



I hereby give notice that an ordinary meeting of the Hibiscus and Bays Local Board will be held on:

**Date:** Wednesday, 15 April 2015  
**Time:** 4.30pm  
**Meeting Room:** Council Chamber  
**Venue:** Orewa Service Centre  
50 Centreway Road  
Orewa

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## Hibiscus and Bays Local Board OPEN ADDENDUM AGENDA

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### MEMBERSHIP

<b>Chairperson</b>	Julia Parfitt, JP
<b>Deputy Chairperson</b>	Greg Sayers
<b>Members</b>	David Cooper
	Janet Fitzgerald, JP
	Gaye Harding-Kirikiri
	Gary Holmes
	Lovisa Rasmussen
	Lisa Whyte

(Quorum 4 members)

**Vivienne Sullivan**  
**Local Board Democracy Advisor**

**10 April 2015**

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<b>ITEM</b>	<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>22</b>	<b>Draft Silverdale Centre Plan</b>	<b>5</b>
<b>23</b>	<b>Update on commitments and funding allocations for Hibiscus and Bays Local Board capital funded projects for 2014/2015</b>	<b>11</b>



## Draft Silverdale Centre Plan

File No.: CP2015/05057

### Purpose

1. To seek endorsement of the draft Silverdale Centre Plan (the Centre Plan) for the purpose of public engagement.

### Executive summary

2. The Hibiscus and Bays Area Plan was adopted in April 2013 and identified the Silverdale Town Centre as a priority area for further planning work and identified a number of issues, outcomes and project initiatives for the area. The Centre Plan is the response to this identification.
3. The Centre Plan will bring the various elements of the wider Silverdale plans previously prepared together and to integrate these with a plan for the town centre itself.
4. A workshop on the draft Centre Plan was held with the local board in August 2014, and a hui was held in February 2015. Following feedback from these a further draft has been completed for public engagement. It sets out a number of key moves and actions relating to the future development of Silverdale. Broadly these relate to the vitality and viability of the town centre, historic and cultural heritage, public open space network and providing safe and convenient transport connections.

### Recommendation/s

That the Hibiscus and Bays Local Board:

- a) adopt the draft Silverdale Centre Plan for the purpose of public engagement.

### Comments

#### Background

5. Over the last 10 to 15 years a number of studies and structure plans have been prepared for different parts of the wider Silverdale area. However, none of these have addressed the town centre as a whole. There is therefore a need for a centre plan to be prepared to bring the various elements of the wider Silverdale plans together and to integrate these with a plan for the expanding town centre itself.
6. Silverdale is strategically located on the Hibiscus Coast Highway east of the Silverdale interchange which is the main exit from the motorway to the Hibiscus Coast. The Silverdale area has grown substantially in recent times and the wider Silverdale area represents the largest area for potential “greenfield” growth in the Hibiscus Coast.
7. This growth presents a number of issues and opportunities and these have been recognised by the Hibiscus and Bays Area Plan adopted April 2013. This identified the Silverdale Town Centre as a priority area for further planning work and identified a number of issues, outcomes and project initiatives for the area. These include the following:
  - Concern regarding the limited access into and out of Silverdale Street from the Hibiscus Coast Highway. This has been an issue for business for some time and there has been considerable advocacy for traffic lights at the Silverdale Street Hibiscus Coast Highway intersection.
  - Fragmentation of the centre in three directions: across the Hibiscus Coast Highway; Wainui Road; and to the new bulk retail area of Pak’ n Save / Bunnings.

- the need to develop a community hub and youth centre at Silverdale.
- support for a Marae in Silverdale/Wainui.

### Drivers

8. The key drivers to develop a centre plan for the Silverdale Town Centre are:
- The Hibiscus and Bays Area Plan identified a number of issues and opportunities at Silverdale and identified it as an area for further planning.
  - The area is in transition from being a local centre to a town centre serving a growing residential area and the wider rural hinterland.
  - The Hibiscus Coast Highway is transitioning from being part of the State Highway network to a local arterial route.
  - The area has unrealised potential that is currently constrained by traffic congestion issues on the Hibiscus Coast Highway.
9. There are areas, particularly in the old town centre and along Curley Avenue, which would benefit from regeneration, revitalization and improved accessibility to take advantage of the additional people that are now attracted to the area.

### Study Area

10. The Centre Plan study area is shown in Attachment A. It includes the older Silverdale town centre and the new Silverdale retail area to the north. It also includes the land to the west occupied by the Pak'n Save supermarket and the Bunnings store. Further to the west is the Silverdale Memorial Park and land that is part of the Silverdale North Special Zone. In the west the study area also includes the part of the Hibiscus Coast gateway for which the future land use is still being determined through a plan change appeal process. The existing Silverdale industrial area to the south is also included.
11. While not within the study area, the Centre Plan acknowledges and responds to the development of the Silverdale North area, and the potential development of future urban land at Silverdale West identified within the Rural Urban Boundary in the Proposed Auckland Unitary Plan.

### Draft Centre Plan

12. The draft Centre Plan was prepared following research, the preparation of topic papers and a series of workshops comprising council, council controlled organisation and local board staff. A workshop on the draft Centre Plan was also held with the local board in August 2014 and a hui with mana whenua and mataawaka in February 2015. Following comments received a further draft has been prepared and will be forwarded under separate cover.
13. The draft Centre Plan identifies a number of issues and opportunities and sets out a vision, key moves and a number of actions under each of these. The defining vision of the Centre Plan is:

Silverdale is integrated to create a thriving town centre with an industrial and retail base, improved connections, and enhanced social, cultural, historic, and natural environments.

This vision is supported by four key moves, which are:

Key move 1: Enhance the Silverdale area as a centre with vitality and viability for retail, commercial, industrial, residential, educational, community and leisure activities, whilst creating a town centre with a high quality built and natural environment, ensuring strong connections throughout.

Key move 2: Protect and enhance Silverdale's cultural and historic heritage, and identity as part of improved public spaces.

- Key move 3: Develop a linked network of public open spaces in Silverdale and enhance the ecological values of Weiti River.
- Key move 4: Provide safe and convenient movement connections, such as Penlink and those for pedestrians and cyclists, between the various parts of Silverdale, the Hibiscus Coast and with wider Auckland.
14. For each of the key moves there are a number of actions. The actions identified have been grouped into the following time frames for implementation:
- Shorter term (0 - 5 years)
  - Medium to long term (6 - 30 years)
  - Ongoing
15. The timing and delivery of the Centre Plan's keys moves and actions over the next 30 years are dependent on funding and will require a collaborative approach between the Silverdale community, mana whenua and mataawaka, private landowners, the local board, Auckland Council and council controlled organisations.
16. A number of the projects and initiatives will be short-term improvements that could be implemented over the next five years. Longer term projects will rely on funding from the council's Long-term Plan and partnering with other agencies and communities for funding and delivery. Opportunities also exist to undertake some of the suggested improvements as part of routine maintenance and renewals.

## Consideration

17. The next steps in the process are to meet with the Silverdale business community to outline the draft Centre Plan as the first part of public engagement on the draft Centre Plan. Following the engagement phase the feedback will be reviewed and any appropriate amendments made to the draft Centre Plan. This amended draft of the Centre Plan will then go to a further iwi hui for discussion, and then feedback on the engagement and a final draft of the Centre Plan will be reported to the Local Board for adoption.

## Local Board views and implications

18. The Hibiscus and Bays Area Plan adopted in December 2013 identified the Silverdale Town Centre as a priority area and identified a number of issues, outcomes and project initiatives for the area. The local board were briefed on the draft Silverdale Centre Plan at a workshop in August 2014. The local board will adopt the final Silverdale Centre Plan.

## Māori impact statement

19. A hui was held in February 2015 with representatives from Council and Te Rūnanga o Ngāti Whātua; Te Herenga Waka Marae, Ngāti Manuhiri; Ngāti Whātua o Kaipara and Te Kawerau a Maki to discuss issues of importance in the context of this plan. Maori will be further consulted through the engagement phase of the project, and then via a further hui prior to final adoption by the local board.

## Implementation

20. Once finalised the Silverdale Centre Plan project will be implemented through the processes and timeline outlined above and in the Centre Plan.

## Attachments

No.	Title	Page
A	Map of Centre Plan Study Area	9
B	Draft Silverdale Centre Plan including Maps: Transport; Natural Environment Centres & Heritage; Overall Key Move ( <i>Under Separate Cover</i> )	

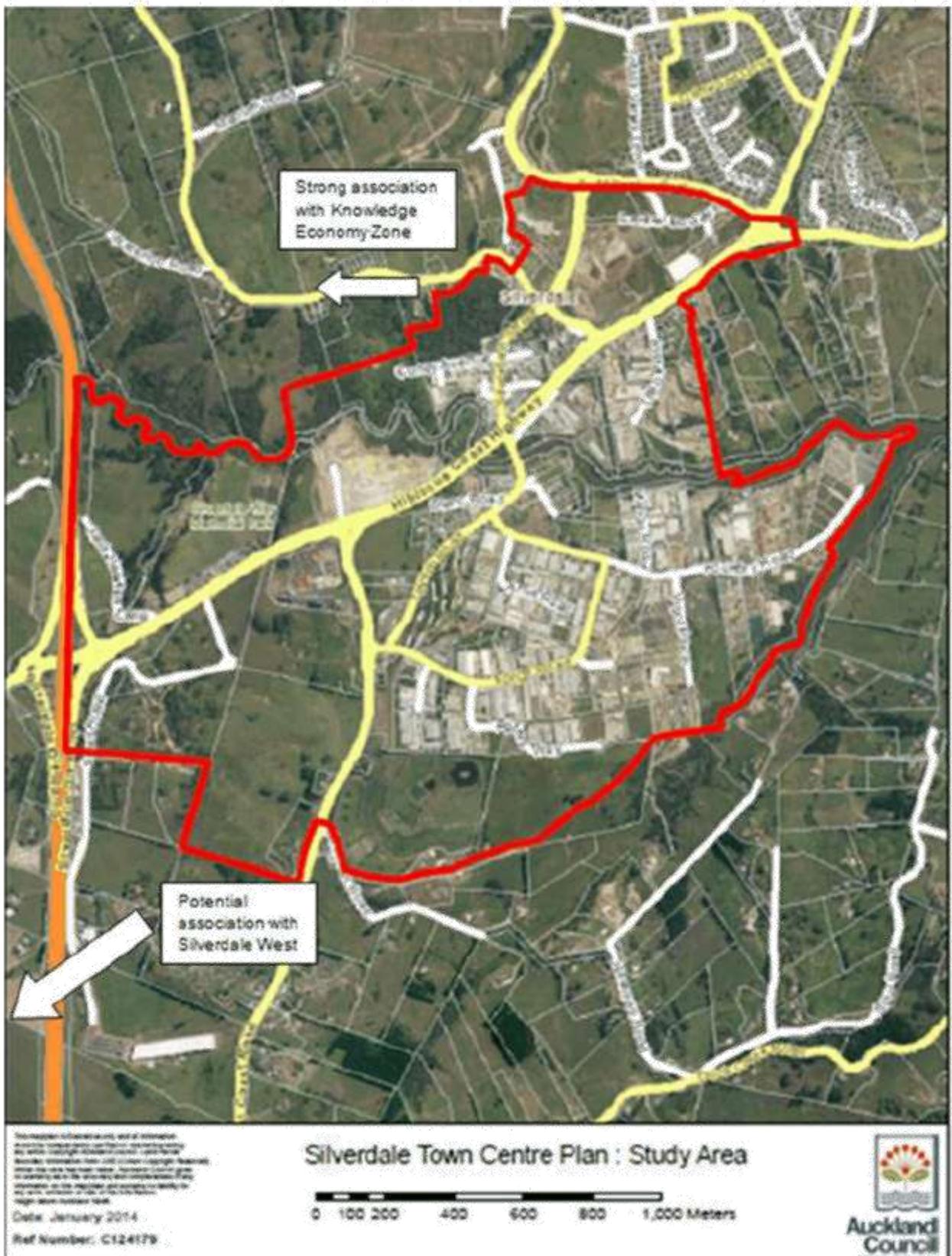
## Signatories

Authors	Austin Fox - Planner
Authorisers	Penny Pirrit - GM - Plans & Places Lesley Jenkins - Relationship Manager

# Attachment A

Item 22

Attachment A





## Update on commitments and funding allocations for Hibiscus and Bays Local Board capital funded projects for 2014/2015

File No.: CP2015/05854

### Purpose

1. This report seeks approval from the Hibiscus and Bays Local Board to allocate unspent capital funds from the Small Local Improvements Project (SLIPS) 2014/2015 budget to priorities and projects for completion in this financial year.

### Executive Summary

2. The Hibiscus and Bays Local Board Services team have confirmed a number of projects that require funding within this financial year. On 27 August 2014, local board members attended a workshop to outline priority projects that align to the local board plan and were asked to provide feedback on preferred projects for completion. This report identifies key projects within the Hibiscus and Bays Local Board area that require further funding. Funds can be allocated to key projects that are identified in this report from the remaining SLIPS capital fund (\$163,508).
3. The Hibiscus and Bays Local Board supported the relocation of the Te Herenga Waka o Orewa Marae and work has started on the move from their current location to the new site at Tavern Road, Silverdale. It is proposed that the local board contribute to this project, working in conjunction with Te Waka Angamua and other charitable funding agencies, for matched funding.
4. The Hibiscus and Bays Local Board have approved funding for the Sherwood Park Playground upgrade. The Sherwood Park Playground working party approved the final concept design for the upgrade of the playground. This concept design was presented to the local board workshop for information on 1 April 2015. It is proposed that funding be allocated to complete the first stage of the Sherwood Park Playground upgrade by providing further play equipment.

### Recommendation/s

That the Hibiscus and Bays Local Board:

- a) allocate \$80,000 from the 2014/2015 Small Local Improvement Project budget to Te Herenga Waka o Orewa Marae to provide funding towards the first stage of the relocation of the marae to enable community use
- b) allocate \$83,508 from the 2014/2015 Small Local Improvement Project budget to the Sherwood Park Playground upgrade to provide further play equipment.

### Comments

#### Budget Information

5. The Hibiscus and Bays Local Board Services team identified a number of projects that require funding within this financial year. On the 27 August 2014 local board members attended a workshop to outline the priority projects that aligned to the local board plan and were asked to provide feedback on preferred projects for completion. It was agreed to allocate from the 2014/2015 SLIPS capital budget to allocated priorities and projects of the local board.

6. There is \$160,000 remaining in the SLIPS capital budget which can be re-allocated to current projects to ensure their completion within this financial year. It is proposed to use this funding on the projects identified in this report that are already part of the local board's work programme for 2014/2015.

#### **Te Herenga Waka Marae Orewa relocation**

7. Te Herenga Waka o Orewa Marae (Te Herenga Waka) has been in existence on the Hibiscus Coast for more than 25 years. The local board has been working with the Community Development, Arts and Culture (CDAC) and the Property departments to find a new location for the marae.
8. The local board has been working with Te Waka Angamua to address the shortfall of funding to progress this marae relocation project. The local board approved a \$10,000 grant for project management costs on 18 March 2015 (resolution number HB/2015/23).
9. Discussions with Te Herenga Waka and Te Waka Angamua focused on the funding shortfall for the completion of both the first stage and second stage of the project. Te Waka Angamua confirmed a commitment in writing to fund \$55,000 within this financial year. It is proposed that the local board allocate \$80,000 from the 2014/2015 SLIPS capital budget to help complete the first stage to ensure this facility can be used by the community as a marae. A meeting has been set up for 23 April 2015 with external funding agencies to request further funding to complete the second stage of this project.

#### **Sherwood Park Landscape Design**

10. The Sherwood Reserve Concept Plan was workshopped with the local board's Facilities and Reserves Committee on Friday 21 November 2014. Information was provided on this project and the Facilities and Reserves committee confirmed the concept plan and next steps.
11. Patrick Corfe Landscape was appointed by the local board and funded \$10,000 from the "Local Discretionary Fund" budget in the 2013/2014 financial year to prepare a landscape concept plan for the Sherwood Reserve. It was anticipated the project would be ready for delivery in 2014/2015 by utilising the SLIPS fund. The stormwater team were asked to attend the Sherwood Working Group meetings to discuss the work they were currently undertaking in the area and to consider how all parties could work together. Stormwater advised that they are undertaking modelling in regards to flooding issues within this catchment area and will workshop their findings with the local board. The local board agreed to fund \$150,000 on the 17 September 2014 (resolution number HB/2014/185) and an additional \$36,000 received from the Browns Bay market to upgrade the existing playground and follow a 'Sherwood Forest' theme.
12. The Sherwood Park Playground working party approved the final concept design for the upgrade of the playground; this concept design was presented to the local board workshop for information on 1 April 2015. It is proposed that \$83,508 funding from the 2014/2015 SLIPS budget be allocated to complete the first stage of the Sherwood Park Playground upgrade by providing further play equipment.

### **Consideration**

#### **Local Board views and implications**

13. The Hibiscus and Bays Local Board signalled support for all these projects and all are current priorities of the local board.

### Māori impact statement

14. Iwi will be advised of any projects that may have significance to them and will be consulted with accordingly.

### Attachments

There are no attachments for this report.

### Signatories

Authors	Leigh Radovan – Local Board Advisor
Authorisers	Lesley Jenkins - Relationship Manager