

**AGENDA FOR AN ORDINARY MEETING OF THE COUNCIL TO BE HELD
IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON FRIDAY, 14 MAY 2004
COMMENCING AT 9.30 AM**

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1 APOLOGIES



2 SUBMISSION TO THE DRAFT AUCKLAND REGIONAL COUNCIL LONG TERM COUNCIL COMMUNITY PLAN 2004/2014

PURPOSE OF THE REPORT

Submissions on the Auckland Regional Council's draft Long Term Council Community Plan 2004/2014 closed on Monday, 3 May 2004. This report presents the draft submission which was forwarded to Auckland Regional Council on 3 May 2004, for consideration and approval. The submission overviews the Auckland Regional Council's draft Long Term Council Community Plan 2004/2014, and highlights key issues.

BACKGROUND

A1-A9

A copy of the Auckland Regional Council Draft Long Term Council Community Plan 2004/2014 has been placed in the Councillor's Lounge. A draft submission has been prepared by officers to reflect Waitakere City Council's interest in regional and local issues that have an impact on the city and its residents. The Auckland Regional Council submission period (which included the Easter break) prevented a response to the draft Long Term Council Community Plan from being presented to Council prior to its submission to Auckland Regional Council. The document attached as pages A1 to A9 was forwarded to Auckland Regional Council on 3 May 2004 signed off by Councillor Stone (Deputy Mayor and Chair of the City Development Committee), Councillor Clews (Chair of the Long Term Council Community Plan/Annual Plan Special Committee and the Finance and Operational Performance Committee) and Councillor Hulse (Chair of the Environmental Management Committee).

STRATEGIC CONTEXT

The Local Government Act 2002 requires local authorities to adopt their first Long Term Council Community Plan prior to the 1 July 2004. Waitakere City Council adopted their Long Term Council Community Plan in June 2003.

The Local Government Act 2002 requires all local authorities to develop a new Long Term Council Community Plan for 2006/2016.

Whilst the Auckland Regional Council's draft Long Term Council Community Plan reflects the regional processes which are currently in place e.g. Regional Growth Strategy; Regional Open Space Strategy; work on Regional Civil Defence Emergency Management, Auckland Regional Economic Development Strategy, it has also not taken sufficiently into consideration the community outcomes and Long Term Council Community Plans that have already been adopted by some of the territorial authorities in the region, although there may be intention to do so. The Auckland Regional Council's first Long Term Council Community Plan (including its community outcomes) has been developed on the information collated by Auckland Regional Council for their Environmental Awareness Study and not from consultation with the community on developing their community outcomes and vision for the region.

ISSUES

A7-A9

The draft Long Term Council Community Plan lists a number of highlights and outcome areas for 2004/2014. The priority concerns for Waitakere City Council are summarised in the draft submission as attached at pages A7 to A9 and key issues are briefly presented below. The order of issues is consistent with the Auckland Regional draft Long Term Council Community Plan 2004/2014 and page numbers are given to assist in identification of the issue in the draft Long Term Council Community Plan.

Working together (P4)

Much of the work on regional issues is undertaken in partnerships with all of the Local Authorities in the Auckland area and significant investment has been made by all of the eight local authorities in the region to coordinate regionally. Furthermore, the Auckland Regional Council's Long Term Council Community Plan document does not identify the Territorial Local Authorities existing community relationships and the Government's commitment to local solutions for local issues. The Waitakere City Council would submit that both of these issues should be addressed in the Auckland Regional Council's planning, deliberations and final Long Term Council Community Plan.

We aim to achieve - our community outcomes (P4)

It is also not clear from the Auckland Regional Council's Long Term Council Community Plan how the community outcomes and Long Term Council Community Plans, which have already been adopted by some of the other local authorities in the region, have been integrated into the Auckland Regional Council's regional Long Term Council Community Plan. The Waitakere City Council is concerned that the outcomes identified by the Auckland Regional Council were developed from their "Environmental Awareness Study" and that the test of evaluation against the four wellbeings (social, cultural, economic and environmental) is not clarified in the Auckland Regional Council's Long Term Council Community Plan document. The outcomes have, according to the draft, been identified from consultations for a specific purpose and the Waitakere City Council submits that when the Auckland Regional Council consults communities for the Long Term Council Community Plan 2006 that the outcomes will be different, and would prefer to see this clearly indicated in the document.

A new parks fund – will you pay \$10 (P6)

The Waitakere City Council supports in principle the establishment of a "special Parks Purchase fund". There have been many incidents over the years when the Auckland Regional Council has been unable to support or limited in its ability to support the Waitakere City Council in making strategic land purchases. The establishment of a fund for the purchase of parkland would enable the Auckland Regional Council to work alongside the Waitakere City Council in the future. However, Waitakere City Council is currently undertaking a review of its Parks Strategy; working alongside the Auckland Regional Council in the Waitakere Ranges Protection Project and already has a Uniform Annual Charge of \$8 for the development of Harbourview (Orangihina).

The Waitakere City Council submits that it is not in a position to support the raising of this \$10 levy for a "reserve" at this time but recommends that the levy is imposed, subject to community consultation, under the Auckland Regional Council's next Long Term Council Community Plan in 2006.

The Auckland Regional Council's future transport role (P10)

A copy of the Waitakere City Council's submission on the Local Government (Auckland) Amendment Bill is attached (as appendix 1 to the submission), which identifies specific issues relating to proposed transport governance arrangements for the region. To reflect these proposed governance arrangements, the Auckland Regional Council's Long Term Council Community Plan should include estimated uses of funds that it will draw from Auckland Regional Holdings and estimated funding that the Auckland Regional Council will provide to the Auckland Regional Transport Authority. It is essential that the region, including the Waitakere City Council, has access to both existing grants approved by Infrastructure Auckland and also new funding in relation to the assets that are transferred to Auckland Regional Holdings.

The Region's Transport

The Auckland Regional Council's Long Term Council Community Plan should state clearly that the role of the Auckland Regional Council is subject to proposed changes as set out in the Local Government (Auckland) Amendment Bill as proposed.

The Waitakere City Council also submits that the Auckland Regional Council's Long Term Council Community Plan should include the proposed additional funding announced by Ministers in December 2003 and that this funding is to be applied to the priorities identified in that announcement (subject to amendment as a result of the review of the Rail Land Transport Strategy and the development of land transport programmes by the Auckland Regional Transport Authority).

The review of school buses and the review of "West" bus services are likely to result in additional services and increased subsidy. There needs to be an increase in new rolling stock and services to fulfil the desired peak frequencies (10 minutes by 2006) and also to reflect the upgrade of rail facilities over the next 10 years. Operators have indicated greater interest in establishing ferry services from Te Atatu, Westpark Marina and Hobsonville, with potential operations beginning in 2004. The Waitakere City Council therefore also submits that the Auckland Regional Council's Long Term Council Community Plan should provide for a substantial increase in funding for bus (including school bus), rail and ferry services including any subsidised or commercial services.

There is no provision for the cost of maintenance and renewals of rail station upgrades. This is a basic requirement for any rail system and also a requirement of Infrastructure Auckland in relation to funding applications it has received for rail stations to date, including Ranui and Henderson. This is required irrespective of the outcome of decisions regarding the future of the Auckland Regional Transport Network Limited.

The Waitakere City Council submits that funding for the maintenance and renewals of rail station upgrades should be included in the Auckland Regional Council's Long Term Council Community Plan.

The increase in costs for transport is required and endorsed.

Timelines have been identified for the commencement of construction on the next stage of double tracking of the Western rail line from Avondale to Henderson and beyond. The investigation work on electrification needs to be completed so that commitments can be made to order electric rolling stock and design of the infrastructure to establish electrification of the rail line. The Waitakere City Council acknowledges the Auckland Regional Council's role in this matter.

The Waitakere City Council is prioritising the development of travel plans (for schools, businesses and communities). The Waitakere City Council submits that the Auckland Regional Council's Long Term Council Community Plan should include in 2004/2005 funding for the five school travel plans and infrastructure requirements that are expected to be completed in Waitakere City in that year.

The Waitakere City Council submits that the Auckland Regional Council's Long Term Council Community Plan should provide for a contribution towards the cost of walk and cycle ways and promotions to encourage more walking and cycling for commuter and recreational purposes. In particular, the proposed Project Twin Streams walk and cycle ways will require some regional assistance.

The Waitakere City Council has for several years funded a range of services which are of significant regional importance. These services include the roading network in the Waitakere Ranges. The Waitakere City Council has also formally submitted for many years that the Auckland Regional Council should jointly fund (for example) the maintenance of Scenic Drive, Whatipu Road, and Cascade Road etc., which place a huge financial burden on the ratepayers of Waitakere City. The Waitakere City Council submits to the Auckland Regional Council the need for these maintenance responsibilities to be included in the Auckland Regional Council's Long Term Council Community Plan.

The Region's Stormwater (P76)

The Waitakere City Council submits that the Auckland Regional Council should apply Infrastructure Auckland assets (to be held by Auckland Holdings Limited) to capital expenditure of priority stormwater projects in the region.

The Region's Hazards (P87-93)

A key issue in the area of Hazard Management is the funding of the activities of the Auckland Region Civil Defence Emergency Management Group. Over the past three years there has been no long term agreement over the basis for funding of the Group's work programme. It now appears that an agreement is possible on the basis that 35% of the Group work programme is funded by the Auckland Regional Council, and 65%, by the Territorial Authorities of the region on a population basis. Accordingly, Waitakere City Council submits that the Auckland Regional Council should include its funding for the Civil Defence Emergency Management Group work programme to a level equivalent to 35% of the Group budget, and that the Auckland Regional Council provide for this level of funding (35% of the total work programme) in each year of its Long Term Council Community Plan.

An essential part of managing any emergency is the ability to use local resources. Waitakere City Council suggests that the Auckland Regional Council's activities under this outcome could be enhanced by three additions:

- Firstly, the inclusion in this outcome of the role that the Auckland Regional Council will take to support community safety, as an action that reduces risk and hazards.
- Secondly, the inclusion in this outcome of the necessity of working in partnership, especially with the community and community organisations, as volunteers/co-workers in any emergency planning.
- Thirdly, confirming the Auckland Regional Council's responsibilities, in addition to business continuity planning, to prioritising the return to normal after any emergency.

The Region's Heritage (P95 - 101)

The Waitakere City Council is unclear what is meant by the term "cultural heritage regional integration". The Waitakere City Council presumes that the term refers to the need to work in partnership with local authorities in the region. The Waitakere City Council submits that the list on page 98 should include "working in partnership with local authorities on heritage conservation and strategies".

Representation (P106)

Whilst the regional community is mentioned in respect of consultation the role of the territorial local authorities is not included in this activity. The Waitakere City Council submits that the Auckland Regional Council's Long Term Council Community Plan should reflect the need for the Auckland Regional Council to access established community relationships through the territorial authorities and to support local solutions to local issues. This would ensure representation of the people of the region and prevention of over and/or duplicated consultation, particularly with key stakeholders.

Waitakere submits that the draft Long Term Council Community Plan appears to reflect an intention to lead the development of a regional plan. Waitakere considers the development of a Long Term Council Community Plan by the Auckland Regional Council as an opportunity to promote the development of a plan for the region, and that, by signalling an intention to reflect the community outcomes already established by local authorities, that this would prevent duplicated consultation and provide for a robust range of community outcomes to be considered.

Maori Relationships (P108)

The Auckland Regional Council's activities are acknowledged and supported.

Regional Economic Development (P112)

The Waitakere City Council supports the overarching principle that the Auckland Regional Council takes a stewardship role in relation to the Auckland Regional Economic Development Strategy and allocates funding to enable this to happen over the longer term.

The Waitakere City Council also support the formation of an Auckland Regional Economic Development Partnership to give effect to collaborative work necessary for oversight of the Strategy and the establishment of a council-controlled organisation to implement the Strategy in areas where there is a regional gap.

Comments on Auckland Regional Council's Revenue & Financing Policy (P122 - 173)

The Auckland Regional Council's Revenue and Financing Policy is governed by the provisions in the Local Government Act 2002. Whilst the policy needs to conform to the set of criteria set out in the legislation, the funding techniques need to be economically efficient and socially equitable. The Waitakere City Council submits that the analysis of different rating options is not adequately explained in Auckland Regional Council's Long Term Council Community Plan. It is not evident what actions are proposed as continuations of current practice and which are completely new proposals. The Auckland Regional Council's staff needs to be available to respond to requests for clarification.

RESOURCES

Waitakere City Council have identified the budgets necessary to support partnership planning and activities with Auckland Regional Council.

CONCLUSION

The submissions period for the Auckland Regional Council's draft Long Term Council Community Plan commenced on 5 April 2004 and closed at 4:00pm on 3 May 2004.

A submission has been prepared and approved in draft by Committee Chairs. This document is now presented to Council for comment and adoption.

Should Council wish to present its submission at the public hearings to be held by the Auckland Regional Council from 20 May 2004, elected members will need to be nominated to appear at the hearing on Council's behalf.

RECOMMENDATIONS

1. That the Submission to the Draft Auckland Regional Council Long Term Council Community Plan 2004/2014 report be received.
2. That the draft submission, as attached at pages A7 to A9 of the agenda report, be approved.
3. That the Council nominate representatives to present its submission on the Auckland Regional Council's draft Long Term Council Community Plan 2004/2014 at the public hearings to be held by the Auckland Regional Council from 20 May 2004.

Report prepared by: Angela Hadley, Strategic Plan Manager.



3 2-6 HENDERSON VALLEY ROAD DEVELOPMENT

PURPOSE OF THE REPORT

This report updates the Council on the progression of the development of 2-6 Henderson Valley Road, being the balance of land not required by Council for Waitakere Central and being the land to be developed by Waitakere Properties Limited.

BACKGROUND

At the Council meeting of 9 December 2002 Council resolved to purchase the former Carter Holt site at 2-6 Henderson Valley Road as a key piece of strategic land. At the Council meeting of 18 December 2002 Council resolved:

4. *That the development of the Carter Holt Harvey property be undertaken on the basis that the property be subdivided, with 1/3 being retained by Council for the development of the new Civic Centre, and that the remainder of the property be vested under Deed of Trust to Waitakere Properties Limited on terms to be specified by the Chief Executive in accordance with the purposes set out in the report and specific concept plans to be approved by the Chief Executive.*
5. *That revenue from the development of the remainder of the Carter Holt Harvey site be directed towards offsetting the capital costs of development of the Civic Centre.*

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Following that, a report to the 17 December 2003 Council meeting considered the parameters for the development of 2-6 Henderson Valley Road.

These parameters were split into those which are "bottom lines" and those which would be met in an ideal development and will be reported on in relation to the Waitakere Properties Limited proposals in June.

STRATEGIC CONTEXT

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

ISSUES

Site Access

Waitakere Properties Limited have undertaken significant work looking at the site access to the whole site, including the Council development, with a view to maximising commercial opportunities from the site. They have proposed an alternative layout to that presented to the Council at the concept stage. Fundamentally this design would see the Smythe Road/Henderson Valley Road intersection developed as a major pedestrian link, with a strong and wide pedestrian link to the Waitakere Central complex. Vehicular traffic would access the site from Henderson Valley Road via traffic lights and a road link opposite the Opanuku Reserve, or at a cross roads intersection opposite Albert Pryor Avenue. Alternative vehicular access to the site, and direct access to the carpark would be via Smythe Road.

There are a number of advantages to the Waitakere Properties Limited proposal to the wider Waitakere Central Project and these are outlined below:

- Civic square has less conflict between vehicles and pedestrians;
- Greater area of the Civic Square able to be allocated for pedestrian only rather than shared use;
- Pedestrian movement between vehicles and the Waitakere Central complex is more controlled and safe;
- Road entry creates an immediate vista of the Civic Wing of the Waitakere Central complex;
- Less complexity in Smythe Road intersection, with a two more simple intersections leading pedestrians and vehicles safely into the complex.

Concept Development

Waitakere Properties Limited have been holding discussions with potential tenants and owner occupiers to determine immediate demand and their preferred site location. Options for commercial office, minor retail, live/work, apartments, childcare, motel and hotel have been considered. Options for future expansion of Council have also been considered. Discussions have also been held with three parties interested in a Public Private Partnership for a carparking building to meet the parking requirements for the Waitakere Properties Limited development. The detailed concept will be presented to Council in June.

RESOURCES

The concept for the former Carter Holt site at 2-6 Henderson Valley Road is being developed by Waitakere Properties Limited. Like any developer, Waitakere Properties Limited will be meeting the full costs of development of the site.

CONCLUSION

Waitakere Properties Limited are working through the issues for the development of the former Carter Holt site at 2-6 Henderson Valley Road. The detailed concept will be evaluated and reported back to the Council in June.

RECOMMENDATION

That the 2-6 Henderson Valley Road Development report be received.

Report prepared by: Lois Easton, Group Manager: City Development Projects.



4 WAITAKERE CENTRAL - FINAL DEVELOPED DESIGN

5 WAITAKERE CENTRAL - HENDERSON RAIL STATION PRECINCT

6 WAITAKERE CENTRAL LIBRARY AND UNITEC DEVELOPMENT - TENDER PROCESS AND RELATED MATTERS

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

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following part of the proceedings of this meeting, namely, Waitakere Central - Final Developed Design; Waitakere Central - Henderson Rail Station Precinct; Waitakere Central Library and Unitec Development - Tender Process and Related Matters.

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

General subject of the matters to be considered.	Reason for passing this resolution in relation to the matters.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"> • Waitakere Central - Final Developed Design; • Waitakere Central - Henderson Rail Station Precinct; • Waitakere Central Library and Unitec Development - Tender Process and Related Matters. 	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"> • enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>

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

- *These reports contain information which if released could affect Council's negotiations.*

