






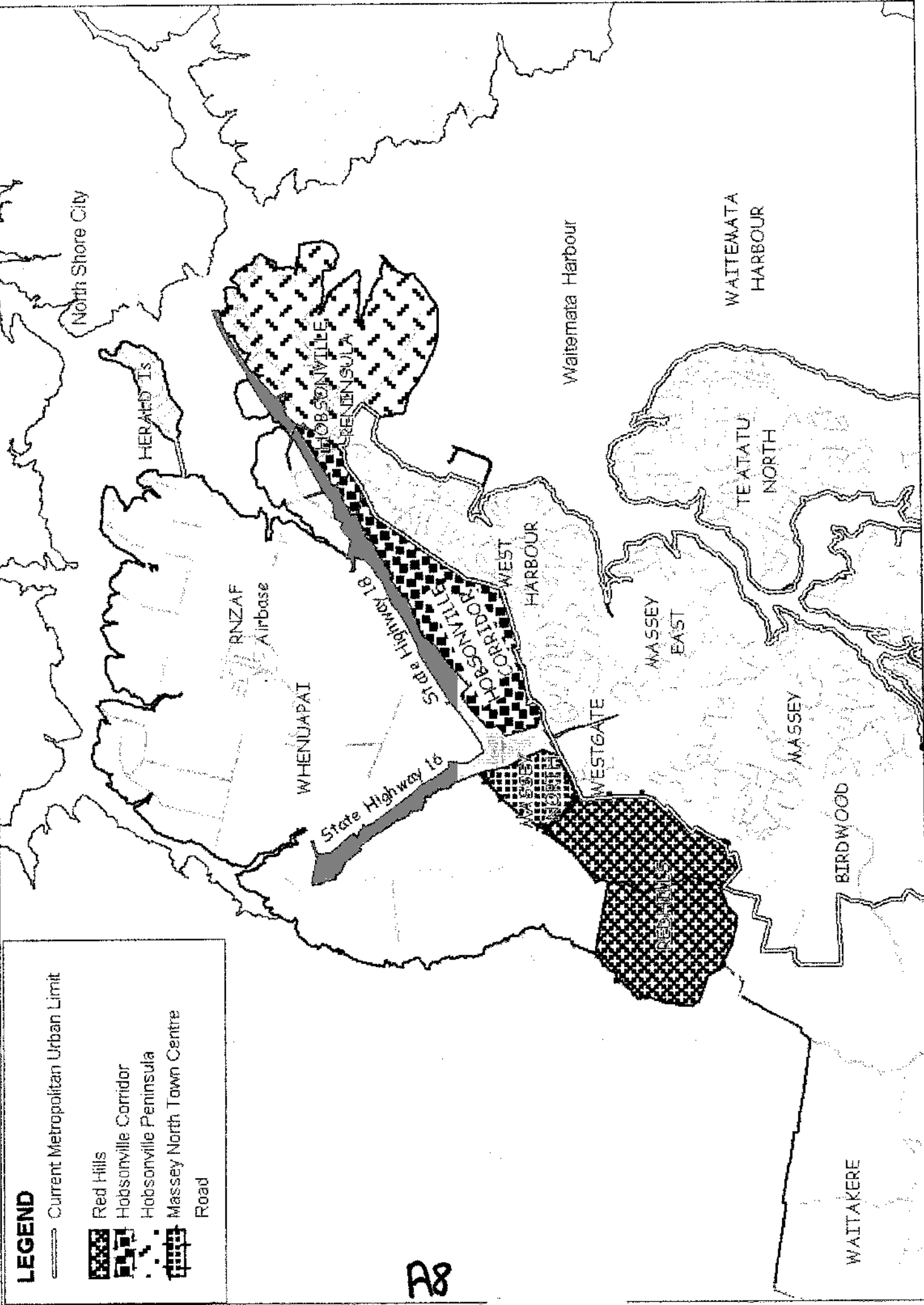
PROPOSED POSITION FOR THE HEALTH LODGE / CONFERENCE CENTRE

A7

# NORSGA URBAN GROWTH AREAS

**LEGEND**

- Current Metropolitan Urban Limit
-  Red Hills
-  Hobsonville Corridor
-  Hobsonville Peninsula
-  Massey North Town Centre
-  Road



A8

# Hobsonville moving slowly

Progress on the planning of Hobsonville's future continues to move slowly and probably will continue to do so. While a marine industry cluster could develop relatively quickly, residential development at Hobsonville is some years away.

Housing New Zealand Corporation is planning to acquire most of the land at the base as it becomes surplus to defence requirements. It will release 20 hectares - and possibly more if the demand justifies it - for the development of the marine industry cluster, wanted by the boating industry.

A further 8 ha will be set aside for a secondary school.

## Mix of housing

Housing New Zealand Corporation has yet to produce a detailed plan for the remainder of the land, although in general terms it is looking at creating sites that are suitable for a mix of housing.

The final plan will include schools and parks, high and medium value housing. Some sites will be available for modest income families looking to build their first home. There will also be rental accommodation introduced on

the "pepper-pot" principle which sees rental housing dispersed throughout the area, rather than concentrated in one place.

## Development has to fit

However, residential development at Hobsonville has to work "in synch" with the plan for growth in the whole northern sector of the city (the NORSSGA area) and the general consensus is that it won't happen quickly.

There is much work still to be done on studying how much development the area can sustain overall, what sort of development it should be (which will vary from place to place), how it should be achieved - and when.

Future development in the NORSSGA region also has to fit within both the growth strategy for Waitakere City as a whole and the growth strategy for the whole of the Auckland Region.

Both strategies are aimed at containing the majority of future growth within existing urban boundaries.

So even when the former airbase transfers to new owners, residential development is probably around 8 to 10 years away. ■

**For enquiries on any matter in this newsletter, contact:**

**Waitakere City Council Call Centre, at tel. 839 0400.**

# Whenuapai: Commercial?

Waitakere City Council has resolved that when the Air Force leaves, the options for a commercial airport being developed at Whenuapai should be kept open.

The Council believes there is already a need for a second airport in the Auckland region and this need will increase as population grows. The logical place for another airport would be in the north-west of the region - which is growing extremely quickly.

Whenuapai fits the need, it has existing use rights and all the infrastructure - runways, buildings, etc. - is already in place.

Waitakere City does not itself propose to develop the airport. Any airport will have to be commercial and developed with private capital investment. The Council has, however, publicly identified the need and talked to potential stakeholders.

These have included companies that already operate airports and also carriers. Both have indicated that they believe the proposal is viable and have an interest in taking it further.

The airbase has been operating with around 22,000 flights per year. It is a significant piece of infrastructure that will be difficult - if not impossible - to replace.

The military were an important part of our economy and a second airport could go a long way to compensating this city for what it will lose when the Air Force leaves. ■

# North News

Newsletter of the Northern Strategic Growth Area of Waitakere City

Issue No. 3 May 2003

Also available on [www.waitakere.govt.nz](http://www.waitakere.govt.nz)

## Informing the community is a top priority

Welcome to the first edition of North News. This regular newsletter aims to keep you up to date with the planning and consultation processes for all the areas in the north of Waitakere City (Massey North, Hobsonville Peninsula, Whenuapai, the Massey North - Hobsonville Corridor and the rest of the rural area to the north).

Mayor Bob Harvey says it is Waitakere City Council's aim to inform residents, property owners, business owners, developers, and members of interest groups about all the issues surrounding development in the area, which is also referred to as the Northern Strategic Growth Area (NORSSGA).

"This publication will inform about development projects which may only come to fruition years - even decades - from now. But the Council believes this



will be an exciting, challenging journey, which will need to draw on the most creative ideas from residents, property owners, Council staff and developers as we go along", Mayor Harvey added.

He explained that the Council will - through this new newsletter - endeavour to reflect community ideas gained through future consultation processes.

"Although opportunities will be given for direct feedback via the Council website and other consultation processes, general feedback will also be supplied in North News", said Mayor Harvey.

North News will also provide insights into relevant technical studies and work done by experts. "North News" is available as a PDF file for easy emailing, as a hard copy & on Council's website. (See p.4 for details.)

## Our chance to get it right for our grandchildren...

# over the next 50 years

current built-up areas.

- Most of the balance are expected to settle in the area between Westgate and the Upper Harbour, including Hobsonville. This area is commonly referred to as NORSSGA (Northern Strategic Growth Area) and comprises:
  - The Hobsonville peninsula
  - The Waiarohia peninsula
  - The Totara catchment
  - The Redhills (Ngongatepara) catchment
- Waitakere City's population is expected to double in the next fifty years. If all these people are to be accommodated in the best possible way for them - and the City - planning has to happen now.
- However, it is clear that urban development of the area is still some years away.
- The great majority of new residents (around 75% - of 110,000 people) is expected to be accommodated within the

- The Massey North (Westgate) town centre
- The Hobsonville Corridor (connecting Westgate and the Hobsonville peninsula).
  - Because growth in Waitakere impacts on our neighbouring councils - and vice versa - Waitakere City, Rodney District and North Shore City have signed what they call the Northern and Western Sectors

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# The NORSGA Study Area — Planning Issues

Agreement. This agreement creates an outline permitting phased urbanisation on land surrounding the Upper Waitemata Harbour. (See a copy at [www.waitakere.govt.nz](http://www.waitakere.govt.nz))

Furthermore, because growth in Waitakere City (and all our neighbours) impacts on the whole region, all the Councils of Auckland have agreed to the Regional Growth Strategy which sets out a growth path for the next 50 years.

This endeavours to channel growth into urban areas and restrict outward sprawl to defined areas under tight controls. The Northern and Western Sectors Agreement therefore forms part of the Regional Growth Strategy.

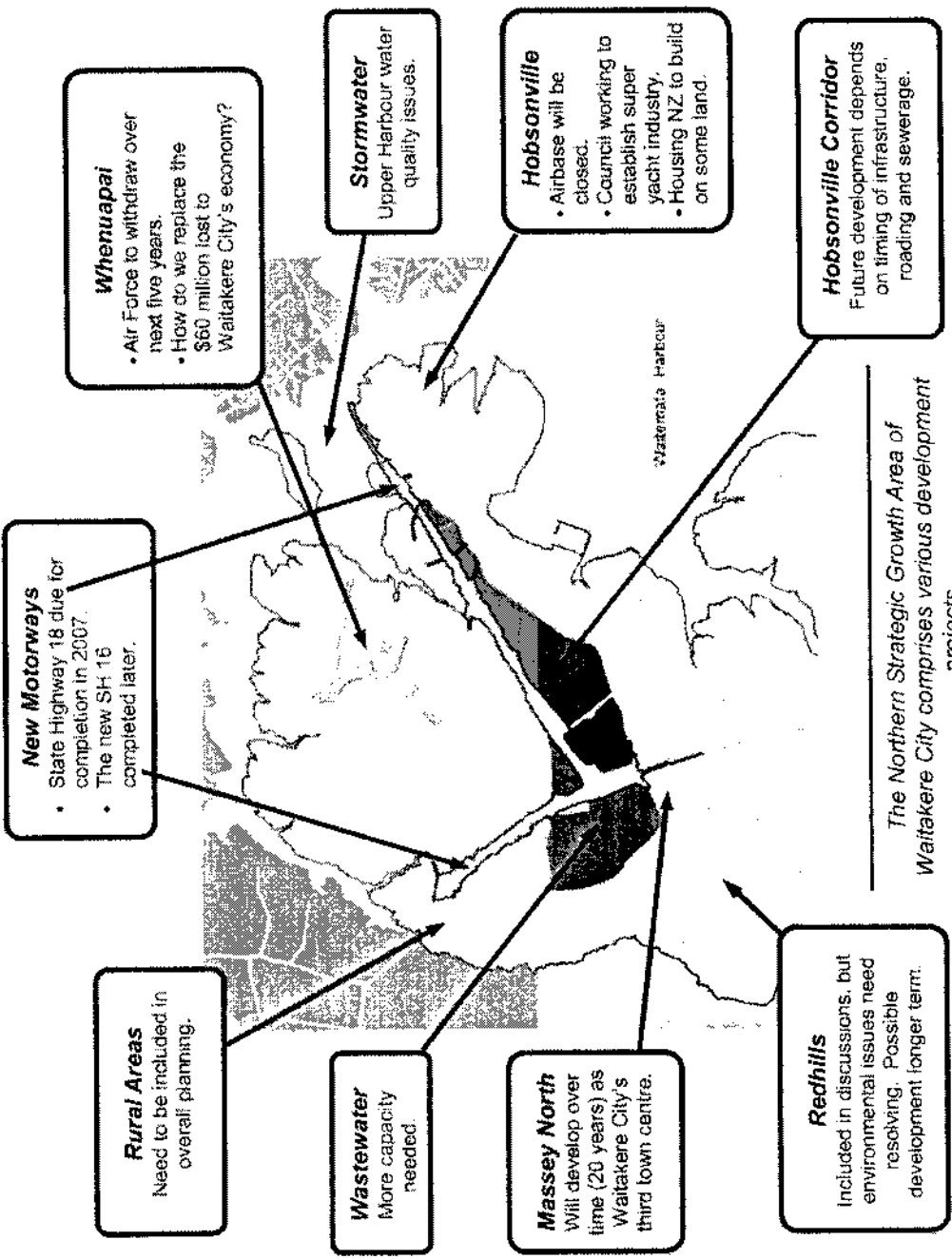
In Waitakere's case, the Council approached the area as a series of independent projects. Recent events however, have led us to re-think this.

### Air bases & Motorway

Among these events are recent decisions by Government about the future of Hobsonville Air Base, strong suggestions about a change of role for Whenuapai Air Base & the emerging form of the new State Highway 18 motorway.

The Council now believes that these events are reshaping what is possible and what is desirable – and if we (the community) are to respond with the best possible plan to secure the best possible future, we must plan the area as

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*To enable this area to be developed to its full potential and in a way that makes most sense to the City's well-being, a long term view and integrated planning is required.*

one connected whole. The new motorway, with improved links to an upgraded State Highway 16 and to the regional arterial road network, will substantially improve accessibility to the NORSGA lands. This in turn improves their economic potential.

Meanwhile, if Whenuapai is to become an airport it will also have a significant influence over how the area develops. For instance, housing areas close to a commercial airport would not be a good idea for noise reasons, but business activities could find the area more attractive.

### Water quality

The water quality of the Upper Waitemata Harbour is also a primary consideration.

The Upper Harbour forms a catchment of some 202 sq km draining portions of North Shore City, Rodney District and Waitakere City. Because it takes 28 days for the Upper Waitemata to "flush", it is sensitive to sedimentation as a result of development.

Studies of water quality issues are now underway and their outcome will help to determine how development should be undertaken to avoid causing damage to the Upper Harbour.

All these issues require long-term solutions that will involve considerable further study, debates and consultation with stakeholders before development projects can proceed.

*PIO*