

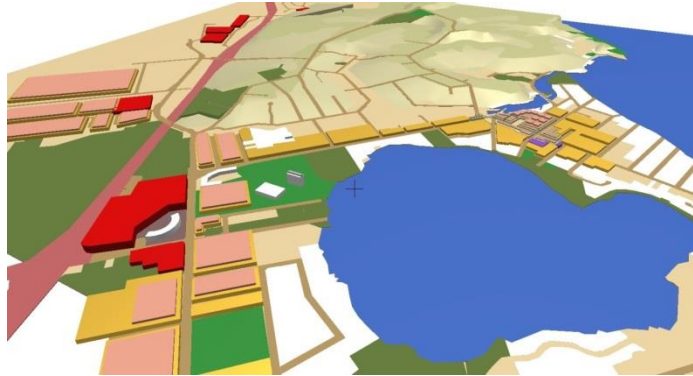
# **MILFORD COMMUNITY-LED VISIONING REPORT**

**Your Milford – Your future?**

**21 March – 9 May 2013**

## **AUCKLAND**

***PRELIMINARY DRAFT  
for Feedback by 5 July***





**9 MAY 2013**

## **MILFORD VILLAGE FORUM**

**A shared Community Vision**

Milford Residents Association Inc. Milford Village Business Association Inc.  
Castor Bay Ratepayers & Residents Association Inc... and Key Stakeholders

Funded by the Devonport-Takapuna Local Board  



# COMMUNITY-LED VISIONING REPORT

*Milford Village Forum - our community shaping its future*

9 May 2013

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# **1. Executive Summary**

## **1.1 Overview**

This community-led report is the first part of a two stage process, the second being Community-Led planning which evaluates existing infrastructure and community asset data, and applies these to the Ideas, Issues, and aspirations identified in the Community Visioning report. This report was made possible by seed-funding from the Devonport-Takapuna Local Board

Both Milford Village Forum (MVF), and the author as founding chairman of the Milford Residents Association Inc. (MRA), have made a variety of submissions over the last five years to the previous North Shore City Council, the Devonport-Takapuna Local Board, and the Auckland Council. These submissions identified community passion for the preservation of the existing character and heritage of Milford, and the acquisition of those facilities, amenities and infrastructure that have been lacking in Milford for a considerable period of time. This community-led survey and subsequent discussions at the public workshop meetings have reinforced many of the issues raised in submissions over previous years.

The Milford Village Forum emerged from a sense that 'no-one is really listening', and 'whatever I say won't make a difference', and an awareness that without a clear vision of what a community wants for its future, it will only receive those planning proposals, facilities, amenities and infrastructure that are recognised by Council and its planning officers.

The author is passionate about fostering a better quality engagement process with the Local Board and Auckland Council, and particularly its officers, and was a founding member of the Flaxroots village planning group whose objectives are to foster bottom-up community-led planning. It is interesting to note that the current Auckland Council 'Thriving Communities' initiative, appears to be a reinvention of the well-developed 1998 Auckland City Council 'Community Engagement' proposals.

Council simply needs to action such an engagement model immediately, so that mandated community groups with all of their local knowledge and professional expertise, can have both 'faith' in the consultation process, and 'certainty' in the betterment processes for each unique community and place.

Any notion that 'Community engagement' is a tedious process that slows progress, and which is undertaken as a token necessity by Council and its Officers, needs addressing urgently to ensure a better outcome and a more satisfying environment for the community.

## **1.2 Summary of Key Survey Findings**

The key comments from residents, service and business groups express:

- a passion and concern for retaining the seaside or coastal character (heritage)
- a strong sense of a relaxed and friendly village and community
- a sense of 'place', with quality facilities and amenities that facilitates meeting and socialising
- a desire to retain and add to areas of open space, pocket parks, & natural environment
- a desire for a low-rise centre with a human scale to the built form
- a unique identity complementing its topography and natural features
- a sense of pride and belonging, and participation in the well-being of the place

Issues raised in the feedback responses from the key stakeholders and the survey questionnaires, have been summarised into the following categories. A detailed version is included in Section 3.3 :

## COASTAL

**Beaches & Reserves** : clean regularly and remove beach waste with machines

**Milford-Takapuna walkway** : continue development and extend the Milford seaside 'promenade'

**Wairau Bridge** : expedite the bridge with 'heritage' theme as part of the Milford Reserve, coastal walk & cycleway

**'Pirate Shippe' café** : establish with heritage theme near the Milford reserve, open up part of the old salt-water swimming pool, provide quality toilets, changing rooms and foot wash facilities, and rubbish bins. Link by boardwalks through the estuary mangroves to the shopping centre.

**Marina** : keep clean and provide widened boat ramp and parking for cars with trailers

**Estuary 'Sculpture' park** : develop a family park near the centre as a central link between the retail centre and the beach, accessible by both walk and cycle ways.

## LANDSCAPE

**Open space, Parks & Reserves** : retain and add to areas of clean, green open space, and develop parks & pocket parks free from noisy traffic for socialising and walking, with trees, shrubs, flowers and seating. Engage with community groups with and utilise local knowledge and expertise in the design and maintenance of pocket parks funded from 'Reserves contributions. Regularly clean.

Enhance unique Milford identity as leafy-green suburb with tree-lined streets, and a Milford Rd boulevard to capture the significance of this principal beach access roadway.

**Lake Pupuke** : keep clean and develop walkway and cycleway around lake using pontoons (Brisbane)

## INTENSIFICATION

**Evaluation process** : most accept some intensification, but not with undue haste or with inadequate evaluation of the unique qualities of each centre related to topography, specific location, transport and traffic issues.

**Population growth models** : there is a need for further evaluation of Auckland and NZ wide growth options eg. Satellite towns, or investing in economic growth within smaller provincial towns, or allowing further rural development. We must plan for the effects of 30-year population growth, but there is little merit in destroying the existing social and built form fabric by the introduction of out-of-context built form in each so-called 'Town Centre'. Rather, an evolutionary 10 year model is preferred, with intensification tailored to each 'urban village' centre and outcomes re-evaluated at 10 year intervals against the new reality.

**Wider Context of Milford** : over-intensification will destroy the heritage lifestyle of Milford, and negates an obvious opportunity for a sustainable centre on the Smales Farm/ Taharoto/Wairau road corridor adjacent the north-south transit route. This is a transition area awaiting redevelopment, with lower land costs benefitting affordable housing, and the possibility of mid-rise intensification without damaging an existing heritage environment. Porana Rd has 3 supermarkets, butcher, greengrocer, stationer, and the Wairau light industrial area is an employment zone ripe for mid-rise, mixed use development. A busway transit station midway between Sunnynook and Smales Farm completes the picture.

**Two Centres** : in the past 10 years, Smales Farm has emerged as an *accessible, transit-oriented Commercial* hub, at the centre on a large employment zone, and complements Milford's *coastal, relaxed, lifestyle Retail* centre.

## ENVIRONMENTAL CHARACTER

**Atmosphere** : Milford is seen as a desirable, quiet, leisurely, safe and less crowded lifestyle village, with a 'quality of life' encouraging meeting, socialising, and enjoyment, and most do not want to lose the relaxed seaside environment and friendly sense of community. It has unique natural features, and most desire to maintain and enhance the natural environment, character and heritage of the area.

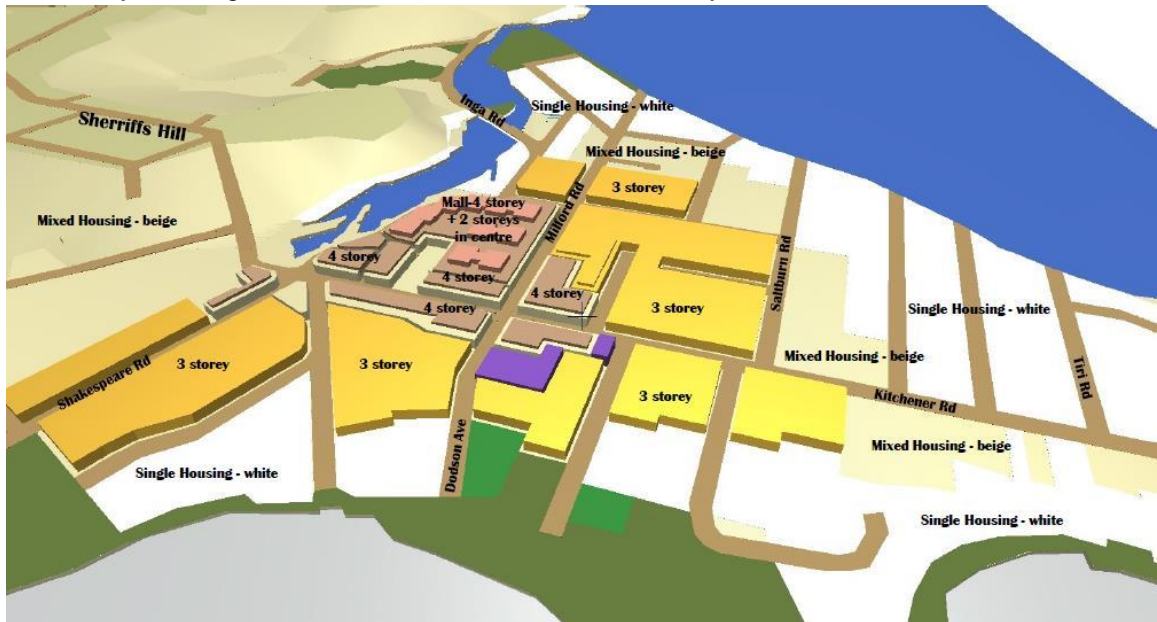
**Style** : There is a need for housing choice, for small apartments to house singles and the elderly who wish to remain, for families who cannot afford a single house site, and for professionals and

business people who can afford to live there. There is a need to preserve a range and mix of styles, period and character of residential architecture, and to celebrate the differences, from expensive to affordable.

Several suggestions were for tourist accommodation on the seaward side of the centre.

**Mainstreet** : A pedestrian-friendly environment, a slow-traffic 'shared space' with footpaths widened at intervals for outdoor café seating and socialising, vibrant lanes off the mainstreet through to landscaped rear shopping lanes, and quality streetscape furniture with a 'heritage' theme, flowers, and friendly retailers.

**Built Form and Height** : Consensus opinion is for a low-rise, low-density environment with some intensification, but no high-rise. A graduated one storey increase from zone to zone with 3 storeys in the apartment zone, and 4 storeys in the commercial zone, 4<sup>th</sup> storey with 5 metre setback to allow entry of sunlight to Kitchener Rd, with an extra 2 storeys in the centre of the mall.



*Aerial perspective looking north showing a 4 storey commercial centre, with 2 storeys extra to the centre of the Mall site, a smaller 3 storeys apartment zone, a smaller mixed housing zone, and enlarged single house zone*



*Kitchener Rd looking west with trees at the New World pedestrian crossing and the village square, with a 3 storey frontage and 4<sup>th</sup> floor setback 5m to allow ingress of sunlight to the retail street*



Consensus opinion considered that 8 storeys commercial buildings in Milford main streets, and a surrounding zone of 6 storey apartments were unacceptable, and would damage Milford's existing character.



*8 storeys to Kitchener Rd with a 6 metre setback above the 4<sup>th</sup> floor*



*Milford Rd 6 storey apartments, with 2.5m road frontage setback, and 3 metre setback above level 4*

**Apartments** : Consensus opinion is that 30m<sup>2</sup> minimum apartments occupying up to 70% of the building with no density control is excessive in the mixed housing zone. Previous council standards of 40m<sup>2</sup> are suggested, and a density control to foster quality development with more open space.

**Retail** : There is ample quality shopping in Milford, though some prefer a larger mix of variety stores and less clothing

**Accessibility** : The flat terrain is good for walking, wheelchairs and the elderly, with everything close at hand, shops, banks, medical facilities, hospital, schools, beach, Smales Farm, Takapuna. There is a need for safe walkways and cycleways especially for children, for drop-off points at schools, and for a limit on vehicle use by schoolchildren travelling to school

**Economics** : Milford land costs are high, and affordable housing more attractive in the Taharoto Rd/ Smales Farm/ Wairau Valley area.

Elderly are fearful that high rates will force them out of the area, and hence the need for smaller ground floor apartments

## **FACILITIES & AMENITIES**

**Community Facilities** : There was a mix of opinion whether duplication of facilities was necessary if provided in nearby suburbs, though improved 'shuttle bus' service was required with this model. It was felt that more open space and more social and community facilities would be required within walking distance of the centre with intensification, as apartment sizes decreased, the built environment became intensified, and more sports grounds were required for youth. More facilities would be required by youth to suit their particular activities eg. music, dances, clubs, and hang-out spaces are required.

**Community Centre/Rooms, Library** : The community needs a focal point for groups to meet, socialise, play indoor sports, dances, music and the arts, and be within walking distance of the centre.

**Milford Tennis Club** : The option is to upgrade as a multi-level community facility is being considered by the club, with meeting rooms, squash and badminton courts, extra parking under, and 2 more tennis courts for youth.

**Schools** : There is a need to enlarge facilities with limited land area for buildings and sports fields, and problems of congestion from student parking, buses and drop-offs will be increased with intensification

**Community Amenities** : Retain the village square as central public space for socialising and community activities, and allow sunlight and daylight into the commercial heart.

**Wairau Estuary Community Park** : Develop an active Estuary public park with green picnic areas, landscaping, wetlands & pond, and an 'arts-heritage' themed multi-level community facility linked to the Village square with an 'arts' themed overbridge to Omana Rd.

**Playgrounds** : Safe, quality children's playgrounds in Sylvan Park, Milford beach reserve, and in the commercial centre, free from dogs.

**Social Health** : As one participant noted, a government focus or over-emphasis on economic growth at the expense of people's feelings and social health, will inevitably lead to social unrest, increased crime and finally social breakdown. More open space, social services and facilities will be required in a more intensified, congested and stressful environment.

## INFRASTRUCTURE

**Footpaths, Walkways, cycleways** : Safe, wide pathways for all ages to all routes from centre to lake, beaches, schools and activities, and encourage cycling as activity for social health.

**Milford Takapuna coastal walkway** : A desirable asset to be expedited

**Milford Promenade** : Repair, extend and keep clean as it is well-used by elderly parents with strollers, and wheelchairs

**Lake and Estuary boardwalks** : nature walkways and cycleways around lake and estuary suitable for wheelchair access where possible

**Broadband** : Fast broadband will allow more people and business to locate in the suburbs, and impact on the types of home and business accommodation required

**Reticulation** : Increased funding is required to cope with already inadequate water and wastewater reticulation, and these need to be completed contemporaneously with intensification.

**Rubbish** : A competent and efficient system is required in those mid-density zones, so that streets and footpaths are not blocked on rubbish days.

## TRANSPORT AND TRAFFIC

**Traffic Congestion and Roothing** : Milford already has long queues on the major routes through the centre, and will continue to do so due to the confluence of roading due to the constrained nature of the terrain.

**Traffic Management** : Auckland Transport has continually failed to understand that better traffic light sequencing will improve the right turn from Kitchener Rd into Milford Rd at all hours, and reduce the 'rat-runs' through the Saltburn/ Frater Ave residential streets.

**Road Markings** : Centrelines need to be centred in the available space between parked cars and/or the kerb, making the crossing of centrelines unnecessary.

**Parking** : There is a continuing need for free and unrestricted parking in the Milford commercial centre as most people travel by car to the two supermarkets. Cars parked on both sides of narrow residential streets create stop-start single access roads, with difficulty for buses and emergency vehicles. Property owners need encouragement to provide on-site parking for family and tenants.

**Bicycles** : Milford and Takapuna have a flat terrain, and cycling on dedicated, safe cycle lanes should be encouraged, especially by school children.

**Public Transport** : The 'sustainable' intensification model still leaves the majority of the population requiring car access to the shopping centre, and this will only be relieved by an efficient public transport system initiated at an early stage of intensification. Most see a need for an efficient and frequent 'minivan' or 'shuttle bus' service around the lake, past the schools to the Smales Farm motorway bus station, and with frequent connections to the City. Large buses routed through narrow residential streets cause shaking to houses, and should be replaced by mini buses or re-routed.

### 1.3 Key Issues

The consensus opinion from the survey questionnaires and key stakeholder responses, is that Milford can accept a level of intensification that promotes social and economic vitality, and makes Milford a vibrant and exciting place with choices for the young, old and families. It must however, preserve the character, scale, heritage and environmental values of its unique 'coastal village' identity, derived over time by its history, location, terrain and unique natural features, and its strong sense as a friendly seaside community.

Consensus opinion opts for a low-rise Milford commercial centre up to four storeys in height, but with 6 storeys in the mall centre, lowering to 3 storeys in the surrounding apartment zone, and for 2 storeys in the mixed housing zone and an enlarged single housing zone to preserve the character of those 'buffer' areas near the beach and lake.

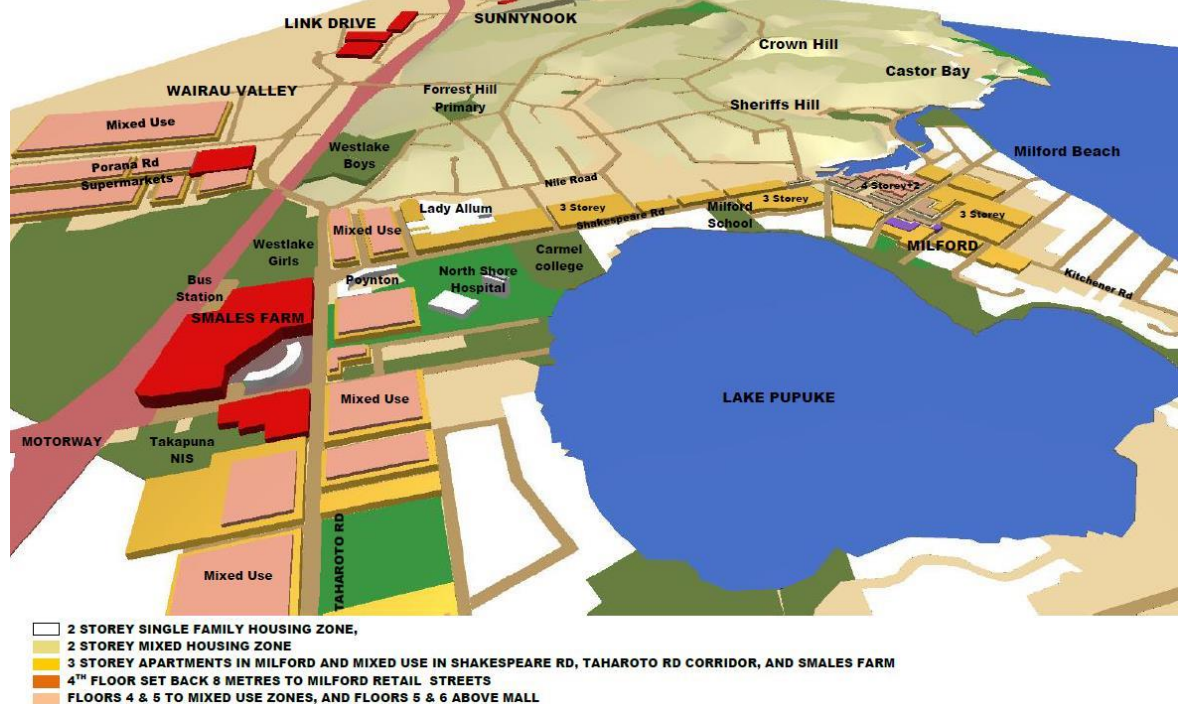
#### How does the Milford community justify those decisions?

Past Local Authority submissions by MRA and MVF including those to Plan Change 34 (high-rise), have consistently recognised the important 'sustainability' factor of the emerging Smales Farm commercial centre adjacent to the motorway transit corridor and the surrounding Taharoto/ Wairau Rd corridor. The Milford Urban Design professionals

group recently discussed Milford centre in the context of the wider suburban area, and a clear pattern emerged of a complementary two-centre concept that fulfils the academic and practical aspirations of both the Council and the community.

The areas surrounding Smales Farm and the transit corridor are transition areas awaiting redevelopment certainty, with lower land costs benefitting affordable housing, and the possibility of mid-rise intensification without damaging any existing heritage environment.

1. **SMALES FARM COMMERCIAL CENTRE** LOCATED ON THE NORTH-SOUTH TRANSIT CORRIDOR WITH CENTRAL BUS STATION, CLOSE TO HOSPITAL, 6 SCHOOLS, PORANA RD SUPERMARKET, WAIRAU VALLEY WORKFORCE, TAHAROTO MIXED USE ZONE, RETIREMENT VILLAGES, ADJACENT TO GOLF COURSE OPEN SPACE, SPORTS GROUNDS & LAKE
2. **MILFORD LIFESTYLE RETAIL CENTRE**, CENTRED ON LAKE, ESTUARY & BEACH & 1.2KM FROM THE MOTORWAY BUS STATION



Taharoto Rd was designated as a transportation corridor some 10 years ago, and now has a range and mix of uses and is awaiting redevelopment certainty and some definition for its future.

Another large area near Smales Farm including the Atlas concrete site, Thornton Rd and Brook St, and the area below Westlake Boys School, between Forrest Hill Rd and Wairau Rd, is also generally a 'tired' area awaiting redevelopment certainty.

The Wairau light industrial area is an employment zone in transition ripe for mid-rise, mixed use development, Porana Rd already has 3 supermarkets, butcher, greengrocer, stationer, and dirty uses are moving out to other areas, so it only requires a transit station midway between Sunnynook and Smales Farm to complete the requirements for another sustainable centre within walking and cycling distance of large employment opportunities.

Thus we have **two complementary Centres** with Smales Farm emerging over the past 10 years as an *accessible, transit-oriented Commercial* hub at the centre of a large employment zone, and a complementary Milford *coastal, relaxed, lifestyle Retail* centre, which has become a shopping destination drawing shoppers from a wide area. We believe that these two centres and their surrounding residential areas, fulfil the requirements and expectations required for a realistic population growth, for a strong local economy, and community aspirations for a quality environment and good social health.

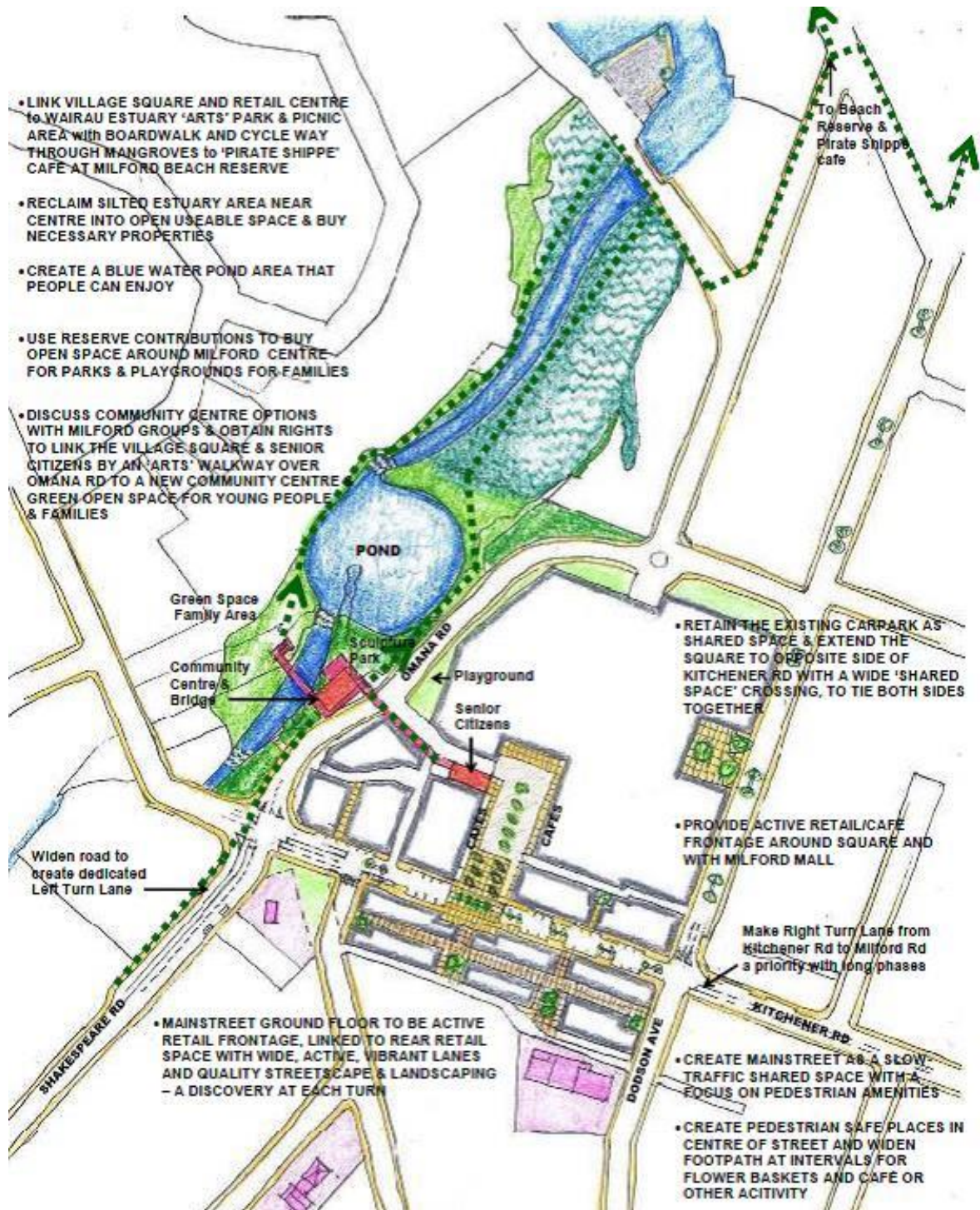


#### 1.4 Key Outcomes

The role of a Local Board is to Lead, Advocate, Fund and Facilitate projects that benefit the community. The Milford community has identified further engagement opportunities for Auckland Council and the Local Board to:

- 1.41 Listen to these community aspirations and its reasoned arguments, and endorse the social and environmental benefits derived from low-rise development in this unique area, to preserve the sense of character, social and built form heritage that is so vital to this community.
- 1.42 Engage with the community for on-going participation in the design, detail and maintenance of its micro-environments, to better use expert local knowledge and local community professionals, and to attain a greater efficiency of resources and funds spent in achieving resulting assets that better satisfy the community.
- 1.43 Develop priorities and a plan of action for key Milford projects that will benefit the community over the long term, and enhance its environment by the **development of concept and management plans** for:
  1. a pedestrian-friendly 'shared space' main street designed to protect the day-long sunshine in Kitchener Rd, with flowers, widened footpaths at intervals for socialising, seating and café tables, and access through creative lanes to landscaped spaces at the rear of commercial sites
  2. a Wairau estuary landscaped park near the centre to enhance public usability, and development of a community hall and meeting rooms with a heritage theme
  3. the Milford Beach Reserve and Marina to promote the area's special history and enhance public usability, with landscaping and amenities to attract locals and tourists alike
  4. open space, parks and pocket parks including a heritage theme for the design of playgrounds, landscaping, children's playgrounds, seating, shelter, rubbish bins, drinking fountains, toilets, changing rooms and other amenities
  5. safe and people-friendly pathways and cycleways, both around the lake and estuary edges, and for access from Milford retail centre to the beach and lake, and to schools and other activity centres
  6. improved connectivity to Smales Farm and Takapuna with an 'around-lake' frequent and reliable shuttle bus service, and to other centres on the Shore
  7. improved traffic management including traffic light phasing and lane markings to assist the flow through and around the centre, and reduce 'rat-running'
  8. the Smales Quarry for medium-density housing, with quality design to complement the nearby lake and water activities, and access to Smales Farm
  9. the Taharoto/ Smales Farm/ Wairau valley corridor including Thornton Rd and Brook St, as an attractive and well landscaped medium-density housing zone
  10. flood protection in the Nile Rd valley area by the use of public parks, including usable wetlands and ponds centred on the watercourses, to act both as a flood control measure and a public amenity in an intensified environment
  11. protection of groves of trees and heritage landscape features that contribute to the social well-being of the community

This 'Ideas Plan' is an upgraded version of the Community Vision plan prepared in 2010 and represents some of the projects itemised in Section 1.43 above.



## 2. Introduction

### 2.1 Acknowledgements

The intent of this report is to assemble pertinent information about Milford into a summarised form that is most useful to the community, and no attempt is made to take ownership of any of the material. I thank all authors for their valuable contribution.

We acknowledge the Devonport-Takapuna Local Board who had the confidence and foresight to allocate seed-funding to this project, and we trust that the results will further promote the engagement and sharing of knowledge between council and community.

In particular, we acknowledge the time and energy invested in this project by individuals and groups in order to contribute to this Milford Vision report, one that represents as far as possible, the shared concerns, issues and aspirations of the Milford community.

In particular, I would like to thank Dr Deborah Dunsford and Norma Bott, co-chairs of the Milford Residents Association Inc, Murray Hill, manager of the Milford Business Association, Fiona Downes of Castor Bay Ratepayers and Residents Association Inc, and Shane Coleman Board of Trustees for Carmel College, Catherine Woodward of Milford Tennis club, and others who attended and shared valuable information in the Reference group meetings, and finally all the community members who participated in this project.

It is always difficult to engage with community, and the 11% feedback from questionnaires representing those groups or people who were willing to invest their time, passion and energy, also represents 'de facto' the many that do not come forward. The ideas and vision also represent a plethora of issues raised by the community over the past 5 years, and the decision-making by key community group chairs and their committees.

The results however, do represent a compelling overview of the many ideas and aspirations within the community, and offer a glimpse of options and a vision that we trust will influence our Local Board, the Council, and planners charged with preparing the strategic plans for the future of Milford.

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### 2.2 Purpose and Vision

**The Purpose** of this study is firstly to attain a 'balanced and shared Milford vision' from key stakeholders in the community i.e. the residents and business associations and the secondary stakeholder service groups and clubs, by surveying these sectors to determine their aspirations, likes, dislikes and issues, and their assessment of needs for the future intensified Milford centre and suburb.

This community-led report may not include those in the community who do not belong to any group or organisation (including youths and tenants), or who have lost faith that 'they will be listened to' or 'what they say will make a difference', but this report clearly has a mandate for the key community concerns and issues.

It is important to encourage people to engage with, and through their mandated community groups with the Local Board and Council. A strong community group supporting individuals can facilitate and expedite issues through both their participation and socialising in local projects, and help to improve their environment, their social well-being, and their sense of pride, place and belonging.

It is also important for community members to participate in the 'village planning' process to clarify the 'opportunities and outcomes' for their place under various intensification scenarios.

**The Vision** is thus to encourage and sustain :

- quality 'shared space' streetscapes in the commercial centre that reflect Milford's unique character and identity, with a focus on a slow-traffic 'pedestrian-oriented' environment rather than submission to the dominance of buses, cars and buses through the 'village'
- a lively, characterful and exciting built environment with a low-rise 'people' scale, and a sense of relaxed lifestyle and 'coastal village' that encapsulates a friendly, caring community and facilitates social well-being, and a sense of pride, place and belonging
- quality public spaces created by well-designed and modulated building facades (both vertically and horizontally) using materials that emphasise the character, the heritage values and scale familiar to the people of Milford, and retain the essential human and social health amenities of sunlight, daylight, shelter (from wind, rain and sun), complemented by interesting, well-designed parks and pocket parks with shade trees, flowering gardens, artistic street furniture, and public art.
- attractive, friendly and safe cycleways and walking paths around the lake and estuary, and from the commercial centre to places of activity (e.g. schools, lake, beach, reserves, tennis, bowls, and medical facilities) to stimulate exercising, meeting and greeting ultimately to the benefit of social health
- efficient and frequent 'shuttle bus' public transportation as necessary to reduce frustration and dependency on the car, especially to Smales Farm transit bus station leading to the City, and around the lake.
- maintaining and promoting Milford's unique natural environment features, including groups of trees, streams, wetlands and lake, and provision of necessary parks and open space for the children and families of the future
- listening and engagement by Council officers and the Local Board with strong mandated community groups that truly represent the wider community vision, who desire to participate in the design and maintenance of their built environment, and who can offer expert knowledge and experience on local issues

## 2.3 **Council-Community engagement**

The galvanising of the Milford community over the high-rise private Plan Change 34 has produced a positive effect in the community, exemplified by the emergence of three key stakeholder groups, the Residents Association, the Business Association, and a Village Forum initiated by the author, to pursue the concept of a 'shared vision' by all key stakeholders in Milford and a more meaningful 'community engagement' with Council.

During this time, the author, as founding chairman of the Residents Association, designed and obtained contracts for a central 'village' square, consulted with the Business Association and Castor Bay Residents Association, and submitted the proposal for approval by the Takapuna Community Board. The proposal was considered over an 18 month period and initially rejected, but during the transition to the new Auckland Council, funding was offered for a sculpture by the well-known sculptor Jeff Thompson, and then for an upgrade to the Village Square to fully complement the work.

The resulting healthier Milford identity and strong community groups, have engendered a commitment to a positive community-council engagement and 'listening' by the Devonport-Takapuna Local Board, which now recognises the existing Milford 'sense of village' and heritage, and is one of the reasons why many people choose to live in here.



Community feedback shows that some intensification proposed in the Unitary Plan is accepted by many people including the elderly, but there is a strong desire to limit building heights to 4 storeys, above which, many feel will damage Milford irrevocably and change both the relaxed yet lively character, and the strong and friendly 'sense of community'.

A recent backward step by the government has been the Ministry for the Environment discussion document March 2013 for streamlining the RMA, which appears to minimise the 'community engagement and consultation process' and allow the Minister to override and disenfranchise communities. Should this decision-making process concerning district and regional plans be taken away from appointed independent commissioners and the Environment Court, the impact on communities will be retroactive and cause major social problems for communities.

Community participation is a key ingredient in the delivery of good planning outcomes, and such a policy also directly contradicts the Government's goal of quality council-community engagement as stated in 2001 Ministry for the Environment document, *Design guide for urban New Zealand*, which argues that :

**"Successful urban places should include the following:**

- ensuring there is a community-led definition of vision and values bringing together different sectors, the public and professional groups involved in place-making
- taking a place-based analysis of options and solutions
- developing plans that reflect urban design, planning, urban economics and community values
- combining public and private endeavours *and ....*

**Successful urban design processes** have to be:

- integrated and comprehensive
- consultative and transparent"

There are many positive overseas and local examples whereby a process of pre-planning and consultation with council **and** key community stakeholder groups enables an Investor/developer to more efficiently fast-track a development proposal, and better satisfy both economic objectives and Community Vision. Council and community working together in a healthy engagement process enable a more positive and meaningful outcome for all parties including :

- a. the setting of a strategic direction to enhance economic development and quality of life
- b. planning of infrastructure and services to recognise unique characteristics and identity of each community
- c. reflect each community's aspirations and vision and for community stakeholders to have certainty regarding their environment and built form

## 2.4 **Community-led Visioning**

### **Aims of Community-Led Visioning**

Devonport-Takapuna Local Board has provided seed-funding of \$3000 to the Milford Village Forum for this project, which is stage 1 of a two stage process, the second stage being a more detailed community-led planning project.

The aim of the stage 1 Visioning project is to engage with all stakeholder groups in the Milford community, to listen to their aspirations, ideas and issues that reflect a shared community Vision for Milford, and to present the resulting Milford Vision, 'Your Milford – Your future' to the Local Board and planners. The value provided by this funding is sound when compared to the \$6.4 million, 2011 Dept of Internal Affairs four year community-led development project, involving 5 communities including Mt Roskill in Auckland.

### **The Milford Visioning proposal**



The Visioning proposal included a Community-Led Planning Template which the author collated from several overseas examples, and this served as a basis for the funding application (refer Appendix 4.2):

1. Engage with and determine key stakeholder Focus groups interested in participating in the Milford Visioning project, with each group selecting a spokesperson.
2. Establish a Reference group from these Focus groups, which will meet to determine the issues, goals and vision for the project, and confirm an Action plan and timetable
3. Focus groups survey their members for ideas and issues assisted by a list of possible ideas for discussion, and submit their reports. Facilitator will also undertake a random letterbox drop of 300 questionnaires for feedback
4. Facilitator prepares maps and database of Milford assets (physical and social), and assembles all data in a preliminary report for discussion by the Reference group, listing purpose and background, benefits to community, community outcomes, transport issues, economic development, urban development and natural environment, local community participation, and then prepares preliminary-draft report 'A'
5. Facilitator arranges a Reference group meeting Wednesday 1 May to discuss preliminary draft report 'A', and include any revisions in draft report 'B'
6. Facilitator arranges a Community workshop Saturday 4 May for members of the community to have their say, results of which will be incorporated in draft report 'C'
7. Reference group will then evaluate this report in relation to local, national policies, and facilitator prepares the draft 'Community Vision' report 'D', and sent to all key stakeholder groups and the Council inviting feedback over a 2 month period
8. Facilitator arranges a public meeting Thursday 9 May to discuss these findings and their relevance to the Unitary Plan submissions, to the future Area Plan and Town centre plan, and asks for reflection and further feedback over a 2 month period
9. Facilitator evaluates feedback early July and incorporates into a Vision report 'E' for comment by the Reference group, and prepares the final report 'F' for submission to the Devonport-Takapuna Local Board by end of July 2013.

The funding application for this project clearly outlined the two separate stages being:

- community-led Visioning, included in this report *and*
- community-led Planning, a subsequent stage as desired and funded by Council

During the course of the report preparation and the considerable time involved in the survey questionnaire process, the author realised that some parts of the above process belonged to Stage 2, Community-Led Planning, particularly the asset mapping sections in item 4 above. These preliminary findings will be included in brief, but require further research and expansion in the next stage.

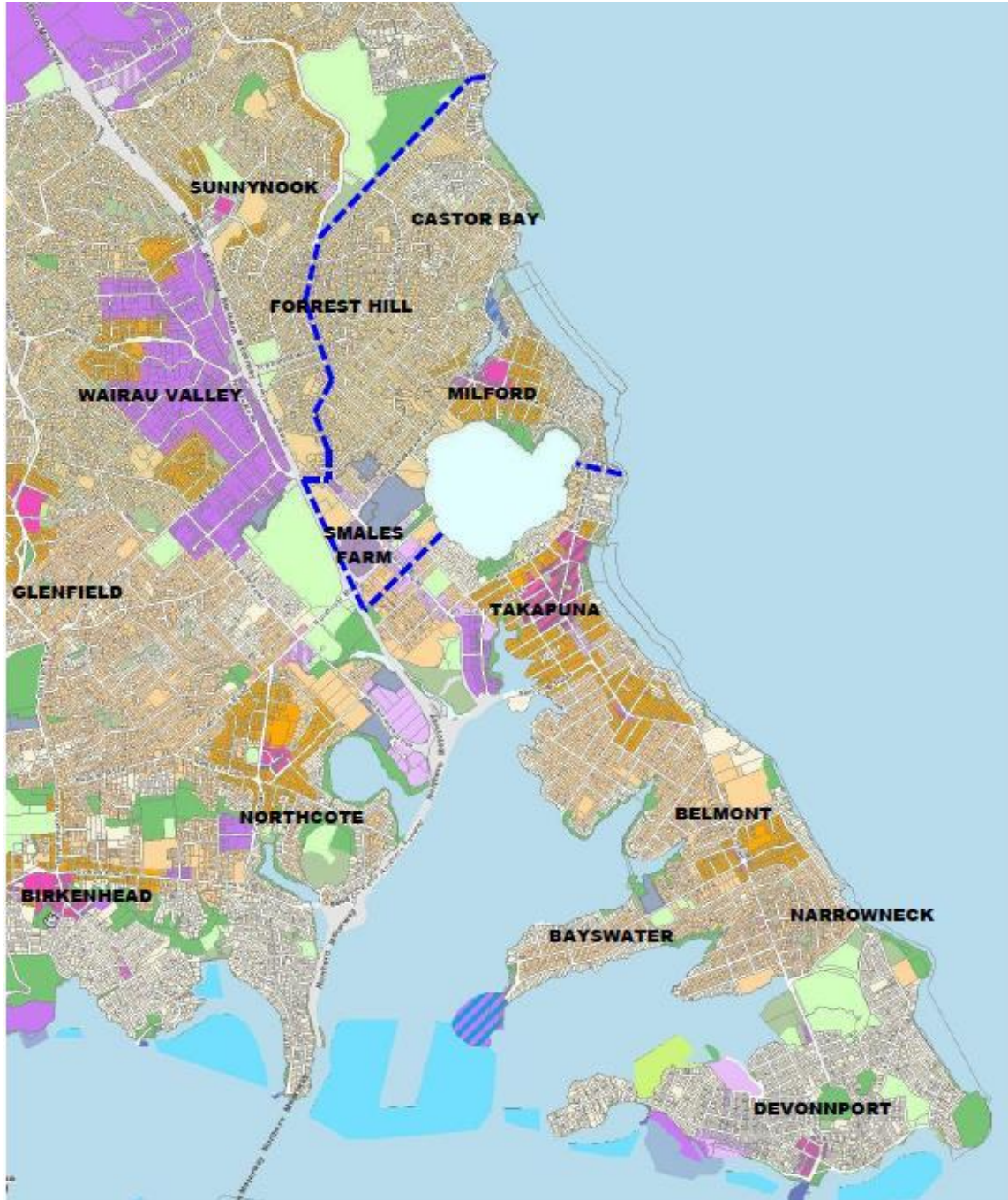
Similarly, the author decided to prepare and include a CAD model of the wider Milford area to ensure 'readability' by those unused to plans, though this would normally fall under the community-led planning stage.

**The requirements for the Visioning process are to survey and evaluate community aspirations, ideas and issues, and present consensus opinion to the Local Board in a manner that offers a foundation for the next phase, community-led planning.**

### 3. Survey Feedback

#### 3.1 Methodology

The map below shows the 'Milford Vision' boundary as defined by the Milford Reference group for this study. There was recognition that people from Forrest Hill, Sunnynook and further afield travel to Milford for its lifestyle and larger variety of stores, but ultimately the extended area was considered too large for the small budget funding this study.



The following survey results are the responses from a total of 500 survey questionnaires.

Four locations received a total of 200 survey questionnaires, 2 churches, the Milford cruising club, and the New World supermarket (which also received the hard copy returns), and each survey questionnaire container was accompanied by a triangular display panel with 4 A3 colour posters explaining the project.



Another 300 survey questionnaires were hand delivered to random houses in the Nile Rd valley area, as it was felt that those closest to the shopping centre were well-served by the residents association notices and proximity to the controversial high-rise mall project.

The responses numbered 51 or 10.2%, with 3 from service/professional groups, one from a local landlord, and both the residents and business association committees ideas and comments are already reflected in this draft report. A further 5 have been received since, and we expect others to be received by Friday 5 May.

A Public Workshop was held on Saturday 4 May with attendance by 50 people over a 4 hour period, commencing with a discussion of an 'Ideas' plan and an aerial perspective of Milford retail centre in the wider context of the Smales Farm/ motorway hub centre. This was followed by small group discussions with people who arrived to learn more about the future of Milford and share their issues.

**Your Milford ..Your Future ?**  
**PUBLIC WORKSHOP**  
call in & discuss your ideas  
for the Future of Milford  
**NEXT SATURDAY**  
4TH MAY 11:00am to 3:00pm  
Milford Senior Citizens Hall

The 'Ideas' plan was derived from a 2010 survey and plan which has been upgrade. A CAD perspective was prepared showing a 2-centre Milford concept derived from a meeting of local architects and planning professionals, which emphasises the difference between the existing Milford centre as a relaxed seaside lifestyle Retail centre, and Smales Farm as a Commercial transit-oriented destination (TOD), centred on the large surrounding employment population.

**YES !!**  
**We need your ideas**

Following this draft report, there will be an 8 week period for key stakeholder groups (who received all the preliminary information), to reflect and consider whether there are more issues or comments to add to this draft vision report. Any further information will be assessed over the 3 week period from 8 July to deliver a final report to the Takapuna-Devonport Local Board by 31 July 2013.

**Your Milford ..Your Future ?**  
**PUBLIC MEETING**  
Hear how your vision & ideas  
could affect Milford's Future  
**THURSDAY 9 May**  
7:30pm, Milford School Hall





### 3.2 Community Survey Questionnaire

## MILFORD VILLAGE FORUM

### A shared Community Vision

Milford Residents Association Inc. Milford Village Business Association Inc.  
Castor Bay Ratepayers & Residents Association Inc. and Key Stakeholders



### Milford Community-Led Visioning Project

Funded by Devonport-Takapuna Local Board



## YOUR MILFORD – YOUR FUTURE ?

**Make a difference ... Have your say...** your Local Board & Planners are **listening**

Call in to discuss your ideas at a **Public Workshop** 11-3pm, Saturday 4 May, Milford Senior Citizens, and hear others' opinions at a **Public meeting** 7:30pm Thursday 9 May, Milford School

### Questions ?

- What would make Milford the best place to live in?
- What would make you stay?
- What would make you come back?
- What do you like about Milford now, and your area or street?
- What other amenities or facilities do you want in a future Milford?
- What other needs do you see for children, youth, families and the elderly in an intensified Milford with up to twice the population in 20 years?

.....  
We are asking for your ideas and likes, dislikes, opportunities and concerns, or *any* needs, issues, projects or resources you think are required for the future Milford eg. *beach, parks & reserves, Wairau estuary, public spaces, gardens, cycle lanes, pedestrian walkways, residential density, commercial centre, building heights, social services, public facilities such as community centre, library, amenities for youth, amenities for sports, arts, crafts & leisure, heritage and tree preservation, traffic, parking, public transport, streets & footpaths, council-community engagement, safety and security*

Please email comments to [pccarter@xtra.co.nz](mailto:pccarter@xtra.co.nz) , or drop in the box at NEW WORLD by **Tuesday 30 April**

Milford Village Forum Convenor: Peter C. Carter

PO Box 31-333 Milford 0741,  
Ph. 09 489 1336

Auckland email : [pccarter@xtra.co.nz](mailto:pccarter@xtra.co.nz)  
Mob. 021 910 985

### 3.3 Survey Feedback – Issues and Comments

The returned survey forms were evaluated, and a summary of each Issue and their comments were transferred to spreadsheet, with each subsequent issue or comment added to previous similar issues and/or comments.

Further survey questionnaires have since been received, and feedback from these, along with others received by Friday 5 July, will be incorporated into a the spreadsheet for inclusion in the final report to be presented 31 July 2013 to the Devonport-Takapuna Local Board.

#### COASTAL

##### Beaches & Reserves

- Maintain clean beaches & reserves, remove rotting seaweed 5
- Improve with amenities to cater for increased usage
- More rubbish bins, sand cleaning machines needed
- Ban dogs from beach 1
- Amenities for events, pub/ café/ tea rooms 1
- Better toilets and showers 2
- Partly re-open saltwater pool
- Lifeguard patrol in summer at beach

##### Wairau Estuary

- Keep clean 1
- Walkway/cycleway bridge over the Wairau estuary to the Milford reserve expedited2
- New Inga Rd bridge over marina estuary
- Remove mangroves and develop park 3
- Boardwalk along Wairau stream 3 with marina theme
- Boardwalk walkway/cycleway from park to marina on northern side
- Maintain purity of Wairau stream water
- Develop estuary near centre with 'sculpture park', playground, and art bridge over estuary, & large pond for activities

##### Marina

- Improve to cater for increased usage

##### Amenities

- Wide boat launching ramp 2
- Marked ball courts 1
- Remove parking 1

#### LANDSCAPE

##### Open Space

- Keep clean, green environment 3

##### Parks & Reserves

- More open space 4 esp.for children
- Retain grassed parks & reserves from commercial encroachment
- More leisure parks with picnic areas and seating 1
- More amenities for parks in consultation with community groups 1
- Create quiet, pleasant park in centre free from noisy traffic, with flowers, shrubs, seats, & pathways for socialising
- Use 'betterment tax' to increase parks/ playgrounds, quality streetscape, and integrate in new development

##### Sportsgrounds

- Retain existing parks & reserves for families 1
- Need park in the centre 1
- More land for sports grounds otherwise increased travel distance esp.for young
- Sylvan Park activities for all ages

##### Trees, Flowers, Gardens

- Trees, flower gardens seating at centre 1
- Need attractive gardens with flowers and trees to beautify the area, plus art, sculpture, water features 2
- New trees along Milford Rd (boulevard?) 2
- Leafy suburb with more tree-lined streets
- Shade tree+seat 1/2way across Byrnes reserve
- Council consult community groups for significant design and landscaping work



Increase funding for parks & reserves, and contractors to be responsible for maintenance, e.g. missing signs  
No more planting of Norfolk pines  
Prevent wholesale cutting of mature trees 2

### **Lake Pupuke**

Keep clean 1  
Boardwalk around lake 1, cycleway around lake 1 (see cycleways)  
Retain Carmel college free access to lake

### **Community gardens**

Develop allotment-type gardens 1

## **INTENSIFICATION**

### **Overview**

What is the centre of Milford? Emerging Smales Farm commercial v. existing Milford lifestyle retail centres  
Smales Farm centre ideal sustainable centre on transit route, close to large work population, all facilities/ amenities, i.e. hospital/medical, Taharoto/Wairau mixed use corridor, Wairau retail, schools  
Milford (existing) emerging as relaxed, leisurely, fun, lifestyle shopping destination  
House new immigrants in smaller towns who would welcome them 1  
Extend the current city outwards not upwards 1  
Use vacant Smales quarry land for quality apartments for hospital staff 1  
Preserve different types of areas so always a choice -even expensive 1  
Glenfield/Wairau-lower land cost, larger sections, more schools, and better access for affordable housing 1  
Modest growth accepted  
intensify residential at Smales Farm with underground parking, food retail, and motels for hospital visitors  
Intensify on lower cost land near motorway central to Takapuna/Glenfield  
Need intensification timetable/rational population projections to provide space+facilities for growth in student numbers  
The unitary plan should not be rushed through, and consideration given to satellite towns

### **Problems**

Create traffic congestion and parking problems 2  
Crowded streets (café tables/chairs already taking over footpath) 1  
Owners of expensive properties to have their paradise ruined and devalued 2  
Intensification not feasible due to traffic passing through built-up  
8 storey centre and 6 storey apartments will change relaxed beachside environment enjoyed by many  
Intensification too great in tight land area to allow enjoyment of natural environment 1  
Question doubling of population, not happened in past 1  
Do not intensify to lowest common denominator 1  
No change to existing 3  
Available land/ resources and community usage patterns for public transport not sufficiently explored  
Limit density in cul-de-sac streets due to traffic, Fenwick/Otakau Rds  
Intensification will lose sense of community 1  
Limit mixed housing to 25%  
Long queues up to Crown Hill only worse with intensification

## **CHARACTER**

### **Style & Atmosphere**

Provide wide walkways, and an attractive village centre with pedestrian friendly environment 1  
Retain Milford as desirable and 'liveable' community with 'quality of life'  
Retain 'village' as leisurely meeting place atmosphere for locals 3  
Maintain the residential community feel, and a safe place to live  
Maintain and enhance the natural environment, character and heritage of the area  
Retain seaside character/atmosphere, with sun+clean fresh air, maintain sea and lake views 3  
Quiet relaxed lifestyle village, less crowded 5  
Not a town with de-personalised commercial environment 1  
Unique place with beach 1  
Safe place to live 2

Strong sense of community participation and enjoyment 4 - intensification will lose this 1  
 Village atmosphere, not too large, relaxed 8  
 Improve the quality of life rather than spoil the existing atmosphere 1  
 Like the natural features, estuary, 2 beaches incl. Castor Bay), and lake Pupuke  
 Views of sea and lake down side roads from Kitchener Rd 2  
 Relaxed beachside environment enjoyed by many will be changed by 8 storey centre and 6 storey apartments  
 Better cleaning for streets, flowerbeds and roadside areas 1  
 Like mix old/new, big/small houses & people 1  
 Tired time-warp 1  
 Milford dying, needs to be lively with more people to make businesses viable 1

### **Heritage**

Planning to respect existing character and heritage 1  
 Milford a recreation area for locals and tourists

### **Mainstreet**

Mainstreet artistic/ colourful seating, moveable for different events, with hanging flower baskets  
 Divert traffic & Pedestrianize main street (esp. peak times) 4  
 Provide for 'unexpected' art, mural, fountain in pocket park, streetlight decoration theme 1  
 Centre a focal point for meeting/socialising 1  
 Trees, flower gardens seating at centre 1  
 Maintain Kitchener Rd as 'shared space' with pedestrian focus, planting and quality design & furniture

### **Building Heights, Built form, Housing Typology**

Like low-rise, low density 6 - with some intensification  
 Graduated building height from perimeter to centre 3  
 Blend different zones with 1 storey changes 2  
 No high-rise or large apartment blocks (ghettos) 9 - should be in Takapuna  
 High-rise will destroy sense of 'home, reduce light+sunlight essential for health 2  
 High-rise apartments mainly for transient rentals, permanent residents/families would not like to live there 2  
 High-rise concrete apartment blocks cluttering the skies 1  
 No high-rise canyons, keep away from village centre and seaward side  
 Quiet mixture of 1 & 2 storey homes  
 Single sites near waterways/sea-retain green spaces, limit pollution/runoff to waterways, nature barrier intensive housing-sea  
 Mixed housing in areas away from sea, compatible with suburbia and with mix of types & styles  
 1-2 bedroom dwellings walking distance of town centre and beach 1  
 2 storeys from Frater Rd to beach  
 2 storey to street commercial then setback 1  
 2-3 storey terrace housing Nile Rd area, close to transport hub, Smales Farm, hospital, schools, shopping  
 3 storeys maximum 5 (including mall site) & No high-rise  
 4 storeys maximum built in quadrangles with green park inside for residents  
 4 storeys maximum 10 (similar to Ponsonby character)  
 4 storeys commercial maximum because of small sites and with narrow streets 1  
 5 storey commercial max 1  
 6 storey max on Mall site to lessen shading and wind problems  
 Medium-Rise 1  
 Tower resort hotel on mall site up to 240m tall, with decks & quality design 1  
 Inappropriate to have slum-like 30m2 apartments next to mixed housing zone containing single house  
 Small 30m2 studios will cause social stress, ill-health, and require more open landscaped space+facilities  
 Like large houses with double garages, or 200-300m2 apartments on separate levels  
 Fear of 6 storey buildings next door to family home  
 Restrict high-density apartments to higher ground to blend with surroundings  
 Develop over Mall for community activities, youth, and arts and crafts  
 Mixed styles, period and character of residential architecture  
 No apartment buildings in buffer zones around schools, but place in Shakespeare on traffic route  
 Ensure adequate ground floor apartments for elderly to remain in Milford 1  
 Need for more small apartments for single person, elderly  
 Set minimum standards of design and construction quality to avoid featureless accommodation in the city

## **Retail mix**

- Good, ample shopping now 4
- Too many clothing & not enough variety shops 2
- Like small variety shops rather than big chains
- Mall needs better music and atmosphere

## **Accessibility**

- Close to everything, shops, banks, hospital, medical services, Smales Farm, schools, beach 10
- for balanced lifestyle
- Retain access to Lake Pupuke and reserves 2
- Like the Milford terrain with flat areas for walking 2
- Need frequent feeder bus service for accessibility esp. elderly
- Access to good medical facilities
- Ensure safe access to students arriving and leaving school with bus-bays and cycle ways
- Provide cycle lanes to all Bays along Beach Rd 1
- Walking or cycling paths to future leisure facilities, lake, beach and other local activities

## **Economics**

- Rates affordability for current long term owners
- Developers now prefer 2 storey low-rise with lower land costs
- Good place to do business, and Farmers market would bring people in

## **FACILITIES/ AMENITIES**

- No need for duplication of all community facilities that Takapuna will provide 5 (digital age)
- Milford a village with no community centre library, or sports facilities and parks 5
- Sports or community group amenities available in nearby suburbs, but need better 'shuttle service' system
- Retain current New World car park as future public activity space, allow space/ sunlight into commercial heart
- Need drop-in centre near heart 1
- Need community centre/hall for large functions and meeting rooms, for all ages 5
- Better advertising of activities in Senior Citizens
- Retain/ develop Senior Citizens into better community facility 3 with area for historical material
- Art bridge over Omana Rd connecting Senior Citizens centre with estuary
- Library, 10pin bowling, indoor sports, netball for families/youth 2
- New library 1
- Upgrade toilets at Square 3 and beach- Hunterwasser style to attract tourists
- Amateur theatre company 1
- Children's playgrounds sylvan Park + Milford reserve - fenced no dogs 2
- Boutique cinema in Milford and quality entertainment centres 2
- Evaluate if people still want community centre for groups/ societies/ clubs, and youth
- Need more parks and reserves, sports grounds, community centres clean and hazard-free with security patrols 1
- Need a Gym and swimming pool for our sporty, fit community 1 improved barrier-free public spaces
- Upgrade pocket park Milford Rd beach with shower/foot wash and changing room (Campbells Bay)
- Tourist accommodation between centre and beach 1 on Byrne's Reserve 1
- Facilities for young and elderly with intensification 2 esp. schools, kindergartens
- Youth facilities club/courts eg skateboard park 2
- Need youth facilities catering for noisy music 1
- More beach reserve concerts in summer
- More tennis clubs, bowling clubs for adults
- Milford Tennis Club (MTC) option as multi-purpose community facility, extra badminton/squash courts
- MTC has strong youth activities, and increase in population requires 2 more courts
- MTC requires more parking for increased usage
- More schools needed with intensification 2

## **Social Health/Services**

- Waterways are playgrounds for public use for leisure, and larger sites have larger play areas/more family-friendly
- Adult outdoor exercise equipment for socialising and health
- Social Services to match demographics 1

## **INFRASTRUCTURE**

### **Footpaths & Walkways**

- Better and safe footpaths esp. Inga Rd 2 and outside Omana Rd boatyard 1
- Safe pedestrian crossing Inga/Omana Rd/Craig Rd route to beach 1
- Make dangerous pedestrian crossing Shakespeare/Kitchener Rds safer 1
- Overhead bridge or tunnel instead of pedestrian crossing at New World 1
- Beach (board)walk from centre to beach 1
- Footpath to seaward side of Inga Rd bridge for safety
- Safe pedestrian access to Kennedy Park
- Walkway around Estuary 3 (see 'Coastal'- ref Napier wetlands)
- Safe pathways for joggers 1
- Upgrade dangerous, pedestrian-unfriendly for the elderly, footpaths in Nile, Stanley, Livingston Rds
- Footpath needed LHS side of Beach Rd leading down to Castor Bay-dangerous to cross road 1
- Walkway around Lake 2
- Wheelchair pathways in sylvan Park & Milford beach reserve
- Footpaths need to be wide and good order for mobility scooters and elderly, mums' buggies 1
- More pedestrian-friendly walkways (unlike Albany) 2
- Safe, clean, green attractive residential environment with good walking opportunities
- Continue Takapuna-Milford walkway 2
- Repair Milford promenade and extend both ends, remove sand regularly
- What future youth leisure time facilities and amenities?

### **Cycle paths**

- Dedicated safe cycleways and lanes (incl. for children) 7
- Cycleways around lake 2
- More bike stands and encouragement for kids to cycle

### **Services**

- Fix sewage smell at Black rock pumping station
- Upgrade old water reticulation
- Plan for people working from home with broadband, Wi-Fi in centre
- Storm water infrastructure to match pace of intensification 1
- Rubbish bags allowed as alternative to bins 1

## **TRANSPORT & TRAFFIC**

### **Public Transport**

- Improved bus transport to Smales Farm/ Motorway bus station/ City 5
- Need feeder bus/van service for elderly to reach Smales Farm at frequent intervals
- Around lake minibus service at frequent intervals, also frequent buses to bays 4
- Needs bus lanes at key intersections along Shakespeare Rd, remove parking at peak hours
- Better access or school bus for children esp. bad weather 2
- Free flow of buses and cars

### **Railway network**

- Connect to rail with underground trains 1
- Public monies to fund better, frequent, regular, cheap public transport (rail or u/ground rail) 1

### **Parking**

- Unrestricted free parking at centre 2
- Better/more parking at centre 3
- Retain parking at supermarket, intensification will worsen finding a park
- Retain parking, esp. New World as Milford is a preferred shopping destination for Castor Bay, Forrest Hill, Sunnynook 1
- Parking at Village square and future public space area, to be underground, with small area of shared space
- Parking in underground buildings where possible-avoid ugly buildings 2
- Danger with cars double parked on streets, restricting road to one lane/ not allowing passing 1
- Schools should provide parking for children or ban from driving to/from school 1
- Landlords/owners should provide parking on-site 2
- Extend Fenwick Ave parking area, Council to buy sites
- Ensure adequate street parking for residents 2 near centre
- Not possible to provide adequate parking under apartment blocks, so limit intensification
- More parking at Kennedy Park

### **Traffic, Roading & Streets**

- Bottleneck between lake/sea, peak hour traffic problems, little public transport services, not near a transport hub
- Better traffic management through centre 1

Better phasing Milford-Kitchener Rd + Shakespeare-Kitchener Rd 3 rather than 2-3 phase wait  
Bus/van drop-off area in centre for elderly/others  
Re-route buses on side streets as they shake houses, people can walk to main street stops 2  
Direct Nile Rd traffic with centre double yellow lines  
Maintain planting heights on traffic islands, and ensure signage not blocking views 1  
Check road widths v. centreline location, so unnecessary for cars to cross into other lane,  
Omana, Tiri, etc  
Yellow lines under pohutukawa tree near Inga Rd boat ramps  
All-day parking for cars+trailers, and reclaim mangroves on South side of Inga Rd bridge as  
necessary  
Improve Castor Bay/Beach Rd intersection, and safe Beach Rd/Kennedy Park entry  
What roading infrastructure planning provisions for intensification for access to Carmel College?  
Car bays at drop-off points eg TNISchool  
Keep streets and footpaths clean 4



## 4. APPENDICES

### 4.1 Milford Key Stakeholders contacted for this Project

Milford Village Business Association Inc	Business	Business
Dhammakaya International Society	Church	Thai Buddhist
Milford Baptist Church	Church	Church
St Vincent de Paul Church	Church	Church
St. Pauls by the Sea	Church	Church
Age Concern Nth Shore	Community	Seniors
Bays Youth Community Trust	Community	Youth
Castor Bay Ratepayers & Residents Assoc Inc	Community	Social
Citizens Advice Bureau	Community	Social
Flaxroots Village Planning	Community	Social
Milford Residents Association Inc	Community	Social
Milford Rotary	Community	
North Shore Community & Social Services	Community	Social
North Shore Community Police	Community	Police
Raeburn House	Community	Social
Takapuna Community Coordinator	Community	Social
Takapuna Facilities Management Trust	Community	Social
Yes Disability Resource Centre	Community	Social
Takapuna Library	Culture	Facilities
Healthlink North	Health	Health
Milford Plunket	Health	Plunket
Waitemata District Health Board	Health	All
Kennedy Park WW2	Trust	Heritage
Milford Senior Citizens	Leisure	General
North Shore Scouting Association	Leisure	Youth
Kindercare Learning Centre Milford	PreSchool	Kindergarten
Kindercare Learning Centre Milford	PreSchool	Kindergarten
Milford Baptist Kindergarten Trust	PreSchool	Kindergarten
Milford Kindergarten	Preschool	Kindergarten
Westlake /Forrest Hill Kindergarten	Preschool	Kindergarten
Carmel College	School	All
Milford School	School	Primary
Takapuna Normal Intermediate School	School	Intermediate
Westlake Boys High School	School	Secondary
Westlake Girls High School	School	Secondary
Te Puna Hauora house	Social	Maori
Castor Bay Tennis Club	Sport	Tennis
Forrest Hill Milford United AFC	Sport	Soccer
Milford Combined Bowling Club	Sport	Bowls
Milford Cruising Club	Sport	Boating
Milford Tennis Club	Sport	Tennis
Pupuke Golf Club	Sport	Golf
Awataha Young Mariners	Youth	Mariners
Justices of the Peace Milford	Community	
Probus Milford	Community	
GreyPower	Elderly	
Civic Trust	Heritage	

## 4.2 Community-Led planning Template

<b>COMMUNITY-LED PLANNING - Community Template</b>		
	<b>CLP Phases</b>	<b>CLP Steps</b>
0	NEIGHBOURHOOD FORUM	Determine what Need is satisfied Determine benefits & achievements Establish Vision & Goals ideas
1	COMMUNITY STAKEHOLDERS <i>* evaluate +ve &amp; -ve of group</i> <i>* evaluate other constraints local, political</i> <i>* identify affected or influenced parties</i>	Stakeholders list/ <i>direct or indirect</i> Reference group-key players Community boundary Action plan framework & timetable
2	COMMUNITY FACILITATOR	Appointment Job/role description and funding
3	FUNDING & REPORTING <i>* assess mandate for all groups</i>	Funding submission Publicity Updates Progress reporting Council agreement
4	LOCAL ENVIRONMENT	Key physical features Key social features Features map
5	COMMUNITY ASSETS	Key physical assets Key social assets
6	KEY ISSUES SURVEYS	Focus group survey-Ideas & Projects Focus group analysis Reference group evaluation
7	IDEAS & PROJECTS MAP	Map community boundary & features Locate Ideas & 'Action' Projects
8	COMMUNITY WORKSHOPS	Stakeholder Workshop -2hr Community Workshop -1/2day
9	COMMUNITY VISION	Check Council/Government policies Prepare draft Vision Report Prepare plans for inclusion Distribute Report & Feedback Check Council Officer network
10	COMMUNITY-LED PLAN	Prepare Vision Report (use template) Prepare draft CLPlan (use template) Stakeholder discussion of draft Community meeting to discuss draft Council Feedback to draft plans
11	PUBLISHING & DISTRIBUTION	Finalise Vision Report Finalise Community-led Plan Print & Distribute Plans
12	IMPLEMENTATION	De-briefing with Council Prepare Submission to Unitary Plan Evaluate Vision impact on Area Plan Evaluate Vision on Town Centre plan Prioritise 'Action Projects' with Council Develop further Ideas & Actions Review Process for next round
13	CAPABILITY BUILDING	Deliver leadership training Ongoing support