zealand Defence Force, Ministry of Education, Waitakere City, and marine industry interests. The current Defence housing land is likely to also be included in the Hobsonville Land Company project.

The interim concepts to be presented were developed for the Hobsonville Land Company through a collaborative design process led by Boffa Miskell Limited. The project team included a wide range of experts from Architectus, Geoffrey Walker Urban Design, Landcare Research, Market Economics Limited, Flow Transportation Specialists, Salmond Reed Architects, and Fraser Thomas Limited.

The team built on previous work and studies commissioned by Housing New Zealand Corporation, Waitakere City Council, the Auckland Regional Council, and others; and were overseen by a Reference Group comprising Pat Snedden (Chairman of Housing New Zealand Corporation), Helen Fulcher (Chief Executive Officer of Housing New Zealand Corporation), Professor Clinton Bird, John Byrne (Queensland State Government), Greg Hinton (independent Housing New Zealand Corporation Board member), and John Mackay (Manager Urban Development & Design)

The starting point for the Interim Urban Design project was the Hobsonville Land Company Board's vision for the site: *"to set new benchmarks for sustainable urban development within New Zealand and to build a community that is available to people from all sectors of society"*.

The Hobsonville development is intended as a flagship and as a demonstration project for the *Sustainable Cities Programme of Action, Urban Design Protocol, New Zealand Housing Strategy* and other initiatives. The project is also intended to closely align with and support regional planning initiatives (the Auckland Regional Growth, Land Transport, and Economic Development Strategies) and the related planning objectives of Waitakere City Council.

## STRATEGIC CONTEXT

The integrated urban development of the old Hobsonville Airbase will contribute to the Urban and Rural Villages platform, the Integrated Transport and Communications platform, the Strong Innovative Economy Platform, the Strong Communities platform, the Green Network platform, the Three Waters platform, and the Sustainable Energy and Clean Air platform.

## ISSUES

One reason for commissioning the interim urban design concept was to test and verify the provisions of Plan Change 13, which was notified in March 2005 and is due for hearing before the joint regional panel in November. An initial statutory planning review of this report was carried out by Hobsonville Land Company consultants, Harrison Grierson Limited. While further detailed analysis will be undertaken, this identified that:

*“The major differences between the proposed Concept Plan and Plan Change 13 are the relocation of the two schools, the absence of separate playing fields in Runway Park, and the shape and size of the Marine Industry Precinct.*

*Whilst the relocation of the schools should be relatively straightforward to address and the reworking of Runway Park is considered acceptable, the shape and size of the Marine Industry Precinct is potentially problematic at this stage in the Plan Change process. This will require discussion with Waitakere City and other stakeholders. The shape and size of the Marine Industry Precinct is somewhat constrained by land ownership and the Public Works Act.*

*The neighbourhood boundaries vary in some cases from the precinct boundaries identified in the Plan Change. It may be necessary to reconfigure the neighbourhood boundaries (without modifying the design) to conform to the Plan Change.*

*There are slight variations in the residential yield and density in each neighbourhood compared to the precinct boundaries of the Plan Change. The overall yield and density, however, complies with the Plan Change.*

*There are a number of precinct-specific issues where the Plan Change identifies very specific apartment building (or road) locations and “notable” buildings to be retained (e.g. “south side of Marine Parade”).”*

The proposed interim urban design concept is generally compatible with these provisions because:

- (a) The notified Plan Change 13 anticipated and made provision for minor changes to the boundaries of the various precincts.
- (b) Although the road pattern is different than envisioned in the Plan Change, the final design still reflects the broad principles of Plan Change 13.
- (c) The same urban design objectives can be achieved in different ways (e.g. by “terrace houses” instead of ‘apartments’).

The detailed implications of the above will be worked through with Hobsonville Land Company over the next two months in preparations for the Local Government (Auckland) Act Amendment 2004 Hearings on Hobsonville, scheduled to begin in November 2006.

It should be noted that the Development Agreement signed by the two parties includes an obligation whereby:

*“Housing New Zealand Corporation undertakes not to promote any Plan Change or to submit on any Plan Changes or changes to the Regional Policy Statement promoted by Waitakere City, or to refer any Plan Changes .... to the Environment Court without the agreement of Waitakere City.”*

## RESOURCES

Work on the Growth and Transport Integration Programme is funded and programmed for the 2006/2007 financial year. Hearings began in April 2006 and are expected to finish early in 2007.

## CONCLUSION

While there are still many points of detail to be worked through and resolved, Hobsonville Land Company's interim design concept for Hobsonville Airbase is largely compatible with the notified Plan Change 13. Waitakere City is fortunate to have a developer committed to taking an integrated and sustainable approach to the development of this unique and valuable site.

## RECOMMENDATIONS

1. That the Hobsonville Land Company - Presentation of Interim Design Concept report be received.
2. That the City Development Committee notes that no major amendments to the notified Plan Change 13 have been identified at this point, and endorses any amendments of a minor technical nature that might arise from negotiation about the issues above.
3. That a presentation of the Hobsonville Land Company's interim urban design concept be made to August 2006 meeting of the Massey Community Board.

Report prepared by: John Mackay, Manager: Urban Development and Design.



## 7 PROPOSAL TO UNDERTAKE AERIAL SPRAY OF WILLOWS IN TE HENGA WETLAND

### PURPOSE OF THE REPORT

The purpose of this report is to seek the City Development Committee's approval to progress planning for a proposed aerial spray programme for invasive willow trees in Te Henga Wetland that are threatening the natural values of the wetland.

### BACKGROUND

The Waitakere River Catchment covers over 7,000 hectares at the northern end of the Waitakere Ranges. Contained within the catchment is Te Henga Wetland. Te Henga Wetland covers approximately 140 hectares.

The catchment lies jointly between Waitakere City Council and Rodney District Council. The ownership of land in the catchment is varied. The Royal Forest and Bird Society own 35 hectares of the wetland as part of the Makutu Reserve. The Department of Conservation administer a portion of the wetland. Fish and Game New Zealand are also landowners, along with a number of private landowners.

Past work by both Waitakere City Council and Rodney District Council in the catchment has had the primary goal of flood mitigation. This involved channel clearance and some willow control. In 1994 Rodney District Council and Waitakere City Council commissioned an action plan which recommended a joint Rodney District Council and Waitakere City Council funded programme, working from the top of the catchment down, eradicating willows. This decision reflected the realisation that individual landowners within the catchment do not have the resources to fully support such a large scale conservation initiative, and the awareness that complete eradication requires a high level of coordination and for every landowner to be involved.

### **History of Management**

Back in 1994, \$40,000 was budgeted per year, initially for three years, for crack willow control, shared between both Councils. The first year of funding paid for a small willow control trial and the production of the Waitakere River Action Plan. In the second year crack willow was killed from the top of the catchment to a distance of about 2km. In the third year a further 2.5km of stream banks was controlled using the stem injection method, as well as control of all grey willows within the catchment. In the fourth year work began on willows in Te Henga Wetland.

### **STRATEGIC CONTEXT**

The Waitakere Wetland is the largest freshwater wetland in the Auckland Ecological Region. The Auckland Regional Council has identified Te Henga-Wainamu Area as of national importance and worthy of protection in its Regional Policy Statement. It is of national importance for wildlife species with a high diversity of freshwater wetland bird species including the endangered Australasian bittern, the nationally threatened North Island fernbird and the locally rare spotless crane. Banded rail and marsh crane have also been noted. Te Henga Wetland contains many significant wetland plants, particularly its diverse range of sedges and rushes.

The purpose of willow control in the wetland is primarily flood mitigation, as willows block streams, increasing the risk of flooding. Willows also exclude and take over the habitat of native vegetation.

Te Henga Wetland is recognised as a Protected Natural Area in the Waitakere City District Plan. In the Waitakere Ecological District survey report for the Protected Natural Area Programme the wetland is a recommended area for protection, having important landform, vegetation, wildlife and visual landscape characteristics.

The Green Network Strategic Platform in the Long Term Council Community Plan includes protecting and enhancing the City's important landforms, landscapes, range of native plants, wildlife and ecosystems. Te Henga is definitely an important landform in the City. One of the tasks listed under this platform includes establishing action plans and monitoring programmes for Lake Wainamu and Te Henga Wetland, and establishing an inclusive process to manage and protect Te Henga Wetland.

## ISSUES

The wetland has been invaded by crack willow and, more recently, grey willow. The problem of willows is twofold. Firstly they block streams, increasing the risk of flooding. Secondly willow can form dense stands, totally excluding native vegetation.

Crack willow spreads when a living piece of willow breaks off the tree. Crack willow is very fragile and pieces can break off easily in the wind, during storms and from people walking through them. Pieces of willow then float down stream, and where they stop they take root and a new willow tree can grow.

Grey willow also spreads vegetatively, the same way as crack willow, but it can also spread by wind borne seed. This means grey willow can spread widely from the source tree. Wind dispersed grey willow is a large threat to the wetland, as they have the potential to dominate more sites than crack willow, which has a narrower habitat range. As there are few grey willows left in the wetland, they are targeted individually, and will not be included in any proposed aerial spray programme.

The potential for crack and grey willow to dominate Te Henga Wetland is shown at Whangamarino Wetland in the Waikato. Native sedge land at Whangamarino has been reduced from 2778 hectares to 26 hectares in 50 years by invading willows.

An issue of past management methods has been a failure to achieve willow eradication within the prescribed time frame. The 1995 Waitakere River Action Plan prescribed \$40,000 per year and estimated the work would be complete in three years. This has proved to be inadequate funding and an underestimate of the time involved using the drill and inject method.

### **Drill and Inject Method**

As willow can regenerate from living twigs, mechanical removal, such as chain sawing is not advised. The drill and inject method kills the plant in situ, limits the control to the target plant, and has been proven to be a very effective means of killing individual trees.

The main detrimental environmental effect of this method is the time it takes. Due to the voracious nature of willow spread, the effects of the willows will continue to be inflicted on the wetland while willows are slowly killed by stem injection. In fact the longer it takes the more willow stems there will be to kill in total.

As drill and inject was the method outlined by the Waitakere River Action Plan back in 1995, a significant amount of public consultation has occurred and this method is largely endorsed by residents and the community.

Another issue of past management methods is the recommended methodology for killing willows is not ideal in wetlands. The Waitakere River Action Plan advised stem injection as the method of killing willows. This method has proved very effective along Waitakere River however this method is not appropriate in the wetland. This is because this method relies of being able to 'ring' a willow stem near the base with a number of holes which are then filled with herbicide. In the wetland, willows often do not have a defined stem, or, the base of the stem is permanently under water.

Manual control of willows in the wetland is possible but problematic and expensive. There is currently only one contractor in the Auckland / Waikato Region who has the necessary skills, relevant experience and equipment (i.e. amphibian boat) to undertake manual control in the wetland. Manual eradication in the wetland is likely to be in the order of \$300,000.

## **Aerial Spray Method**

Aerial spraying of willows is not a new technique. It was used by the Department of Conservation in the Whangamarino Wetland as early as 1986. Aerial spraying of willows is still carried out in the Whangamarino Wetland and the Kopuatai Swamp in the Waikato by the Department of Conservation. Aerial spraying has also been used by the Auckland Regional Council this year to control pampas at Whatipu and South Head. In both cases the method was very effective at killing the target pest plant, with little off target damage.

Aerial spraying is a technologically advanced method of vegetation control. On board computers run an aerial navigation software system called differential GPS, and the use of low drift nozzles allow for highly accurate spraying. Two passes are used, with a half overlap in the opposite direction. Print outs can be supplied to show exactly the areas that have and have not been flown. Portable weather stations allow the aerial spray operator to identify the best conditions to spray, and provide a record of what the weather was like when spraying occurred. Aerial spraying is commonly used in forestry, for tasks such as spraying pampas grass amongst pine trees.

Aerial spraying is a cheaper alternative method. A report by the National Institute of Water and Atmospheric Research estimated there are 28 hectares of crack willow in the wetland. Twenty two hectares of willows are in the Mokoroa Arm, which is probably suitable for boom spraying. Cost estimates for boom spraying are eight hectares an hour, at \$3,000 an hour. This estimate of \$375 per hectare works out to about \$8,250 for the Mokoroa Arm of the wetland.

Aerially spot spraying and targeting individual trees will also be required in other areas of the wetland, where smaller patches of willows exist. Follow up control using spot spraying will also be required following boom spraying, to target areas not killed in the first spray. Spot spraying can cover around one and a half hectares an hour. This work could cost around \$32,000 over two or three years. Overall, helicopter spraying of the willows in the wetland, including follow up spraying for two years, is likely to be in the order of \$50,000 over three years. These figures are estimates.

Experience in Waikato, Hawkes Bay, and Auckland shows that aerial spraying has a high success rate and a low non target kill rate. Ideally an aerial spray trial site should be undertaken in the wetland. The Mokoroa arm of the wetland in Rodney District has been suggested as an ideal site for aerial spraying as it is extremely dense in crack willow. A section at the top of the Mokoroa arm of the wetland is suggested as a trial site for aerial spraying. The trial site would be an area of approximately five hectares, which is greater than 100m from all houses. In addition, a trial of aerial spraying will help overcome public concern over the safety of the method.

## **Herbicide Use**

The only herbicide that would be considered to be sprayed is Round Up G2™. This product is specifically designed for use around water and is one of the only chemicals that can be used over water. The recommended dose for willow control is 9 litres of glyphosate in 200 litres of water for 1 hectare of willow control. Glyphosate is absorbed through the plants leaves and stops the plants protein production system. It is of extremely low mammalian toxicity and completely breaks down to natural products on contact with soil or water. It has been shown not to affect fish, invertebrates or birds. It poses no threat to water quality, wildlife, or human health.

However, glyphosate is a non-selective spray, and there this is a chance that some wetland plants are killed along with the willows. This risk is minimised by only spraying areas of willow with a full and thick canopy of leaves. This minimises the risk of the herbicide falling beneath the canopy and affecting the sub-canopy plants and groundcovers. While aerial spraying has proven very effective at killing willows glyphosate may not kill all large trees with one spray. Follow up may be needed on some trees to ensure they are killed.

Aerial spraying will not be appropriate for all willows in the wetland, such as areas with little willow canopy, or areas with native vegetation emerging through willows. However, its use is worth considering in other parts of the wetland, especially those sections with large masses of dense willow control.

A10 The table attached at page A10 outlines some of the pros and cons for the two willow control methods.

### Work Programme

The proposed work programme would begin with extensive consultation with the landowners in question. Information would be provided about aerial spraying, and issues arising would be addressed. If all issues are addressed, approval will be sought from residents for permission to spray the willows on their land. This will include landowners in both Waitakere City and Rodney District.

Once landowner approval is granted, the next step is to aerially map the willows in Te Henga Wetland, preferably in September 2006 prior to any aerial spray control. Mapping will provide an accurate picture of areas suitable for boom spraying, and which areas will need spot spraying. Once the willows are mapped, a weed control work programme will be determined, resource consent will be applied for and an accurate budget for a spray programme can be determined.

It may not be ideal to kill all the crack willow in one year in the wetland, as the volume of dead wood could cause flooding problems. A stage programme may be used, starting up-stream of the wetland, working down towards Bethells Beach.

### Resource Consents

- **Waitakere City Council:** Te Henga Wetland is a Protected Natural Area in the District Plan. Vegetation control in this area is a controlled activity under Rule 2.2 in Protected Natural Area's section of the District Plan. As a three to five year work programme is envisioned, a five-year resource consent will be applied for.
- **Rodney District Council:** The proposed Rodney District Council District Plan will be consulted, as well as Plan Change 55 which relates to rural areas. Further information from Rodney District Council on resource consent requirements has been requested.
- **Auckland Regional Council:** Under the proposed Air Land and Water Plan there are currently no clear regulations controlling the application or effects of agrichemicals. The approach in this plan is to permit the use and discharge of agrichemicals, subject to conditions, including no drift beyond the boundary of the premises where application is occurring, and notification of potentially affected parties. The Auckland Regional Transitional Plan also needs to be conformed with, and conditions will include notifying the Auckland Regional Council of the plan to aerially spray.

### Monitoring

Vegetation monitoring plots will be established in the wetland to monitor the results of the aerial spray work. The effectiveness of the aerial spray programme on the willows will be measured. Any effects on non-target vegetation will be assessed, and the success of natural native regeneration evaluated.

### Replanting

Replanting should not be necessary following willow control in most parts of the wetland, as an under story of native plants and groundcovers already exists under the willow trees. There are also good native seed sources in the adjacent native bush which will supply seeds for the newly available habitat. These native plants will take back the space occupied by the willow trees, returning a native vegetation mix to the wetland.

However in some areas, replanting could be necessary, in areas where the loss of willow trees could cause stream bank erosion. Replanting will restore soil stability and minimise stream bank erosion, as well as improving water quality and provide breeding areas for native birds and fish. Plants such as cabbage tree, toetoe, kanuka and karamu (*Coprosma robusta*) are recommended. For revegetation to be effective, riparian margins must be fenced off from stock.

Without using aerial spraying the willow control programme is in danger of losing landowner and political support due to the amount of time it is taking for visible results. Consultation with landowners can begin in July 2006 if aerial spraying is considered a viable option to progress by Council.

## RESOURCES

Rodney District Council and Waitakere City Council both contribute \$10,000 per annum for crack willow control in Te Henga Wetland. The Auckland Regional Council also contributes \$10,000, for the control of other environmental weeds in the wetland, such as Mexican water lily and alligator weed.

Based on the cost of past contracts, drilling and injecting the wetland could cost \$300,000, which at current levels of funding will take a further 15 years to complete. As stated, access to the crack willows in the wetland adds greatly to the cost of this method.

The cost estimates for aerial spray are around \$50,000. This figure can be given accurately once an aerial map of the wetland has been produced. Even doubling this estimated figure makes the aerial spray method extremely cost competitive.

Replanting costs can be covered through a variety of sources:

- Land owners in Waitakere City can apply for native plants through the Green Network Community Assistance Programme.
- An application to the Auckland Regional Council Environmental Initiatives Fund is likely to be successful for this type of project.
- Replanting on public land in Waitakere City can be funded through the Community Planting on Parks budget, if the community are involved in replanting.
- The Parks Assets revegetation budget can also support this work on public land.

There will be additional costs with the aerial spray method, such as establishing and measuring vegetation monitoring plots, landowner consultation, and contingency costs. However, it can be seen that aerial spraying is still very cost competitive compared to the existing methods of control.

## CONCLUSION

Te Henga Wetland is the largest freshwater wetland in the region and is of national importance for wildlife species with a high diversity of freshwater wetland bird species and native vegetation. Willows have invaded the wetland, blocking streams, increasing the risk of flooding, and forming dense stands, totally excluding native vegetation.

Individual landowners within the catchment do not have the resources to fully support such a large scale conservation initiative, and complete eradication of willows will require a high level of coordination and for every landowner to be involved.

The current drill and inject manual control of willows in the wetland is slow and expensive, the longer it takes the more willow stems there will be to kill in total.

Aerial spraying is a technologically advanced method of vegetation control, and is a cheaper alternative method. Aerial spraying of willows has been used by the Department of Conservation and recently by the Auckland Regional Council to control pampas. In both cases the method was very effective at killing the target pest plant, with little off target damage.

Approval is sort to begin a process of seeking landowner consent to spray the crack willow in Te Henga Wetland, including a mapping and monitoring programme.

### **RECOMMENDATIONS**

1. That the Proposal to Undertake Aerial Spray of Willows in Te Henga Wetland report be received.
2. That the City Development Committee approve the proposed consultation with landowners to seek approval to aerially spray crack willow on their land in Te Henga Wetland.
3. That a report on the consultation with landowners to seek approval to aerial spray crack willow on their land in Te Henga Wetland be brought back to Thursday, 7 September 2006 meeting of the City Development Committee.

Report prepared by: Jacki Byrd, Parks Ecology and Policy Co-ordinator.



## **8 PROJECT TWIN STREAMS UPDATE**

### **PURPOSE OF THE REPORT**

The purpose of this report is to provide the City Development Committee with an update and presentation of Project Twin Streams outcomes to June 2006, describes the options Council faces about the long-term direction and governance of the Project Twin Streams and recommends that a facilitated workshop be held with stakeholders to discuss these options.

### **BACKGROUND**

The purpose or kaupapa for Project Twin Streams is: *"Working together for healthy streams and strong communities: creating a sustainable future"*.

Project Twin Streams is an exciting and innovative multi-faceted project which is gaining national recognition and funding. It focuses on achieving long-term sustainable integrated management of the Henderson Creek and Huruheru Creek catchments. This project weaves together the issues of integrated storm water management and the restoration of stream banks along the Oratia, Waikumete, Opanuku, Pixie and Swanson Streams, with a sustainable community development approach. The Project Twin Streams catchment has a population of 100,000 people.

Central to the long term success of the project is finding ways of raising people's awareness of the causes of the degradation of streams, and behaviour changes to address these. This requires working across all aspects of wellbeing (environmental, social, economic and cultural), and actions that promote strong, healthy, engaged local communities who understand the challenges facing their catchment and take responsibility for them. Community engagement is being achieved through contracting six locality-based community organisations to develop Project Twin Streams in their own areas across the catchment.

At 8 December 2005 of the City Development Committee Project Twin Streams presented the detailed strategic plan for endorsement. The Committee passed the following resolutions:

- “1. That the Project Twin Streams Update report be received.
2. That the Project Twin Streams detailed project plan as set out in this report be endorsed.”

2419/2005

The 8 December 2005 agenda report provided additional background information on Project Twin Streams and the detailed project plan.

## STRATEGIC CONTEXT

Project Twin Streams has been identified as one of Council's major projects and will contribute to implementing the Vision of Waitakere as an Eco City through all Council's strategic objectives and platforms.

In particular Project Twin Streams supports the Council strategic platforms of:

- **Strong Communities** - people are active, healthy and content.
- **Active Democracy** - people feel they can make a difference. There are high levels of community participation and respect for each others views.
- **Green Network** - caring for natural areas. Protection and enhancement is on both public and private land; community involvement is encouraged, as is the protection of landscapes, native plants, wildlife and ecosystems.
- **Three Waters** - stream restoration and resolving stormwater management issues.

Project Twin Streams also demonstrates the integration of Council's Quadruple Bottom Line approach in programme development and implementation as required by the Local Government Act 2002.

While there has been good progress on the first strategic goal of dealing with houses in the area of high flooding risk, and the second strategic goal of planting and building cycle ways and walkways, the third strategic goal of financial sustainability for the project through community ownership needs to be progressed. This report addresses this third strategic goal.

## OUTCOMES

### Planting and Maintenance Programme

The planting season has started and work is well under-way to plant approximately 62,000 plants between May-October 2006. Major weed clearance activity is occurring throughout the Swanson, Opanuku and Swanson Streams. Maintaining a weed-free environment is key to restoration and creates an environment for the natural re-generation of plants. A significant amount of time has been put into forward planning and consents and planting plans are now being prepared for 2007.

Highlights for 2006:

- Successful community planting days have occurred in Swanson, Ranui and Henderson with events being well-attended by local residents.
- There are a wide-range of groups adopting sections of the stream banks. These groups range from schools, mental health groups, youth groups, alternative education groups and whanau groups.
- Community and whanau planting events celebrating matariki are being planned for July.
- The Project Twin Streams Team are working to organise a planting along the fitness trail behind the stadium.

**Community Contracts and Community Engagement**

A key goal of Project Twin Streams is to build community ownership of the Project in ways that are inclusive and meaningful for local neighbourhood communities and communities of interest. Community uptake is being achieved through working to engage and contract six locality-based community organisations to develop Project Twin Streams in their neighbourhoods.

There are three organisations that have community contracts with Project Twin Streams which have been approved by the Tenders Subcommittee. These are:

- Te Ukaipo Mercy Initiatives for Rangatahi Limited in Ranui-Massey along the Swanson Stream from Birdwood Road to Huruhuru Creek. This project is being delivered in association with the Ranui Action Project. There is significant involvement from children and rangatahi. Their first planting day of the season was a celebration of children.
- West Auckland District Council of Social Services in the Henderson area along the Henderson Creek. Flanshaw Road and Edmonton Road Primary Schools are actively involved in a range of activities with the project. Plans are underway to engage the local businesses in a corporate volunteering programme.
- Corban Estate Arts Centre has recently signed a contract to deliver Project Twin Streams in the Henderson South area along the Lower Opanuku Stream to Border Road. This project is being delivered jointly between Corban, Waitakere Workers Education Association and the Waitakere Pacific Arts and Cultural Trust. Already there are eight local groups who have adopted areas of the Opanuku Stream. In early June the Pacific Arts Trust organised a weeding and site preparation working bee that concluded with an umu.

Work is underway in establishing a community contract in Glen Eden. Community engagement and consultation was undertaken in Glen Eden to talk with local groups about developing Project Twin Streams and also to begin to generate discussion of appropriate organisations interested in holding a community contract. Registrations of Interest for organisations interested in a community contract were called for in May. Two organisations are now working together to put a joint proposal for this contract.

The work of the community contract organisations are strengthening local communities not only through community planting events but by sharing stories, creative learning, developing art works, expressing local culture and opening up opportunities for training and employment.

## Creative Processes

Project Twin Streams is demonstrating that using creativity is an essential tool for generating interest and excitement in Project Twin Streams and in beginning to understand the issues facing the catchment. The Project Twin Streams Community Arts Worker, a temporary position, who was initially funded through external funding, has been working for the past year alongside the community contract organisations to creatively engage people in re-building their relationship with their local streams.

### Highlights for 2006:

- Children at Birdwood School have been working with the AUT Communications Course to make a DVD on a Project Twin Streams rap that they created. The DVD will be launched by the school in July. Birdwood School have also created a large mural at the entrance to the school that was inspired by the relationship with Project Twin Streams.
- Children from Flanshaw Road Primary are working to produce a book of art images and words that express their vision for and relationship to Henderson Creek.
- Creative activities at community planting days including painting of fish, paper making, face painting.

A significant number of people, particularly children, who are engaging with Project Twin Streams through the community arts projects, are also taking an active interest in planting days.

## Cycle and Walkways

In 2004 an application was approved by Infrastructure Auckland (now Auckland Regional Holdings) for \$5.2 million to construct walk/cycleways along the Opanuku, Oratia and Waikumete Streams.

The network is planned to extend from:

- Ceramco Park in Glen Eden, along the Waikumete Stream to Harold Moody Park, and from there to the Glen Eden rail station.
- Parrs Cross Road in McLaren Park, along the Oratia stream and Millbrook Road to the Henderson town centre.
- Henderson Valley Road along the Opanuku stream, through Corban Estate to the Henderson town centre.
- Henderson town centre to Tui Glen, linking with the existing path to the north-western motorway cycle track.

Community consultation on most parts of this network has been completed and resource consents for over half of the routes have been obtained. Community feedback was overwhelmingly positive, with most people viewing the new cycle and walkways as community assets they are looking forward to use. The routes will incorporate art and environmental education features, and will allow people greater access to the streams and opportunities to care for them through planting and 'adopt a stream' projects.

Community consultation on the final link from Harold Moody Park to the Glen Eden rail station is planned for August/September 2006.

Focal points along the cycle and walkways have been planned that demonstrate sustainable technologies such as stormwater ponds, permeable paving and solar lights as well as seating and interpretation panels. There will be pouwhenua along each of the main routes.

Construction of the network will begin from October 2006.

## **Property Buy Outs**

Following approvals from the Finance and Operational Performance Committee, Project Twin Streams commenced buying properties in the Serwayne Place, Millbrook Road area (2003), in Henderson Valley (2004) and Glen Eden (2005.) To date 60 properties out of 90 properties have been purchased, one is awaiting settlement and 29 are under negotiation.

The careful and sensitive process used by Project Twin Streams in working with affected property owners has been highly successful and has meant that it has not been necessary for Council to resort to using the Public Works Act to acquire properties.

## **Relationship with Manawhenua and Iwi**

There is strong support for Project Twin Streams from both Te Kawerau a Maki and Ngati Whatua. Cultural heritage reports with recommendations for progressing manawhenua interests have been received from both iwi and are being implemented.

All the local community contract organisations are working closely with local Maori in their locality. West Auckland District Council of Social Services are establishing a relationship with Waipareira Trust for their involvement in Project Twin Streams.

Te Piataata Trust are organising a whānau planting to celebrate matariki in July.

Project Twin Streams is working with other key stakeholders to support the recently established Maori Economic Development Project - Turuki Turuki Paneke Paneke - a joint venture between Te Kawerau a Maki and Te Piataata Trust (funded by Department of Internal Affairs). A number of the objectives for this project are aligned to Project Twin Streams.

## **Achieving Project Twin Stream Goals through Collaborative Partnerships**

Project Twin Streams has been selected as one of two demonstration sites for Sustainable Communities, one of the work strands of Sustainable Auckland, which is a government demonstration project. This brings additional resources of \$65,000 - \$85,000 a year for three years through direct funding. It also includes the possible realignment of existing central government resources to further the social, economic, environmental and social goals of Project Twin Streams. Through Sustainable Communities collaborative working relationships have been developed with Auckland Regional Council, Department of Internal Affairs, Te Puni Kokiri and Enterprise Waitakere.

## **Economic Goals**

Enterprise Waitakere has been engaged to identify potential opportunities and an implementation plan for economic development in the Project Twin Streams catchments. Funding of \$50,000 has been provided by Sustainable Communities for this initial work which is due for completion by June 2006. There is a strong interest from local communities to develop training and employment pathways for youth in at risk situations. A Green Technology breakfast workshop was recently held to explore the creation of a Clean/Green Technology Cluster within Waitakere. This builds on recommendations from the Waitakere City Council Economic Development Strategy.

## Evaluating the Effectiveness of a Quadruple Bottom Line Approach

A draft evaluation framework has been completed to capture the effectiveness of a quadruple bottom line approach to an environmental project. Evaluation will include the effectiveness and learning's of using a community development model, and a range of environmental, economic and social outcomes. Consultation is currently being undertaken with other parts of Council to ensure alignment with the Long Term Council Community Plan and Community Outcomes and to identify opportunities for cross-council integration.

### FUTURE DIRECTION FOR THE PROJECT

Despite the many successes of the project to date, with finance being provided and committed from Auckland Regional Holdings of \$10 million, \$70,000 from Sustainable Communities, staff time from the Department of Internal Affairs, and \$12 million from Financial Contributions, the long term financial sustainability of the Project will not be achieved without further provision of funding from external sources. Two options are put forward for consideration, as follows:

- Option 1: Status Quo
- Option 2: Develop a charitable trust that will be given the responsibility for the Project

#### Option 1 - Status Quo

The advantage of this option is that it gives the Council control and responsibility for the Project. It enables the strategic and operational decisions to be controlled by Council.

The disadvantage is that the other stakeholders are seen as secondary in significance and responsibility, and hence there is no overall long-term commitment to goals of the Project.

In the long term additional funding will be required to sustain the project and this is unlikely to be available through rates.

#### Option 2

A11-A12

Attached at pages A11 to A12 is a brief description of the Taieri Trust, the Marlborough Regional Development Trust, and The Upper Parramatta River Catchment Trust. They operate in different ways, but illustrate means of community buy-in and multi-stake-holder funding. These models are not automatically transferable to Waitakere, and a tailor-made adaptation would be needed if such an option was taken.

The advantages of a charitable trust set up for the purposes of achieving the goals of the Project, is that it allows the possibility of commitment of key stakeholders in the governance of the Project, including financial commitment and responsibility (with the Council remaining the key stakeholder).

The disadvantage is that, unless it is set up properly, Council will end up with an organisation that does not achieve its purpose, but leaves the Council with the responsibility and accountability.

As a starting point, it is recommended that a facilitated workshop be held with stakeholders to explore relevant options and report further.

## RESOURCES

The resources available are as follows:

- Funding of \$38.2 million has been allocated from Infrastructure Auckland (now Auckland Regional Holdings) for stormwater management, repair and restoration of 125 km of streams and to provide social and economic benefits as outline in the contract. A claim has just been submitted to Auckland Regional Holdings for \$7,112,000 for 2004/2005. This will make a total of \$10 million that has been claimed.
- Funding of \$5.2 million has been allocated from Infrastructure Auckland (now Auckland Regional Holdings) for the construction of cycle and walkways along the Oratia, Opanuku and Waikumete streams.
- Direct funding of \$70,000 from Sustainable Communities for three years has been secured to progress agreed social, cultural and economic goals of the programme.
- A Community Advisor from Department of Internal Affairs has been made available to contribute up to 20 hours per week to progress agreed Project Twin Streams-Sustainable Communities goals.
- Funding of \$12 million from Financial Contributions.

In the long term additional funding will be required to sustain the project beyond 2010.

## CONCLUSION

Project Twin Streams is demonstrating a community development model for catchment restoration and as more and more local people become engaged and enthused with the project the potential grows. The project fully reflects the purpose of local government to promote environmental, economic, cultural and social wellbeing. The risk to Project Twin Streams realising outcomes across the quadruple bottom line are a lack resources from within Council and from external stakeholders.

In order to ensure the financial sustainability of the project, it is considered that the possibility of establishing a charitable trust to manage the project should be investigated.

## RECOMMENDATIONS

1. That the Project Twin Streams Update report and presentation be received.
2. That a workshop with stakeholders be arranged to discuss the possibility of a charitable trust being established to manage the Project Twin Streams, and that the Chairman of the City Development Committee be delegated the authority to convene the workshop, with reporting back to the City Development Committee for further consideration by November 2006.

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



## **THREE WATERS STRATEGY**

### **PURPOSE OF THE REPORT**

The purpose of this report is to recommend to the City Development Committee a work programme to develop a Three Waters Strategy in partnership with other stakeholders.

### **BACKGROUND**

At the Finance and Operational Performance Committee meeting of 12 June 2006, a report was submitted on Watercare Services Limited's Funding Plan 2006. That Committee discussed the need to reduce demand in order to minimise capital investment in Three Waters Infrastructure and the Committee resolved as follows:

- “1. That the Watercare Services Limited Funding Plan 2006 report be received.
2. That options be explored with the Shareholders Representative Group and the Local Network Operators Group to work together with Watercare Services Limited to minimise long term costs, with reporting back to Council through the Annual Plan 2007/2008 process.
3. That the price impact of Watercare Services Limited Funding Plan 2006 be reported to the Long Term Council Community Plan and Annual Plan Special Committee.
4. That a report be brought back to the appropriate Committee on the regional demands, management and bulk water supply tariffs.”

1051/2006

### **STRATEGIC CONTEXT**

Waitakere was the first territorial authority in the region to develop the Three Waters Strategy as one of its nine strategic platforms. The strategy of integrating the management of the Three Waters has now been adopted by Watercare Services Limited and other service providers.

### **ISSUES**

At present there is a joint project between Watercare Services Limited and the Local Network Operators to develop a Regional Three Waters Strategy. While there is good alignment at management and operational level, there is a risk that the strategy will not be able to be implemented unless there is political alignment.

At the same time, Government has released its Water Programme of Action that aims to develop a more sustainable approach to the management of water.

Following on from the comments made at the Finance and Operational Performance Committee meeting of 12 June 2006, a work programme is recommended to enable Council to commence discussions with its partners as to how to best influence the two initiatives discussed above. Therefore, the following work programme is recommended:

- Development of a discussion document to be approved by the Chairman of the City Development Committee and the Finance and Operational Performance Committee;
- Development of an advocacy plan to be approved by the Chairman of the City Development Committee and the Finance and Operational Performance Committee.

Once the advocacy plan has been implemented, Council will be able evaluate feedback from stakeholders and determine any further action that may be required. This will be reported back to the committees at a later date.

## RESOURCES

Staff will prepare the discussion document, and the document will be published in-house.

The advocacy plan and its implementation will be carried out using existing staff resources.

## CONCLUSION

There is a need to establish political support and buy in for a Three Waters Strategy and this report recommends a work programme to initiate this process.

## RECOMMENDATIONS

1. That the Three Waters Strategy report be received.
2. That a work programme be approved to advocate for a Three Waters Vision, including the following:
  - Development of a discussion document to be approved by the Chairman of the City Development Committee and the Finance and Operational Performance Committee.
  - Development of an advocacy plan to be approved by the Chairman of the City Development Committee and the Finance and Operational Performance.

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



## 10 PERMAPAVE™ PERMEABLE PAVING

### PURPOSE OF THE REPORT

The purpose of this report is to provide information to the City Development Committee on Permapave™, which is a permeable paving product that is proposed to be manufactured in Waitakere. A presentation on the product and a demonstration of its permeability will be provided at the meeting.

### BACKGROUND

Permapave™ NZ Limited was setup in August 2004 by Hone Pene and Ella Henry, long time residents of Waitakere, living in Te Atatu Peninsula, based on a commitment to environmental restoration and in particular all matters relating to fresh water streams, rivers and harbour environments. Permapave™ aims to grow the business in Waitakere and are advocates for employing and providing training for unemployed person in the community.

Permapave™ NZ Limited holds the exclusive license from Dymon Industries (QLD) to manufacture and distribute Permapave™ products in New Zealand, Fiji, Samoa, Tonga and Rarotonga. Permapave™ is new technology that offers solid permeable surfaces and stormwater filtration solutions.

## STRATEGIC CONTEXT

The Council's *Three Waters* platform has the objective of establishing Waitakere as a centre of innovative water management. One of the success measures is that sustainable management solutions for stormwater, water and wastewater are achieved in all new development areas. The consideration of new technologies is fundamental to this achievement.

## ISSUES

In February 2005 Council commissioned two Permapave™ test sites. The first comprised of a 45 metre long by 2.4 metre wide by 100 cm deep pavers, with 300 cm deep ziolite filtration permeable pathway in Toru Street. The second comprised of two six metre long by 500 cm wide by one meter deep bio-retention pits filled with ziolite especially designed for filtering and cleaning stormwater run-off from the Te Atatu Rugby League Club 150 space car park in Titoki Street.

Council also commissioned Landcare Research to test the water quality of stormwater run-off from different filtration media utilised in the Permapave bio-retention systems. The findings suggest a combination of filtration media can successfully remove key contaminants from stormwater run-off, thereby addressing one of the major pollution concerns for communities built around marine and stream environments.

Since setting up the business and completing the initial contracts for Council, Permapave™ NZ has grown to include a small processing plant to produce Permapave™ products for the New Zealand market.

## RESOURCES

There are no resource implications arising from the report. It is proposed to implement permeable paving as part of stormwater management in Council's work programme. Permeable paving will be used only where it has positive benefit and will be procured through a contestable process.

## CONCLUSION

Permapave™ is a permeable paving product that will be manufactured in Waitakere. It will be utilised where it has a positive benefit and will provide an opportunity to demonstrate how new stormwater technology can be implemented to generate economic growth.

## RECOMMENDATION

That the Permapave™ Permeable Paving report be received.

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



## LEASE AND RECLASSIFICATION OF PART OF MOIRE PARK

### PURPOSE OF THE REPORT

The purpose of this report is for the City Development Committee to consider reclassifying part of Moire Park under the Reserves Act 1977 to allow the lease of an area of Moire Park to the Leataata O Le Lumanasa'i Trust (the Trust).

### BACKGROUND

Moire Park is a 33 hectare park located in Massey East. It is bound by Lawsons Creek to the north, Granville Drive to the South and Moire Road to the west.

A community hall and crèche are located on Moire Park at 91 Moire Road, Massey. The Trust manages the community hall pursuant to a management agreement entered into with Council on 24 May 2004.

The Trust also provides a Samoan language crèche in the crèche building. The Trust has had a five year lease of the crèche since 1998 (which was entered into in the name of its predecessor the Sosite Aoga Amata Faa Samoa Aotearoa).

The crèche was established to assist with children's knowledge of their native languages including Samoan, Tongan and Tuvaluan as well as to provide a childcare facility for local children and their parents.

When the lease expired in 2003, the Trust informed Council of its wish to enter into a new lease which would include an area into which it could expand. The Massey Community Board approved a new lease for an extended area at its meeting in August 2004, where it was resolved:

- “1. That the Lease of Moire Road Crèche report be received.
2. That the Chief Executive be given authority to negotiate and conclude a new lease with Leataata O Le Lumanasa'i Samoa Trust for the extended Moire Road Crèche and its grounds on Moire Park (part Lot 241, Deposited Plan 83562) under Section 61 of the Reserves Act and the lease be executed as negotiated.”

1417/2004

The crèche currently caters for approximately 30 preschool children. However, the Trust wishes to increase the number of children to 40-45. The extended building and playground areas are intended to enable the crèche to cater for these numbers.

A13 However, before entering into such a lease, Council officers have been waiting to approve the design of the Trust's proposed extensions to the crèche, as attached at page A13. The extensions have now been approved by officers from Parks Assets and Parks Planning.

In addition, Council officers will be presenting this report to the Massey Community Board at its July 2006 meeting to obtain any comments or issues that the Board may have been aware of. A verbal update and any comments from the Massey Community Board will be presented at this meeting.

## STRATEGIC CONTEXT

Council's Community Leases Policy was adopted in 1998 and provides that priority for leases will be given to groups that increase participation in community activities and improve access to education and learning activities. Also priority is to be given to groups able to demonstrate a proven need and strong community support for the services they offer.

Through the adoption of the priority of First Call for Children in 1993, Council also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

Waitakere City supports a wide range of groups in the community, who provide local services and activities on a voluntary or "not for profit" basis. The Samoan crèche provides a valuable child education and language preschool in Massey, which is a growth area for the Pacific Island community.

## ISSUES

Council has now become aware that the crèche extensions encroach onto an area of recreation reserve.

The Reserves Act 1977 does not permit childcare facilities to be built on recreation reserves. A recreation classification allows for recreation and sporting activities with an emphasis on open spaces and outdoor activities.

However, a local purpose (community buildings) reserve allows for, among other things, community buildings, play centres and other like buildings.

As a result, further City Development Committee approval is required to:

- (a) reclassify the recreation reserve to a local purpose (community buildings) reserve to allow for the lease of the extensions; and
- (b) grant a lease to the Trust for the extended area of the crèche on the part of the reserve being reclassified.

A14 It is recommended that the whole of the recreation reserve area (marked A on map attached at page A14) be reclassified as a local purpose (community buildings) reserve. This area is already defined on a deposited plan and can therefore be reclassified without obtaining a new survey. If Council was required to reclassify a smaller portion of the lot that area would need to be resurveyed at some cost to Council.

In addition, the Reserve Management Plan for Moire Park adopted in June 2000 by the Massey Community Board recommends classifying the area of land occupied by the hall and crèche as a local purpose (community buildings) reserve. As the extensions to the crèche encroach onto the recreation reserve it therefore fits within this policy to reclassify the area to local purpose (community buildings) reserve.

The reclassification process involves iwi consultation, public notification and also obtaining the consent of the Department of Conservation.

## CONCLUSION

The Trust is providing a valuable preschool facility in the Massey area. It now wishes to cater for more children and expand the crèche building. To allow this expansion it is recommended that the Board approves the:

- (a) reclassification of an area of recreation reserve to local purpose (community buildings) reserve to allow for a lease of the extended area; and
- (b) grant of a lease to the Trust for the extended area of the crèche.

## RECOMMENDATION

1. That the Lease and Reclassification of Part of Moire Park report be received.
2. That the City Development Committee approve the public notification of the intention to reclassify under section 24 of the Reserves Act 1977 part Lot 241 Deposited Plan 83562 as a local purpose (community buildings) reserve in order to grant a lease of the extended area of the crèche to the Leataata O Le Lumanasa'i Trust.
3. That it be recommended to Council that the Chief Executive Officer be given authority in the absence of any objections to the reclassification to apply to the Minister of Conservation under section 24 of the Reserves Act 1977 for the reclassification of Lot 241 Deposited Plan 83562 as a local purpose (community buildings) reserve as specified in section 23 of that Act for the purposes of granting a lease to the Leataata O Le Lumanasa'i Trust.
4. That the Chief Executive Officer be given authority to negotiate and conclude a lease with the Leataata O Le Lumanasa'i Trust for the extended area of the crèche on Moire Park (part Lot 241 Deposited Plan 83562) under section 61(2A)(a) of the Reserves Act 1977 and the lease be executed as negotiated.

Report prepared by: Huia Kingi, Lease Officer: Parks and Planning.



## 12 DRAFT SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK

### PURPOSE OF THE REPORT

The purpose of this report is to present the draft Social Infrastructure Planning Framework (the draft Framework) to the City Development Committee to be endorsed.

### BACKGROUND

Social infrastructure is defined in the Auckland Regional Growth Strategy as "a system of social services, networks and facilities that support people and communities". It includes both hard and soft components, with examples of hard being libraries, community centres and education, police, and health services and facilities. Examples of soft infrastructure might include networks of people and organisations, events, and community building, brokering and development programmes.

The primary focus of growth planning and town centre revitalisation processes to date has been on the physical and regulatory components of town centres. To some degree, the proactive consideration and implementation of social infrastructure requirements has occurred on an ad hoc and opportunistic basis.

There are a range of benefits that will flow from better planning for social infrastructure, such as:

- Early introduction of social infrastructure will help lead development, especially in areas where intensification is to be encouraged.
- More integrated land use and transport planning.
- Existing communities are likely to be more accepting of growth if social infrastructure is explicitly planned for.
- Social infrastructure that meets the needs of communities will help enable them to sustain themselves, increasing economic and social well being.
- Opportunities for integrated delivery of facilities and services, resulting in cost savings to agencies.
- Reduced capital costs, when needs are identified early and land is secured ahead of development pressures.

A social infrastructure planning project has been developed to help investigate how social infrastructure planning can be integrated into the Council's growth planning and town centre programmes, as well as proactively coordinated across multiple agencies.

A background report was presented at the City Development Committee's Thursday, 11 May 2006 meeting.

## **STRATEGIC CONTEXT**

A number of documents guide the Council's roles and responsibilities in developing and implementing its urban growth strategy, town centre projects and the role of social infrastructure planning. The Local Government Act 2002 states that the purpose of local government is "to promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future".

This project will contribute significantly to the Community Outcomes 2006-2016 and to the draft Long Term Council Community Plan platforms including the Strong Communities, Urban and Rural Villages and Active Democracy platforms.

Social infrastructure is also critical from a regional perspective. The Regional Policy Statement requires that planning for social infrastructure is necessary when urban expansion or intensification is proposed. Accordingly, provision for social infrastructure will be incorporated into the draft Waitakere City Growth Strategy and the changes to the Waitakere City District Plan made pursuant to the Local Government (Auckland) Amendment Act 2004.

The Auckland Regional Growth Strategy also notes the importance of social infrastructure. The Strategy, which aims at ensuring growth is accommodated in a way that meets the best interests of the Auckland region, notes that social infrastructure is of equal importance to physical infrastructure. The Strategy also states that the achievement of social infrastructure will require co-ordinated early planning and assistance from public bodies to ensure their timely provision. Social infrastructure and social development are also key themes within the Regional Long Term Framework currently under consideration.

## ISSUES

The social infrastructure planning project has two stages. The first stage is to develop a draft Framework. This will be distributed with the agenda under separate cover. The second stage is to apply the draft Framework, initially to the Northern Growth Area and potentially New Lynn. A number of workshops have already taken place with government and community agencies. There has been a positive response to the leadership the Council has taken to encourage coordinated social infrastructure planning within the City. Agencies are aware of the need to proactively prepare for population growth and intensification and are keen to work together to improve ongoing information and shared planning processes. This provides the opportunity to link the social infrastructure work closely to the future development of the Plan for the City process.

Planning and delivering social infrastructure is a complex, multi-agency process that has to date lagged behind other aspects of urban planning. The draft Framework seeks to improve the integration between growth planning and the delivery of social infrastructure through the provision of a range of principles, processes and tools.

### Key Planning Principles

A number of principles have been developed to help guide the development of the draft Framework as well as guide the Council in the coordination of its planning processes and consideration of social infrastructure needs:

- To promote socially mixed and cohesive communities that integrate new and existing neighbourhoods.
- To ensure that social infrastructure needs are identified concurrently with other needs in the planning process.
- To ensure that social infrastructure is equitably provided across the city and within growth areas.
- To strengthen relationships and collaboration between the different agencies involved in social infrastructure provision.
- To maintain relationships, and where possible, develop integrated planning and infrastructure delivery processes.
- To highlight opportunities for cost effective and integrated approaches to service delivery and facility provisions.
- To ensure social infrastructure needs are defined within a consistent framework whilst allowing for specific needs of a neighbourhood/community.
- To ensure the flexibility to respond to changing needs over time.
- To reflect communities of interest, not jurisdictional boundaries.
- To ensure communities and community agencies are involved in locally based social infrastructure planning processes.

### Roles of the Council

The Council has a wide range of responsibilities in relation to social infrastructure including planner, funder, service delivery, advocate and regulator.

**Planner** - A critical role of the Council is its planning functions. Determining where future growth is to be located is a prime driver of social infrastructure planning; being more certain about the nature, location and rate of growth in growth areas will help to improve social infrastructure planning. This role enables the Council to play a critical role both as leader and coordinator of social infrastructure provision.

**Funder** - The Council directly funds a variety of social infrastructure from rates and development contributions. Council is developing a range of funding and management strategies for the infrastructure it delivers. These include the Parks, Leisure Services and Libraries Strategies. The ability of the Council to collect funds for social infrastructure is currently constrained by legislation.

**Service delivery** - The Council directly operates social infrastructure such as libraries and recreation and community centres. Increasingly the Council may partner with other organisations to help deliver social infrastructure, such as shared facilities provided alongside schools (community learning centres and halls, sports fields, aquatic facilities).

**Monitor/advocate** - The Council monitors social conditions in the city and advocates to other agencies if social infrastructure needs to be upgraded or new services provided. The Council's Intersector Group and Wellbeing Collaboration Project is one example of forums aimed at improving shared understanding of needs.

**Regulator** - Through the District Plan and other regulatory tools, the Council and the community can enable specific social infrastructure facilities to be built in an area. The Council can also use the draft Framework with developers to aid delivery of outcomes on the ground.

The draft Framework is Citywide not just for the Council, as the Council is just one participant in delivering social infrastructure on the ground. However, the Council is critically placed to take the lead in coordinating the overall implementation of the draft Framework (via the new Social Infrastructure Planner position).

### **Establishing the Draft Framework**

The delivery of social infrastructure can't be achieved in a rigid or prescriptive way as it relies heavily on understanding future communities and working and negotiating across multiple agencies. The draft Framework will not be a wish list of desired infrastructure for centres. Instead, the draft Framework provides a two step process that firstly helps identify what might be in a typical town centre and secondly identifies a process to define and plan for the particular needs associated with an individual centre.

The delivery of social infrastructure occurs at regional, Citywide, town centre and neighbourhood levels. At the regional level processes already exist to try to co-ordinate delivery of other types of infrastructure with growth planning. These processes are most advanced in terms of transport planning (Regional Land Transport Strategy). There are also existing regional strategies related to business land needs, open space and affordable housing. No such coordination exists for social infrastructure. However, some initiatives are occurring; for example, the Auckland Regional Council is entering into a Memorandum of Understanding with the Ministry of Education. This is related to the planning of new schools - their transport implications and location relative to regional planning objectives. Given the regional responsibilities of government agencies regional coordination is critical to help support their on going involvement in the process. Discussions have taken place with officers working on the Regional Long Term Framework and Regional Growth Strategy to consider how Waitakere's draft Framework could be expanded and integrated regionally.

At a City and neighbourhood level, the Council undertakes a range of actions aimed at integrated planning, including the preparation of the Long Term Council Community Plan and plans and concepts for individual growth areas. New processes do not need to be designed to incorporate planning for social infrastructure; instead current ones can be expanded to more fully consider these needs. To do this the Council will need to:

- Continually improve its demographic information base;
- Improve the understanding of future infrastructure need;
- Ensure staff are resourced to consider social infrastructure (this has been assisted with the inclusion of a Social Infrastructure Planner in the draft Long Term Council Community Plan 2006-2016).

Affordability will remain a critical issue for all social infrastructure providers, including the Council. Managing community expectations will continue to be critical. The proactive identification of needs and processes will enable the exploration of alternative delivery and funding mechanisms. A key initiative proposed in the draft Framework is that of investment plans which would set out the social infrastructure needs of an area and how they might be delivered on the ground. Investment plans would need to be flexible, but might identify:

- The range and scale of infrastructure required;
- Who is responsible for planning and delivery;
- An assessment of timing and priority;
- Actions that Council can take to facilitate delivery;
- Processes for on going monitoring and co-ordination.

Overall the draft Framework recommends a number of medium term actions for the Council including:

- Improving the growth forecasting capacity within the Council to better predict the rate and timing of growth in particular centres, especially redevelopment areas;
- Adding on to the Council's projection model the ability to estimate the population characteristics of future growth areas;
- Researching and developing levels of provision for the Council infrastructure that are appropriate to intensively developed centres;
- Ensure sufficient resources are available to enable participation in regional social infrastructure initiatives and neighbourhood-based planning;
- Develop networks, relationships and processes with key providers through regular forums;
- Investigate funding and delivery options, including options under the Resource Management Act and Local Government Act and partner models.

These recommendations will be evaluated further as the draft Framework is refined and progressed through the Council's annual plan processes as required.

## Testing the Draft Framework

Workshops were held with Government, community agencies and Council officers in the development of the draft Framework.

The second stage of the project is to test the draft Framework in the Northern Growth area and potentially New Lynn. An interagency workshop is being coordinated for government agencies, community agencies and the Council in late September 2006. The workshop will bring together key providers and agencies to look at the implications of growth, discuss what social infrastructure is required for these future communities and how these might get delivered on the ground. A briefing pack providing information on the nature and timing of growth in the areas is currently being prepared. Using the draft Framework, the Council will also put forward a suggested level of social infrastructure provision for shared discussion and negotiation at the workshop. The development of an investment plan for the areas will be explored as part of the workshop process.

These workshops will enable the integrated identification of social infrastructure needs and help explore joint delivery options, partnerships opportunities, alternative delivery mechanisms, and gaps. Learnings from the workshop(s) will then be translated back into the draft Framework, with refinements expected. Information and outcomes from the workshop will provide critical input into the hearings for the Local Government (Auckland Amendment) Act 2004 scheduled for November 2006. Given that both the Northern Growth Area and New Lynn serve communities outside of Waitakere City there will be a need to work with Rodney District, North Shore City and Auckland City Councils.

As part of the development of the draft Framework, research was undertaken to identify national and international best practise in social infrastructure planning. Although it is identified by many as of absolute importance in the integrated planning for and intensification of town centres, few if any examples of existing integrated social infrastructure planning processes have been identified. This is a new process for Waitakere and nationally, and as such, there will need to be an ability to experiment and adapt the draft Framework in an ongoing way. This will necessitate the flexibility of a "learning by doing" approach over the next few years.

## RESOURCES

This project is resourced through the Council's 2005/2006 Annual Plan (carry forwards have been identified into the 2006/2007 Annual Plan). Given the strong links to the upcoming Auckland Regional Growth Strategy review, the Auckland Regional Council is contributing \$5,000 to the project. Within Council, a social infrastructure planner position has been funded in the draft Long Term Council Community Plan 2006-2016 to advance this work.

## CONCLUSION

Social infrastructure planning considers the system of social services, networks and facilities required to support the wellbeing of people and communities. It has both hard (schools, early childhood centres, community centres, libraries, and social services) and soft (such as community building, connectedness and participation) components.

A two-part project has been developed to help proactively coordinate the delivery of social infrastructure into the growth planning for the city's centres and changing urban form. A key goal for the Council will be enhanced place based planning and improved integration of the Council's own social infrastructure and social investment already included in the Long Term Council Community Plan 2006-2016.

The first part of the project was to develop a draft Social Infrastructure Planning Framework which sets out a range of principles, processes and tools to help plan for the social infrastructure needs of the city. A copy of this document will be circulated separately to members. The draft Framework is designed to help identify the typical social infrastructure that might be found in the varying levels of centres, set up processes that will match these to specific locations, and identify how these will be delivered on the ground through mechanisms such as investment plans.

The second part of the project is to apply the draft Framework to the Northern Growth Area and potentially New Lynn. A workshop is being organised for late September involving government and community agencies and the Council to look at future social infrastructure needs and location options in these growth areas. The development of an investment plan for the areas will also be explored.

The Council plays a number of different roles in the provision of social infrastructure including planner, funder, service delivery, partner, monitor/advocate and regulator. As planner, the Council plays a critical role in determining the location and shape of future growth and therefore social infrastructure. The Council is critically placed, given the purpose and focus of the Local Government Act 2002 on the four wellbeings (including social) and its role as city planner, to play a central coordinating role in ensuring the long term needs of the City's communities are provided for.

### **RECOMMENDATIONS**

1. That the Draft Social Infrastructure Planning Framework report be received.
2. That the draft Social Infrastructure Planning Framework be endorsed.

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



## **13 DIGITAL EARTH SUMMIT ON SUSTAINABILITY**

### **PURPOSE OF THE REPORT**

The purpose of this report is to introduce the Digital Earth Summit on Sustainability, and seeks a decision as to Waitakere Elected Member representation at the Summit.

### **BACKGROUND**

The Digital Earth Summit on Sustainability (the Summit) is being held in Auckland from 27-30 August 2006. The Summit will focus on delivering a sustainable future for New Zealand, and the role that digital technology can play in gathering, disseminating and using information for high quality, shared decision making.

The Summit has attracted a number of high-level speakers on issues of sustainability and digital technology. It will be an opportunity to engage with leading international sustainability thinkers, such as James Kunstler, Sebastian Moffatt and Amory Lovins.

### **STRATEGIC CONTEXT**

A15-A28

The subject matter of the Digital Earth Summit on Sustainability, as attached at pages A15 to A28 is relevant to the Local Government Act 2002 requirement that local authorities take a sustainable development approach, and central to the City's eco-city principles. Participation in the Digital Earth Conference will equip Councillors with cutting edge knowledge relevant to the Sustainable Energy and Clean Air platform, the Green Network, the Three Waters and the Urban and Rural Villages strategic platforms.

## ISSUES

The work programme for the Auckland Region's Long Term Framework (renamed START, Sustaining the Auckland Region Together) has been designed to integrate with the Digital Earth Summit. The Sustaining the Auckland Region Together Charette is scheduled for 23-25 August 2006, immediately before Digital Earth. This is designed to draw some of the key Summit contributors into the Sustaining the Auckland Region Together process. Further, progress with the Sustaining the Auckland Region Together project will be presented at the Summit, as an opportunity for promotion and feedback.

## RESOURCES

Waitakere City is one of the sponsors of the Summit. Registration for the Summit costs \$975+GST. This includes \$25 towards a reforestation project to offset carbon emitted during the travel of delegates to the Summit.

As the Summit is in Auckland (at the Aotea Centre), there will be no associated travel or accommodation costs, and the carbon emitted by City delegates travelling to the summit will be minimal.

## CONCLUSION

The Summit being held in Auckland is directly relevant to the City's key goals, and is likely to be informative and inspirational.

## RECOMMENDATIONS

1. That the Digital Earth Summit on Sustainability report be received.
2. That the City Development Committee nominate Councillors to attend the Digital Earth Summit on Sustainability from 27-30 August 2006.

Report prepared by: John Mackay, Manager: Urban Development and Design.



## 14 WAITAKERE LEARNING AND EDUCATION PLAN

### PURPOSE OF THE REPORT

The purpose of this report is to inform the City Development Committee about the development of the proposed Waitakere Learning and Education Plan.

### BACKGROUND

There has been interest in developing a Citywide learning and education strategy for a number of years. This was one of the driving forces behind the establishment of the Waitakere Education Sector Trust in 2001. It was recognised then, that a more strategic and collaborative approach to the provision of learning and educational opportunities in the city could greatly improve educational outcomes for its residents. The Educators and Communities Call to Action Group is a part of the Wellbeing Collaboration Project. It is a group of education sector stakeholders whose goal is to facilitate improved working relationships within the education sector and between educators, families and communities. They held a one day conference in October 2005 that focused on the issue of improving learning experiences through the development of the education sector and community partnerships. This conference highlighted the need for a shared understanding of what the city wants to achieve in relation to education and the need for more strategic planning and action in this area.

## STRATEGIC CONTEXT

The Council has made a significant strategic commitment to enhancing educational and learning opportunities in the city with the adoption of the Lifelong Learning Priority in the Long Term Council Community Plan 2006-2016. Learning and education also feature strongly in many of the nine strategic platforms, as well as being a focus of the First Call for Children priority. Central to the implementation of the concept of lifelong learning is the need to have an education sector that is working seamlessly and collaboratively from early childhood education through compulsory schooling, to work-related training, tertiary, and ongoing adult learning opportunities. The Council currently works actively with a number of key education stakeholders on a variety of different projects in order to facilitate this process.

## ISSUES

### Purpose

The key purpose of this project is to develop a Learning and Education Plan for Waitakere. The Learning and Education Plan will set out a vision of where the key education stakeholders, the Council and the community want to be in twenty years time. It will spell out the actions that need to be taken in order to reach that vision and will identify who the key players are and the parts they need to play in delivering those actions. The emphasis is on developing creative and innovative ways of making a long term and sustainable difference to learning experiences and outcomes for people in Waitakere by working together more effectively towards identified common goals. It is anticipated that by developing a Citywide strategic approach to education and learning it will be easier to:

- Understand key issues and needs.
- Develop a shared understanding of good practice.
- Develop co-ordinated actions for service delivery.
- Build strategic alliances and partnerships.

### Scope

The project will gather information that will contribute to the following:

- A baseline understanding of the current learning and education environment in Waitakere across a number of a key indicators, both quantitative and qualitative, and from a range of stakeholder perspectives.
- The development of a shared vision and principles that will provide the overarching goals and structure for the Learning and Education Plan.
- The development of a framework of action areas and specific tasks that link with the vision and objectives and provide a practical pathway for reaching the vision and objectives by 2026.
- An outline of how the action areas and specific tasks can be implemented, including potential roles, responsibilities and timeframes.
- Identification of the key players in relation to their respective roles in implementing the action areas and specific tasks.
- A shared understanding of good practice in relation to -
  - Long term planning for improved citywide learning provision.
  - How communities and educators can work together to improve learning experiences and learning provision.
  - What combination of actions would best achieve the vision and objectives of the Learning and Education Plan.
- Improved engagement with key stakeholders both at an operational and strategic level.

## Approach

A full time Waitakere Education Sector Planning Co-ordinator will be employed by the Waitakere Education Sector Trust on a fixed term contract for twelve months. The primary role of the appointee will be to initiate and lead the development of the learning and education strategic action plan for Waitakere. The position will be managed by a steering group comprising Waitakere Education Sector Trust members and members of the Educators and Communities Call to Action Group.

The Waitakere Education Sector Trust has previously requested that Council provide resourcing for a full time education position within the Council. Funding has been allocated in the Long Term Council Community Plan from 2007/2008 onwards for an education position. It is anticipated that this role will oversee the implementation of the strategies and actions identified in the Learning and Education Plan once it has been completed.

## RESOURCES

The Council has provided funding of \$40,000 to the Waitakere Education Sector Trust in the draft Long Term Council Community Plan and Annual Plan 2006-2016 and funding of \$33,000 has been received from the ASB Trust.

Staff resourcing is available to support the Waitakere Education Sector Trust and the Educators and Communities Call to Action Group.

## CONCLUSION

The Waitakere Education Sector Trust and the Educators and Communities Call to Action are supporting and resourcing the development of a Learning and Education Plan for Waitakere City. The plan will set out a twenty year vision with accompanying strategies and actions for making a long term and sustainable difference to learning experiences and outcomes for all residents. An Education Sector Planning Co-ordinator will be employed by the Waitakere Education Sector Trust to carry out this work.

## RECOMMENDATION

That the Waitakere Learning and Education Plan report be received.

Report prepared by: Sue Dodds, Partnerships and Advocacy Leader: Children and Youth.



## **NEW LYNN TRANSIT ORIENTED DEVELOPMENT PROJECT JULY 2006 UPDATE**

### **PURPOSE OF THE REPORT**

The purpose of this report is to provide a monthly update to the City Development Committee on the progress of the New Lynn Transit Orientated Development project, resource implications, indicative budget/funding requirements, and relationship status with other government agencies.

### **BACKGROUND**

The aim of Stage III double tracking of the Western Line, which commenced in July 2005, is to get the option of full rail/road grade separation through New Lynn town centre adopted as the preferred option by all the stakeholders. In parallel to this, officers are working to secure agreement from all government agencies involved to pull together adequate funding for this option. It has generally been agreed albeit orally by both Auckland Regional Transport Authority and Ontrack that rail duplication below grade at grade road crossings is the preferred option although funding remains a key concern of Auckland Regional Transport Authority. Over the last six months the Central Government and other government agencies have been considering how this type of large scale infrastructure project might be delivered. The conventional assessment mechanisms currently in place are not adequate to evaluate the broad benefits to be derived from these types of projects and need to be reconsidered. This has caused a delay in getting sign off on the preferred option from the various government agencies.

### **STRATEGIC CONTEXT**

The New Lynn Transit Orientated Development Project has been identified as one of the Council's top five projects and represents a substantial investment in the 2006-2016 Long Term Council Community Plan. The challenge for the Council is to bring all the various facets of the project together to achieve the desired outcome, a fully functioning vibrant town centre at New Lynn, contributing to the Urban and Rural Villages strategic platform.

### **ISSUES**

#### **Project Status**

The status of the project with the various government agencies is yet to be resolved. The project is viewed differently by each of the stakeholder organisations. Auckland Regional Transport Authority officers are working through the Council's proposal and there are several points of difference in the grade separation options. In addition Auckland Regional Transport Authority are still considering an option for rail duplication at grade. It is intended that these options will be put to their Board for consideration in either the July or August cycles. One of Auckland Regional Transport Authority's fundamental concerns relates to future funding of operational costs. They advise that their future budgets do not include sufficient funds for operational costs of a below grade option.

In the meantime, Council officers are meeting regularly with Ontrack to progress a consultants brief for the preliminary design phase for the rail line, train station and bus facilities. This is with the aim that the contract is ready to be let once the funding has been agreed.

There have also been various delegations and discussions held with the Central Government about how the project is to be delivered.

A29-A30

There have been several letters exchanged between the Central Government and the Auckland Regional Council in regards to the funding breakdown for a range of public transport and infrastructure projects for Auckland. The nub of this exchange in letters is that the Central Government will not commit any additional funds to the list of projects of the Auckland region. A response letter from the Minister of Finance on 26 May 2006 to the Auckland Regional Council as attached at pages A29 to A30.

There is some work being undertaken with Auckland Regional Transport Authority, Auckland Regional Council and Land Transport New Zealand to broaden the considerations and evaluation criteria used in the assessment of the project for funding against other projects in the region. The challenge is to develop criteria that can be used to measure the less tangible benefits to the town centre that can be translated into a conventional cost benefit understanding.

The Central Government and Board members from Auckland Regional Transport Authority and Ontrack continue to give verbal support for the grade separation project.

Notwithstanding the Minister of Finance's support of funding Ontrack directly to complete double tracking below grade at New Lynn, it is understood that there will be a final Cabinet sign off for the use of the funds and that Treasury in making its decision on the funding allocation, needs to be reassured that the selection of the preferred option has been through a robust process. Treasury is looking to Auckland Regional Transport Authority to confirm that there is no preferable middle ground solution. Council officers have been invited by Auckland Regional Transport Authority to jointly scope this extra price of work which is due for Auckland Regional Transport Authority approval August 2006.

### **Funding Application**

Council officers are scheduled to meet with the Auckland Regional Transport Authority and Land Transport New Zealand officers to walk them through our application. A verbal update on the outcomes of the meeting will be provided to the City Development Committee. The main aim is to broaden the considerations and criteria used in the assessment of the project for funding by both Auckland Regional Transport Authority and Land Transport New Zealand.

A copy of the funding application has been placed in the Councillor's lounge.

### **Concept Plan**

The draft concept plan is being refined in response to the following:

- Discussions with submitters to Plan Change 17; and
- Preparation of on-street bus interchange facilities, discussions with Auckland Regional Transport Authority and Stagecoach.

It is anticipated that a detailed report explaining the concept plan will come to the City Development Committee as these discussions progress.

### **Construction Methodology**

There have been ongoing discussions between officers, Ontrack and Auckland Regional Transport Authority regarding the different methodologies proposed for the trenching option for the rail duplication through New Lynn. Early indications suggest that Ontrack is more favoured to Council's proposed methodology of construction as the Auckland Regional Transport Authority proposal would require among other things time consuming designation of land for rail purposes.

## **Procurement Methodology**

The desire to commence construction early in the new year will require a streamlined procurement process to be developed, agreed and implemented. Officers are finalising a preferred approach with Ontrack should formal approval to proceed be given.

## **Resource Consents**

Pre-consent work is commencing. Consideration is being given to finding a suitable site for the disposal of the fill from the trench. Officers understand that a significant volume of soil is contaminated and this impacts on the granting of consent and cost of disposal. There is also the designation process required for the new road connections at grade (Hetana and Memorial) and Clark Street extension. This process requires the proposed designations to be notified and go through a submission period. The timing for this work is being built into the overall work programme for the project.

## **Relationships**

The Council continues to have a good relationship with all the stakeholder organisations at both officer and political levels. Through recent meetings officers were successful in getting Auckland Regional Transport Authority and Auckland Regional Council senior officers to commit to the development of a three-way Memorandum of Understanding that would:

- Demonstrate to the Central Government that strategic alignment is being sought; and
- Develop a framework for effective and timely decision-making at a political and officer level on the New Lynn Transit Orientated Development project.

Officers hope to bring a draft Memorandum of Understanding to the next meeting of the City Development Committee for comment. In the meantime officers recommend that advocacy at a political level be increased in terms of ensuring the respective Boards and Committees of Auckland Regional Transport Authority, Ontrack and the Auckland Regional Council fully understand the strategic regional imperative for below grade rail duplication.

## **Consultation**

Ideally consultation with landowners, tenants and the community would be delayed until more details of the project could be clarified. However given the desire by Central Government and Ontrack to move very quickly into construction once the funding has been finalised there is a need to commence consultation in the near future. It is proposed that a letter be sent to each of the land owners and the tenants of properties along the rail corridor. Meetings will be set up with each business to establish how the rail project will impact on their operations. These issues will be fed back into the preliminary design phase to ensure minimal disruption as construction takes place.

## **Next Steps**

The next step for the Council in working with Ontrack is to develop a preferred option preliminary design that can be used to apply for the relevant resource consents and for costing, and tendering of the construction contracts.

Officers will continue to work with Auckland Regional Transport Authority, Auckland Regional Council and consultants Opus to develop criteria for assessing the rail project in terms of impact and benefits to the town centre. This will be presented to Treasury in approximately six weeks time.

A brief has been prepared to seek quotes for the professional services to undertake the preliminary design preparation.

## **RESOURCES**

To date a relatively small core team has worked on the project with some external assistance on project management. The project management resource and structure is currently being reviewed to ensure that adequate technical and strategic resources from across the Council will be pulled together for the next stage of the project.

## **CONCLUSION**

Officers continue to work through the identified issues with the various government and regional agencies. Although the money for the grade separated rail duplication has been identified within the central government budget there are still some constraints to getting the funds released. Council officers are working on several fronts to progress the project in readiness for the funding being finalised. Continued support and discussions at a political level is also assisting the project in remaining in the forefront of the region's thinking.

## **RECOMMENDATIONS**

1. That the New Lynn Transit Oriented Development Project July 2006 Update report be received.
2. That the progress/process of funding decisions by Auckland Regional Transport Authority, the Auckland Regional Council and Treasury be monitored and reported back to the City Development Committee for the implications on the New Lynn Transit Oriented Development Project.
3. That Council officers continue to progress preliminary design concepts for the respective transport components of the New Lynn Transit Oriented Development Project in order to be ready for the next phase to commence as soon as funding is confirmed.
4. That a letter be drafted inviting a political representative from each of the government agencies to meet and discuss ways to gain agreement on a preferred rail duplication option at New Lynn, from a regional perspective.

Report prepared by: Yvonne Rust, Group Manager: City Development Projects.



## **LOPDELL HOUSE FEASIBILITY STUDY**

### **PURPOSE OF THE REPORT**

The purpose of this report is to present the Lopdell House Feasibility Study commissioned by Council, suggests options for the future development and management of this project and seeks approval for the disestablishment of the present Trust (the Lopdell House Arts Development Trust) and the establishment of a new trust to take the project forward.

### **BACKGROUND**

The Lopdell House Arts Development Trust was set up at Council's instigation in 2004 to investigate and bring forward development plans for the Lopdell House precinct in Titirangi. The Lopdell House Arts Development Trust's brief was to work with all the stakeholders involved with the house to develop a holistic plan for the arts and cultural precinct and to bring that work to Council for final approval. The Portage Licensing Trust has been a key driver and support for this work and has funded the concept work done to date. The Portage Licensing Trust has indicated informally a longer-term commitment to continuing to substantially fund implementation of the project.

Lopdell House, built in 1930, has a twenty year history as an arts centre and has, for most of that time, been the only public gallery complex in the City. It has a solid record of producing a gallery programme of high standing and has a reputation as one of the best regional galleries in the country.

The building also houses a cluster of other arts related activities; an independent small theatre and the local Community Arts Council. There are commercial offices on the second floor and a café/bread shop at ground level. Over a twenty year period a series of hospitality businesses have attempted to survive on the top floor, but all have failed. Most recently a function centre operated for some years but eventually went into receivership. The area has since been empty save for some short-term temporary hireage. A report on future uses for the top floor of Lopdell House is to go to the Arts, Events and Culture Subcommittee in July 2006.

The Lopdell House Arts Development Trust has worked closely with Council officers and local stakeholders and commissioned Architects Mitchell and Stout to produce a concept which covers the following areas:

- Upgrades the gallery status and capability to a professional standard in regard to climate control, security and scale. ie. able to host and initiate exhibitions of national and international standing. This has resulted in the proposal to build a gallery extension to the building as the heritage nature of Lopdell House prevents the possibility of meeting those requirements within the existing building envelope.
- Indicates the need for substantial earthquake strengthening of the building. This is supported by current legislation requiring local authorities to meet new standards of seismic strengthening in heritage buildings.
- Suggests key commercial operations which will offset and support the operational requirements of a public gallery facility. NB. This is not proposed to eliminate the need for Council to provide core operational funding to the arts centre.
- Incorporates the other cultural functions of the site into a holistic operational and governance structure.
- Looks at the pedestrian connections to the Titirangi Village and the traffic and parking implications of the overall development.

A31-A33

In order to provide a context for Council to consider this proposal, a Feasibility Study has been commissioned by Council and the Executive Summary of that work as attached at pages A31 to A33.

## STRATEGIC CONTEXT

The further development of the Lopdell House precinct is signalled in the Council's Arts and Cultural Strategy 2003 and in the Long Term Council Community Plan.

The potential development of this precinct has implications in relation to the provision of vibrant town centres, tourism opportunities and economic benefits to the local economy and the creative industries, and in particular contributes to the Urban and Rural Villages strategic platform.

The promotion of cultural wellbeing of communities is clearly indicated in the Local Government Act 2002.

## ISSUES

The concept development work done on this project is at a critical point in terms of Council's decision-making process and potential future funding and support. The Feasibility Study is a key resource for that process.

The following points are of significance:

- The upgrading of the building to meet new earthquake criteria is an obligation which Council will have to address whether or not this project proceeds as planned.
- The work produced for the Feasibility Study is as comprehensive as was possible given the data available and budget restrictions allowed. It is clear that further, and possibly urgent, work needs to accompany any progress on this project, particularly in the area of partnerships with key anchor commercial tenants. (The Feasibility Study indicates that the window of opportunity to engage with, for example, the cinema industry, is quite narrow.)
- If the project is approved by Council the Lopdell House Arts Development Trust will access both external funding and the \$268,000 Auckland Regional Services Trust funding held by Council on their behalf, in order to progress to detailed design. Full implementation will depend, to a degree, on the support of other external funding bodies, such as the ASB Trust. However, it is clear that substantial capex funding will be required from Council to implement the project.
- Currently the relationship between the Lopdell House Arts Development Trust and Council is not formalised, although staff time has been made available to support the project (in particular, the funding and management of the Feasibility Study). Officer support to the existing Trust, and its possible successor, is viable under current workloads. However, a fuller partnership providing project management to a major build programme needs to be considered alongside other project management commitments in the City. It is recommended that Council continues to manage the project in a more formal partnership with a new Trust and that operational budget is made available to commission further investigation into those areas not covered by the current Feasibility Study.

The particular issues highlighted in the submission from Lopdell House Arts Development Trust are as follows:

- The concept plan has been briefly reviewed to remind Council of the essential points;
- The significant issues for resolution identified by the Feasibility Study are:
  1. The need for a key anchor tenant to be secured before further work is undertaken.
  2. The complexity of the heritage issues and the need to engage with the Historic Places Trust as soon as possible. In particular the conflict between proposed and/or viable parking solutions and the position of the small heritage building behind Lopdell House will be critical.

3. The need to resolve parking issues in the early stages of any development.
4. Governance and the relationship between Council and a new governance body. Should Council approve in principle the Lopdell House concept proposal, the current Trust believes that its primary work will be completed. It proposes that it be disestablished and that a new governance body be set up to take the project forward. Some key members of the present Trust are likely to be available but new Trustees with specific skills would need to be identified.

## **RESOURCES**

There is currently \$2,000,000 capex in the 2006/2007 Annual Plan.

## **CONCLUSION**

The Feasibility Study, as presented, provides a sound basis for Council to further consider the Lopdell House development proposal. It indicates several areas of work that need in depth investigation; in particular, the establishment of key partnerships with commercial enterprise and the Historic Places Trust. There are accessible sources of funding for further detailed design work in the 2006/2007 year, but beyond that an investment of Council funding and project management support will be essential to the successful implementation of this project.

## **RECOMMENDATIONS**

1. That the Lopdell House Feasibility Study report be received.
2. That the Trustees of the Lopdell House Arts Development Trust, which is to be disestablished, be thanked for their work to date on the Lopdell House arts precinct.
3. That Council instigates a new governance body to work in partnership with Council to further the development of the Lopdell House arts precinct.

Report prepared by: Naomi McCleary; Manager: Arts.



## **17 COMMUNITY ENTERPRISE OPPORTUNITIES**

### **PURPOSE OF THE REPORT**

The purpose of this report is to inform the City Development Committee about the concept of community enterprise and its associated opportunities.

### **BACKGROUND**

Community enterprise is enterprise activity carried out by community organisations that provides long term sustainable self sufficiency and independent income to enable the organisation to carry out its social mission. Profits are not made by individuals, but are retained by the community organisation to further social, environmental, cultural and economic outcomes, or as defined by the Ministry of Economic Development - "community owned business or projects that generates assets and employment opportunities to address the needs of the local community and local economy".

A consistent and fundamental issue for all community groups is the lack of sustainable and independent financing to enable them to carry out their social mission with certainty and independence.

The former Manager of the Ranui Action Project visited the United Kingdom on a study trip in May 2004 to research sustainable funding opportunities that could inform the future development and financial sustainability of Ranui Action Plan. She returned with information about a number of successful community based enterprises that are currently operating in various parts of the UK. Some of these are highlighted in the DVD entitled "Renewing Communities: Development Trusts in London"; this will be played to the Committee.

The DVD tells the story of a number of "Development Trusts" in London that have developed assets and enterprise streams to fund urban renewal, environmental initiatives, social infrastructure and social services for local residents - at the same time as providing significant local employment.

Since 2004, a group comprising Waitakere stakeholders interested in community economic development, and those inspired by the UK experience, started to meet regularly to explore if and how the UK principles and practices could be applied to the New Zealand environment in Waitakere. This group has become known as Waitakere Community Enterprise Development.

The aim of Waitakere Community Enterprise Development is to gather information, educate, motivate and support existing and potential community enterprises in Waitakere eg., the Ranui Action Project, the McLaren Park Community Trust and the Waitakere Pacific Arts and Cultural Trust. Waitakere Community Enterprise Development is closely linked to Enterprise Waitakere.

An outcome to date has been the initiation of research by the Programme Director of the School of Management and Entrepreneurship Unitec that is developing a best practice community enterprise model that will fit the New Zealand environment.

The benefits to community organisations of developing sustainable funding streams are very significant; the main one being building the capability of these organisations to work towards self sufficiency. The benefit for funders is a shift from funding a bottomless well of community need to providing an investment in the future with long term rewards, rather than a short term fix. Central to this is a shift in thinking away from funding through grants (mostly by central and local government) to financing options through partnership arrangements involving communities (not for profit), central and local government as well as the private sector (business and finance institutions).

To date, community enterprise activity in Waitakere has been fragmented and ad hoc. The current focus of Waitakere Community Enterprise Development has been the establishment of a Community Enterprise Broker position in the City to facilitate alignment and linkages between existing organisations and projects and to promote and initiate new projects. This will ensure that information is shared and that organisations work together to support and develop community enterprises in the City.

This position is currently filled by a practitioner who brings a wealth of experience and knowledge of community enterprise from the UK experience. This position will be based within Enterprise Waitakere.

## STRATEGIC CONTEXT

Community enterprise development responds to a number of the Community Outcomes that have provided the basis for the draft Long Term Council Community Plan 2006-2016. In particular, Strong Communities, Strong Economy, Sustainable Environment, Te Mana Whakahaere, Urban and Rural Villages, Vibrant Arts and Culture, Waiora and Working Together.

Community enterprise development is also linked to the Social Infrastructure Project that aims to integrate the social infrastructure needs of communities into Town Planning; it is also well positioned in respect of Waitakere's Economic Development Strategy.

This work also builds upon the collaborative environment that has been developed through the Wellbeing Collaboration Project. One of the key outcomes of the Wellbeing Summit held in October 2005 was a call for the Collaboration Project to extend from a primarily social focus to include economic and environmental wellbeing. The community enterprise work stream is the beginning of that shift. Stronger links are currently being made between the Wellbeing Collaboration Project and Enterprise Waitakere. This is being supported by the attendance of the Chief Executive Officer of Enterprise Waitakere at Collaboration Strategy Group meetings.

Te Whanau o Waipareira Trust has long been an example of community enterprise development in Waitakere. A link has been made to Waipareira through their participation on the research panel that is providing feedback to Unitec's community enterprise researcher.

## ISSUES

- Most community organisations are dependent on the government, council and philanthropic organisations for financial support. They spend considerable time making applications for short term funding. This makes community organisations vulnerable and hampers them in terms of achieving their aims.
- Community organisations also frequently feel frustrated by the requirement to satisfy funders' outputs and outcomes instead of staying true to their own purpose and vision.
- Most funders are dissatisfied with funding projects and organisations that do not have sustainable outcomes.
- Currently there is limited entrepreneurial capacity and skills in the Waitakere community sector - Enterprise Waitakere has started to respond to that need via support for individual organisations, eg. working with the Ranui Action Project and the Waitakere Pacific Arts and Cultural Trust. There is a further need to link these organisations, share information, develop a network and best practice resources.
- Developing an asset base is fundamental to the success of community enterprises. Council could provide opportunities by divesting assets to community groups e.g. buildings or land that are no longer fulfilling their original purpose.
- Community enterprise can provide significant local employment - particularly to specialist groups eg. long term unemployed, people with disabilities, etc.
- West Auckland District Council of Social Services is currently developing from a network organisation to a Community Development Foundation. As part of this journey they are developing a Community Resource Centre at Tui Glen - to be based on community enterprise principles.
- Project Twin Streams is a pivotal project in the City underpinned by social, cultural, economic and environmental wellbeing principles. Opportunities for community enterprise development are currently being explored.

- Currently in the UK, 47% of community sector funds comes from enterprise activity - there is an opportunity for Waitakere community organisations to move to becoming more entrepreneurial, independent and sustainable.
- UK experience shows that developing partnerships is a crucial part of the journey - Waitakere is fertile ground in that valuable partnerships have been developed through a wide variety of collaborative initiatives e.g. the Wellbeing Collaboration Project.
- There is a growing awareness of the importance of the role of community/strategic “brokers” in the City (eg. Wellbeing Collaboration Project Manager, Project Twin Streams Coordinators). These “brokers” enable linkages to be made between the various players and frequently initiate innovative projects as a result.
- The importance of brokering roles was highlighted in the recommendations from 'The Strengthening Community through Local Partnerships Research Project 2004'.

## **Council Role**

### **Existing Role for Council**

Council has recently employed two staff members as Economic Development Strategic Advisors in the Partnerships and Advocacy team of Strategy Group. It is anticipated that these roles will link with Enterprise Waitakere, Waitakere Community Enterprise Development and the Collaboration Project Manager to continue to support community enterprise development in the city.

### **A Possible Role for Council**

Councils can assist community enterprise development in a variety of ways including a brokering role, resources and expertise, finance, contracts and assets.

'Ethical tendering' is a practice wherein Councils contract community enterprises to carry out work that was previously contracted to the private sector because community enterprises provide social and environmental as well as economic outcomes for the community.

Councils can also take a role in developing capacity by providing training for staff who can then assist community organisations to develop and grow.

A major role for Council is through divesting assets to entrepreneurial community organisations. The assets may be in the form of land and/ or buildings that are no longer fulfilling their original function. This enables the community enterprise to develop an asset base that they can leverage against for further development in the future.

## **RESOURCES**

Sustainable Communities contributed \$10,000 in 2005/2006 to enable Waitakere Community Enterprise Development to work with Enterprise Waitakere to contract a consultant to develop a vision, goals and an action plan for a community development framework in Waitakere. Resourcing of \$20,000 has been allocated in the 2006/2007 financial year for social/community enterprise initiatives; Enterprise Waitakere has contributed a further \$20,000. This combined funding will enable the establishment of a community enterprise broker position. Waitakere Community Enterprise Development are also applying to the Department of Labour's Enterprising Communities funding stream and to the ASB Trust (through Enterprise Waitakere) for further funding.

## **CONCLUSION**

With a long history of community participation and collaboration; a wealth of strong, active community organisations (albeit reliant on seeking external funding) Waitakere is uniquely placed to pilot community enterprise development.

Community enterprise has the potential to transform organisations, neighbourhoods and communities. There is an opportunity for the Council to take a leading role in supporting community enterprise development in Waitakere, in partnership with community organisations, government agencies and the business sector. The framework that is established here could become a blueprint for other cities and towns in Aotearoa.

## **RECOMMENDATION**

That the Community Enterprise Opportunities report be received.

Report prepared by: Peta Si'ulepa, Strategic Advisor: Economic Development Partnerships.



## **18 DRAFT TE ATATU PENINSULA PARK MANAGEMENT PLAN SUBMISSIONS AND RECOMMENDATIONS**

### **PURPOSE OF THE REPORT**

The purpose of this report is to present the submissions made to the draft Te Atatu Peninsula Park Management Plan to the City Development Committee, propose amendments to the Plan as a result of the submissions and provide for the finalising of the Te Atatu Peninsula Park Management Plan by the Committee.

### **BACKGROUND**

Te Atatu Peninsula Park is a City-wide sports park located on Te Atatu Peninsula in the Henderson Ward. Te Atatu Peninsula Park is culturally significant to the local community and to the wider city as a City-wide sports park catering for cricket, rugby league and soccer. The park is some 8.5 ha in size and is well-used by all codes in their respective seasons. As the home of Waitakere City Cricket Club, it is one of only two premier cricket locations in the city. The Cricket Club and Te Atatu Association Football Club both have clubrooms on site which are well patronised. Te Atatu Rugby League Club have a long - standing historical association with the park, although their clubrooms are located on Jack Colvin Park. Te Atatu Peninsula Park also acts as a focal point for the local community and as a gathering place for passive and active recreation.

A copy of the map showing the location of the reserve in the draft Te Atatu Peninsula Park Management Plan will be circulated separately to members.

The process of preparing a Management Plan for Te Atatu Peninsula Park began with the approval of the Henderson Community Board and City Development Committee in December 2004. The intention to prepare the draft Te Atatu Peninsula Park Management Plan was publicly notified in February 2005. During April 2005, a number of flyers were distributed throughout the local area advertising two Open Days and inviting input to the draft Te Atatu Peninsula Park Management Plan. The Open Days were held at the park on busy Saturday mornings in April 2005, information about the draft Te Atatu Peninsula Park Management Plan was provided and parks users were able to ask questions and invited to make comments and submissions.

Individual meetings were also held with each of the three sporting codes that use the park. Issues raised at these meetings were considered in the preparation of the draft Te Atatu Peninsula Park Management Plan. By the closing date of April 2005, a total of 24 written submissions had been received, including those collected at the two Open Days.

The process of preparing the draft Te Atatu Peninsula Park Management Plan has also involved historical and landscape research and consultation with iwi representatives. An Advisory Group consisting of relevant Council officers and Members of the Community Board and City Development Committee was established to oversee the preparation of the draft Plan and to offer specialist advice and expertise to the Plan. The Advisory Group met in September 2005 to consider the preliminary draft of the Te Atatu Peninsula Park Management Plan before it was taken to the City Development Committee to be publicly notified, and again, in May 2006 to consider the summary of submissions and recommendations to be included in this report.

The draft Te Atatu Peninsula Park Management Plan was approved by the City Development Committee in October 2005 and was publicly notified the same month. Copies were distributed to Waitakere libraries and the Civic Centre and posted out by request. The draft Te Atatu Peninsula Park Management Plan was also available for viewing and comment on the Council website.

When submissions to the draft Te Atatu Peninsula Park Management Plan closed on 17 December, 2005, a total of 17 submissions had been received from individuals and groups. These submissions are the subject of this report and the recommendations to the City Development Committee.

A34-A42

During consultation with iwi, Te Kawerau a Maki advised that they wished to have some input into the Te Atatu Park Peninsula Management Plan. As a result of internal restructuring, there were delays in the production of the report by Te Kawerau a Maki which prevented its inclusion in the draft Te Atatu Park Peninsula Management Plan, this report as attached at pages A34 to A42. It has been considered by the Advisory Group and it is proposed to include the content in its entirety in the heritage section (Part 1 Section 3.3) of the final Te Atatu Park Peninsula Management Plan.

The draft Te Atatu Peninsula Park Management Plan has been circulated separately to members.

## **STRATEGIC CONTEXT**

The development of a Management Plan for Te Atatu Peninsula Park contributes towards several of Council's strategic platforms.

The draft Te Atatu Park Management Plan promotes the Green Network. The vision of the Green Network is that the City's parks, bush and streams as well as private land form a "Green Network" that provides homes and highways for wildlife and recreational areas for people. It also assists with managing and filtering stormwater, encourages community involvement and aims to protect landscapes and ecosystems and provide friendly green areas throughout the City.

The development of Te Atatu Peninsula Park Management Plan comes under the platform of Strong Communities. This platform addresses the health and well-being of the City's residents, including among its objectives, the development of leisure facilities that people enjoy.

The Te Atatu Peninsula Park Management Plan has been prepared in the context of the Parks Strategy. The Parks Strategy 1999 was developed in accordance with Waitakere City's Greenprint and provides guidelines for the management of parks within the City. Policies outlined in the Plan are guided by the objectives of the Parks Strategy, which aims to improve the quality of parks and provide parks services in a fair and equitable way for Waitakere City residents.

The Parks Strategy is currently under review and will eventually be superseded by what is now the draft Parks and Open Space Strategy 2005 which aims to build a City where parks are an integral component of the urban fabric, where an open space network is developed so that the City is not full with parks but the City "is a park full of people".

#### **ISSUES AND RECOMMENDATIONS ARISING FROM SUBMISSIONS RECEIVED**

A43-A56

The report responds to the public submissions received to the draft Te Atatu Peninsula Park Management Plan. A total of 17 submissions were received; from individuals, groups and clubs. The issues raised in the submissions are itemised and discussed in the table attached at pages A43 to A56 and recommendations made as to how the points raised should be addressed within the final Te Atatu Peninsula Park Management Plan.

Submissions highlight the fact that Te Atatu Peninsula Park is well used by locals for passive recreation, the most popular activities being playground use, informal sports games, walking and gathering. The requests which arose most often concerned the relocation of the existing children's playground, the proposed car park expansion and the provision of additional fixtures such as rubbish bins, seats, lighting and trees, etc.

The main issue for the three sporting codes using the park concerned the use of the playing fields. The Te Atatu Rugby League Club felt that their needs had not been adequately addressed in the current field allocation and that they had been disadvantaged by other clubs. A meeting was held with council officers and representatives from both the league and soccer Clubs in March 2006 in an effort to arrive at a solution amenable to both codes. As a result of that meeting, Council have agreed to upgrade the full-sized playing field in the north west corner of the park adjacent to the Matipo Road entrance through the provision of split drainage and to provide a small changing facility adjacent to this field, which the Te Atatu Rugby League Club has indicated that it would be happy to use.

In addition, as a result of the submission by the Henderson Community Board, it is recommended that the draft Te Atatu Peninsula Park Management Plan be amended so that in future field allocation is addressed on an annual basis and subject to club membership numbers.

Consideration has also been given to budgetary constraints and levels of service for park facilities as identified in the draft Long Term Council Community Plan 2006-2016.

The issues raised in the submissions to the draft Te Atatu Park Management Plan are outlined in the table attached and recommendations made as to whether and how the points raised require amendments.

A57-A76

Attached at pages A57 to A76 provides copies of the submissions to the draft Te Atatu Peninsula Park Management Plan.

## RECOMMENDATIONS

1. That the Draft Te Atatu Peninsula Park Management Plan Submissions and Recommendations report be received.
2. That the Draft Te Atatu Peninsula Park Management Plan, incorporating the following recommended amendments be adopted:
  - a) **Item No 1**

That the photographs of the reserves used in the draft Te Atatu Peninsula Park Management Plan, along with any additional photos as required, be included in the final Te Atatu Peninsula Park Management Plan.
  - b) **Item No 2**

That all typographical and grammatical errors highlighted in submissions and discovered during the amendments to the Te Atatu Peninsula Park Management Plan be corrected.
  - c) **Item No 3**

That a numerical ordering system be added to include all Policies in Part Two so that they are numbered as follows:  
**Objective 1**  
**Policy 1.1, 1.2, 1.3 etc.**
  - d) **Item No 4 (i)**

That the complete Te Kawerau a Maki Heritage report as attached at pages A34 to A42 be included in the final Te Atatu Peninsula Park Management Plan under **Part 1 Section 3.3. Cultural Heritage and History.**

**Item No 4 (ii)**

That the following Policy **(1.8)** be added to **Objective 1:**  
*Ensure all development and maintenance in the park considers the heritage, cultural and spiritual values of Te Kawerau A Maki.*

That the following bullet points be added to **Objective 1 Policy 1.8:**

    - Ensure the cultural values of local iwi are considered in new plantings for Te Atatu Peninsula Park;
    - Work with local iwi to ensure appropriate management and protection of any waahi tapu sites that might be identified on the park.
  - e) **Item No 5 (i)**

That Objective 1 Policy 1 Implementation bullet point 4 be deleted and replaced with the following:

    - The playground at Te Atatu Peninsula Park will remain in its present location adjacent to the car park at Neil Avenue unless additional land is purchased to enlarge the reserve.

That the **Concept Plan 1709CP304 ALTERNATIVE FIELD LAYOUT 1** be amended so that the notation *Possible playground location* is removed and replaced with the notation *Existing playground to remain.*
  - f) **Item No 7 (ii)**

That the following bullet points be added to Objective 4 Policy 1:

    - Should additional car parking capacity be required, preferred options are the acquisition of land around the Neil Ave entrance, the redesign of the current area and/or the development of the Matipo Road and Taikata Road entrances;
    - Any additional car parking should consider design options for onsite stormwater treatment.

A34-A42

**g) Item No 13 (i)**

That Objective 7.1, Policy 6, Implementation Method 6 be deleted.

That the following bullet point be added to Objective 2 Policy 2.2:

- Support the development of two full size rugby league fields and a training area within the park alongside the current allocation to soccer and cricket;
- Recognise that Te Atatu Park is designated as one of two premier cricket parks in the city and ensure that both summer and winter codes are fairly allocated.

**Item No 13 (ii)**

That **Objective 2 Policy 2.2** be amended to read:

*Ensure the allocation of playing fields to each sports code is fair and equitable and based on membership.*

That the Priority rating for bullet point 14 on the **Table of Works** be changed to High.

**Item No 13 (iii)**

That the first two bullet points are removed and replaced with the following bullet point in Objective 2 Policy 2.2:

- Ensure that field allocation to codes is based on annual membership and that it be subject to review. Clubs to provide membership numbers of registered players on an annual basis if requested.

**Item No 13 (iv)**

That the **Concept Plan 1709CP304 ALTERNATIVE FIELD LAYOUT 1** for the park be amended to show the sports fields as unallocated to any particular code.

**h) Item No 15 (ii)**

That the following bullet point be added to **Objective 2 Policy 2.1**:

- Ensure that the legitimate concerns of neighbours are considered in future park developments and management decisions.

**Item No 15 (iii)**

That the following bullet point be added to **Objective 2 Policy 2.1**:

- Ensure that the terms of leases recognise the legitimate needs and concerns of neighbours residing around the park boundaries.

**Item No 15 (vi)**

That the following bullet point be added to **Objective 1 Policy 1.2**:

- Ensure that any extension to the playground is away from the boundary fence.

**i) Item No 16 (i)**

That the following bullet points be added to Objective 7 Policy 1.1;

- Ensure that any proposal to provide additional park lighting, (other than upgrades of existing lighting), involves consultation with affected neighbours;
- Allow for the upgrade and maintenance of existing facilities and infrastructure such as lights.

**j) Item No 16 (vi)**

That Objective 1 Policy 1.3 Bullet Point 5 be amended to read:

- Develop an area that can be used for BBQs and gatherings with associated seating in the central paved entrance between the clubhouses. Encourage clubs to provide their own BBQ facilities.

That the concept plans be amended to show the area between the two clubhouses as an 'amenity area'.

k) **Item No 18 (v)**

That the following bullet point be added to Objective 3 Policy 3.2

- Allow for the extension of planting on the Rixon Avenue boundary to mitigate effects of playground noise on neighbours.

l) **Item No 21 (i)**

That **Concept Plan 1709CP304 ALTERNATIVE FIELD LAYOUT 1** for the Park be amended to remove the text referring to any code on the four full-sized winter sports fields plus a training field. The fields are to be in their present location but to be unmarked. The existing cricket wickets are also to remain in their present location shown in the concept plan, and an additional changing/toilet facility to be shown in the general area adjacent to the Matipo Road entrance.

That the following bullet point be added to **Objective 7 Policy 1.6:**

- Develop a new changing room/toilet facility adjacent to the Matipo Road entrance to serve users of the field at this end of the park. Exact location to be decided in conjunction with field users.

**Item No 21 (ii)**

That the following sentence be added to:

**Section 4.5 PARK USERS**

**Rugby League**

Whilst both soccer and cricket currently have clubrooms on the park, the historical use of the park by Te Atatu Rugby League as the original code is recognised.

**Item No 21 (v)**

That the following bullet point be added to Objective 7 Policy 1.6:

- Develop a full-size field for year-round use by the insertion of lateral drains in the north-west corner of the park.

3. That the Chairman, on behalf of the City Development Committee, be delegated authority to sign off the Te Atatu Peninsula Park Management Plan approving amendments made as a result of the decisions made by the City Development Committee, and editing and formatting changes.

Report prepared by: Mandy McMullin, Reserve Management Planner.



## **REPORTS FROM THE SUBCOMMITTEES**

### **19 ARTS, EVENTS AND CULTURE SPECIAL COMMITTEE**

**THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 7 JUNE 2006**

#### **1. ESTABLISHMENT OF THE CORBAN ESTATE REFERENCE GROUP**

##### **The Special Committee Recommends:**

That the Arts, Events and Culture Special Committee recommends:

- i) That the establishment of a Corban Estate Reference Group be based on the scope and membership as follows:
  - Councillor Lawley from the Arts, Events and Culture Special Committee;
  - Councillor Hulse from the City Development Committee;
  - Two representatives from Waitakere Arts and Cultural Development Trust;
  - One representative from Waitakere Pacific Arts and Cultural Trust;
  - One representative from Waitakere Central Community Arts Council;
  - One representative from MAU dance troupe;
  - One representative from Enterprise Waitakere;
  - One representative from Waitakere Properties Limited; and
  - One representative from Waitemata Theatre Group.
- ii) That the establishment of the Corban Estate Reference Group report form the Terms of Reference for the Corban Estate Reference Group and the scope of the matters to be considered by the Corban Estate Reference Group be limited to:
  - Operational issues in co-ordination of the different organisations that use the site and management of impacts from the various activities; and
  - The range and integration of uses, built form layout, development staging and possible funding sources for the future development options for the site.
- iii) That Councillors Lawley and Hulse be the Council's representatives on the Corban Estate Reference Group;
- iv) That a letter be sent to each external organisation identified in recommendation 2(i) above inviting them to nominate representative(s) to form the Corban Estate Reference Group;
- v) That the Corban Estate Reference Group meet monthly commencing June 2006 until such time the Corban Estate Reference Group is disestablished.

#### **2.**

**OTHER MATTERS CONSIDERED**

A77-A80

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 A77 to A80.

**The Special Committee Recommends:**

That the Meeting report of the Arts, Events and Culture Special Committee held on Wednesday, 7 June 2006 be received.

JP Lawley  
**CHAIRPERSON**



**20 PROJECTS SPECIAL COMMITTEE**

**THE SPECIAL COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD ON WEDNESDAY, 31 MAY 2006**

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**MATTERS CONSIDERED**

A81-A84

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 A81 to A84.

**The Special Committee Recommends:**

That the Meeting report of the Projects Special Committee held on Wednesday, 31 May 2006 be received.

RP Dallow, QPM, JP  
**CHAIRPERSON**

