

Corridor News



Waitakere City Council
Te Tatao o Waitakere

Newsletter of the Massey North—Hobsonville Corridor

Issue no. 1
8 July 2002

Community consultation will pave the way for the Hobsonville Corridor

With the development of State Highways 18 and 18A into new motorways (to be completed by 2007), a new part of the city will soon begin to develop at Massey North and out towards Hobsonville.

This will be a major milestone in the life and history of Waitakere City and it is one on which local people and other interested parties must be able to have their say.

To ensure this occurs, the Waitakere City Council is about to begin a consultation process to decide how the new urban areas will be developed. This will unfold over the next year and be an integral part of preliminary planning.

Massey Ward Councillor Gwen Nash says that involving local people will produce urban areas that are well-planned and designed.

"In the long run we need to provide places for our growing population to work, as well as live", says Cr. Nash. "But we also need to allow existing activities, such as horticulture and lifestyle living, to continue".

This newsletter is the first in a series that will keep you informed about the planning process and the issues as they arise. The aim is to use the outcomes of the preliminary planning and consultation period, to produce a Concept Plan.

This will be the basis for a Growth Management Plan which in turn will be the basis for District Plan changes.

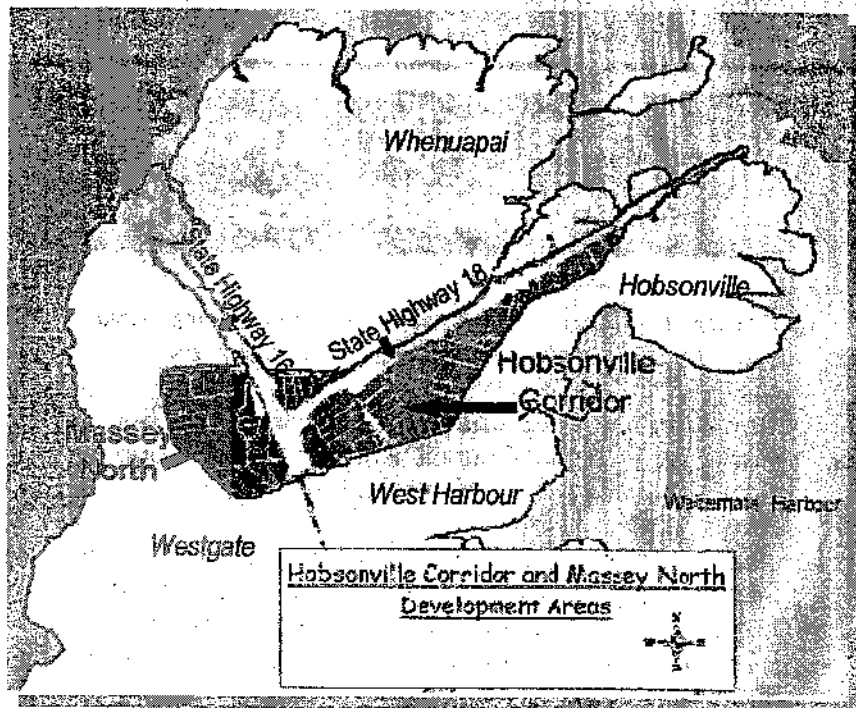
Where is the "Hobsonville Corridor"?

You will hear reference to the Hobsonville Corridor. This corridor is made up of the undeveloped land between Hobsonville Road, which marks the edge of the current Metropolitan Urban Limit (MUL), and

the proposed State Highway 18, stretching from Westgate to Hobsonville.

Areas to the north of Westgate (Massey North) will be included in the planning process.

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Consultation with stakeholders will soon start on the future use of the Massey North—Hobsonville Corridor (red and purple area on the map).

For enquiries on the project or to receive regular updates of this newsletter, contact Steve Wilcox, Project Manager, Strategic Projects, Waitakere City Council.
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Community consultation

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Regional Context

The Hobsonville Corridor area was identified in 1999, in the Regional Growth Strategy for the next 50 years, as a key area for future growth.

The Regional Growth Strategy was developed by all Councils in the region and following on from it in 2001 there was an agreement between Waitakere City Council and its neighbours (North Shore City Council and Rodney District Council) on how growth will be managed over the next 20 years.

This is called the Northern and Western Sectors Agreement. To view this agreement,

visit www.waitakere.govt.nz and do a "search" for the Regional Growth Strategy and Northern and Western Sectors Agreement.

Objectives for the Area

The Council wants the area to be developed in a way that will make sense in 20 or 50 years' time.

Its location adjacent to a motorway means that it will be particularly attractive to businesses.

This will provide jobs for local people and cut down on the number of people who need to drive out to the North Shore or Auckland each day to work. However, the Council also wants to retain the picturesque quality of the area and enhance its natural attractions.

To achieve these objectives the Council wants the following outcomes for the area:

- A thriving town centre and "employment zone" in the north of the city providing more local jobs.
- A town centre linked to public transport that is easy to access.
- Subsidiary centres that complement and link with the major town centre.
- A quality environment and "green" space.
- Community and social services to meet the needs of local residents.

Key Points

- The Auckland Regional Council has signalled the area for urban development over the next twenty years.
- Waitakere has very few "green fields" areas available, and therefore needs to define "best use" for this land in the context of the development of the whole City.
- Waitakere is very short of land for business purposes. This is the only area sufficiently large to use for these types of activities.
- Parts of this area are very attractive, with high environmental quality. WCC wishes to preserve elements of this character in any urban development.
- The challenge for the Council is to reach its objectives for high quality, innovative, business and urban development, whilst retaining a high quality environment.
- Council desires informed input and participation by all stakeholders, to achieve the best result.

The consultation process and timelines

- ◆ Focus Groups for landowners, developers, utility providers, educational institutes & businesses. (To start in July 2002)
- ◆ Consultation sessions with government agencies, Auckland Regional Council, Rodney District Council, North Shore City Council and Maori (July 2002)
- ◆ Scenarios Workshop with experts from the fields of urban design, roading, water, economic development, ecology and geotechnics. (August 2002)
- ◆ First round of Public Consultation Meetings (October 2002)
- ◆ Second Workshop with experts to define preferred scenario. (December 2002)
- ◆ Second round of Public Consultation Meetings. (February 2003)
- ◆ Preferred options presented to Council (May 2003)

Local business input will be a continuous component throughout the process.

This newsletter will provide regular feedback.

Corridor News



Newsletter of the Massey North—Hobsonville Corridor

Issue no 2
November 2002

First round of Community Focus Groups produces valuable thoughts & ideas

"Retail and other business development should not be like what has been done in Albany, but don't try to duplicate what we already have in Westgate either. We want something completely different..."

"We need quality schools and quality housing to attract business decision-makers to this area..."

"Quality new jobs need to be created, which will ensure 'maximum economic value'."

"Preserve whatever we can of our existing green spaces and respect our heritage."

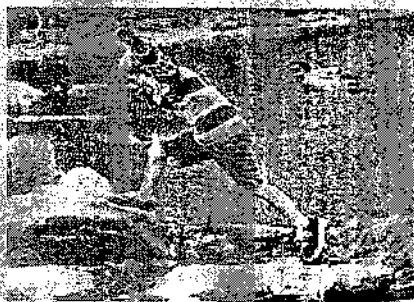
What the people want:

- Quality housing
- Quality schools
- Quality jobs
- Quality environment

These were some of the comments made by representatives of different stakeholder groups consulted during community focus groups on the future development options for the Massey North—Hobsonville Corridor.

A strong feeling was expressed that this area could be turned into a "one stop shop" in terms of quality schooling, work opportunities, high quality housing and local play facilities all being provided.

This area should attract a mix of people, including high-earning



entrepreneurs who will bring the right kind of industrial growth and jobs.

To recap...

This "corridor" exists to the northern side of Waitakere City, made up of the undeveloped land between Hobsonville Road, which marks the edge of the current Metropolitan Urban Limit (MUL) and the proposed State Highway 18, stretching from Westgate to Hobsonville (see map on back page).

The proposed new motorway,

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Key Points

- The Auckland Regional Council has signalled the area for urban development over the next 20 years
- Waitakere City Council believes that green fields areas are precious resources and we need to define "best use" for this land
- Waitakere is short of land for business purposes. This area is sufficiently large to provide for these types of activities
- Parts of this area are very attractive, with high environmental quality. Waitakere City Council wishes to preserve elements of this character in any urban development it embarks on.
- The challenge for the Council is to reach its objectives for high quality, innovative, business and urban development, while retaining a high quality environment.
- The Council wants informed input and participation by all stakeholders to achieve the best result.

Good planning takes time

Waitakere City Council is undertaking a process to look at the long-term development of the entire City.

This needs thorough planning and coordination between different projects, especially in the northern growth areas of the City. It is clear from the recent community consultations that the process will be on-going for a number of years.

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First round of Focus Groups

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which is destined to link Waitakere City with the North Shore, has been the catalyst for this consultation exercise, as it will open up great new opportunities for Waitakere City and its people.

Consultation

During July and August Waitakere City Council embarked on an intensive community consultation process to decide how this, one of the last large "greenfields" areas, could be developed to best benefit the city.

Groups consulted included: landowners, businesses, developers, Enterprise Waitakere, the Auckland Regional Council, Ministry of Education, Ngati Whatua, Te Kawerau a Maki, North Shore City Council, Rodney District Council, Transit NZ and other special interest groups. Representatives from these "interest groups" included environmental and historical societies, as well as residents and ratepayers groups.

State Highway 18 motorway

Most groups seemed to be of one mind about the role the new motorway will play in this city. Nobody accepted that it should merely be "the quick way through Waitakere City" for hurried motorists from elsewhere.

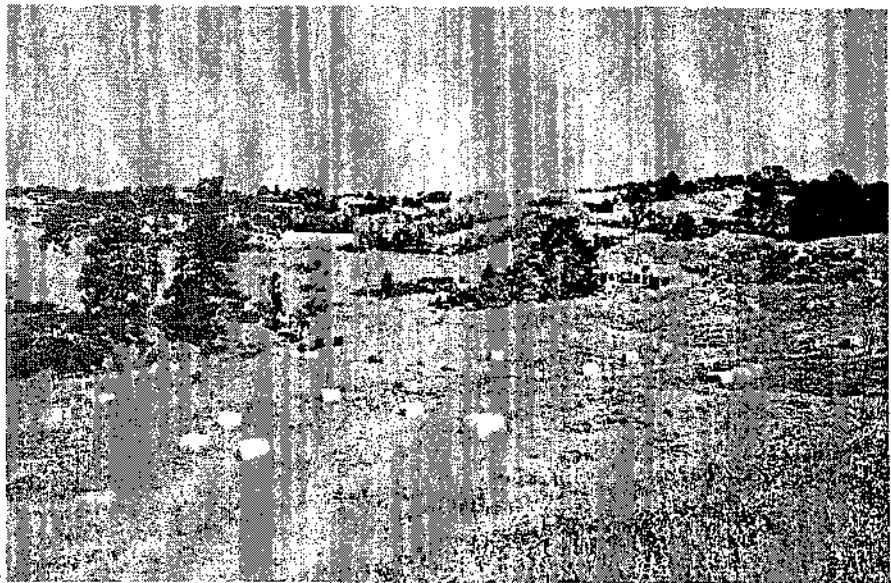
Many people want Transit NZ to adapt their plans and support the development of appropriate interchanges.

On and off ramps need to be designed properly and positioned logically, to support the potential business and residential growth, as traffic needs to be fed to the new business areas which may emerge.

Local iwi also want this area's "gateway status" to be recognised.

Auckland Reg. Council

The Auckland Regional Council confirmed that the Hobsonville Corridor has in principle been identified for long term urban growth. However water quality studies for the Upper Waitemata Harbour may not be completed until late 2003, and these could



affect development plans.

The ARC also confirmed that contaminated sites are generally not a problem in this area, as pre-1970 it was mainly used for dairy farming.

Business & employment

Business development has been identified as a crucial matter. Development of high-density

employment office-type businesses and high added value manufacturing are of the utmost importance, according to many groups.

Throw a high presence of home-based businesses, distribution centres and an organics supportive industry into the mix, and this area and Waitakere City will flourish, was the opinion of some of the groups.

The possibility for redevelopment on the current Westgate site still exists.

Many participants felt that the City needs to improve on Albany in terms of urban design, provision of employment and the quality of businesses.

Some landowners in the area encouraged the Council to urgently investigate industrial development north and west of the existing Westgate retail centre, in the area known as Massey North.

Businesses that embrace new technology should be attracted. Examples of desirable

businesses are IT, food technology, clean & light commercial, health and beauty products, etc.

Many people expressed a dislike of "car yards" and "strip development" and want Council to avoid this kind of development.

Quality education

Community and business groups were unanimous that the

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establishment of a new secondary school in the area was a priority. A high quality of education should be ensured - and possibly also a tertiary institution.

This would help to stop the loss of local students to schools outside Waitakere City, and could help to attract and retain investors and top decision-makers of major companies to this area. It is also crucial to supply the right kind of education to meet the needs of the new kinds of jobs of the future.

Housing

Many landowners would prefer to have a lower density housing than "rows and rows of boxy houses". They felt strongly that low cost / state housing should not be considered. Some also felt that many owners of lifestyle blocks would want the status quo to continue.

However another group of landowners were strongly in favour of increased industrial development, and didn't want to see

invest in Waitakere City.

It was also suggested that Council should allow for higher density housing, to be able to utilise this available piece of green fields properly, although quality of form, design & living should be pursued.

All groups stressed a desire for high quality natural environments in housing areas. However some landowners felt that the Council's suggested criteria for reserve areas were too cautious and that some of these areas did



Many residents expressed opposition to Moire Road in Massey as the Ministry's proposed site for a new secondary school.

Recreation

High on the development agenda should be proper recreational development.

This includes easy access to facilities like "eco-walkways", and cycle ways, which need to be designed complementarily to any new office buildings and the existing network of streams and creeks.

Many landowners would like to see the establishment of a high quality 3 to 4 star hotel.

An adventure park, cycle track along the motorway, community hall, associated small shops, a public swimming pool and a youth centre are more examples of what residents and landowners would like to have developed in this area.

major housing developed without complementary employment opportunities.

Developers and businesses agreed that it was important for development to be balanced with opportunities for a range of housing types.

High quality housing areas should be provided to encourage more business owners to live and

not have significant conservation value.

Other Matters

Many groups felt that the local identity and heritage of this area need to be preserved.

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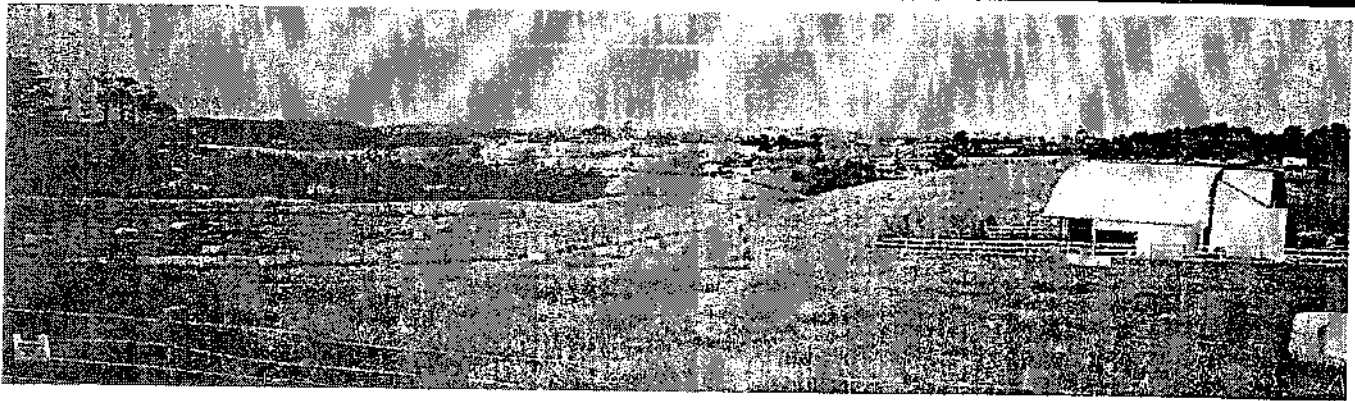
Rest of consultation process

Scenarios Workshop with experts from the fields of urban design, roading, water, economic development, ecology and geotechnics.

The next stages of consultation have been re-scheduled to co-ordinate with all projects in the area:-

- ◆ 1st round: Public Consultation Meetings (early 2003)
- ◆ Second Workshop with experts to define preferred scenario (early 2003)
- ◆ 2nd round of Public Consultation Meetings (mid 2003)
- ◆ Preferred options presented to Council (late 2003).

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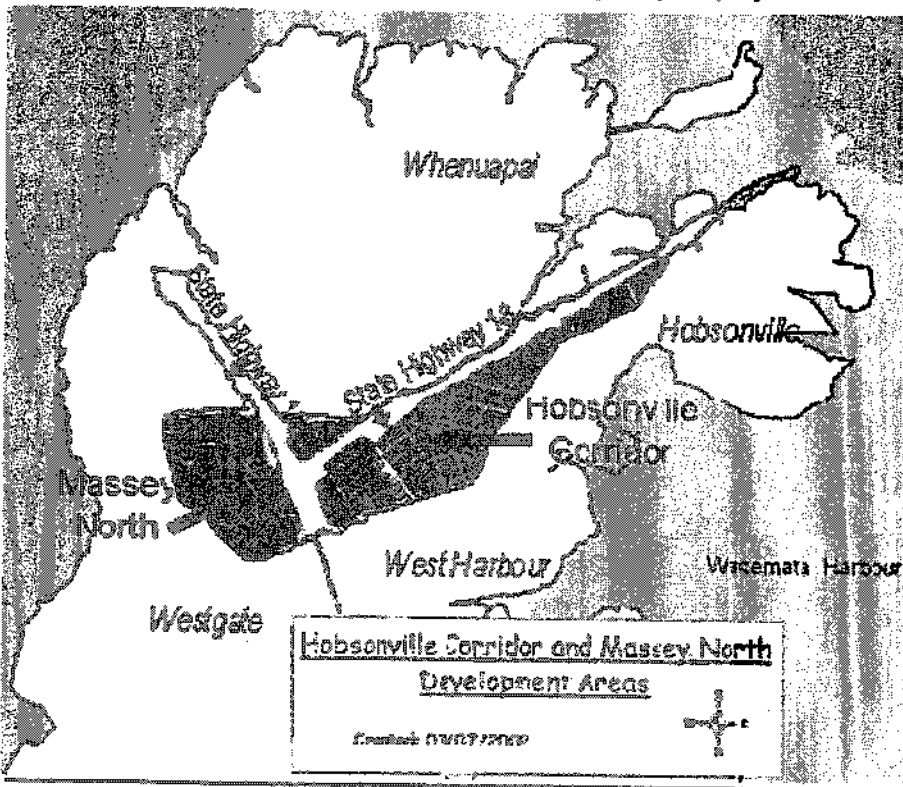
"First round..."

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Traffic issues such as link roads, landscaping and noise mitigation should also be included in planning. Some residents were in favour of a train/monorail

transport system alongside the new motorway. Other public transport systems should also be considered from the outset.

Some residents raised concerns about uncertainty surrounding developments at the Hobsonville Airbase and progress of the State Highway 18 project.



Consultation with stakeholders recently started on the future use of the Massey North—Hobsonville Corridor (red and purple area on the map).

For enquiries on the project or to receive regular updates of this newsletter, contact Steve Wilcox, Project Manager, Strategic Projects, Waitakere City Council.
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The views expressed in this newsletter are from a wide variety of stakeholders and interested parties and do not reflect any official Council position.

New issues need more time...

Many of the ideas generated from the Focus Groups are worthy of further exploration. Council wishes to include these ideas in its future thinking, as well as the following:-

- **Transfund** have announced funding for the construction of a new Upper Harbour Bridge as well as a new State Highway 18 motorway linking Waitakere with North Shore City.
- The future of **Hobsonville Airbase** is still being negotiated between Crown Agencies. Housing New Zealand and the Ministry of Education have first choice of the land.
- The **NZ Defence Force** has stated that a review of the status of Whenuapai Airbase is still under consideration.
- **Waitakere City Council** will need to set aside sufficient time to work through all the issues raised through the consultation process, as early work has already shown a high number of complex issues pertaining to the development in this and nearby areas.
- Because of the uncertainty surrounding these issues the Council will take a more cautious approach to the planning for the Hobsonville Corridor. More time will be needed to fully work through all the implications, and to make sure there is co-ordination across all projects in the northern area of Waitakere City.