

**AGENDA FOR A MEETING OF THE NORSGA URBAN DEVELOPMENT COMMITTEE
TO BE HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON MONDAY 16 JUNE 2008,
COMMENCING AT 9.30 AM**

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 REGISTER OF INTEREST

As reported at 16 June 2008

	Name	Organisational Position	Other – Eg: Land Holdings (Physical Address)
1.	Cr Linda Cooper	Trustee - WLT	None
2.	Cr Derek Battersby	Not Available	Not Available
3.	Cr Peter Chan	None	None

	Name	Organisational Position	Other – Eg: Land Holdings (Physical Address)
4.	Cr Ross Dallow	Not Available	Not Available
5.	Cr Warren Flaunty	President - WLT Elected Member - WDHB Director: Westgate Pharmacy Ltd	None
6.	Cr Vanessa Neeson	Chairman TLA Electoral College President Village Green Quilters Director BK&VS Neeson Ltd	26 Wiseley Road, Hobsonville 5B Westergrove Road, West Harbour
7.	Cr Paul Walbran	Not Available	Not Available
8.	Alan McGregor	Chief Executive, NZRPG Ltd	Not Available
9.	Sean Bignell	Chief Executive, Hobsonville Land Company Limited	None
10.	Murray Spearman	CEO Waitakere Licensing Trust West Auckland Trust Services	3 Cellar Court, Westgate 118 Hobsonville Road
11.	Ian Midgley	Not Available	Not Available
12.	Peter Spies	Auckland Regional Manager, Transit New Zealand	Not Available
13.	W McDonald	Not Available	Not Available



4 **CONFLICTS OF INTEREST**

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



5 **CONFIRMATION OF MINUTES**

Meeting Minutes - Monday, 17 March 2008

RECOMMENDATION

It is recommended that the NorSGA Urban Development Committee resolve to:

Receive the minutes of the meeting of the NorSGA Urban Development Committee held on Monday, 17 March 2008, as circulated, and that they be taken as read and now be confirmed.



6 **PRESENTATIONS**

A. **PROJECT STRUCTURE**

Graeme Campbell, Director: Strategic Planning will provide a presentation update on the Project Structure to the NorSGA Urban Development Committee.

B. **TRANSIT NEW ZEALAND**

Tommy Parker: Regional Transport Manager will provide a presentation update to the NorSGA Urban Development Committee on the contract to extend State Highway 18 Hobsonville deviation and State Highway 16 Brigham Creek. He will also discuss the future investigation for the ongoing operation of the Upper Harbour motorway.

C. **AUCKLAND REGIONAL COUNCIL**

Provision has been made for Auckland Regional Council to provide a presentation update to the NorSGA Urban Development Committee.

D. **AUCKLAND REGIONAL TRANSPORT AUTHORITY**

Provision has been made for the Auckland Regional Transport Authority to provide a presentation update to the NorSGA Urban Development Committee.

E. AUCKLAND REGIONAL TRANSPORT AUTHORITY

Provision has been made to enable Committee Members to provide an informal update on matters related to the planning and development of the Northern Strategic Growth Area.

F. STATE HIGHWAY 16 AND 18 UPDATE

Tony Miguel: Group Manager - Asset Management will provide a presentation update to the NorSGA Urban Development Committee on State Highway 16 and State Highway 18. Council is negotiating with Transit New Zealand a cost sharing agreement which will be reported to Council for approval in June 2008. Transit New Zealand has let a contract to HEB Construction Limited to design and build State Highway 18 and expect that work could commence later in 2008.

G. PRESENTATION BY VECTOR LIMITED - PRELIMINARY PLANNING FOR POWER AND BROADBAND

Council and Vector Limited have been working together to plan for the servicing requirements of the NorSGA Urban Development Committee.

Vector Limited will provide the NorSGA Urban Development Committee with a presentation update on the planning for power and broadband infrastructure. A detailed plan will be submitted to the Committee by November 2008 to define all infrastructure required.



7 HOBSONVILLE TOWN CENTRE PROJECT UPDATE

GLOSSARY

Comprehensive Development Plan	(CDP)
Growth and Transport Integration Programme	(GTI)
Local Government (Auckland) Amendment Act 2004	(LGAAA)
Metropolitan Urban Limit	(MUL)
Northern Strategic Growth Area	(NorSGA)

EXECUTIVE SUMMARY

The purpose of this report is to provide the NorSGA Urban Development Committee with an update on work being undertaken by Council officers to facilitate the development of a new Town Centre to the north the existing Hobsonville Village, and to achieve the vision and policy direction set down by Proposed Plan Change 14.

This report provides the Committee with an overview of key design tasks being undertaken by the Council to be in an informed position to process a Comprehensive Development Plan (CDP) application for a new Town Centre at Hobsonville Village, and to align this project with a number of cross-cutting projects under the Growth and Transport Integration programme (GTI).

This report is intended to be received by the Committee as an information update and no decisions are required. It provides an overview of urban design advice and infrastructure requirements that have been considered as part of planning for a new town centre.

RECOMMENDATION

It is recommended that the NorSGA Urban Development Committee resolve to:

Receive the Hobsonville Town Centre Project Update report.

BACKGROUND

Plan Change 14

1. Plan Change 14 was notified in March 2005 and Council decisions were issued in June 2007. This Plan Change was required in order to adequately respond to the opportunities and obligations that arose under the Local Government (Auckland) Amendment Act 2004 (LGAAA), and the opportunity for Council to develop a proposal to shift the Metropolitan Urban Limit (MUL).
2. In June 2007 the Joint Hearings Panel recommended approval of the Council's request to shift the Auckland's Metropolitan Urban Limit, allowing existing rural countryside land in the north of Waitakere to be developed as urban areas. This decision is currently under appeal, but the Council is continuing its work in this area to ensure that the appropriate planning and resources are in place, once the appeals are resolved.
- AI 3. The Proposed Plan Change 14 relates specifically to the future development of parts of the Hobsonville Corridor. This Proposed Plan Change focused on two areas of development. The first was to expand the existing retail activities at the intersection of Clark and Hobsonville Roads (Precinct B), creating a new town centre to serve the surrounding residential catchment (refer to location plan in the attachment at A1). The second was to create new employment areas to the west of Hobsonville Village and south of the State Highway 18 motorway alignment. This proposed motorway alignment has formed the northern boundary of Council's proposal to shift the MUL.

Post Hearings Changes

4. In the period since the Council's decisions arising from the Joint Hearing Panel recommendations were announced, a number of circumstances have arisen as follows:
 - a) A key landowner in the proposed Town Centre has appealed the mixed use residential notation on the urban concept plan for the Town Centre. The location and scale of this residential activity needs to be considered in detail before the Council can take a position on how to resolve this appeal.
 - b) The conditions affecting the future character and condition of Hobsonville Road have been considered through ongoing negotiations between the Council and Transit New Zealand. It now appears that it will be more challenging for Hobsonville Road to function as a street with a finer grain and more intimate retail function. These challenges include the likelihood of a heavy haulage route on Hobsonville Road, (requiring landscaping no higher than 1m within set areas and a specified width of carriageway), and the outputs from strategic traffic modelling, which now predict higher levels of traffic on Hobsonville Road post 2021.

- c) It has also become apparent that predicted higher traffic volumes will impact on the free flowing function of vehicles at the Clark Street and Hobsonville Road intersection. This intersection was initially identified as a safe and pedestrian friendly entrance to the Town Centre. After inputting predicted traffic flows and heavy haulage conditions into the Council's traffic model it now appears that stacking will impact on the successful function of this intersection. This condition could be resolved through a wider carriageway design, however it remains critical that the entrance to this Town Centre performs the important function of connecting the existing residential catchment across Hobsonville Road and into this new Town Centre.
- d) The Council has engaged a team of infrastructure consultants to masterplan trunk infrastructure across NorSGA. This infrastructure contract must address the way in which an active retail frontage to Hobsonville Road will be achieved. Proposed Plan Change 14 requires development on Hobsonville Road that meets the standards for development set down by the "mainstreet typology" criteria in Proposed Plan Change 18.
- e) The land ownership within Precinct B has four separate landowners, all of whom have different timeframes and aspirations for the future development of their land. Proposed Plan Change 14 requires developers to consult with each other and work toward an agreed comprehensive plan for future development. A key landowner in Precinct B has signalled that it will be a challenge to get a comprehensive outcome across all four sites due to separate land ownership and the potential for disagreement over a future development outcome. The Council has identified that it will have a role in advocating for a mixed use form of development and seeks to work with all landowners to achieve this.
- f) The Council's submissions to the Joint Hearing Panel supported a prescriptive location of a supermarket in the Town Centre. This method was based on defining an appropriate location for this activity, given the adoption of a particular design for the Clark Street intersection, and the proposal to locate the mixed use residential activity at the rear (motorway end) of the Town Centre. The Joint Hearing Panel supported this method and it was carried through in the decision to adopt Proposed Plan Change 14. This method is now subject to appeal by the National Trading Company of New Zealand. The Council has not yet reached a position on the resolution of this appeal.
- g) Proposed Plan Change 14 sets a policy direction for the development of a new Town Centre that comprises of a mix of land uses and functions to support the adjoining public transport network. It is important that the Council identifies the public realm elements that would be needed in the Town Centre to secure the "backbone" infrastructure necessary for a mixed use Town Centre to occur. The infrastructure that will be identified through the NorSGA Infrastructure Masterplanning Contract includes green networks, (public squares and the future design and function of Hobsonville Domain) and the ideal location of key community infrastructure such as a local library and community house to facilitate amenity and to assist where possible in reinforcing the Town Centre role for the local community.

Master Planning the Town Centre

- 5. The Hobsonville Town Centre planning workstream is ongoing and the Council has an ongoing commitment to work with a range of interested parties and landowners to progress Proposed Plan Change 14. This work will include taking the lead in a detailed design exercise to understand the specific elements needed to create a mixed use and pedestrian oriented Town Centre within this location. This task, involves consideration of urban design and urban form, and will complement the infrastructure masterplanning contract already underway for NorSGA.

- A1
6. This exercise will focus on Precinct B, but will also include an understanding of the land immediately surrounding this precinct. The study area includes the land to the south of Hobsonville Road, the Hobsonville Domain, and adjoining land within the Hobsonville Airbase Proposed Plan Change 13, identified on the notified concept plans as Precinct H (refer to study area in the attachment at page A1) An understanding of the surrounding areas will enable Hobsonville Airbase, the Town Centre, and the surrounding residential catchment to be undertaken in an integrated and complementary manner. This workstream is intended to ensure the integration of land use and transport planning, and will require close collaboration between urban design / land use planning and the design of roads and network infrastructure in this centre.
 7. It is anticipated that this masterplanning exercise will put the Council in a better position to receive and process any Comprehensive Development Plan resource consent application for Precinct B. It will do this by giving the Council supplementary information to the District Plan to assess the merits of a mixed use town centre, elements of quality urban design, a more detailed analysis of how the integration of land use and transport networks could be achieved, and a checklist of critical public infrastructure, (including parks, reserves and community infrastructure), that should be provided for in the CDP application. It is also intended that this planning exercise will identify these key elements on a more detail town centre master plan.
 8. It is intended that this master planning work may provide relevant outputs to support the resolution of appeals to Proposed Plan Changes 14, 16 (Growth) and 18 (Urban Design), and to confirm the Council's agreed position for negotiation.
 9. By identifying the key elements of a successful mixed use Town Centre this exercise will also assist the Council in identifying the infrastructure to service this Town Centre and the corridor, and will address the alignment of the NorSGA Infrastructure masterplanning contract with the design of land use and urban form.
 10. Proposed Plan Change 14 provides a policy and rule framework for the Council to enable the creation of a new Town Centre for the Hobsonville Community. Where the policies and objectives of Proposed Plan Change 14 outline the Council's vision for this Town Centre, the masterplanning exercise complements these statutory tools by helping to articulate an "on the ground" outcome that can be achieved in this location.

DECISION MAKING

Issues

11. There are no issues arising from this report.

Options Identified

12. There are no options for consideration arising from this report.

Assessment of Options

13. There are no options to assess arising from this report.

STRATEGIC CONTEXT

14. Waitakere has long promoted the integration of urban form with transport corridors and intensification of development through its strategic direction, urban development strategy (now being updated as the Waitakere Growth Management Strategy) and Waitakere City's District Plan. The LGAAA process offers the opportunity to further advance Council's strategic approach.

15. Hobsonville Town Centre is identified as a local Town Centre in the Council's 2006 Draft Growth Management Strategy. Significant growth is expected to occur in Hobsonville as urban development and intensification takes place in residential, retail and employment areas, as part of the development of the Hobsonville Village and Hobsonville Airbase Concept Plans. This growth contributes to following community outcomes, strategic platforms and community outcomes
- The *Urban and Rural Villages* platform, which seeks to deliver vibrant town centres;
 - The *Strong Innovative Economy* platform, which seeks to provide quality local employment for Waitakere City residents;
 - The *Green Network* platform, which seeks to retain and enhance the qualities of the natural environment within the areas that are proposed to be urbanised, while seeking the relief of development pressure on the non-urban areas such as the Waitakere Ranges and Foothills; and
 - The *Integrated Transport and Communication* platform, which seeks to deliver sustainable urban form integrated with passenger and other transport networks in a way that reduces vehicle trips, reduces the dependence on private motor vehicles, and supports alternative transportation modes such as public transport, walking and cycling.

CONSULTATION

16. Consultation with key staff across Council has taken place and will continue. Representatives from; Transport Assets, Transport Strategy, Leisure Services, Libraries, Parks Planning, Strategic Projects, Legal Services and Urban Design and Development, have been involved in ongoing discussions about the development of a Town Centre at Hobsonville.
17. Council have established a process to work closely with the New Zealand Retail Property Group, other landowners within Precinct B, and other stakeholders, as they consider their options to develop plans for the Hobsonville Town Centre.
18. No specific consultation has recently taken place with Te Taumata Runanga / iwi, although they have been consulted in the past during the development of the Hobsonville Village Concept Plan and consultation last took place prior to the presentation of evidence at the LGAAA hearings in early 2007.

RESOURCES

19. Officers from Strategy, Strategic Projects and City Services are responsible for the resolution of appeals and coordination of the actions necessary to support the receipt of a CDP resource consent application for Precinct B and the implementation of Plan Change 14. Resources are therefore provided by the officers in these teams.
20. Some provision has been made within the Long Term Council Community Plan 2006-2016 for the engagement of technical consultants to provide technical advice to support general NorSGA growth planning.

IMPLEMENTATION ISSUES

21. There are no implementation issues arising from this report.

Report prepared by: Rochelle Sewell, Senior Strategic Advisor, Urban Design and Development.



8 UPDATE ON APPEALS IN RELATION TO PLAN CHANGES 13-18

GLOSSARY

Local Government (Auckland) Amendment Act	(LGAAA)
Resource Management Act 1991	(RMA)
Auckland Regional Policy Statement	(ARPS)
Metropolitan Urban Limit	(MUL)

EXECUTIVE SUMMARY

This report seeks to update the NorSGA Urban Development Committee on appeals lodged in response to Council's decisions on Plan Changes 13-18. The report summarises progress that has occurred towards resolving the appeals since the last report on this matter (presented at the March 2008 meeting of the Committee), and outlines the likely timeframe for resolution.

RECOMMENDATION

It is recommended that the NorSGA Urban Development Committee resolve to:

Receive the Update on Appeals in Relation to Plan Changes 13-18 report.

BACKGROUND

1. Proposed Plan Changes 13-18 were publicly notified on 31 March 2005 as a mandatory requirement of the Local Government (Auckland) Amendment Act 2004 (LGAAA).
2. The LGAAA mandates that all councils in the Auckland Region integrate their land transport and land use provisions and ensure these give effect to the growth concept contained within the Auckland Regional Growth Strategy.
3. The Auckland councils jointly constituted a hearings panel to hear submissions on the plan changes and to make recommendations to each council. After receiving the panel's recommendations, the Council adopted Plan Changes 13-18 with some amendments in July 2007. The Council's decisions were sent to all submitters at that time.
4. The Resource Management Act 1991 (RMA) provides for any party who lodged a submission on a plan change to appeal to the Environment Court if they are dissatisfied with the council's decision.
- A2-A10* 5. In total, the Environment Court has received 28 appeals against the Council's decisions on Plan Changes 13-18. A table indicating the appellants and the basis of their appeals is attached at pages A2 to A10.
- A2-A10* 6. Section 274 of the RMA provides for persons to register an interest in appeal proceedings that are before the Environment Court. Where a person advises the Court of their interest in a particular appeal, they are then entitled to participate in any hearing that is convened to resolve the appeal. A number of parties have lodged section 274 notices in relation to the Plan Change 13-18 appeals, although they largely comprise the existing appellants. The identities of the section 274 parties, and the appeals that they are involved in, are also noted within the table attached at pages A2 to A10.

DECISION MAKING

7. This report seeks to update the Committee on progress that has been made to date in resolving the appeals lodged in relation to Plan Changes 13-18. No decisions are required.

Issues

Negotiations

8. Council staff have met with all of the major parties involved in the proceedings, to explore opportunities for resolution of appeals. In a number of cases, agreements in principle have been reached that may result in appeals being fully resolved or issues narrowed prior to hearing.

Judicial Conference

9. The Environment Court convened a judicial conference on 23 May 2008, to consider the most appropriate approach for dealing with the appeals and to determine priority for hearings.
10. The Council successfully advocated for priority to be given to the appeals relating to the location of the Metropolitan Urban Limit in Waitakere. These appeals present a significant obstacle to the timely commencement of development in the Massey North and Hobsonville Village areas. The Court has agreed that these matters should be dealt with as a priority, with a hearing likely in early 2009.

Statutory Process

11. The Environment Court has indicated that there is no hearing time available in 2008. Hearings would not commence until the first quarter of 2009. Court appointed mediation would occur in the intervening period, where the parties or the Court consider that mediation would be useful and appropriate.
12. The Council has engaged legal counsel and briefed expert witnesses to support its position in relation to the various appeals.

Identification and Assessment of Options

13. This report is provided for the information of the Committee. As such, there are no options identified for consideration.

STRATEGIC CONTEXT

14. Plan Changes 13-18 are of key strategic importance to the Council. Amongst other things, the Plan Changes seek to reinforce the strategic approach to growth management that the Council has adopted, integrate transportation and land use, redress the local employment deficit that prevails in Waitakere, and introduce improved methods for managing amenity issues arising from intensification.

CONSULTATION

15. The Council has consulted extensively with stakeholders throughout the LGAAA process. Each of the Plan Changes was publicly notified, and interested parties had an opportunity to lodge a submission and participate fully in the statutory process. Relevant staff in strategic and technical areas of Council are actively involved in attempts to resolve the appeals.

RESOURCES

16. Resolution of the appeals will require allocation of staff time, together with funding for legal costs and costs for the engagement of expert witnesses.
17. Staff time is already allocated toward this project. Some provision for legal and expert witness costs exists within budgets, sufficient to cover costs in the current financial year, although it is likely that some further funding will need to be provided in Council budgets for upcoming years. This issue will be addressed through the 2008/2009 Annual Plan process.

IMPLEMENTATION ISSUES

18. There are no particular implementation issues.

Report prepared by: Philip Brown, Group Manager: Planning & Community Services.

