



I hereby give notice that an ordinary meeting of the Auckland Development Committee will be held on:

Date: Thursday, 10 July 2014
Time: 10.30am
Meeting Room: Reception Lounge
Venue: Auckland Town Hall
301-305 Queen Street
Auckland

Auckland Development Committee

OPEN AGENDA

MEMBERSHIP

Chairperson	Deputy Mayor Penny Hulse	
Deputy Chairperson	Chris Darby	
Members	Cr Anae Arthur Anae	Cr Calum Penrose
	Cr Cameron Brewer	Cr Dick Quax
	Mayor Len Brown, JP	Member Josie Smith
	Cr Dr Cathy Casey	Cr Sharon Stewart, QSM
	Cr Bill Cashmore	Cr Sir John Walker, KNZM, CBE
	Cr Ross Clow	Cr Wayne Walker
	Cr Linda Cooper, JP	Cr John Watson
	Cr Alf Filipaina	Cr Penny Webster
	Cr Hon Christine Fletcher, QSO	Cr George Wood, CNZM
	Cr Denise Krum	
	Cr Mike Lee	
	Member Liane Ngamane	

(Quorum 11 members)

Tam White
Democracy Advisor

4 July 2014

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TERMS OF REFERENCE

Responsibilities

This committee will lead the implementation of the Auckland Plan, including the integration of economic, social, environmental and cultural objectives for Auckland for the next 30 years. It will guide the physical development and growth of Auckland through a focus on land use planning, housing and the appropriate provision of infrastructure and strategic projects associated with these activities. Key responsibilities include:

- Unitary Plan
- Plan changes to operative plans
- Designation of Special Housing Areas
- Housing policy and projects including Papakainga housing
- Spatial Plans including Area Plans
- City centre development (incl reporting of CBD advisory board) and city transformation projects
- Tamaki regeneration projects
- Built Heritage
- Urban design

Powers

(i) All powers necessary to perform the committee's responsibilities.

Except:

- (a) powers that the Governing Body cannot delegate or has retained to itself (see Governing Body responsibilities)
 - (b) where the committee's responsibility is explicitly limited to making a recommendation only
- (ii) Approval of a submission to an external body
- (iii) Powers belonging to another committee, where it is necessary to make a decision prior to the next meeting of that other committee.
- (iv) Power to establish subcommittees.

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1 Apologies

Apologies from Cr CM Casey and Deputy Chairperson C Darby have been received.

2 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 Confirmation of Minutes

That the Auckland Development Committee:

- a) confirm the ordinary minutes of its meeting, held on Thursday, 12 June 2014, including the confidential section, as a true and correct record.

4 Petitions

At the close of the agenda no requests to present petitions had been received.

5 Public Input

Standing Order 3.21 provides for Public Input. Applications to speak must be made to the Committee Secretary, in writing, no later than **two (2)** working days prior to the meeting and must include the subject matter. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders. A maximum of **thirty (30) minutes** is allocated to the period for public input with **five (5)** minutes speaking time for each speaker.

5.1 Ben Ross - Preparing to Plan and Develop our Metropolitan Centres through the life of the Auckland Plan

Purpose

1. Mr Ben Ross requested to address the Committee regarding the planning and developing the Metropolitan centres through the life of the Auckland Plan.

Recommendation/s

That the Auckland Development Committee:

- a) thank Mr Ross for his presentation.

6 Local Board Input

Standing Order 3.22 provides for Local Board Input. The Chairperson (or nominee of that Chairperson) is entitled to speak for up to **five (5)** minutes during this time. The Chairperson of the Local Board (or nominee of that Chairperson) shall wherever practical, give **two (2)** days notice of their wish to speak. The meeting Chairperson has the discretion to decline any application that does not meet the requirements of Standing Orders.

This right is in addition to the right under Standing Order 3.9.14 to speak to matters on the agenda.

6.1 Local Board Input requests

Purpose

1. To give an opportunity for Local Board Chairpersons or their representatives to be present and speak to matters on the agenda.
2. The Auckland Development Committee Chairperson, Deputy Mayor Penny Hulse has invited the Local Board Chairpersons or representatives to speak during the agenda item.
3. The following Local Board representatives will be present:
 - Lydia Sosene, Chair Mangere-Otahuhu Local Board regarding the Mangere Gateway Programme - Visitor Centre and Visitor Experience
 - Lotu Fuli, Member Ōtara-Papatoetoe Local Board regarding the Draft Ōtara-Papatoetoe Area Plan for community engagement
 - Mike Cohen, Chair Devonport-Takapuna Local Board regarding the Draft Devonport-Takapuna Area Plan.

Recommendation/s

That the Auckland Development Committee:

- a) receive the information.

7 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

8 Notices of Motion

At the close of the agenda no requests for notices of motion had been received.

Mangere Gateway Programme - Visitor Centre and Visitor Experience

File No.: CP2014/14095

Purpose

1. For the Auckland Development Committee to support further investigation of the Rennie Homestead and adjoining 8.9 hectares of land as an alternative location for the Visitor Centre and Visitor Experience proposed, currently, for development on the Otuaataua Stonefields.

Executive summary

2. The Māngere Gateway Programme (MGP) is a programme of social, cultural, environmental and economic initiatives to develop an international quality visitor destination based on the area between Auckland Airport to the south and Mangere Bridge to the north. The MGP is consistent with the aspiration to create an international gateway and tourism destination within The Southern Initiative (TSI).
3. A core component of the MGP is the construction of a visitor centre on the Otuaataua Stonefields Historic Reserve (the Reserve). A range of visitor experiences will be delivered and coordinated from the visitor centre. Provision for Stage 1 (construction) of the visitor centre has been previously considered and approved by the Regional Development & Operations Committee (RDOC) in March 2012 and funding for the visitor experience is included in Council's LTP (2012-2020).
4. The choice of the Reserve as a location for the visitor centre has been contentious. The land is recognised by the New Zealand Historic Places Trust (NZHPT) as an Historic Place, Category 2. Authority to Modify was granted by NZHPT in 2010.
5. Progress on the visitor centre has been on hold for over two years as Council worked with iwi to determine how to take the project forward. Te Akitai (Wai o Hua) of Pukaki Marae has indicated that they wished to be more actively involved in the project. Previously Te Ahiwaru (Wai o Hua) of Makarau Marae has been the primary partner.
6. As Council has sought to progress the visitor centre over the last two years with iwi it has become apparent that the Reserve is not necessarily the favoured location.
7. An alternative location now suggested for consideration is the Rennie Homestead, owned by Council and located immediately adjacent to the Otuaataua Stonefields on the corner of Oruarangi and Ihumatao Roads. This is a heritage property with 8.9 hectares of adjoining land, zoned as Rural Production.
8. Currently the property requires extensive repair and maintenance work. There is no funding provision in Council's current LTP for this work but repairs and maintenance, together with further development, could be met through re-directing existing funding in Council's LTP (2012-20) for the visitor centre and visitor experience.
9. Approval is sought to investigate the Rennie Homestead and adjoining land as an alternative option for the location and progression of the Māngere Gateway Visitor Centre & Visitor Experience.

Recommendation/s

That the Auckland Development Committee:

- a) re-affirm the importance of establishing the visitor centre / visitor offer as part of the wider Māngere Gateway Programme and The Southern Initiative
- b) note the previous Regional Development & Operations Committee (March 2012 Resolutions RDO/2012/37, RDO/2012/38) endorsing the Otuataua Stonefields Historic Reserve as the location for visitor centre and visitor experience
- c) note, on the basis of discussion with partners, staff consider that the decision to locate the visitor centre on Otuataua Stonefields Historic Reserve should be revisited
- d) approve the investigation of the Rennie Homestead and adjoining land as an alternative location for the Māngere Gateway Visitor Centre & Visitor Experience
- e) request staff to prepare a report outlining options for use of the Rennie Homestead and adjoining land as the base for the visitor centre and visitor experience for a future meeting of the Auckland Development Committee and within 3 months of the date of this report.

Comments

10. The Māngere Gateway programme (MGP) is a legacy initiative of the former Manukau City Council and the former Auckland Regional Council in partnership with Auckland International Airport, Watercare Services, Makaurau marae and Pukaki marae, Villa Maria, and the former Tourism Auckland (now ATEED).
11. The core geographical area of Māngere Gateway lies from Auckland International Airport in the south to Mangere Bridge in the north, bounded by State Highway 20 in the east. A map outlining the MGP area is enclosed attachment A. Once the core area was established, the long term intention has been to expand the area eastwards. Opportunities also exist for linkages with Onehunga, Awhitu and the Waitakeres.
12. The key focus of the MGP is to create an international visitor destination which improves the social and economic wellbeing of the local community and, in turn, contributes to the regional and national economy. The MGP aims to do this through a wide ranging collection of initiatives and interventions. These interventions include landscape, streetscape, cycleway /walkway and driving route projects - as well as proposals for developing tourism ventures, arts, culture and community participation.
13. Whilst the MGP is a legacy project, its principles and goals align directly with many of the aspirations and targets set out within The Auckland Plan, The Southern Initiative, the Māngere-Ōtāhuhu Area Plan, the Auckland Economic Development Strategy, the Auckland Visitor Plan and the Māori Plan for Tāmaki Makaurau.

Visitor Centre

14. A core project under the MGP has been the construction of a visitor centre as the base for coordination and delivery of a range of visitor experiences within the area. The visitor centre will significantly increase visitation to the area and help support other initiatives. The site for development of the visitor centre is currently the Otuataua Stonefields Historic Reserve (the Reserve).
15. This location of the visitor centre on the Reserve has been contentious as the site is listed by the New Zealand Historical Places Trust as an Historic Place, Category 2. However, Authority to Modify was originally granted by the NZHPT in December 2010 and expires in June 2015.

16. These issues, amongst other things, were considered and approved by the Regional Development & Operations Committee (RDOC) in March 2012 (Resolutions RDO/2012/37, RDO/2012/38). Furthermore, funding for Stage 1 (construction - approx \$3m) is included in Council's LTP (2012-2022).
17. Development of the visitor centre has been on hold now for approximately two years since Te Akitai of Pukaki marae expressed an interest regarding their greater involvement in the project.
18. Staff have entered into discussions on this matter with both Te Ahiwaru and Te Akitai over the last two years with a view to progressing the visitor centre on the Reserve site but have been unable to make any substantive progress. The budget for the construction of the visitor centre has been deferred for the last two financial years (12/13 and 13/14).
19. Further detail on consultation with iwi is set out below.

Alternative Options

20. In seeking to progress the development of a visitor experience as part of the MGP, Staff have considered a number of options. These options are summarised as:
 - Option 1: Continue with the Reserve site as the favored location in partnership with iwi.
 - Option 2: Redirection of the funding to a programme oriented approach to delivering the visitor experience which is not based on a physical visitor centre but builds on existing and develops new tourism initiatives within the area.
 - Option 3: Redirection of the funding for the visitor centre to an alternative location/building(s).
21. Option 1 is not considered to present a viable approach to progressing the project for the reasons highlighted above. The choice of the Reserve as a location for the visitor centre has been contentious. As such, continuing to promote the Reserve as site for a visitor centre would not address the issue and is not a favored option.
22. Progressing Option 2 would result in the lack of a physical "centre" to act as a base for promotion of the MGP, including the area's significant cultural heritage and various sites of interest for visitors. This would be at odds with the original intent of the MGP. Option 2 is therefore not considered as a favored option..
23. The progression of Option 3 will ensure the issues identified above are overcome. That is, Option 3 would allow the development of a physical visitor base that is not located upon the Reserve. Staff consider the progression of Option 3 to be the favored option.
24. In addition, Staff consider the potential reuse of an existing Council owned property asset within the MGP area could result in the development of a visitor centre within quicker timeframes than that of creating a new building. The existing asset, and favored location for a visitor centre within the MGP area, is the Rennie Homestead. Further detail on the Rennie Homestead is outlined below.

The Rennie Homestead

25. Council owns the Rennie Homestead and adjoining 8.9 hectares of land which is zoned for Rural Production. This heritage property is located adjacent to the Otuaatua Stonefields on the corner of Oruarangi and Ihumatao Roads.
26. The property is a double fronted largely unaltered bay villa built in 1905 for Thomas Morton Rennie, constructed of Kauri weatherboard and iron roofing. It has significant heritage value.
27. Currently it is managed as a tenancy by ACPL but is empty whilst urgent repairs are undertaken. The property was purchased by the former Manukau City Council with a view to including it within the MGP. The property has remained managed by ACPL in the interim.

28. A recent report into condition of the property has indicated that future repair and maintenance could cost around \$800k. There is no funding allocation for this work within Council's LTP (2012-2022).
29. The Rennie Homestead, with the adjoining land, could offer opportunities to develop a wide range of tourism initiatives involving Māori, Pacific and other groups. Structures such as farm buildings could be used for a variety of purposes including social enterprise, workshops for indigenous arts and crafts, cultural performance, permaculture and possibly some overnight accommodation to service Te Araroa, the long distance pathway, which traverses the MGP area.

Next Steps

30. The visitor centre is central to the Māngere Gateway Programme and to The Southern Initiative International Gateway & Destination workstream.
31. Staff have concluded that an alternative approach is needed to ensure the visitor centre project is progressed and that the Rennie Homestead and adjoining land may offer greater potential for a diverse range of visitor activities. This option is based around redirecting funding as allocated within the LTP to the suggested alternative location to ensure the aspirations of the MGP, The Southern Initiative and the Auckland Plan are realised.
32. At this stage, the proposal to consider the Rennie Homestead as an alternative location for the visitors centre has not been subject to any substantial engagement with iwi (see below) or consultation with external stakeholders. It is intended that this dialogue would commence should Councillors be minded to approve investigation of the Rennie Homestead as an option. Furthermore, it remains the full intent of the MGP to develop and progress projects in collaboration and partnership with other stakeholders and the local community
33. It is proposed that Staff report back to a future Auckland Plan Committee outlining options for use of the Rennie Homestead and adjoining land, with a summary of costs, timeframes and operation, within 3 months of this report.

Consideration

Local board views and implications

Significance of Decision

34. The recommendations in this report do not trigger the Significance Policy.

Local Board Views

35. The Māngere-Ōtāhuhu Local Board has consistently supported the Māngere Gateway Programme and development of the visitor centre and visitor experience.
36. Staff met with the Māngere-Ōtāhuhu Local Board Chair, Deputy Chair and the Relationship Manager for Māngere-Ōtāhuhu Local Board on 22nd May 2014. At the meeting, Board Members confirmed their continued support for the Māngere Gateway Programme. In addition, Board Members support the principle of using the Rennie Homestead, with the adjoining 8.9 hectares of land, to develop a visitor centre and base for a delivery and coordination of a range of visitor experiences in the MGP area.
37. Going forward, other key issues the Local Board would like the Governing Body and Staff to consider in relation to the MGP include:
 - Retention of all budget for the Māngere Gateway Programme – including the funding allocation for a Visitor Centre
 - Significant consideration given to transferring the MGP and budgets to the Māngere-Ōtāhuhu Local Board to provide a greater Championing, Governance and decision-making role. This would include a lead on partner / stakeholder engagement

- A forward plan for implementation of the Visitor Centre – and other projects under the MGP.
38. The above issues to be considered and reported back to the Governing Body for consideration (this will be covered by Staff within the report on use of the Rennie Homestead as the location for the visitor centre and for the delivery and coordination of visitor experiences in the MGP area).

Maori impact statement

39. Te Ahiwaru of Makaurau marae have been partners on the visitor centre project for a number of years. An informal discussion has been held with a representative of Te Ahiwaru of Makaurau marae. This discussion focused on the content of this report and the recommendation to explore the Rennie Homestead and adjoining land as a location for the visitor centre and base for a delivery and coordination of a wide range of visitor experiences. The representative from Te Ahiwaru noted the report and welcomed the opportunity to continue the partnership approach to the visitor centre and the MGP as a whole.
40. Furthermore, Te Ahiwaru expressed continued support for the MGP and the promotion of Maori economic development initiatives, including tourism opportunities in particular.
41. Te Ahiwaru would also wish to see the governance and decision making process for the MGP extended to a Governance Steering Group (including Te Ahiwaru and external stakeholders such as Auckland International Airport and Villa Maria). This Steering Group would cover issues such as:
- Provide overarching leadership from MGP
 - Making key decisions relating to progression of MGP
 - Project initiatives/content to be progressed under the MGP
 - Determine roles / responsibilities for project work under MGP
42. This would possibly involve a wider governance role than the former Gateway Advisory & Stakeholder Group which also included representatives from the tourism sector, the Local Board and other community groups and organisations.
43. In addition, Te Ahiwaru would like the Haere Whakamua project (an Auckland Council and Auckland University project which is focused on developing governance, financial control systems and business planning within a Māori and marae based context) to be potentially expanded to incorporate additional work around the governance model for MGP. This suggestion, and indeed others listed above would be examined as a fundamental aspect of exploring the alternative options for the visitor centre.
44. An informal discussion was held with a representative of Te Akitai of Pukaki marae. Te Akitai support the principle of ensuring budget remains to contribute to Māori economic and social development within this locality – which includes the outcomes as originally intended as part of the visitor centre project.
45. Te Akitai wish to remain part of the work around exploring the options outlined above and part of any decision making on projects as part of the MGP.
46. Should Councilors approve the consideration of the Rennie Homestead as an alternative location for the visitor centre further work on these options will be undertaken in partnership with mana whenua – including both Te Ahiwaru and Te Akitai and other stakeholders.

Consultation

47. The MGP is a collaborative programme involving both internal and external stakeholders. Consultation with the Local Board and iwi is outlined above. In addition to this, internal discussions have taken place with The Southern Initiative, Te Waka Angamua, Regional Parks, Local Parks and relevant teams within CDAC. Further dialogue will take place with these partners / stakeholders as well as further engagement with external stakeholders including ATEED, Auckland International Airport and Villa Maria.

Financial and Resourcing Implications

48. The above recommendations are predicated on the previous RDOC resolution (and accompanying LTP budget) to implement a visitor centre as part of the MGP. As such, an assumption has been made that existing LTP allocation for the project can be redirected into to an alternative location, such as the Rennie Homestead.
49. As outlined above, the Rennie Homestead will be investigated as a potential location for the visitor centre and visitor experience and a report will be brought back to the Auckland Development Committee (along with a summary of cost). This work will continue to be coordinated by the City Transformation Unit.

Implementation

50. Further analysis of the option outlined above will also include a summary of implementation requirements and form part of a future report to the Auckland Development Committee. The report would include a timeframe for design and development of the option - along with a summary of operational Governance and Management options.

Attachments

No.	Title	Page
A	Map of the Mangere Gateway Programme Area	15
B	Plan of the Rennie Homestead and Adjoining Land	17

Signatories

Authors	Dean Williams - Team Leader City Transformation South Vickie Bowers - Programme Manager, Mangere Gateway Heritage Programme
Authorisers	Penny Pirrit - Regional & Local Planning Manager Roger Blakeley - Chief Planning Officer

Māngere Gateway - Location Plan



Item 9

Attachment A

Rennie Homestead

The house known as Rennie Homestead, on a site of 8.9 hectares, is described in the Cultural Heritage Inventory (No. 2356) as a "...particularly well kept and unaltered Bay Villa" with the main reasons for scheduling being the "...two bays at right angles to each other and the decorations around the verandah..." Built in 1905 for Thomas Morton Rennie by Jack Camplin, the house was sited on the Rennie farm in Ihumatao Road and was constructed of Kauri weatherboards and iron roofing. The exterior is scheduled in the Auckland Council District Plan (Manukau Section), identification number 73.

619 Oruarangi Road, Mangere



Legal Description	ALLOT 177 PARISH OF MANUREWA
Ward	Manukau
Local Board	Mangere-Otahuhu
Current Use	Residential House on large park
Business Owner	Auckland Council – Regional and Local Planning
Zone	Mangere Puhinui Rural Zone
Market Value	\$2,740,000
Area	8.9031 Hectares

Item 9

Rennie Homestead



Attachment B



Item 9

Attachment B

Endorsement of the Draft Ōtara-Papatoetoe Area Plan for community engagement

File No.: CP2014/13100

Purpose

1. To approve the draft Ōtara-Papatoetoe Area Plan for public engagement for the period 21 July 2014 to 17 August 2014.

Executive summary

2. In February 2012 the Auckland Future Vision Committee endorsed the sequence and co-governance approach for Area Plans and endorsed the establishment of political working groups of relevant ward councillors and local board members nominated by their local board to oversee the development of the area plans. Two area plans currently being developed are the Ōtara-Papatoetoe and Devonport-Takapuna area plans. This report is specific to the Ōtara-Papatoetoe area plan.
3. From April to May 2014, the Ōtara-Papatoetoe political working group consisting of the full Ōtara-Papatoetoe Local Board and Councillors Anae and Filipaina have met on a regular basis with the area plan team to discuss the aspirations, key moves and ways the area plan can help to deliver on the outcomes and directions of the Auckland Plan. From these workshops a draft area plan for the Ōtara-Papatoetoe local board area has been developed. The draft area plan is included in Attachment A.
4. The Ōtara-Papatoetoe political working group and area plan team have now prepared a draft area plan for community engagement. The plan has been reported to the Ōtara-Papatoetoe Local Board who have recommended that the Auckland Plan Committee endorse the draft area plan for community engagement. Resolution OP/2014/88 from the 16 June 2014 Ōtara-Papatoetoe Local Board business meeting approved the draft Ōtara-Papatoetoe Area Plan for public engagement for the period 21 July 2014 to 17 August 2014, and delegated authority to the Chair and Deputy Chair approval of minor amendments of an editorial nature prior to engagement on 21 July 2014. This report seeks the endorsement of the draft area plan for community engagement.

Recommendation/s

That the Auckland Development Committee:

- a) endorse the Draft Ōtara-Papatoetoe Area Plan in Attachment A for community engagement.
- b) agree that the Chair of the Auckland Plan Committee be appointed to approve editorial amendments, and minor omissions to the draft area plan prior to the commencement of community engagement.

Comments

5. In February 2012 the Auckland Future Vision Committee endorsed the sequencing of the area plans and also endorsed a co-governance approach to the area plans. The Committee resolved:
 - e) *“That the Auckland Plan Committee supports a mechanism for local boards and the governing body to engage directly throughout the preparation of particular area plans, through establishment of a working group of relevant ward councillors and local board members nominated by their local board to oversee the development of the area plan.”*

6. On 29 November 2013, the second round of Area Plans commenced. This included the Ōtara-Papatoetoe Area Plan and the Devonport-Takapuna Area Plan.
7. The current round of area plans are following a reviewed approach over a 12 month staged process, with the following modifications:
 - The speeding up of the completion of Area Plans
 - The more efficient use of staff resources
 - No re-litigation of the Proposed Auckland Unitary Plan (30 year) land use direction
 - Develop a shorter, more accessible document, but retain robust topic focussed foundation, key drivers and outcomes
 - Use smarter, more creative community engagement, need to avoid “consultation fatigue”.
8. The first two pilot area plans each comprised 70 pages of maps, text and illustrations. The second round of area plans will follow the general format of earlier area plans but will be reduced to 30-35 pages by:
 - Significantly reducing the background and context section
 - Key moves replace generic outcome statements
 - Actions identified relate to significant transformational actions – rather than business as usual outcomes. (A number of smaller actions linked together can deliver a transformational outcome)
 - Clearer maps (5 thematic maps to articulate the key moves will be included).
 - Fewer images.
9. The focus of this round of area plans will be on transformational changes needed over the next 30 years to achieve Auckland Plan outcomes.

Process to date

10. The following diagram outlines the process followed to date.



11. Work commenced on the preparation of topic reports and SWOT sessions to help identify issues and opportunities and key projects underway were held with key departments across council in December 2013 and January 2014.

12. An internal stakeholders and CCO workshop was held on 4 February 2014 to prepare a first cut of the draft area plan theme maps. Approximately 50 staff from across council attended this session.
13. On completion of the topic reports, SWOT sessions and internal stakeholder workshop, subject matter experts from key topic areas across council (including representatives from Auckland Transport) were invited to participate in internal mapping sessions to inform the following theme maps:
 - Economic and community development
 - Transport
 - Infrastructure
 - Natural environment and heritage
14. An initial round of targeted engagement on the Ōtara-Papatoetoe Area Plan was undertaken through a series of six workshops with key stakeholders, key internal staff (subject matter experts) and local board members in March/April 2014. In total 71 key stakeholders attended. An online survey was also run through the “Have Your Say” page and Ōtara-Papatoetoe members of the Peoples Panel. A total of 46 responses were received.
15. Individual hui were also held with the following Mana Whenua groups during March and April 2014:
 - Te Akitai
 - Ngati Whanaunga
 - Ngati Paoa
 - Ngati Maru
 - Ngati Te Ata
 - Ngati Tamaoho
 - Waikato Tainui
 - Te Kawerau a Maki
 - Ngai Tai ki Tamaki
16. Ngati Whatua o Orakei and Ngati Tamatera chose not to meet.
17. Feedback from the Mana Whenua, targeted stakeholder engagement and survey results were incorporated into the theme maps with support from subject matter experts from across council. Subject matter experts also attended local board workshops relevant to their expertise to respond to any technical questions.
18. The draft Ōtara-Papatoetoe Area Plan text and maps were presented to managers at a Project Overview Group meeting on 5 May 2014. Feedback from the Project Overview Group confirmed the need for clarity around funding and the importance of not raising community expectations. They also recommended that only transformational projects should be included and not “business as usual” projects.
19. Page 15 – Projects, initiatives and timeframes explains the financial constraints facing the council and in particular that all projects are currently under review through the Long Term Plan process.
20. The Ōtara-Papatoetoe Local Board nominated the full Ōtara-Papatoetoe Local Board together with Councillors Anae and Filipaina to form a working group. The updated theme maps incorporating the feedback from the targeted stakeholder engagement and survey results were presented to the Ōtara-Papatoetoe Local Board Working Party through a series of three workshops to discuss the emerging content, issues and aspirations of the draft area plan.

21. The workshops with the Local Board Working Party confirmed the following:
- Draft Centres, Business and Recreation Thematic Map and Actions (4 April 2014)
 - Draft Transport Thematic Map and Actions (2 May 2014)
 - Draft Infrastructure Thematic Map and Actions (2 May 2014)
 - Draft Natural Environment and Heritage Thematic Map and Actions (2 May 2014)
 - Confirming the key moves and content of the draft area plan (9 May 2014)
22. The following resolution was passed on 16 June 2014 at the Ōtara-Papatoetoe Local Board Business Meeting to approve the draft Ōtara-Papatoetoe Area Plan for release for public engagement:-
- Resolution number OP/2014/88**
- MOVED by Chairperson E Collins, seconded by Member LT Fuli:-*
- That the Ōtara-Papatoetoe Local Board:*
- a) Approves the draft Ōtara-Papatoetoe Area Plan for public engagement for the period 21 July 2014 to 17 August 2014.*
 - b) Delegates to the Chair of the Ōtara-Papatoetoe Local Board, Efeso Collins and Deputy Chair, Ross Robertson to approve minor amendments of an editorial nature that may be required to the Ōtara-Papatoetoe Area Plan as set out in Attachment A, prior to engagement on 21 July 2014.*
 - c) Agrees that the unpublished version of the draft Ōtara-Papatoetoe Area Plan be considered at the Auckland Development Committee's 10 July 2014 meeting.*

CARRIED

Attachments

AUpdated version of the draft Ōtara-Papatoetoe Area Plan.

Key components of the draft area plan

Alignment with the Auckland Plan

23. Area plans are driven by the Auckland Plan and are one mechanism used to implement the Development Strategy of the Auckland Plan. In achieving Auckland's Vision of "The World's most Liveable City", the seven Auckland Plan outcomes: outlining what the vision means in 2040 have set the direction for what the Auckland Plan means for the local board area. This is set out in "The Strategic Context" section of the draft area plan (page12).
24. The Southern Initiative (TSI) is one of two major initiatives in the Auckland Plan. The purpose of the TSI is:
- "to plan and deliver a long-term programme of co-ordinated investment and actions to bring about transformational social, economic, and physical change. The Southern Initiative is an opportunity to improve the quality of life and wellbeing of local residents dramatically, reduce growing disparities, and increase business investment and employment opportunities, for the benefit of all of Auckland and New Zealand."
25. There is also a focus to strengthen children and families and to support stable homes in an area of high social need. TSI includes the four local board areas of Ōtara-Papatoetoe, Māngere-Ōtāhuhu, Manurewa and Papakura. Key to the transformation of this area is educational achievement and developing the skills which lead to well-paid employment. Working collaboratively with other agencies and delivery partners will also be required to achieve the better community outcomes envisaged.
26. Many of the social components of TSI cannot be mapped spatially; however the purpose of TSI has been integral to the development of the area plan for Ōtara-Papatoetoe.

Local Board Plans

27. The priorities identified in the Local Board Plan 2011 have helped inform the development of the area plan key moves, projects and community aspirations. Local board plans and their priorities are reviewed every three years which will enable appropriate parts of the area plans to be incorporated into subsequent local board plans. The draft Ōtara-Papatoetoe Local Board Plan 2014 is currently being prepared and where possible opportunities for alignment with the Area Plan engagement and content are being identified.

Key Moves

28. The draft area plan promotes nine key moves. Key moves are outcomes that have a physical or spatial aspect and when realised will make a transformational contribution to making the local board area a great place to live, work and visit. These contribute to achieving the vision for Auckland to be the world's most livable city. The key moves are detailed on pages 13 - 50 of the draft area plan and are summarised below:
1. Value and protect Ōtara-Papatoetoe's heritage, culture and identity in partnership with Mana Whenua and the community.
 2. The landscape, cultural, and ecological values of the Ōtara-Papatoetoe area, particularly Ōtara Lake and waterways, and Puhinui are recognised, protected and enhanced.
 3. Transition Manukau from a City Centre to a vibrant Metropolitan Centre.
 4. Ōtara (Ōtara Town Centre to Ōtara Lake) transformation and business and community partnerships.
 5. Strengthen and enhance the vitality of old Papatoetoe and Hunters Corner Town Centres.
 6. Maintain and strengthen the economic role of the East Tamaki, Manukau Central, Bairds Road and Lovegrove Crescent industrial areas as key employment areas for Ōtara-Papatoetoe's residents.
 7. Ōtara-Papatoetoe has safe, accessible and high quality parks and community facilities.
 8. Make transport more accessible and safer for Ōtara-Papatoetoe residents, with particular emphasis on walking, cycling and public transport.
 9. Utilities and services that support Ōtara-Papatoetoe's growing population.
29. The delivery of the key moves is supported by a number of projects and initiatives that will help to transform Ōtara-Papatoetoe over the next 30 years. A number of the projects and initiatives will be 'quick-wins' or short-term improvements that are mostly funded and could be implemented over the next 5 years. Other projects and initiatives will need to be scoped, and require a collaborative approach to planning and implementation between Auckland Council, CCO's, mana whenua and key stakeholders.

Content of the draft Area Plan

30. The draft area plan will be a 30-35 page document that will focus on communicating to the public the key moves for Ōtara-Papatoetoe for the next 30 years.

31. The draft area plan will include the following key sections:
 - Purpose of the Ōtara-Papatoetoe Area Plan
 - Vision for the future
 - Benefits of the Area Plan
 - The Ōtara-Papatoetoe area
 - Developing the Area Plan
 - The Strategic Context
 - Key moves of the Area Plan
 - Implementing the Area Plan
 - Your Views Matter
 - Glossary
 - Appendices: Theme maps
32. The theme maps build on the key moves at a more local level by identifying projects underway and possible aspirational projects that can be mapped spatially. These themes include transport, infrastructure; centres, business and recreation, natural environment and heritage. The particular grouping of themes can change to respond to each local board area.
33. The actions that have been identified to support the key moves recognise the current economic climate and focus on building partnerships with key stakeholders and mana whenua and identifying opportunities to leverage off existing projects. This approach recognises that while a number of actions independently may not be perceived to be transformational, when considered collectively they have the potential to result in transformational change.
34. The area plan also recognises mechanisms such as advocacy, policy development, recognition of places and values, provision of services and facilities and supporting future development. These steps would be taken not only by Auckland Council but also Council Controlled Organisations, delivery partners, infrastructure providers, land owners, developers and community groups/organisations.
35. Unlike previous Area Plans, the current draft Area Plan does not include a prioritisation schedule due to the review of projects currently under way through the council's Long Term Plan review process.

Community Engagement

36. Community engagement is proposed to occur from 21 July to 17 August 2014. The focus of engagement will be to connect with existing community networks by presenting the draft area plan at network meetings and events. Email networks will also be connected with using an E-Flyer with links to council's "Have Your Say" page which will contain all of the necessary information on the draft Area Plan including an online feedback form.
37. A combined mana whenua hui is proposed in July 2014 and a series of youth events are proposed through libraries during this period.
38. There will be displays and copies of the draft area plan at a range of locations within the area such as libraries, recreation and community centres to engage with those members of the community who do not usually attend public meetings or formal events. A series of pop-up events will also be proposed at key locations such as train stations and shopping centres to hand out flyers and to inform people of the draft area plan.
39. Once the engagement period is over, the feedback will be reviewed, grouped into themes and amendments to the draft area plan will be discussed with the Ōtara-Papatoetoe Area Plan working group before a final area plan is reported to the Ōtara-Papatoetoe Local Board in October 2014 and the Auckland Development Committee for adoption in November 2014.

Consideration

Local board views and implications

40. All members of the Ōtara-Papatoetoe local board chose to be part of the political working group with the ward councillors in developing the draft area plan. The working group consists of Efeso Collins (Chair), Ross Robertson, Lotu Fuli, Donna Lee, Stephen Grey, John McCracken and Mary Gush and Councillors Anae and Filipaina. Three workshops were held with the area plan team and subject matter experts to discuss the aspirations, key moves and ways the area plan can help to deliver on the outcomes and directions of the Auckland Plan.
41. The draft area plan has been reported to the Ōtara-Papatoetoe Local Board and it has recommended that the Auckland Plan Committee endorse the draft area plan contained in Attachment A for community engagement.
42. Briefing sessions with local boards that share a common border with the Ōtara-Papatoetoe local board area will be held to explain the area plan process and the content of the draft area plan prior to community engagement.

Maori impact statement

43. Between March and April 2014 the area plan team have held a series of individual hui with mana whenua to seek guidance on the maori outcomes for the Area Plan. Of the 11 mana whenua groups with an interest in the area (refer to "Background" for a list of groups), only two chose not to participate. There are a number of mataawaka groups in this local board area. Mataawaka representatives were invited to attend key stakeholder workshops held in March and April 2014 to understand their aspirations for the Ōtara-Papatoetoe area.
44. The maori outcomes have been integrated throughout the draft area plan and further engagement with mana whenua and mataawaka is proposed in July 2014.

Implementation

45. The preparation of high quality and responsive area plans will require council-mandated application of resources and staff from across the organisation and beyond, to achieve an appropriate comprehensive place-based picture of the future for areas at the scale selected.

Attachments

No.	Title	Page
A	Draft Otara-Papatoetoe Area Plan <i>(Under Separate Cover)</i>	
B	Draft Otara-Papatoetoe Area Plan - Theme Maps <i>(Under Separate Cover)</i>	

Signatories

Authors	David Wong - Principal Planner - Planning Central Islands
Authorisers	Penny Pirrit - Regional & Local Planning Manager Roger Blakeley - Chief Planning Officer

Draft Devonport-Takapuna Area Plan

File No.: CP2014/13871

Purpose

1. To endorse the draft Devonport-Takapuna Area Plan ('the draft plan' – provided at Attachment A) for the purpose of community engagement along with formal consultation on the draft Devonport-Takapuna Local Board Plan in July-August 2014.

Executive summary

2. Area Plans are 30-year local spatial plans for a local board area, applying the Auckland Plan at a local level. The Devonport-Takapuna Area Plan process commenced in November 2013 and is being developed over a 10-month programme.
3. The two community engagement phases for the area plan (initial and draft) are combined with the new Local Board Plan process. Comprehensive initial community engagement occurred in February-March 2014, notable by the assistance and advice from key stakeholder representatives, which has helped shape the draft area plan.
4. Since January 2014 staff have been meeting with members of the Devonport-Takapuna Area Plan Working Party consisting of the Local Board Chairperson, Deputy Chairperson and the two local ward Councillors. This has been to discuss the programme of work, approaches to engaging the community, and emerging content of a draft plan with input from across the council and CCOs.
5. The area plan is not an opportunity to re-litigate the Proposed Auckland Unitary Plan (PAUP), which has commenced its statutory process of public submissions and hearings. The area plan does however set out the key moves to implement the land use outcomes envisaged in the PAUP.
6. Consequently, the draft plan focuses on the implications of future growth in and to the west of Takapuna metropolitan centre, with much less change in the south from Hauraki to Devonport apart from some development precincts. To the north, the draft plan envisages some residential growth around Sunnynook and Milford town centres, with Sunnynook seen as an emerging town centre with further potential in the longer term.
7. The proposed six key moves are:
 - Support the ongoing development of a 'greater Takapuna', including the Takapuna metropolitan centre together with its emerging opportunity areas to the west.
 - Provide an integrated, frequent, reliable, safe, affordable and efficient public transport network to, from and within Devonport-Takapuna.
 - Protect, enhance and celebrate the natural treasures of Devonport-Takapuna.
 - Recognise the Kaitiaki (stewardship) and emerging economic role of Mana Whenua, and celebrate local Maori identity and cultural heritage.
 - Revitalise, develop and enhance Devonport-Takapuna's town and local centres, and the ongoing protection of special heritage character.
 - Promote Devonport-Takapuna as a lifestyle and visitor destination with a special mix of activities and environments.
8. The Devonport-Takapuna Local Board endorsed the draft plan on 17 June, recommending that it be considered by the Auckland Development Committee for final approval to carry out community engagement, together with the draft Local Board Plan, in July and August 2014. The draft plan will be subsequently revised with the Working Party and go to the Local Board and the Committee for final adoption later in 2014.

Recommendation/s

That the Auckland Development Committee:

- a) endorse the Draft Devonport-Takapuna Area Plan (Attachment A) for community engagement and feedback in July and August 2014.

Comments

9. Area plans are 30-year local spatial plans that aim to achieve the vision, outcomes and directions of the Auckland Plan at the local board level, and reflect the vision and priorities of local boards as expressed in Local Board Plans. They may identify where more localised 'third tier' plans are to be developed in the form of more detailed local plans in the future.
10. The Devonport-Takapuna Area Plan Working Party was set up following a resolution of the Local Board in December 2013 to oversee the development of the area plan and to agree its content and process. It comprises two nominated local board members and the two ward councillors, and is chaired by the Chairperson of the Devonport-Takapuna Local Board. All Local Board members were invited to attend meetings and workshops.
11. Decision-making on engagement approaches, and the draft and final area plan, rests with the Local Board and ultimately the Auckland Development Committee of the Governing Body. This reflects the dual governance nature of area plans and their part in the council's planning framework. The Working Party meets regularly throughout the project and is the principal point of engagement and direction setting on the area plan with elected members.
12. The main features and elements of area plans are:
 - A non-statutory 30-year planning approach and strategy at local board area scale developed through engagement with communities and their local board, together with agencies such as CCOs and Government.
 - A spatial strategy to guide the future location, sequencing and prioritisation of more detailed local projects where appropriate.
 - Integration of economic, environmental, social and cultural outcomes at a more local level expressed in both text and map form.
 - Consideration of centres of different sizes, roles and functions and their future form and extent.
 - Identification of key transport facilities, routes and services, and projects.
 - Local historic heritage, landscape, natural and ecological features and land marks for management and/or protection.
 - Important social and cultural facilities and sites of interest and importance
 - Development of actions and projects and their prioritisation to assist with developing annual and Long Term Plan budgets.

Developing the Draft Devonport-Takapuna Area Plan

13. Work commenced in November 2013 on the preparation of topic reports through research and review of recent consultations on relevant council and local board plans. This helped identify issues and opportunities, involving input from many departments across council and key CCOs in December 2013 and January 2014.

14. In January 2014 key community stakeholders were briefed on the area plan and local board plan process, leading to their assistance with the initial engagement round on both plans held in February and March. This focussed on local and sector meetings hosted by community and sector leaders, public drop-in events, library displays, online and hard copy factsheet and open-question survey, and an open day at the Bruce Mason Centre on 1 March. Overall, the number and quality of responses was high and has been considered in the development of the draft area plan.
15. In addition, two combined hui were held in February 2014 involving firstly representatives of nine Mana Whenua groups, and the following day with mataawaka representatives. These sessions, notably hui with Mana Whenua discussed issues and opportunities going forward for iwi and Maori in Devonport-Takapuna in areas of partnership, Treaty Settlements, recognition of items of significance, and new opportunities.
16. On completion of the draft final topic reports and engagement feedback summaries in March and April, further briefings and workshops were held with internal council and CCO staff. This led to the development of proposals for outcomes and aspirations/actions under three themes for area plan team discussions with the Working Party. Following these sessions, and briefing of the two ward councillors, the material was prepared into the area plan format with the refinement of a key plan (key moves and area framework) and three theme maps.
17. A provisional draft area plan was considered by the local board at briefings on 27 May and 2 June. Further editing and amendments have been made and further feedback received from internal departments. Close working with the Local Board Services team has been a feature, particularly in terms of integrating consultation and engagement activity with the Local Board Plan process.
18. Feedback from the Project Steering Group has highlighted a need for clarity around funding constraints and the importance of not raising community expectations of significant project delivery in the short to medium term. To this end the area plan team has sought to include only projects deemed to be 'transformational' not 'business as usual' or ongoing programmes. All projects and programmes are already under review through the Long Term Plan (LTP) process.

Key content of the Draft Area Plan

19. The proposed draft area plan content is attached. A mihi has been included at the front of the document, being one approved for the northern areas of Auckland. Following explanatory and context sections, six key moves are identified for the area in the long term that, when realised, will make a transformational contribution to the Devonport-Takapuna area continuing to be a great place to live, work and visit.
20. The six key moves proposed for the Draft Devonport-Takapuna Area Plan are:
 - Support the ongoing development of a 'greater Takapuna', including the Takapuna metropolitan centre together with its emerging opportunity areas to the west.
 - Provide an integrated, frequent, reliable, safe, affordable and efficient public transport network to, from and within Devonport-Takapuna.
 - Protect, enhance and celebrate the natural treasures of Devonport-Takapuna.
 - Recognise the Kaitiaki (stewardship) and emerging economic role of Mana Whenua, and celebrate local Maori identity and cultural heritage.
 - Revitalise, develop and enhance Devonport-Takapuna's town and local centres, and the ongoing protection of special heritage character.
 - Promote Devonport-Takapuna as a lifestyle and visitor destination with a special mix of activities and environments.

21. Together with the key moves, the area framework indicates where and how Devonport-Takapuna could change, develop and be protected over the next 30 years, building on the land use zoning proposed in the PAUP. The proposed key moves combined with the area framework are illustrated on the Key Plan (map 1), being the main summary plan of the draft plan document.
22. The outcomes for for Devonport-Takapuna over the next 30 years, and the actions and projects suggested towards their achievement, are set out in three themed sections with related theme maps as follows:
 - Natural environment, built form and heritage
 - Transport and network infrastructure
 - Economic and community development
23. The actions and projects identified for each outcome are proposed to be staged and prioritised for delivery over the next 10 years, in the long term between 10 and 30 years, or throughout the 30-year period to 2044. Some of these initiatives are funded in the current LTP 2012-22 and others are aspirational and will take longer to achieve. All projects and programmes are being reviewed in the development of a draft LTP 2015-25.

Community engagement on Draft Area Plan

24. Community engagement is proposed to occur from 14 July to early August 2014. Again in concert with the draft Local Board Plan consultation process, partnering with local community and sector groups will be sought, connecting with existing community networks by presenting the draft plan at meetings and events. Local drop-in sessions and displays at council facilities will also occur. A feedback form will be distributed and made available online through links to Council's "Shape Auckland" page, which will contain all of the necessary information on the draft plan.

Consideration

Local board views and implications

25. The development of the draft plan has been overseen by the Area Plan Working Party. All members of the Devonport-Takapuna Local Board have been invited to working party meetings and received relevant material for meetings including agendas and minutes. Key working sessions have been held with the working party in April and May to develop theme outcomes and actions together with identifying key moves. The draft plan has been the subject of formal Local Board briefing workshops in public on 27 May and 3 June, resulting in a suite of amendments in a final draft that were considered formally by the Local Board.
26. The draft plan was reported to the 17 June meeting of the Local Board. The following resolution was made:

"That the Devonport-Takapuna Local Board:

 - a) endorses the Draft Devonport-Takapuna Area Plan (Attachment A) and recommends to the Auckland Development Committee that the Draft Area Plan be endorsed for community engagement and feedback in July and August 2014, subject to the following amendment:
 - removal of the phrase 'and decision-making opportunities' from the first bullet point on page 7 of the Draft Area Plan.
 - b) delegates the approval of any minor amendments or additions to the Draft Devonport-Takapuna Area Plan to the Chairperson and Deputy Chairperson of the Local Board prior to community engagement commencing.
 - c) thanks Council staff and the Working Party for all of the hard work put in to draft the Area Plan."

Maori impact statement

27. Following initial discussions with the Te Waka Angamua team, the Independent Maori Statutory Board was notified in December 2013 of the upcoming Devonport-Takapuna Area Plan process and advised the proposed engagement approach for Mana Whenua and mataawaka.
28. In February 2014 hui were held with 9 Mana Whenua groups and mataawaaka representatives to seek guidance on the Maori outcomes and aspirations for the draft plan. As a result, and reflecting the directions of the Auckland Plan, Maori outcomes and aspirations have been developed and integrated throughout the draft plan. Further engagement with Mana Whenua and mataawaka is proposed in July 2014

Implementation

29. Implementation of area plan aspirations can occur through a range of methods including the LTP (including Local Board Agreements), Local Board Plans, advocacy on the responsibilities of other agencies (including CCOs and central government). Budgets will need to be considered through the LTP process for delivery of initiatives in the first ten years, and the delivery of the outcomes later in the 30-year planning period will rely on the continuing identification and commitment of funding within the context of wider Council priorities.

Attachments

No.	Title	Page
A	Draft Devonport-Takapuna Area Plan <i>(Under Separate Cover)</i>	

Signatories

Authors	Ross Moffat - Manager Area Spatial Planning
Authorisers	Penny Pirrit - Regional & Local Planning Manager Roger Blakeley - Chief Planning Officer

City Centre Integration update

File No.: CP2014/14540

Purpose

1. The General Manager City Centre Integration will provide an update at the meeting.

Recommendation/s

That the Auckland Development Committee:

- a) receive the City Centre Integration update.