

NOTICE OF MEETING

NORSGA URBAN DEVELOPMENT COMMITTEE

I hereby give notice that a meeting of the NorSGA Urban Development Committee will be held on:-

DATE: Monday, 15 December 2008 **TIME:** 9.30 am

MEETING ROOM: Council Chamber

VENUE: Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere

to consider the business as set out herein and to take any necessary action connected therewith.



10 December 2008

Desiree Tukutama
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8815

MEMBERSHIP:

Councillors	LA	Cooper, JP (Chairman)	
	PA	Hulse (Deputy Chairman)	
	DQ	Battersby, JP	
	MFP	Chan, JP	
	RP	Dallow, QPM, JP	
	WW	Flaunty, QSM, JP	
	VS	Neeson, JP	
Councillor	P	Walbran	Auckland Regional Council
	Mr A	McGregor	NZRPG Management Limited
	Mr S	Bignell	Hobsonville Land Company Limited
	Mr M	Spearman	North West Waitakere Networking Group
	(TBA)		New Zealand Transport Agency
Observer	Mr P	Clark	Auckland Regional Transport Authority

Mayor RA Harvey, QSO, JP (ex officio)

(Quorum 5 members)

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(Meeting Room could be subject to change)

(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE NORSGA URBAN DEVELOPMENT COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER AT WAITAKERE CENTRAL,
6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON MONDAY, 15 DECEMBER 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

Reported as at 15 December 2008.

	Name	Organisational Position	Other – Eg: Land Holdings (Physical Address)
1.	Cr Linda Cooper	Trustee – Waitakere Licensing Trust	Not Applicable
2.	Cr Derek Battersby	Trustee-Portage Licensing Trust Director WATS Board	Not Applicable
3.	Cr Peter Chan	Not Applicable	Not Applicable
4.	Cr Ross Dallow	Not Applicable	Not Applicable
5.	Cr Warren Flaunty	President – Waitakere Licensing Trust Elected Member –	Not Applicable

	Name	Organisational Position	Other – Eg: Land Holdings (Physical Address)
		Waitemata District Health Board Director: Westgate Pharmacy Limited	
6.	Cr Penny Hulse	Director - EECA	Not Applicable
7.	Cr Vanessa Neeson	Chairman: TLA Electoral College President: Village Green Quilters Director: BK&VS Neeson Limited	26 Wiseley Road, Hobsonville 5B Westergrove Road, West Harbour
8.	Cr Paul Walbran	Chairman Strategy and Planning Committee, Auckland Regional Council Director: Auckland Regional Holdings Director: Sea+City Projects Limited	Not Applicable
9.	Alan McGregor	Project Director New Zealand Retail Property Group Limited	Not Applicable
10.	Sean Bignell	Chief Executive Hobsonville Land Company Limited	Not Applicable
11.	Murray Spearman	CEO Waitakere Licensing Trust West Auckland Trust Services	3 Cellar Court, Westgate 118 Hobsonville Road, Hobsonville
12.	Ian Midgley	Not Applicable	Precinct C Massey North Precinct A Massey North (part of) 19-21-35 State Highway 16 575 Don Buck Rd, Massey
13.	Wayne 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, 13 October 2008

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, 13 October 2008 as circulated, and that they be taken as read and now be confirmed.

NORSGA FORUM

A discussion record of the NorSGA Forum held on 20 November 2008 is circulated with the agenda for the Committee Member's information only.



6 **PRESENTATIONS**

A. **PROJECT OVERVIEW**

The Director: Strategic Planning will provide a presentation update on the Project Overview to the NorSGA Urban Development Committee.

B. **NEW ZEALAND TRANSPORT AGENCY**

Provision has been made for the New Zealand Transport Agency to provide a presentation update to the NorSGA Urban Development Committee.

C. **AUCKLAND REGIONAL COUNCIL**

Provision has been made for the 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. MEMBERS REPORTS

Provision has been made to enable Committee members from the Hobsonville Land Company Limited and the North West Waitakere Networking Group to provide an informal update on matters related to the planning and development of the Northern Strategic Growth development.



7 NORSGA INFRASTRUCTURE DEVELOPMENT AND TIMING

GLOSSARY

Development Contribution	(DC)
Financial Contribution	(FC)
Hobsonville Land Company	(HLC)
Northern Strategic Growth Area	(NorSGA)
Plan Change 13, Hobsonville Peninsula	(PC 13)
Plan Change 14, Hobsonville Village	(PC 14)
Plan Change 15, Massey North	(PC 15)
URS New Zealand Limited	(URS)
Long Term Council Community Plan 2009-2019	(LTCCP)
New Zealand Retail Property Group	(NZRPG)

EXECUTIVE SUMMARY

The purpose of this report is to provide the NorSGA Urban Development Committee with an update on the provision and timing of construction of the infrastructure for the Northern Strategic Growth Area (NorSGA).

The professional services contract entered into with URS New Zealand Limited (URS) for the preparation of concept and preliminary design costs and estimates for, parks, roads, and the three waters within Plan Change 14, Hobsonville Village, (PC 14) and Plan Change 15 (PC 15) is substantially complete. These estimates will form the basis of the roading, 3-waters, parks and open spaces estimates to be used in full in the Long Term Council Community Plan 2009-2019 (LTCCP). In addition Council's officers have provided information and costings for community facilities, libraries and an aquatic centre.

Council is in the process of negotiating an agreement with Hobsonville Land Company (HLC) who propose to construct and fund the development in the Plan Change 13 (PC 13) area.

Land affected by roading and stormwater ponds have been identified by URS for each affected property. Council has a contract with another consulting firm, GHD New Zealand Limited, for the preparation of the necessary resource consent and designation applications.

The draft estimated total infrastructure cost is approximately \$409 million of which a proportion will be funded by developers and the remainder will be funded by a range of Development Contributions (DCs), Financial Contributions (FCs) and other funding options. The costs will continue to be reviewed as they are dependent on land valuations, the scope of agreements reached with developers, and infrastructure and planning confirmation.

RECOMMENDATIONS

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

1. **Receive** the updated NorSGA Infrastructure Development And Timing report.
2. **Direct** that a progress report be submitted to the NorSGA Urban Development Committee in early 2009 with progress on implementation of the infrastructure and timelines for the Northern Strategic Growth Area.

BACKGROUND

1. Good progress has been made with the planning for the roading, 3-waters and parks and open spaces infrastructure for NorSGA.
2. The professional services contract with URS to develop concept and preliminary engineering plans and cost estimates for new roads, water supply, wastewater, stormwater ponds and the parks and open space associated with PC 14 and 15 areas has been substantially completed. Boffa Miskell was contracted as a sub-consultant to URS to prepare the concept plans for the parks and open space including the proposed landscape treatment associated with roading and stormwater ponds.
3. Council is in the process of negotiating an agreement with the HLC who propose to construct and fund the infrastructure development required for PC 13.
4. Council's Community Wellbeing Directorate has provided information and costings for community facilities, libraries and an aquatic centre.
5. The costs developed by URS have been used as the basis of costings for the LTCCP and negotiations with developers. Agreements with developers will be entered into where this is of mutual benefit to Council and the developer. These will seek to ensure that portions of major infrastructure are paid for directly by the developers by way of mutual agreements. To date this approach has been successful in negotiations with the HLC in respect of PC 13 and it is hoped that it will also be successful with other developers. However, there are number of other property owners in both PC 14 and PC 15, who have not yet clarified any plans for development, which makes the extent of works required and any form of agreements difficult to determine.

DECISION MAKING

Description and timing of works

6. The infrastructure being considered in the NorSGA areas includes:
 - a. Transport (roads, public transport and transport facilities for walking and cycling);
 - b. Water Supply;
 - c. Wastewater;
 - d. Stormwater (including treatment ponds, drainage/ecological open space and riparian margins);
 - e. Broadband; and
 - f. Parks & recreational facilities, urban enhancement, community facilities, Libraries, aquatic centre, toilets).

7. For PC 13, negotiations with the HLC are underway based on the HLC constructing and funding the infrastructure within the part of PC 13 that they own. However, where Council has required increased standards to benefit the wider community and the future development of Scott Point these will be paid for or contributed to by Council. The HLC will contribute to the cost of upgrading watermains in Hobsonville Road to the extent that these benefit the HLC area.
8. Principle infrastructure includes Collector and Distributor roads and pipes greater than 150 millimetres diameter for both water and wastewater. For water and wastewater Council proposes to construct all of the trunk networks, but for roads it has been assumed that some of the Collector roads will be built by the developers as well as any local roads. For stormwater only treatment ponds have been allowed for as the size of stormwater lines will depend upon the amount of pre treatment allowed for within individual developments. The costs used in this report are based on the URS estimates, but adopting a 15% contingency factor and a 15% risk factor as compared with 20% used by URS for each factor as a reasonable compromise between risk and over estimation.
9. URS allowed costs for the following in addition to the preliminary infrastructure construction costs:
 - a. Additional costs for a 3 metres wide easement for trunk sewers and water mains and for legal costs and land disturbance costs.
 - b. The inclusion of all pipes greater than 150 millimetres diameter for water supply and wastewater.
 - c. Increased provision for parks and recreation facilities.
10. It is proposed that where the works are to be carried out in the near future resource consents will be applied for. Where works will be constructed at a later date designations will be put in place to secure the land against contrary land uses.
11. The total infrastructure cost is approximately \$409 million across the NorSGA of which part will be funded by the developer and part will be funded by DCs, FCs and other funding. The costs will need to be reviewed as they are dependent on land valuations, the scope of agreements reached with developers, infrastructure and planning confirmation and other factors detailed in this report.
12. The infrastructure standards for NorSGA are largely determined by factors such as:
 - a. Council's strategic direction for sustainable development and economic growth which determines development densities and infrastructure to minimise environmental impacts.
 - b. Council's desire for good urban design, which has implications for urban form, streetscapes, landscaping and tree planting.
 - c. Council's resolutions regarding social infrastructure.
 - d. Requirements arising from the DP changes and changes to the Auckland Regional Policy Statement, enabling a shift of the Metropolitan Urban Limit's shift under the Local Government (Auckland) Amendment Act 2004.
 - e. Requirements arising from the Integrated Catchment Management Plans.
 - f. Requirements arising from issues settled with appellants, for example, the Integrated Land and Transport Assessment. This has implications for transport infrastructure, roading standards and public transport.

13. Consequently the standards of the development and maintenance costs will be higher than if the proposed infrastructure developed solely to Council's Code of Practice for Subdivision and Urban Development. The increased maintenance costs have been provided for in the LTCCP.

Timing of Works

14. The best estimate Council has of the timing of works it is responsible for across all of NorSGA is as follows:
- a. The HLC in PC 13 and the New Zealand Retail Property Group (NZRPG) in PC 15 have indicated that they will commence work in 2009. Works required by Council will need to be in place when the developments are due to be commissioned. The first stage of the above works is expected to be completed in April 2010, subject to resolution of appeals and approval of the Comprehensive Development Plan.
 - b. Council's preliminary network infrastructure design has already been completed.
 - c. It is proposed that all preliminary infrastructure costs and concept plans will be approved by the Council by 30 June 2009.
 - d. Finalise the draft Infrastructure Funding Agreement with the HLC by December 2008.
 - e. Draft DC and FC policy to Council in February 2009.
 - f. Activity Plans and draft LTCCP prepared by December 2008.
 - g. Designations and Resource Management Act 1991 processes will take 1 to 3 years (2009-2011). Council has already engaged consultants to prepare and lodge resource consent applications by January 2009.
 - h. Detailed design works related to the initial phase of infrastructure will need to commence immediately. This will take 6 to 12 months and the first contracts will need to be ready for tendering by July 2009 for construction to occur in the 2009-2019, 10 year period.
 - i. Construction contracts prepared by June 2009.
 - j. Construction contract let by July 2009.
 - k. Settlement of Environment Court appeals, unknown at this stage but could be mid-2009.
 - l. Initiation of the process for purchasing initial land required by 30 June 2009.
 - m. Council will not be able to award any contract to commence works until relevant Plan Change issues are resolved.

A1

15. A Gantt Chart of the timing prepared in November 2008 is attached at page A1.

STRATEGIC CONTEXT

16. This work programme is delivering major benefits to the City and the region. Council and other agencies have high expectations of the quality of the outcome and the density and location of jobs and homes. These projects will contribute to Strong Communities, Strong Economy, Sustainable and Integrated Transport, Sustainable Environment, Green Networks, Waiora, and Working Together community outcomes.
17. The costs of these projects to realise the objectives of the PC 13, PC 14 and PC 15 will need to be closely managed.

CONSULTATION

18. Limited consultation regarding infrastructure development with the public at large has taken place at this time however there have been a number of direct consultations with affected property owners. Negotiations are progressing with the major developers.

RESOURCES

19. There are no new resource issues being reported at this time. Note that staffing levels are being assessed on an ongoing basis.

IMPLEMENTATION ISSUES

20. Key implementation issues are a successful negotiation of agreements between Council and developers. As noted in the report, negotiations of an agreement with the HLC for their developments in PC 13 is underway. A similar agreement with the NZRPG in respect of their developments in PC 14 and PC 15 will be required.
21. At this stage except for the NZRPG and the HLC no other developments have advised Council of their development intentions or timing.
22. Infrastructure to be built by Council will need to be constructed to meet the proposed timeline of the developers. Where the developers have indicated their timelines for development this has been taken into consideration in the preparation of the 10 year programmes for the LTCCP. Where there are limited indications of timelines from developers some assumptions have been made in preparing the LTCCP.
23. All works to be constructed by Council will be funded by way of FCs and DCs. It is proposed that the draft DCs and FCs Policy be finalised in February 2009.

Report prepared by: Bruce Dobson, Asset Planning Engineer and Nazrul Islam, Asset Planning Manager, City Services.

