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## NOTICE OF MEETING OF THE OPERATIONS & MONITORING COMMITTEE

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I hereby give notice that the Operations & Monitoring Committee meeting of the Papakura District Council is to be held on:

**DATE:**            Tuesday                    23 February 2010

**TIME:**            12.30 P.M.

**VENUE:**        Council Chambers  
35 Coles Crescent  
PAPAKURA

T Stratton  
**CHIEF EXECUTIVE OFFICER**

### **MEMBERSHIP:**

Chairperson	Clr O'Connor
Deputy Chairperson	Clr Auva'a
	HWM Penrose
	Clr Catchpole
	Clr Conroy
	Clr Goldsmith
	Clr Jones
	Clr Piggott
	Clr Pringle

*(Quorum 4 members)*

*(The reports and recommendations contained in this Order Paper are not necessarily Council Policy and should not be taken as Council Policy, or opinion)*

**PAPAKURA DISTRICT COUNCIL  
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**7. COMMUNITY SERVICES**

**(a) EARTH HOUR 2010**

**REPORTING OFFICER:** **James Burgess**  
**Capital Projects Officer (Energy Management)**

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**PURPOSE OF THE REPORT**

The purpose of this report is to update Council on local activities occurring in support of World Wildlife Fund's global Earth Hour initiative.

**BACKGROUND**

Earth Hour is an international World Wildlife Fund (WWF) campaign and its key message is to conserve energy via turning off your lights. This simple action enables people to not only take a stand against climate change but also a step towards living more sustainably. Earth Hour partner cities and towns seek to engage with all sectors of our communities to achieve this.

History was made on the night of March 28 2009 when an estimated one billion people in 4,000 cities switched off for Earth Hour – making it the largest environmental event on the planet – ever. Cities to switch off included Las Vegas and Paris, as well as icons such as the Golden Gate Bridge, The Colosseum, and Times Square.

In New Zealand the WWF has partnered with TV3, More FM, Good Magazine and the Langham Hotel for 2010. 38 cities, regions and districts have confirmed support

In 2009, Papakura District Council supported Earth Hour with a range of activities and promotion with varying success. The most popular activity from 2009 was the free Eco Bulb giveaway which unfortunately is not being repeated in 2010.

**NARRATIVE**

Earth Hour 2010 will be held from 8:30pm on Saturday March 27. WWF will make available a limited number of posters for Council to use in promoting the date to the community. These will be displayed in the library and Coles Crescent reception area. It is also proposed that local promotion is undertaken with an advertisement in the Papakura Courier and a countdown clock on the Council website together with a link to the main WWF Earth Hour website. Restaurants in the Town Centre will be contacted and provided with candles to support Earth Hour with their customers on the night.

No budget has been allocated to Earth Hour initiatives and the above items will be funded from existing budgets from Business and Promotion and Community Development which, along with lack of staff resourcing, restricts the range and extent of possible activities.

**CONCLUSION**

Council is committed to reducing energy consumption and green house gas emissions in the community and WWF's Earth Hour provides a marketing platform to engage the community to take action to reduce energy consumption and greenhouse gas emissions. Council is supporting Earth Hour 2010 by local promotion.

## RECOMMENDATIONS

1. That the information be received.

## 7. COMMUNITY SERVICES

(b)

### LIBRARY QUARTERLY REPORT

**REPORTING OFFICER:**

**Kim Taunga**  
**Manager Library Services**

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## PURPOSE OF THE REPORT

The purpose of this report is to provide Council with information on library key statistics and activities. There are two statistical periods covered in this report July to September 2009 and October to December 2009. They have been combined into one six month period and compared to the same six months last year. The change of library computer systems has meant we could not gather statistics through the system transition period (Late June-August 6 2009) so the statistics below are approximate for July.

## NARRATIVE

### Key Statistics

Library statistics for period 1 July 2009 to 31 December 2009 (Quarters 1 and 2)

	<b>July-December 2008</b>	<b>July December 2009</b>
<b>Issues</b>	160,093	157,621
<b>Visitor Count</b>	81,435	83,689
<b>New Members</b>	600	841

The library has 21,560 active members.

### eLGAR (Libraries of the Greater Auckland Region)

The ePIP (eLGAR Papakura integration project) started in March 2009 and integrated us fully into eLGAR and the Millennium system. The project was completed on time and within budget. Several PDC staff from across the Council were involved in the project, they worked closely with librarians from across the region. The new system went live on August 6 2009.

The library now has a shared catalogue with the 5 other partner library systems (Auckland, Manukau, North Shore, Rodney and Waitakere). Customers can see the holdings for all 6 libraries from our public catalogue computers. Customers can also join the library online and pay fines and charges online. There has been positive customer feedback about the changes.

### **First Chapters – Ngā Whānau Tuatahi**

The library is again offering a free writing/coaching programme in partnership with Manukau Libraries and the NZ Society of Authors. First Chapters is an exciting opportunity for 30 would-be and beginning writers from Papakura to meet and be coached by an established author. Participants attend workshops and get four one-on-one coaching sessions. The theme for 2010 is personal memoir writing, known as life writing.

The programme is open to adults and to high school students (year 9 or above) who are beginning writers who want to write about their own life or that of their family.

Our author this year is Dr Deborah Shepard. She is an experienced life writing teacher and biographer. Dr Shepard studied life writing at the City Literary Institute in London and teaches a popular series of life writing courses at the Centre for Continuing Education at Auckland University. Deborah is also the consultant biographer for the Auckland Mercy Hospice helping to restructure their life story services.

30 participants from Manukau and Papakura have been selected. The first workshops begin next week.

### **Children's programmes**

#### **Active Movement Regional Libraries Project-Wriggle and Rhyme, Active Movement for Early Learning**

The library is a partner in the collaborative project run by SPARC with 50 other community libraries across the Auckland region. The programme has been running for one term and has 15-25 participants at each session.

Active Movement is a SPARC (Sport and Recreation NZ) initiative which aims to provide positive movement experiences to stimulate development of both the brain and the body. The focus is mainly for babies from birth to two years.

Each session is based on 14 Active Movement activities which use a range of music and movement.

Libraries are working with their Regional Sports Trust to provide Wriggle & Rhyme sessions across the greater Auckland region. Movement is a child's first language, so it is important to provide babies with whole body movements' right from birth. Parents and caregivers take part in the free weekly sessions at the library on Fridays at 10am. Skills learned can also be put into practice at home.

While the activities are generally for babies, older pre-schoolers are also welcome to attend Wriggle & Rhyme sessions, and will benefit too.

### **Summer Reading Programme**

The library again ran a successful summer reading programme with 80 participants aged 5-12. The theme this year was 'Dive into Books'. The library partnered with the Massey Park Aquatic Centre and Water Safe Auckland who provided posters pamphlets, pool passes and water safety advice to complement the Dive into Books theme. Staff from Massey Park also visited the library dressed in their mascot costume (Kori the Little Blue Penguin) for the opening and closing events.

A Teen Read programme was also held with 20 teenagers aged 13-16 participating. All were very keen readers who also provided some useful feedback about what they would like to see in their new library.

### **Accent Point Development**

Access to the library continues to be a challenge with much customer comment.

### **CONCLUSION**

The library will continue to provide programme events and activities to attract visitors and the use of all library resources throughout the construction period.

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### **RECOMMENDATIONS**

1. That the information be received.

**7. COMMUNITY SERVICES**

**(c) OLDER PERSON'S HOUSING  
MANAGEMENT ARRANGEMENTS**

**REPORTING OFFICER:** Nicola Terry  
Manager Community Assets

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**PURPOSE OF THE REPORT**

The purpose of the report is to seek Council direction regarding the ongoing management of Older Person's Housing.

**BACKGROUND**

Council owns and manages 72 Older Person's Housing units over 6 locations. The units are targeted at low income senior citizens with specific tenancy criteria regarding age, assets and need.

Older Person's Housing has been managed in a variety of ways over the past few years culminating in the PA to the Director Community Services taking a lead role in managing the activity, supported by the Community Assets Team and Customer Services Team.

A workshop was held with Council late in 2009 regarding the future of management of the Older Person's Housing activity as the lead officer takes maternity leave from March 2010 and changes to Auckland Regional governance become imminent.

**NARRATIVE**

The Older Person's Housing activity can be summarised under three main headings:

- Tenancy Services  
This includes tenant selection (responding to queries, sending and receiving forms, organising site visits and keys), legal compliance with the Residential Tenancies Act 1986, signing agreements, lodging of bonds and rent collection and in extreme cases, working with the Tenancy Tribunal.
- Maintenance  
This includes logging calls, responding to urgent and non-urgent requests and complaints and renewals/redecoration on vacancy. A common urgent request is for access on losing keys.
- Social Services  
This includes listening to tenants concerns and complaints, neighbour disputes, family liaison (often regarding disputes or concerns re independent living), liaising with health services for assessments and generally responding to issues that arise for tenants.

Currently the PA to the Director Community Services undertakes the Tenancy Services and Social Services activities. Maintenance calls should be logged through Customer Services and dealt with by Community Assets, however, the PA to Director Community Services still receives calls relating to maintenance as tenants are more familiar with her and are used to contacting her directly. Once the PA to the Director Community Services goes on maternity leave, there will be a significant gap in the provision of the Older Person's Housing activity and this cannot be absorbed within current resourcing.

There are a number of options for managing Older Person's Housing in the short term prior to more permanent arrangements under the Auckland Council.

- **Employ in-house resource**  
This option would involve recruiting a part time, fixed term employee to undertake the Older Person's Housing activity. There are a number of issues with this option. The work is not consistently distributed, for example, one week may involve 1 hour and the next week may involve 15 hours depending on the tenants. It will be time consuming to train the employee on tenancy management and systems and to introduce the employee to the tenants. Given that the position would be fixed term until the new Auckland Council, there is likely to be further disruption to the tenants with changing contacts and processes.
- **Commercial tenancy manager**  
This option has been canvassed at a high level with the firm that currently manages Council's other residential tenancies. They would deal with the Tenancy Services aspect of the activity, but would not lead the tenancy selection process in terms of the tenancy criteria specific to Older Person's Housing. They would be able to organise maintenance but there is a further cost for this. They would not offer any social services support to tenants. The cost for this is 7% of the rent which equates to approximately \$19,000 per annum. In addition to this, Council officers will still be required to be heavily involved in Older Person's Housing and the option does not provide any capacity to deal with the daily, non-maintenance related issues.
- **Volunteer Organisations**  
At the workshop, the option of volunteer organisations taking a role in Older Person's Housing was suggested. No volunteer organisations have been identified that have experience and skills in all three areas of the Older Persons Housing activity. The time period for this management arrangement is likely to be a matter of months which makes setting up and managing a contract with a volunteer organisation, as well as training and introducing them to tenants, a time consuming and unlikely to be worthwhile exercise.
- **Manukau City Council**  
Discussions have been held with officers at Manukau City Council (MCC) about the opportunity of sharing Older Person's Housing staff resources. MCC has an experienced team that look after tenancy services, social services and maintenance. In discussions with MCC, the proposal is that Papakura District Council continues to be the first point of contact for tenants and continues to collect rent and undertake maintenance. MCC would undertake the tenancy services and social services for a management fee of up to \$20,000 per annum (depending on the level of service required). This would equate to a maximum cost of \$5000 this financial year and a further \$6700 next financial year until the formation of the new Auckland Council. This additional cost for the management of Older Person's Housing is able to be absorbed through the savings in the salaries budget for Community Services.

The advantages of this proposal are that MCC already has experienced officers with capacity in place to undertake the work, it is cost effective and it is likely that they will continue to do this work in the new Auckland Council given that Council will not have any specific resources allocated to Older Person's Housing. This means tenants will have less disruption than under any of the alternative proposals.

## **CONCLUSION**

Management of Older Person's Housing involves three main aspects – tenancy services, maintenance and social services. Council is facing a period of several months prior to the new Auckland Council when the lack of staff resources means these services cannot be continued in their current form. Several options have been explored for short term management prior to the more permanent arrangements expected under the new Auckland Council. The only option that appears to be practical in the short term is shared support from MCC. It is therefore proposed that, while PDC continues as to provide the first point of contact for tenants, MCC takes on the tenancy services and social services aspects of the management as they are experienced, have capacity and the option is likely to cause the least disruption to the tenants. Funding for this arrangement can be accommodated from anticipated underspending in the Community Services budget.

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## **RECOMMENDATIONS**

1. That the information be received.
2. That Council enter into an agreement with Manukau City Council to manage the tenancy services and social services of the Older Person's Housing activity.

**7. COMMUNITY SERVICES**

**(d) COMMUNITY DEVELOPMENT UPDATE  
REPORT FEBRUARY 2010**

**REPORTING OFFICER: Leora Hirsh  
Manager Community Development**

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**PURPOSE OF THE REPORT**

The purpose of this report is to provide an update on community development activities for the period October – December 2009.

**BACKGROUND**

Community Development encompasses a broad range of Council delivered community, social and cultural wellbeing activities. This report covers the work areas of community engagement, safer communities, road safety and recreation services. Given the breadth of work undertaken in this area this report focuses on highlights from this period and alerts Councillors to some key up-coming initiatives.

**NARRATIVE**

Over this reporting quarter a range of community groups, meetings, community events and initiatives have been supported and delivered.

Matariki New Year

A public meeting was held in December 2009 to elect Office holders to manage the Papakura Matariki festival event. The new Executive Committee consists of Willy Brown - Chair (Kaitiaki Collective), Natasha Kendall - Secretary (Whaitiaki), Dot Mareroa - Treasurer (Te Taumata Maori Woman's Welfare League), Danielle Oaks (Raukura Hauora o Tainui), Jason Mareroa (Rangatahi-Te Taumata Community Trust) and Jan Piahana (Papakura District Council). The Executive are currently working on establishing Papakura Maori Events as a legal entity to support the long term sustainability of this event

Papakura Community of Social Services (PAPCOSS)

Council officers continue to provide administrative support for the PAPCOSS Executive. Over this period PAPCOSS Executive represented Papakura at the New Zealand Community of Social Services (NZCOSS) conference held in October 2009 in Wellington and participated in an Auckland Regional COSS meeting.

Papakura Youth Leadership

Council officers met with Senior Management from the two public secondary schools in December 2009 and agreement was reached to run a 2010 Youth Leadership forum. The new intake will consist of twenty Year 11 (Aged 14-15) students from Papakura High and Rosehill College. Expressions of interest have been called for and the first of a series of three Youth Leadership Forums will take place on 9 March 2010.

OFA Club

Over this period of time Council officers worked with OFA Club and Pro Care to assist in the establishment of a community garden initiative. Edmund Hilary Primary School have offered the club space within their existing garden project. As this appears a more suitable option in terms of security, access, maintenance and irrigation. As a result, the Council's approval to allow the Ofa Club use of a portion of Keri Downs Extension, resolved at the December meeting, may not be required.

Community Max Training Subsidy

Council has received a subsidy through Work and Income and has subsequently employed a Youth Project Support Worker/Administrator for six months. This person will assist with the Youth Leadership Forum, Papakura Youth Awards and other youth initiatives.

Community Group Contracts

The three year funding contracts with both the Papakura Community Crimewatch Patrol and Papakura Citizens Advice Bureau have received ATA approval and have been signed by the respective parties. CAB enquiries for this quarter total 3,501.

Awhi Community Renewal Project

A community fun and feedback day was held on 21 November 2009. A range of activities were provided and community ideas for the area were sought. This information has been analysed by Housing New Zealand and will be presented back to the community on 24 February 2010. A Christmas celebration was held in December and was well attended by the local community.

Neighbourhood Support

Papakura currently has 242 Neighbourhood Support groups across the four wards of the District, comprising of 4856 homes. There have been five Neighbourhood Support meetings since the last report.

Ward	As at Dec 2008		As at Dec 2009	
	Contacts	Homes	Contacts	Homes
Ardmore	46	989	39	1007
Drury	66	1194	65	1229
Pahurehure	92	1644	89	1675
Red Hill	46	857	49	945
<b>Total</b>	<b>250</b>	<b>4684</b>	<b>242</b>	<b>4856</b>

Community Patrols

The Papakura Community Crimewatch Patrol's membership is currently at 62. Community Patrols continue with double shifts on Thursday, Friday and Saturday nights. There was a decline in the number of patrolling members over the winter months. This resulted in a reduction in the number of patrol hours and kilometres compared to the same period last year. The focus for 2010 is to increase membership.

2009	Oct	Nov	Dec	TOTAL	Oct- Dec 2008 TOTAL
Reported Incidents					
Vehicle / Driving Related Incidents	5	9	5	19	51
Property Related Incidents	7	10	5	22	25
Wilful Damage	-	-	-	-	7
Disorder	6	6	12	24	26
People Related	3	3	2	8	32
Special Service	-	-	-	-	3

Agenda  
Operations & Monitoring Committee Meeting  
23 February 2010

<b>Patrol Hours</b>	<b>156</b>	<b>252</b>	<b>258</b>	<b>666</b>	<b>943</b>
<b>Total Patrol Kilometres</b>	<b>1958</b>	<b>1881</b>	<b>1330</b>	<b>5169</b>	<b>7206</b>

Marybeth Reserve

The Rosehill community group is continuing to hold regular monthly meetings with support from Councillors and Council officers. Approximately 30 people attended the Community Safety Forum held in October. The issues from the community were primarily related to road safety. A family day, run by the community group, is being held in the Marybeth Reserve on Saturday 20 February.

Garden and Neat St Competitions

This year's Garden and Neat St Competitions were held in November 2009. The 2009 Neat Street competition received 13 entries (one more than in 2008). The 2009 Garden Competition received 27 entries (15 more than in 2008). A prize giving ceremony was held on Thursday 19 November 2009 at the Art Gallery. This was well received by those that attended. Once again Harcourts, United Water and Mega Mitre 10 sponsored the competitions with Flexi Bins coming on board as a new sponsor.

Sport and Recreation Support

Officers have provided physical activity advice and support to a wide range of groups, such as:

- Whaitiaki Health's Maori Obesity Community Action Plan projects.
- Papakura Blue Light Trolley Derby
- Jump Jam event at Papakura Fireworks
- Farmers Trading Company Papakura joint initiatives with Papakura Blue Light
- Papakura Junior Basketball League (100 participants) and Papakura Junior Touch Module (1200 participants)
- Awhi 'Touch-in-the-Hood' competition
- Counties Manukau Sport's Kiwi Sport forum in Papakura.
- Redhill School collaboration with Redhill Community Centre

Road Safety

A series of road safety campaigns were run during this reporting period. These included:

- *The Algebra speed campaign.* This campaign involved working with our local Police and schools which ran from August through to December involving – Drury, Cosgrove, Alfriston, Ardmore and Brookby schools.
- *Child Restraint Clinics* – Countdown car park – 13<sup>th</sup> October; 8<sup>th</sup> December,
- *Cycle training day* at St Marys school – 29<sup>th</sup> October
- *Hampton Downs Motorcycle campaign.* A joint campaign with ACC, FDC, MCC and RDC – rider training weekend 7<sup>th</sup> & 8<sup>th</sup> November
- *Road Safety & School Travel Plan consultation* at Papakura South School 'Whanau' Day 14<sup>th</sup> November
- *It's All About Choice trailer* on display at the Trolley Derby 15<sup>th</sup> November – targeting youth.
- *Takanini School Walking School Bus (WSB) celebration* (300<sup>th</sup> WSB in the Auckland Region)
- Santa parade – Takanini School WSB, with approximately 20 participants, including students and parents walked in the parade to raise the profile of WSBs in the community.
- Passive billboard campaign supporting Police in our community during the Christmas season – 'Old time Police car – 'looking out for you on our roads'

- *'Give bikes 1.5' cycling campaign* – a number of billboards went up in the District.
- School patrol certificates and vouchers delivered to schools for presentation at end of year final assembly. Students involved in the Algebra campaign also received a certificate and voucher.
- Drury School signed School Travel Plan agreement in December.

Upcoming activities in the community development area include:

- Awahi feedback and volunteer evening – 24 Feb
- Opening of Creative Communities Papakura Funding round – 1 March
- A child car restraint clinic in the Countdown car-park – 2 March
- Youth Leadership Forum – 9 March
- Te Kohanga Reo Pukeroihi to run a Child Restraint/Road Safety day and host 4 other Kohanga Reo on 12 March
- Wai Care Expo – 24 April

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## **RECOMMENDATIONS**

1. That the information be received.

**7. COMMUNITY SERVICES**

(e) **MASSEY PARK AQUATIC CENTRE  
QUARTERLY REPORT OCTOBER -  
DECEMBER 2009**

**REPORTING OFFICER:** Nicola Terry  
Manager Community Assets

**ATTACHMENT:** Massey Park Aquatic Centre Quarterly  
Report

**(Attachment No. 1)**

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**PURPOSE OF THE REPORT**

The purpose of this report is to present the quarterly management report for the Massey Park Aquatic Centre.

**BACKGROUND**

The management contract with Community Leisure Management Limited (CLM) includes a requirement for CLM to provide the Council with a quarterly report outlining key statistics and activities.

**NARRATIVE**

The management contract with CLM is progressing well with regular meetings between management staff and regular operations meetings between officers. Communication between CLM and Council has been constructive and requests have been responded to in a timely manner.

Attendance figures from October to December 2009:

	<b>2008/09</b>	<b>2009/10</b>	<b>% Change</b>
October	19,451	21,901	+12.5%
November	21,254	19,611	- 8%
December	22,665	23,934	+5.5%
<b>Total</b>	<b>63,370</b>	<b>65,446</b>	<b>+3.5%</b>

The attendance figures for the second quarter of 2009/10 reveal an increase on the same period for 2008/09. It represents the highest total for the quarter since 2005/06.

Maintenance and Repairs

A list of minor maintenance and repairs is included in the attachment. A significant maintenance item was the temporary repair to the outdoor learner pool. The pool was losing 90 cubic metres of water per day due to a leak in the underground piping. This would equate (including chlorine and energy cost for heating) to an overspend of approximately \$90,000 in pool operations. The pool is extensively used by schools and the Learn to Swim Club in the summer months and so closing it until the planned redevelopment was not considered a good option. The pool has been taken off-line and a separate filter, chlorine system and heater has been installed, as a temporary solution.

Customer Satisfaction Survey

The summer customer satisfaction survey was undertaken in February and results will be presented in the next quarterly report.

**CONCLUSION**

Attendance figures have increased on last year to the highest levels since 2005/06. A number of maintenance issues and repairs have been completed or are due to be completed over the next quarter.

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**RECOMMENDATIONS**

1. That the information be received.

**7. COMMUNITY SERVICES**

**(f) SAFER PAPAURA TRUST REPORT  
JANUARY 2010**

**REPORTING OFFICER:** Leora Hirsh  
Manager Community Development

**ATTACHMENT:** Trust Quarterly Report October –  
December 2009  
Trust audited accounts to 20 June 2009  
**(Attachment No. 2)**

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**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with information on how the Safer Papakura Trust is performing against its performance objectives. This report is for the period 01 October 2009 – 31 December 2009.

**BACKGROUND**

The Safer Papakura Trust (SPT) was established as a Council Controlled Organisation (CCO) in October 2008 to managing graffiti removal in the district and town centre security on behalf of the Council.

SPT has three long term goals:

- Control and eventual eradication of graffiti vandalism in Papakura District
- A safe and secure Papakura town centre
- Increase employment options for long term unemployed in Papakura.

**NARRATIVE**

A series of activities and indicators have been agreed as key performance indicators (KPIs). SPT is working towards achieving these goals in an effective and timely manner. The attached report provides clear indication that SPT is meeting its performance targets. Indicators include such things as timeliness of graffiti removal, increasing customer contact directly with SPT, a tagger database, graffiti programmes with schools, adopt-a-spot programmes, regular ambassador services and provision of car-park security at specified times and locations. This report covers the second operational quarter of the 2009/2010 financial year.

Also attached are SPT's financial statements for the year ending 30 June 2009. These accounts were audited by Audit NZ and received a qualified opinion, due to the Trust not having a Statement of Intent. This statement has since been developed and adopted.

These financial statements show that SPT is in a sound financial position with a surplus of \$54,144. \$40,000 of this surplus can be attributed to a grant from the Ministry of Justice to undertake Permission Based Art projects in the District.

Performance against the contract key performance indicators is as follows:

- Effective graffiti removal. There has been a reduction in the number of tags in this reporting period and the Trust continues to remove graffiti within the specified timeframes.

- Communication systems. SPT is on track to achieve the annual target of four communications exercises, with one exercise launched in this reporting period over and above the monthly newsletter. There was a significant increase of service requests going directly to the Trust in December.
- Advice and support for property owners. The monthly newsletter continues to provide advice to town centre businesses and volunteers. Two new neighbourhood retail centres have signed up with the Trust.
- Intelligence Gathering. Effective mechanisms for recording tag information have been developed and SPT is in regular liaison with the Police regarding tags and taggers. This performance indicator has been achieved.
- Community Network for graffiti removal. SPT now has over 90 adopt-a-spot volunteers/families. This number has steadily increased over the past 10 months and has exceeded the target of 80 volunteers. SPT is on target with its schools programme.
- Provide town centre security, including foot patrols. The full complement of Ambassador patrols have been provided 10am – 4pm weekdays as per the contract. Truancy numbers were down significantly in this reporting period, possibly attributable to the Truancy Action Group initiative. This performance indicator is being consistently met.
- Car Park Security. Security has been provided at both car parks as per the hours stipulated in the contract. Patronage levels did increase at the Farmers Carpark in this quarter (averaging 22 cars per day) but dropped off at the Park and Ride. Verbal reports for January and early February are that this trend is beginning to reverse. This KPI is being consistently met.
- Secure a broader funding base. 70 private contracts have been entered into to date and the Trust has achieved its targets for this KPI.

SPT is continuing to provide service above the specifications of its funding deed, particularly in terms of the rail corridor beautification project and innovative monitoring and deterrent systems.

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## **RECOMMENDATIONS**

1. That the information be received.

**8. ROADING AND TRANSPORT**

**(a) TRANSPORTATION AND ROADING  
REPORT FEBRUARY 2010**

**REPORTING OFFICER:** Clem Reeve  
Transportation & Roading Assets Manager  
Richard Firth  
Capital Works Manager  
Rakesh Gupta  
Works Operations Manager

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**PURPOSE OF THE REPORT**

The purpose of this report is to provide the Operations and Monitoring Committee with an update on transportation and roading activity during the period of December 2009 and January 2010.

**BACKGROUND**

This report details work group actions in asset planning, capital projects and operations and maintenance.

**NARRATIVE**

**Asset Planning**

Mill Road

The consultation period for the Mill Road Project closes on 15 February 2010. The four Information Sessions held to date have been extremely well attended, with more than 100 people attending on some days. The final session on 8 February 2010 attracted more than 50 people.

The general themes from feedback to date have included the following:

- general support from the community with many believing that the project is a good idea
- a number of people would like to see the project done earlier and believe it is overdue
- comments in support of better cycle and walking facilities and safe facilities overall
- concern that Council may be underestimating growth
- concern that the project creates uncertainty for people.

A detailed report on the feedback will be available later in the year.

Spartan Road Right Turn Prohibition

Improvements at the intersection of Great South Road and Spartan Road to prohibit right turns from Spartan Road were completed in early February 2010. Monitoring of traffic flows and accident records on Oakleigh Avenue and Manuroa Road will be carried out over the coming months to assess the impact of the diverted traffic on these alternative routes.

The Traffic Management Unit will also be reviewing and optimising the signalised intersection of Great South Road and Manuroa Road and other adjacent traffic signals. This will ensure that the signal settings are updated to operate efficiently with the altered traffic flow patterns resulting from the right turn prohibition at Spartan Road.

#### Ardmore School 40 km/h School Speed Zone

Public consultation regarding a proposed change to the Papakura District Council Speed Limit Bylaw to implement a 40 km/h school speed zone on Papakura-Clevedon Road outside Ardmore School is in progress. The results of the consultation will be reported to the March meeting of the Operations and Monitoring Committee.

### **Capital Works Projects**

Capital works projects are significant projects undertaken to enhance and improve Council's roading infrastructure.

The following provides an update on current capital works projects for the 2009/10 Programme to the end of January 2010.

#### Projects in construction:

i) Spartan Road – Great South Road intersection.

The contract for the safety improvements to the Spartan Road and Great South Road intersection has been awarded to Infrastructure & Civil Works Limited.

Due to unexpected issues with one of the existing watermains at this intersection the works are now programmed to be completed early February 2010, slightly later than originally programmed.

ii) Pavement Rehabilitation Works

The roads that have been programmed for rehabilitation and improvement under the rural road programme for 2009/2010 are:

- Settlement Road (Marne Road to Hunua Road)
- Hunua Road (Boundary Road to Hunua Gorge Bridge, or part thereof)
- Kaipara/Ohiwa Roads (100m east of Heard Road to 350m west of Heard Road).

The 2009/2010 Pavement Rehabilitation Works contract has been awarded to HEB Construction Ltd.

Following the award of the contract, the rehabilitation of a section of Hingaia Road was added to the contract to address a safety issue that had arisen. The section of Hingaia Road in question extended from the intersection of Hingaia Road and Oakland Road for 420m to the east. The rehabilitation of this section of Hingaia Road was completed on 25 January 2010.

Works have commenced on the reconstruction of Settlement Road, (between the Marne Road roundabout and Scott Road). Work on the Settlement Road and Marne Road roundabout was undertaken in two halves over two consecutive weekends. The current expected date of completion for Settlement Road is 5 March 2010.

Work is programmed to commence on Kaipara/Ohiwa Roads in the first week of February 2010.

- iii) Porchester Road – Airfield Road to Walters Road, (Stage 1)  
This contract for the improvements of the first, (southern) stage of Porchester Road has been awarded to Fulton Hogan Ltd.

Due to unexpected delays with the award of this contract, Papakura District Council are currently working with Fulton Hogan to attempt to reduce the construction period down from 20 weeks.

The current construction programme indicates a commencement on site by the Contractor in the first week of February 2010.

- iv) Princess Street & Station Road Gobi Block Replacement  
This contract is for the removal of the existing gobi-block paving and associated stormwater drainage system improvement in the Princess Street and Station Road areas of Takanini.

In the January Council meeting, the contract for the removal of the gobi-blocks on the western side of Princess Street and both sides of Station Road was awarded to HEB Construction Ltd.

It is anticipated that works on site will commence mid February 2010 and be completed in May 2010, (construction period 12 weeks).

- v) Footpath Renewal Contract – Northern Section  
This contract is for the replacement of section of footpath with the condition rating of 4, (poor) or 5 (very poor).

In the January Council meeting the contract for the renewal of grade 4 and 5 sections of footpath was awarded to HEB Construction Ltd.

It is anticipated that works on site will commence mid February 2010 and be completed in June 2010, (construction period 16 weeks).

Projects in the pre-construction phase:

- i) Porchester Road – Airfield Road to Walters Road  
The project to improve Porchester Road includes replacing and widening the existing road surface to form part of a new road corridor. Provisions have been made within this corridor for on-street parking, lighting, traffic lanes, a central safety lane, planting, cycle lanes and footpaths. Construction will be undertaken through two or three separate contracts as detailed below:
- Stage 1 work will commence in the first week of February 2010
  - Stage 2 (northern section) design is being finalised and work is progressing on the acquisition of adjoining land required for the construction of the wider carriageway
  - Stage 3 of the Porchester Road project will be the construction of the new Porchester Road and the Takanini high street intersection. The design of this intersection based on the concept is well advanced and the intersection traffic modelling has been undertaken to ensure that it will perform efficiently, (based on the forecasted traffic volumes).

ii) Railway Street West Reconnection

The contract for the removal of the old bus depot building has been awarded to Henderson Demolition Ltd. The removal of the existing building and the concrete slab on the proposed alignment of the Railway Street West reconnection will be undertaken in early February 2010

Beca are progressing with the detailed design component of the reconnection.

iii) Great South Road and Porchester Road temporary footpaths

Dodd Civil Consultants are currently compiling tender documents for the construction of a temporary footpath on the eastern side of Great South Road from Parkhaven Drive to Slippery Creek and on the western side of Porchester Road between Manuroa Road and the Papakura Stream.

Tendering will be undertaken in February and it is expected that the works will be completed by the end of April 2010.

iv) Great South Road to Beach Road Slip Lane

Work is continuing on the design of the left turn lane proposed for northbound traffic turning from Great South Road to Beach Road.

The design consultant is currently investigating the underground services in this area and the appropriate modification for the existing veranda that now protrudes into Council land.

It is expected that construction work will commence in March 2010.

Projects in Maintenance Period:

Capital projects have a period after construction where the contractor remains responsible for defects and maintenance. These are for a varying period depending on the outcome performance requirements.

During December/January the following projects were completed and are now in their maintenance period.

i) Hingaia Road Route Improvement Stage 2 Contract

Although this project was practically completed in October/November 2009 period the final surfacing was laid over the project in January 2010.

ii) Hingaia Road Slip Repair and Guardrail Installation

The contract for the Hingaia Road slip repair and guardrail installation has been completed prior to the 25 January deadline that was associated with the commencement of term 1 at Strathallan College.

iii) O'Shannessey Street and Great South Road intersection modifications

Work is completed on the modifications required to the O'Shannessey St and Great South Rd intersection to provide a right turn phase into the new development (McDonalds) for south bound traffic. This work also completed the balance of the Town Centre streetscape works at the northern end of the Town Centre.

The streetscape work was completed in early January 2010 due to the McDonalds restaurant opening two days prior to programme.

## **Operations and Maintenance**

Council has contracts for roading maintenance services with HEB Smithbridge Limited for roading works and maintenance, Abandoned Vehicle Services Ltd for abandoned vehicles, and CSL Traffic Ltd for streetlight repairs and renewals.

This summarises the maintenance work carried out and key forward planning on the District roading network.

### Roading Works and Maintenance Contract PDC 06/01 (HEB Smithbridge Ltd):

- **Contract Performance Measures**  
Regular auditing of the Contractor's performance has been carried out for November and December 2009. The result was an average score of 950/1000 (minimum acceptable is 700).
- **Emergency Work**  
No major emergency situations have arisen in the period. Responses to minor incidents have been dealt with as required.
- **Reseals for 2009/10**  
The total reseal programme for 2009/10 covers approximately 23km of chip seal and 3km of asphaltic concrete/hotmix (AC). At the end of January 2010, 2.3km of AC works have been completed. Chip sealing work commenced in November and approximately 8.5km has been completed to date.
- **Footpaths**  
A monthly and three monthly forward programme for footpath repairs and renewal works are developed based on customer requests and monthly inspections. This financial year, 2.3km of footpath has been repaired or renewed by the end of January 2010.
- **Street Furniture**  
Routine cleaning and inspections of bus shelters, bins and other street furniture is carried out on a cyclical basis. Urgent repairs to bus shelters or other street furniture are carried out as required and other work is included on the planned maintenance schedule or as future renewal work.

Three bus shelters have been replaced this year in Great South Rd.

- **Chemical Weed Control**  
The bimonthly cycle of spraying for weed control in urban areas on kerb and channels, footpaths, walkways and car parks was completed in November/December 2009. The next round of spraying is programmed for February 2010.

A round of rural spraying was completed in January 2010.

- **Road Marking**  
Interim road marking on arterial roads in the District has recently been completed.
- **Mowing**  
A round of rural mowing for the district was undertaken in December 2009. The next round of rural mowing will be carried out in February 2010.

Abandoned Vehicles (Abandoned Vehicle Services Ltd)

Vehicles reported as abandoned were investigated and either returned to their owners or declared abandoned and towed by Council as shown in the following table:

<b>Period</b>	<b>Reconciled (without tow)</b>	<b>Towed</b>	<b>Unresolved</b>	<b>Total</b>
December 2009	2	0	0	2
January 2010	5	0	0	5
<b>Total Dec09 – Jan 10</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Total for 09/10</b>	<b>27</b>	<b>0</b>	<b>1</b>	<b>28</b>

Streetlights (CSL Traffic Ltd)

Streetlight maintenance work has been carried out in response to customer service requests and routine inspections. Routine streetlight inspections of the entire network are a contract requirement.

The streetlight replacement programme on Great South Road for the current year is programmed for March – May 2010.

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**RECOMMENDATION**

1. That the information be received.

**9. WATER ISSUES**

**(a)**

**STORMWATER MANAGEMENT REPORT  
FEBRUARY 2010**

**REPORTING OFFICER:**

**Kieren Daji  
Stormwater Assets Manager**

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**PURPOSE OF THE REPORT**

The purpose of this report is to provide the Operations and Monitoring Committee with an update on stormwater services during the period of December 2009 to January 2010.

**BACKGROUND**

This report details stormwater asset planning, capital projects and maintenance.

**NARRATIVE**

**Asset Planning**

Integrated Catchment Management Plans (ICMP)

This project is progressing as described below:

- Central Papakura
- Slippery Creek
- Drury Creek – Hingaia South

Draft versions of the three ICMP reports have been completed. The draft reports include a list of non-structural and structural management options for improving the management of stormwater in the catchment. It is programmed to present the findings of the report to Council and the Kaitiaki Collective in March 2010.

- Drury Creek – Hingaia Stream  
A draft version of the Hingaia Stream ICMP report is programmed for completion in March 2010. This ICMP is a joint project between PDC and FDC, with PDC as the projects lead organisation. The draft report will include a list of non-structural and structural management options for improving the management of stormwater in the catchment. It is programmed to present the findings of the report to Council and the Kaitiaki Collective in May/June 2010.

Existing Network Condition Survey and Risk Analysis

The existing asset data has been analysed to produce a draft list of critical assets. This list is currently under review and will be used to produce a prioritised condition survey programme for the 2009/10 financial year and beyond.

Stormwater Quality Devices Operations & Maintenance Manual

GHD has been engaged to produce a comprehensive operations and maintenance manual for public stormwater quality devices which will assist with the contract specification and monitoring.

### Stormwater Asset Management Plan Update

The asset management plan has been updated from the conclusion of the 2009/19 LTCCP and forms the basis of stormwater management from 1 July 2009.

### New Raingauge

A second raingauge for Papakura will be installed at the Watercare site in Kaipara Road. Discussions with Watercare are near completion regarding installing this raingauge.

### **Capital Projects**

The following capital works projects are currently in the design phase:

- **Chichester Drive Stormwater**  
Additional capacity is needed to take stormwater under the motorway from the Chichester Drive area west of Tairere Crescent to a watercourse on the western side of the motorway.  
  
Discussions with ARC are underway with regard to the consenting requirements for this project.
- **Chichester Drive (South) Stormwater**  
Additional capacity is needed to take stormwater under the motorway from the Chichester Drive area in close proximity to Joanne Place to a watercourse on the western side of the motorway.
- **Waterview/Arimu Road**  
The Waterview upgrade is required to cater for the stormwater flows from the upper catchment. GHD has been engaged to undertake the forward design works for this project.
- **Slippery Creek stream channel erosion protection works**  
Consultants (CPG) have been engaged to undertake forward design of erosion protection works for Slippery Creek as recommended by the draft Slippery Creek ICMP.
- **Greenhaven Avenue Flood Protection**  
Modelling results show that about 19 houses on Greenhaven Avenue will be at risk of flooding in a 100 year storm event under the maximum permitted development scenario. Consultants (CPG) have been engaged to complete the forward design of an engineering solution to mitigate flooding of habitable floors.
- **Greenhaven Avenue Stormwater Quality**  
The existing open drain at Greenhaven Avenue serves a contributing catchment of about 81ha, which comprises mainly residential development, but also includes a portion of the railway station and the park and ride facility. Consultants (CPG) have been engaged to undertake the forward design of a stormwater quality solution to treat run off from this subcatchment to ARC guideline requirements as recommended by the draft Slippery Creek ICMP.

- **Drury Industrial Stormwater Upgrades**  
The Drury industrial area has a lack of stormwater reticulation systems, which has resulted in frequent nuisance flooding on Creek and Firth streets and some properties along the overland flow paths. Beca Infrastructure Ltd has been engaged to undertake forward design of improvements in this location to mitigate these issues.
- **Gills Avenue Pond Improvement**  
The Gills Avenue pond receives stormwater runoff from portions of the Old Wairoa Catchment that do not drain into the McLennan Wetland. Improvements at the Gills Avenue Pond are required to assist Council in achieving its vision for the future community use of the inlet area. Investigation and design of improvements to this pond are currently in progress.

### **Maintenance**

Council's contract with Transpacific Industrial Solutions provides routine network maintenance and reactive works on the stormwater network. From the last reported period to the end of January 2010, Council received 30 public complaints about stormwater. These were due to pipeline blockages, manholes requiring repair and general maintenance matters. All complaints have been dealt with.

Routine inspections of open drains and streams, manholes, inlets/outlets, treatment ponds and separation units are carried out as part of the contract works. Any reactive/minor work required that is identified during the inspections is programmed within the available budget.

The following routine maintenance works have recently been completed:

- CCTV inspection, flushing and root cutting of pipelines at various locations in the District
- Miscellaneous open drains cleaning.

The following minor works have been completed:

- Manhole lid level raising, locating and replacing lid works at various locations in the District
- Repair work on a Stormwater pipe at 23-25R Fairdale Avenue.

ICMP modelling has reviewed the capacity of the existing stormwater system. Some manholes have been identified which could come under extreme load during high intensity rain storms where manhole lids may be dislodged. A list of these manholes with maps will be supplied to Council's Stormwater maintenance contractor for preventive action.

### **Wai Care Education Programme**

Wai Care provides water quality monitoring, education and action programmes for community groups and schools.

Key activities for December 2009 and January 2010 were as follows:

- A field session (stream life sampling) was conducted for the Kotare Cubs at the Hays Stream. Two field sessions were conducted for Drury Christian School students and included water quality testing and native plant care at their planting site.

- Native plant care continues at McLennan Park and the Keri Downs Reserve.
  - The Clean Streams in Reserves project being carried out by the Dept. of Corrections continues and several Papakura reserves have been visited and cleaned by this group.
  - Two grants from the ARC's Environmental Initiatives Fund (EIF) have been awarded to Papakura Wai Care. One grant is for 300 in-fill plants and totals \$1524. The second grant is for restoration of the Slippery Creek Reserve and is for 1385 plants and totals \$5970. The Slippery Creek restoration will be led by the Drury School Wai Care Club this winter.
  - A site visit to the Slippery Creek Reserve with the ARC EIF team took place In December. Large areas of invasive weeds will be cleared prior to the planting by the Dept of Corrections Community Work Services group. Overhanging willow trees have been pruned to prevent stream blockages and flooding. United Water have agreed to offer some support to this project.
  - A local update newsletter has been created for all Papakura Wai Care groups.
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#### **RECOMMENDATIONS**

1. That the information be received.

#### **10. WASTE MANAGEMENT**

**11. OTHER OPERATIONAL MATTERS**

**(a) VEHICLE RESTRICTIONS IN THE  
TAKANINI INDUSTRIAL AREA**

**REPORTING OFFICER:** Erin Clarke  
Policy Advisor

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**PURPOSE OF THE REPORT**

The purpose of this report is to respond to, and provide advice on, a suggestion, made on behalf of Takanini Business owners by Police, to investigate introducing vehicle restrictions in the Takanini Industrial Area after business hours.

**BACKGROUND**

During the December Operations and Monitoring Council Committee Meeting Inspector Gary Hill, as part of his regular update to Council, outlined some points from a recent meeting with business owners in the Takanini Industrial Area. This meeting had occurred as part of a general invitation from His Worship the Mayor.

Some business owners highlighted concern that there were vehicles present within the industrial area after regular business hours and asked that a bylaw they believed to have been of long standing, which restricted vehicles after hours, be enforced.

Inspector Hill suggested that Council may wish to investigate this further. This report responds to this matter.

**NARRATIVE**

Council has provision in the Parking and Traffic Bylaw 2009 to impose passage restrictions on those vehicles weighing less than 3500kg. This would entail prohibiting vehicles from driving through a certain area unless the driver is able to show there is a legitimate purpose to them being in that location.

The provision states:

*The Council may by publicly notified resolution restrict or prohibit any vehicle weighing less than 3,500kg from being operated on any road or part of a road.*

*No driver of a vehicle shall drive or permit that vehicle to be driven in contravention of a resolution under Clause 12.1 unless:*

*That vehicle is used for the express purpose of visiting a property with a frontage to a road described in the resolution; or*

*Prior written permission from Council has been obtained.*

*Clause 12.1 does not apply to a vehicle being used for the time being as a passenger service vehicle.*

This provision is sometimes referred to as the "Boy Racer" bylaw.

*Process for utilising this bylaw*

In order to enact a vehicle restriction Council needs to consider the following:

- The extent of the problem: that is, is there a significant problem with vehicular behaviour after business hours in the Takanini Industrial Area?

- The location of the problem and how suitable this location is for such restrictions. Suitability needs to be judged according to the entry and exit points available (that is, if there are a large number of such points over a wide area it may be difficult or costly to have warning signage so that the restriction is able to be understood); the impact of this restriction on likely legitimate users and the likelihood of a significant number of legitimate road users being caught up in enforcement action.
- The cost involved in erecting signage at regular intervals. In order to implement this provision, signage would have to be installed at appropriate entrances and exits and at every 100 meters along the route; this signage must also be replaced or fixed should the signs be vandalised in order for the bylaw provision to be legally enforced.

To restrict vehicles on particular roads, the Council needs to ensure that such a provision is not inconsistent with the Bill of Rights Act 1990; specifically,

- a) The perceived problem the bylaw seeks to address must be “important and significant”
- b) The bylaw provision must be proportionate to the objective; that is any measure taken must interfere as little as possible with the right or freedom of people

The benefits of a measure must outweigh the negative effects.

#### *Current situation in Takanini Industrial Area*

The contention by business owners that a restrictive bylaw had previously been operating is a misunderstanding. There are no such provisions currently in place within the Takanini area or elsewhere in the District. In checking for concerns with the local Police, they have identified no particular issues with problematic vehicle activity in the Takanini Industrial Area. Likewise, Council staff have no records of complaints of any particular problems in the Takanini area that would be amenable to such restrictions.

Should Council identify problems and wish to impose restrictions it would be first necessary to identify precisely where the restrictions would apply. While not legally necessary, it would be good practice to consult with businesses in the area before making any such decision to check any concerns they may have about any such restrictions. Once this step was completed, if Council proceeded with a restriction, signage would have to be erected to notify the public of the relevant vehicle restrictions within the area. The legislative requirement is for this signage to be placed at the start and end of the designated area, after every intersection and every 100 metres. Standard signage costs in the order of \$200 per sign. The initial cost outlay would be dependent on the total area covered by any vehicle restriction. As stated previously there would be ongoing maintenance costs.

Council may wish to note that Auckland City Council recently undertook a full bylaw review and, as part of this review, has decided not to use their bylaw as a means of controlling “boy racers”. Auckland City Council has stated that the fact that Police now have direct powers to ticket vehicles for burn outs (sustained loss of traction) is their key reason for reducing the use of the boy racer provision of their bylaw.

As there is no evidence that there are problematic behaviours occurring within the Takanini Industrial Area, it is recommended that Council does not utilise the vehicle restriction provisions under the Parking and Traffic Bylaw 2009 at this time.

*“Anti-cruising” legislation*

Elected members may be aware that in the latter part of 2009, Parliament passed the Land Transport (Enforcement Powers) Amendment Act, which amongst a number of initiatives aimed at reducing illegal street racing, gave Councils the power to create bylaws which:

- Authorised, subject to any restrictions or conditions, the racing of motor vehicles;
- Control or restrict cruising
- Prescribing fines, not exceeding \$500 for breaching the bylaw

“Cruising” is defined as meaning driving repeatedly over the same section of a road in a manner that

- (a) Draws attention to the power or sound of the engine of the motor vehicle being driven; or
- (b) Creates a convoy that
  - (i) Is formed otherwise than in trade; and
  - (ii) Impedes traffic flow

This piece of legislation has yet to be tested – from both a bylaw drafting and enforcement point of view.

While Papakura District does not appear to currently have a cruising culture, Council should note the advent of this new tool in the bylaw/enforcement toolbox. In contacting the Ministry of Transport, they have advised that they do not have a bylaw template relating to anti-cruising, though Local Government New Zealand has requested that Standards NZ create such a template. Christchurch City Council are currently developing such a bylaw.

## **CONCLUSION**

A suggestion emanating from a group of Takanini business owners that vehicle restrictions be placed within the Takanini Industrial Area, was raised by Inspector Hill at a recent Operations and Monitoring Committee Meeting. Investigation by officers, including communications with Police, has not identified any particular vehicle problems in this area. As there is no evidence that there are problematic behaviours occurring within the Takanini Industrial Area, it is recommended that Council does not utilise the vehicle restriction provisions under the Parking and Traffic Bylaw 2009 at this time.

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## **RECOMMENDATIONS**

1. That the information be received.
2. That the Council note, as there is no evidence of problems in the Takanini Industrial Area which would be likely to be solved with the imposition of after-hours vehicle restrictions, that there is no reason to utilise the vehicle restriction provision of the Parking and Traffic Bylaw 2009 at this time.

**12. NOTICES OF MOTION**

**13. CONFIDENTIAL**

**(a) ESPLANADE RESERVE PURCHASE**

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**RECOMMENDATION**

1. That Council move into public excluded session. The general subject matter to be considered, the reason for passing this resolution in relation to the matter and the specific ground under s. 7 (2) i of Local Government Official Information and Meetings Act 1987 is:

Item	Reason	Grounds
13(a) Esplanade Reserve Purchase	Enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial or industrial negotiations).	s. 7 (2) i