



Waitakere City Council  
Te Taiao o Waitakere

## 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, 18 May 2009 **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.

13 May 2009

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	New Zealand Retail Property Group Management Limited
	Mr S	Bignell	Hobsonville Land Company Limited
	Mr M	Spearman	North West Waitakere Networking Group
	Mr W	McDonald	New Zealand Transport Agency
Observer	Mr P	Clark	Auckland Regional Transport Authority
			Mr I Midgley (alternate)
			TBA (alternate)

Mayor RA Harvey, QSO, JP (ex officio)

(Quorum 5 members)

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

(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, 18 MAY 2009, COMMENCING AT 9.30 AM**

---

**TABLE OF CONTENTS**

<b><u>ITEM</u></b>		<b><u>PAGE NO.</u></b>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	REGISTER OF INTEREST	1
4	CONFLICTS OF INTEREST	3
5	CONFIRMATION OF MINUTES	3
6	PRESENTATIONS	3
	A PROJECT OVERVIEW	3
	B NEW ZEALAND TRANSPORT AGENCY	3
	C AUCKLAND REGIONAL COUNCIL	3
	D AUCKLAND REGIONAL TRANSPORT AUTHORITY	3
	E NEW ZEALAND RETAIL PROPERTY GROUP MANAGEMENT LIMITED	3
	F MEMBERS REPORTS	4
	G DISTRICT PLAN CHANGES/APPEALS	4
	H INFRASTRUCTURE AND DEVELOPMENT STOCKTAKE REPORT	4
7	METROPOLITAN URBAN LIMIT SHIFT – INTEGRATED CATCHMENT MANAGEMENT FOR PC13, PC14 AND PC15 RESOURCE CONSENT CONDITIONS	4

**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, 18 MAY 2009, COMMENCING AT 9.30 AM**

---

**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 18 May 2009**

	<b>Name</b>	<b>Organisational Position</b>	<b>Other - Eg: Land Holdings (Physical Address)</b>
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 - Waitemata District Health Board Director: Westgate Pharmacy Limited	Not Applicable

	Name	Organisational Position	Other - Eg: Land Holdings (Physical Address)
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 Applicable	Not Applicable



#### 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, 16 March 2009

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, 16 March 2009, as circulated, and that they be taken as read and now be confirmed.

#### **NORSGA FORUM**

A1-A2

A discussion record of the NorSGA Forum held on Thursday, 16 April 2009 is circulated with the agenda at pages A1 to A2 for 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 NEW ZEALAND RETAIL PROPERTY GROUP MANAGEMENT LIMITED**

A McGregor will provide a presentation on New Zealand Retail Property Group Management Limited's aspirations for the Massey North Town Centre going forward.

**F MEMBERS REPORTS**

A3-A6

Provision has been made to enable Committee Members from the Hobsonville Land Company Limited (see attached report at pages A3 to A6) and the North West Waitakere Networking Group to provide an informal update on matters related to the planning and development of the NorSGA area.

**G DISTRICT PLAN CHANGES/APEALS**

The Principal Planner will provide an update the Committee on the status of appeals lodged in relation to proposed District Plan Changes 13-15.

**H INFRASTRUCTURE AND DEVELOPMENT STOCKTAKE REPORT**

Council officers will provide an update on Council's infrastructure delivery timelines as affected by the developer's timelines.



**7 METROPOLITAN URBAN LIMIT SHIFT – INTEGRATED CATCHMENT MANAGEMENT FOR PC13, PC14 AND PC15 RESOURCE CONSENT CONDITIONS**

**GLOSSARY**

Integrated Catchment Management Plan/s	(ICMP/s)
Network Discharge Consents	(NDCs)
Auckland Regional Council	(ARC)
Metropolitan Urban Limit	(MUL)
Low Impact Development	(LID)
Auckland Regional Plan: Air, Land and Water	(ALWP)

**EXECUTIVE SUMMARY**

Council prepared Integrated Catchment Management Plans (ICMPs) for the Totara (Massey North), Waiarohia (Hobsonville Village) and Hobsonville Peninsula catchments to support applications for network discharge consents associated with the Metropolitan Urban Limit (MUL) shift. These ICMPs were submitted to the Auckland Regional Council (ARC) in August 2006.

The stormwater Network Discharge Consents (NDC) for all three catchments were granted on 11 November 2008. The Hobsonville Peninsula wastewater NDC was granted on 12 December 2008 while the Totara Creek and Waiarohia Stream wastewater NDCs are imminent. Council will need to implement and ensure compliance with the consent conditions which include implementing low impact design, education and monitoring.

The purpose of the report is to advise the NorSGA Urban Development Committee of the NDC conditions.

**RECOMMENDATION**

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

**Receive** the Metropolitan Urban Limit Shift - Integrated Catchment Management Plan for PC13, PC14 and PC15 Resource Consent Conditions report.

## BACKGROUND

1. The proposed Auckland Regional Plan: Air, Land and Water (ALWP) requires that territorial authorities prepare ICMPs. Within the ICMPs is the documentation to support stormwater and wastewater network discharge consent applications.
2. The purpose of an ICMP is to undertake a review of the resource management values and issues that apply to the catchment, and identify objectives for future stormwater management. In addition to the ALWP, the objectives of the catchment study must take in to account other local and regional policies such as the Auckland Regional Policy Statement and relevant planning documents.
3. The Totara, Waiarohia and Hobsonville Peninsula ICMPs were prepared to support Council's application to the ARC to shift the MUL.
4. These ICMPs form the basis of a comprehensive stormwater and wastewater discharge consent application, and are consistent with requirements of the ALWP.
5. An overview of the issues to be addressed in these ICMPs is as follows:
  - low impact development;
  - natural values of streams;
  - contaminant potential for receiving environments from stormwater run-off and wastewater overflows;
  - stormwater flooding;
  - stream channel stability and erosion;
  - institutional capability; and
  - management options.
6. There are no structures affected by flooding in the Totara, Waiarohia and Hobsonville Peninsula catchments as these are clear of the 1 in 100 year floodplain.

## DECISION MAKING

### Issues

#### **Stormwater Network Consent Condition Issues**

7. The key requirements of the stormwater network consent conditions are set out below:
  - Sustainable Low Impact Design (LID) measures are to be adopted. This will require cooperation and design integration between various parts of Council, from urban design to transport.
  - Stormwater is managed according to the respective recommended management options. This includes the construction and maintenance of identified key stormwater quality and quantity works.
  - For new development, all required stormwater management devices are to be in place prior to upstream development occurring.
  - An Operation and Maintenance Plan is to be provided, covering routine and preventative maintenance and details of agreements and easements regarding the management of private devices.
  - A Monitoring Plan is to be approved and implemented to ensure that the management options are achieving the environmental objectives.
  - Bi-annual reporting of the level of subdivision and development occurring in the catchment, construction of stormwater and sediment control devices, resource consents granted by Council, remedial and upgrading works undertaken, environmental monitoring, significant policy changes to district or regional plans that may have an impact on the ICMPs and general compliance with the conditions of the consent;

- Preparation and implementation of a stormwater education programme consistent with the objectives, policies and guidelines of the ICMP, designed to increase the general public's understanding of stormwater management and the ways in which they can minimise the contamination of stormwater and impedance of stormwater flow.
- An Infrastructure Catchment Liaison Group comprising ARC representatives, Council staff and any interested parties is required under the proposed consent conditions for both wastewater and stormwater. The group is required to meet six-monthly. The purpose of this group is to receive an annual report comprising operational and performance information, to receive an update on development in the catchments, and to provide an opportunity for feedback and discussion on any issues raised.

### Wastewater Network Consent Condition Issues

8. The key features of the wastewater network consent conditions are as follows:
- A performance target of no more than 10 wet weather overflow events over a five year period. It is noted that no wet weather overflows from the Council wastewater network are anticipated for the Greenfield catchments in the NorSGA catchments, this target is one which is being used regionally, and is desirable for consistency reasons;
  - A three yearly works programme is to be provided to the ARC comprising works planned for the next three years, works completed in the previous three year period compared to planned works for that period, and an indication of the improvements in network performance as a result of the works completed to date;
  - An Operation and Maintenance Plan is to be provided, covering routine and preventative maintenance, response to wastewater blockages and overflows, and other incident response measures; and
  - Annual reporting of network performance, remedial works undertaken, environmental monitoring, and general compliance with the conditions of the consent.
9. It is important to note that these consents are among the first to be issued under the ALWP for stormwater and wastewater networks, and therefore set a precedent for both Council and other regional network operators. A Citywide wastewater network discharge consent for the City is currently being prepared, and it is proposed that the wastewater network conditions proposed for the Totara, Waiarohia and Hobsonville Peninsula catchments will be included for the Citywide consent. This will provide consistency across the City in terms of consent conditions covering maintenance, operations, planning and reporting requirements.

### STRATEGIC CONTEXT

10. Implementation of resource consent conditions for ICMPs is part of the Green Network and Three Waters Strategic Platforms. The programme contributes to the following community outcomes:

Mauri Ora - Access to Maori Resources	Environmental protection of streams
Strong Communities - He iwi kaha	Flood prevention
Sustainable Environment - Kauneke Tauwhiro Taiao	Stormwater Treatment
	Flood Prevention

Toiora - Healthy Lifestyles	Flood Prevention
Waiora - Environmental Protection	Stormwater treatment
	Flood prevention

11. The Local Government Act 2002 requires that local authorities consider how it will contribute to community outcomes in the areas of social, environmental, cultural and economic wellbeing. Stormwater control has a major impact environmentally on both the quality of the water (contaminants flowing into streams) and on the quantity of water discharged (flooding). These are mitigated through the following:
- Protecting properties from flooding;
  - Improving community understanding of, and support for, environmental protection (for example, through education programmes);
  - Protecting and enhancing recreational aquatic resources;
  - Ensuring that actions taken for the collection of stormwater into rain tanks acknowledge the principles of the Treaty of Waitangi and respect the cultural and spiritual values that Maori hold about the mixing of waters from different sources;
  - Encouraging efficient development of new infrastructure / networks and effective management of the existing networks;
  - Minimising contaminated discharge to streams and coastal waters to ensure runoff is contained (for example, by the use of stormwater treatment devices and supporting community groups and individuals to plant stream banks);
  - Reducing stream erosion by, for example, stream restoration and plantings to control slippage and erosion;
  - Encouraging stormwater management practices, especially in new developments that mimic natural runoff patterns, thereby reducing the downstream flooding impacts of 'normal' subdivision practices;
  - Meeting public health and safety standards.
12. The provision of low impact development, stormwater and wastewater infrastructure is essential to advance Council's strategies for sustainable urban development, with an emphasis on economic growth and good urban design, for the development of the Northern Regional Strategic Growth Area.

### CONSULTATION

13. There has been consultation as required under the Resource Management Act 1991 for the consent process. As a result of the consent conditions a liaison group has been established to enable ongoing consultation with key stakeholders.
14. There has been internal consultation with other sections of Council involved in the NorSGA project such as Urban Design and Transport Strategy.

### RESOURCES

15. The cost of infrastructure will be substantially recovered by Development Contributions. However, the monitoring, operation and maintenance of stormwater treatment devices will require adequate funding to achieve the intended environmental outcomes. Funding of \$35,068,800 has been provided in the draft Long Term Council Community Plan 2009-2019 to cover the cost of implementing the consent conditions.

## IMPLEMENTATION ISSUES

### Implementation Programme

16. The proposed Implementation Programme is detailed below:

Item	Due	Status
ICMP Final	21 February 2009	Issued. Ongoing updates.
Construction of identified key stormwater catchment wide devices and submission of as-builts	Before upstream development occurs	Development yet to occur. Will be ongoing.
Monitoring Plan	21 May 2009	Submitted. Awaiting approval from the ARC.
Stormwater Operations and Maintenance Plan	To be updated within 6 months of each device being installed	To be prepared. Will be ongoing.
Education Programme	Within 5 years, latest 21 November 2013	To be prepared. Will be ongoing.
Wastewater Operations and Maintenance Plan	Prior to construction of network	To be prepared. Will be ongoing.
Wastewater Programme of Works	Every 3 years after the LTCCP budget is confirmed	To be prepared. Will be ongoing.

17. Although the NDCs require low impact design it does not quantify nor detail the amount and type of LID. To this end the Council is working closely with the ARC and the University of Auckland to develop a LID Code of Practice and to work closely with developers. However, successful implementation of LID will require cross council acceptance, i.e. within Council and by the ARC.
18. The implementation of the NDC conditions as proposed will be incorporated into the normal business activities of Council using the current asset systems and processes. One area of change will be the increased number of private stormwater detention and treatment devices which will need to be managed. New processes using the Pathways Licensing Module are currently being put in place to deal with these. Enforcement of maintenance of private devices has yet to be resolved by Council's legal department.

**Report prepared by:** Tony Miguel, Deputy Director: City Services.

