

AGENDA REPORT

7



NORSGA Integrated Infrastructure Programme
 25-Nov-2008
 Project Lead: Asset Management Department

Work by WCC
 Work by others

Task	2009			2010			2011			2012						
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DRAFT																
1. APPEALS																
1.1 SULL Approvals (ARC Hearing)																
1.2 PC 15 Appeals (WCC Hearing)																
1.3 Commercial Appeals																
1.4 PC 18 Appeals (WCC Hearing)																
1.5 LAMP Appeals																
1.6 ARPS Appeals																
2. WCC POLICIES & STRATEGIES																
3. NORSGA WIDE INFRASTRUCTURE																
3.1 Infrastructure Concept Plans + Outputs																
3.2 Infrastructure Detailed Design																
3.3 Tenders (first projects)																
3.4 Construct (first projects)																
4. LTCCP 2008																
4.1 Activity Plans (final deadline)																
4.2 Development Contribution Schedules																
4.3 Council Approval of LTCCP (deadline)																
5. LAND ACQUISITION FOR INFRASTRUCTURE																
5.1 Reference Concepts																
5.2 Designations																
5.3 Land Acquisition (final deadline)																
6. HLC in PC13																
6.1 Developer Agreements																
6.2 LTCCP Process																
6.3 CDP Hearings																
6.4 CDP Consent Approval																
6.5 Earthworks																
6.6 Ovals																
6.7 Housing																
7. NMPIC in PC14																
7.1 Developer Agreements																
7.2 NZRPS CDP Process																
7.3 CDP Hearing																
7.4 CDP Consent Approval																
7.5 Earthworks																
7.6 Ovals																
7.7 Building																
8. NZRPS in PC15																
8.1 Developer Agreements																
8.2 NZRPS CDP Process																
8.3 CDP Consent Approval																
8.4 Earthworks Consent Approval																
8.5 Earthworks																
8.6 Ovals																
8.7 Building																
9. NZTA SH18 Project																
9.1 Earthworks																
9.2 Buckleay Ave Diversion																
9.3 Earthworks																
9.4 Bridges etc																
9.5 Environment SH18 Buckleay to Tapp																
9.6 Environment SH18 & SH16																
9.7 Construction																
10. Merino Project in PC13																
10.1 Developer Agreements																
10.2 CDP Process																
10.3 CDP Approval																
10.4 Earthworks																
10.5 Ovals																
10.6 Building																

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NORSGA FORUM

RECORD

DATE: Thursday, 20 November 2008 **TIME:** 5.00 pm

MEETING ROOM: The John Lawson Room

VENUE: Massey Library, Cnr Don Buck Road and Westgate Drive, Massey, Waitakere

PRESENT:

Cr Linda Cooper, JP	Waitakere City Council (Chair)
Cr Vanessa Neeson, JP	Waitakere City Council
John Riddell	Massey Community Board
Noel Rugg	Herald Island Residents & Ratepayers Assoc.
John Carrodus	Hobsonville/West Harbour Residents & Ratepayers Assoc.
June Kearney	Hobsonville/West Harbour Residents & Ratepayers Assoc.
Brian Lay	Massey and Birdwood Settlers Association Inc.
Ian Miller	Massey and Birdwood Settlers Association Inc.
Graeme Barnard	Whenuapai Residents & Ratepayers Assoc.

ALSO PRESENT:

Jeff Murray	Waitakere City Council
Sean Bignell	Hobsonville Land Company Limited
David Ison	Hobsonville Land Company Limited
Campbell Barboir	New Zealand Retail Property Group Limited
Desiree Tukutama	Waitakere City Council

APOLOGIES:

Allan McGregor	New Zealand Retail Property Group Limited
Allen Davies, JP	Massey Community Board
Malcolm Hahn	Whenuapai Residents & Ratepayers Assoc.

FORUM DISCUSSION RECORD

1. Hobsonville Land Company Limited - Comprehensive Development Plan

Proposed Marine Cluster/Precinct Update

S Bignell and D Ison provided an update on the marine cluster to the forum. It was noted the impacts of the current economic climate on the marine industry, have resulted in a reduction of boat-building staff. In spite of this, both yachties and boaties remained positive. Also encouraging was the confirmed continued support from the newly appointed government for the marine industry infrastructure. J Kearney commented on Council's response, subject to confidentiality requirements, to her questions on the Hobsonville Marine Industry Special Area Development Update report presented to the Policy and Strategy Committee 6 November 2008. J Murray presented the forum with a detailed diagram of the precinct including future demographic projections, which he emphasised, were estimates subject to change.

Qu? Are there any measures planned to address any possible noise control issues for residents in the area?

Hobsonville Land Company (HLC) confirmed their plans to buffer residents from noise, with work currently underway to measure noise, gas and fume discharges. Collaborative talks with Waitakere Properties Limited expect to explore a robust long-term structure to address all possible contaminants and cater for the future.

Qu? Where are the demographic figures (ie: 9,000 pop) derived from?

The figures were sourced from regional statistics. It was highlighted that essentially the projections considered the Local Government (Auckland) Amendment Act 2004 requirement for any proposed higher density communities with mixed used developments. It was necessary for the District Plan changes to propose these figures in order to reflect the requirement and conform to the Act.

Qu? The actual figures in the District Plan state the figures of 6,000 – 9,000 pop. Why didn't the Council appeal these figures?

It is projected that the population may reach 2 million by 2040. The higher density population figures were required to cater for this demographic projection.

Qu? Recent re-adjustment changes have made the precinct larger?

HLC confirmed the area has been pushed out and the proposed buffer has been re-aligned, however this has not been finalised.

Qu? When will the Buckley Avenue Hearing order of submitters be confirmed?

This will be confirmed on 1 December 2008. The applicant will commence the Hearing.

Qu? How accurate are the FTE (Full Time Equivalent) figures for employment and the HH (Household) figures as projected in the diagram?

J Murray responded that the figures were projections and are open to debate. The estimates were based on a similar comparative business/commercial area – Lincoln Road. There is not set period of time for the estimates and by 2030 it would really depend on the state of the economy at that time. Estimates are a necessary part of the planning process important for, the District Plan changes, New Zealand Transport Authority and the impact on the motorway, Watercare when deciding how big to make the pipes, marine industry on whether to consider offices or warehousing, etc.

Qu? In terms of future agricultural growth, with all the proposed developments in the NorSGA area, this opportunity will be pushed out, as farmland will be utilised instead for residential and industrial use.

It is important to align with the Regional Growth Strategy and not enter into the greenfield areas creating any unplanned developments and potential inefficient land use.

Qu? Will the area of land sustain the rate of people growth?

The District Plan changes are open to debate. Further comments included by 2011, it is envisaged to begin development when the motorway is completed. The use of Hobsonville Road for heavy transport haulage is currently under discussion and it was noted that NZTA 'calls the shots' in this regard. A redesign may take place to ensure Hobsonville Village remains in pristine condition. It was also noted that the management of haulage is only temporary.

Decision on wastewater sewage system servicing the development

This has not been finalised with various options having been considered. In particular the enhanced conventional gravity system, similar to the North Shore City system used which reduces infiltration.

Progress on appeals related to the Integrated Catchment Management Plans for wastewater and stormwater discharge consents.

The Integrated Catchment Management Plans have now been signed off and approved and the consents are subject to finalisation.

Date for applications for consent to discharge stormwater from construction earthworks and will these be subject to public notification?

The consent to discharge stormwater from construction earthworks has now been granted. Public notification is not required at this level.

Further issues raised by N Rugg highlighted various concerns for the community. He noted the original consent granted to Waitakere City Council (WCC) by the Auckland Regional Council on the catchment plan was not integrated and did not include all the aspects of the signed Memorandum of Understanding with Watercare and the HLC. Watercare would have to re-apply for a separate consent for discharge rights for the new pumping station as Council are unable to merely 'hand over' their consent. He also noted that until the military owned sewage system is decommissioned upon Watercare's completion of the replacing pumping station, it must be noted that the military sewage system's capacity is only up to a certain level to which any possible overflow will be released into the bay/harbour creating a negative impact on the environment. It was important for Watercare to complete the Buckley Avenue sewage system within 2 years in order to cater for the planned housing development by the HLC as the military sewage system would be stretched to capacity, with a threat of overflow. Herald Island Resident and Ratepayers Association and Guardians of the Upper Harbour, have met with Watercare and have offered to waive their objections given that the condition of term of completion of the sewage system is within 2 years. It was mentioned by Watercare that if the construction was fast-tracked it was necessary to reduce the lanes on Hobsonville Road to one for 6 months in order to lay the 1.2 metre pipe for the system.

Qu? Is the road closure going to occur on Hobsonville Road, in order to lay pipes for the Buckley Avenue sewage system?

T Miguel, Deputy Director City Services, Council has responded: No - this will not take place and will clarify the situation directly with N Rugg.

2. General Business

J Kearney commented on the Social housing development as outlined and clarified that the Hobsonville Resident and Ratepayer concerns were of the physical design nature of the development in regard to "density" and it was not their place to enter into any "social" aspects of the development.

In regards to local services for Hobsonville Village, a social agencies workshop produced a document which stated the existing community is lacking in amenities to meet the needs of the community. Efforts are being made to retro-fit this area identified as an example of bad design - a sprawl, with no amenities.

C Barboir noted that New Zealand Retail Property Group Management Limited own the Hobsonville Village land. He provide the forum with an outline commented further on the present effects of the Regional Growth Strategy decided in the late 1990's as a radical piece of work. Waitakere was disadvantaged as their urban environment didn't cater for the working family which resulted in most of the population leaving Waitakere for employment in Auckland City. This placed the children in these families at a disadvantage as they missed out on quality family time with parents while they travelled to and from work. The opportunities were not out west, but elsewhere.

It was emphasised for clarification that the current proposed NorSGA area development is predominantly to serve the present local catchment of the previous 20-30 years who have been placed at a disadvantage by the government, with the lack of urban environment and amenities to cater to the local community, more so than for any future population growth catchment. The development is to basically fill the gaps. This proposed catchment is not limited to the community in the West but also targets South Rodney, Northern Waitakere and parts of North Shore.

He added, it is noted Waitakere does not have any regional major sporting facility such as Albany even though Waitakere is nearly as big as North Shore and also research shows Waitakere does not provide as many jobs as Albany.

He also spoke of the plans for the proposed plans for extension of the existing Hobsonville Village area. To keep in context for the local community, 4 hectares of land is available to develop – the existing shopping centre at Henderson is 5 hectares therefore there is significant retail development planned for balance for the local population. Whether or not the area will consist of office space is more difficult to predict than warehousing and industrial amenities. Worldwide we must make it a quality desirable location to appeal to business owners. It's noted that business owners who live in Browns Bay travel to Penrose to operate their business. It has been identified that business owners live in Waimauku and Taupaki, therefore the aim is to provide a business environment for these business owners in Waitakere to reduce their duration of transport time and travel costs. Research has shown that basic level needs are amenities and employment localities which are closer to home. The Hobsonville Village timeframe for development depends on the consents process and this is proving to be the most basic challenge.

It was recognised that Waitakere is referred to as the outskirts of the city - however if you think carefully, we ARE within the city of Waitakere.

L Cooper commented that it is very important that NZRPG Management were commended on their patient investment into the NorSGA development awaiting consents to begin work.

N Rugg thanked the forum for the information as discussed and recognised the Resident and Ratepayer Associations in Waitakere had a difficult job at the coal face of the community. Trying to help 200-300 people understand the entirety of the development is challenging. There is a lack of understanding in the community as there is perhaps a lack of access of information or not lack of knowledge of where to find this information. It was commented it was now necessary to campaign to locals that the development is actually a positive change for the community and to get them excited about the proposed changes. L Cooper commented the Mayoral Taskforce will meet to discuss support for the NorSGA development. Similar reaction was seen when Westgate Shopping Centre was first envisaged, however, their current success, is prime indication of the potential of the NorSGA Development and what the community could expect.

The forum commented further on the need for the Residents and Ratepayers Associations in Waitakere to encourage the community to view the positive benefits of the development. It was noted that the community were not totally against the development but were concerned for the effects of the development on the environment and need assurances that these benefits will occur.

L Cooper responded that the District Plan changes were descriptive along with the design guidelines, etc which balances the effects of communities of developments. The community must be reminded that without private investment the development will not take place. Also noted by J Carrodus was that economically the project could go belly up if the planners were not careful and it is important not to overlook the details. It was responded that the Comprehensive Development Plans is an effort to adequately provide these details for the community.

The next bimonthly NorSGA Forum meeting will be held on Thursday, 19 February 2009 at 5.30 pm in The John Lawson Room, Massey Library, Cnr Don Buck Road and Westgate Drive, Massey, Waitakere.

Discussion ended at 6.30 pm.