



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, 16 November 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.

11 November 2009

Desiree Tukutama  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8815

### MEMBERSHIP:

Councillors	LA	Cooper, JP (Chairman)	
	PA	Hulse (Deputy Chairman)	
	DQ	Battersby, QSM, JP	
	MFP	Chan, JP	
	RP	Dallow, QPM, JP	
	WW	Flaunty, QSM, JP	
	VS	Neeson, JP	
Councillor	P	Walbran	Auckland Regional Council
	Mr C	Barbour	NZRPG 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)
			S Lloyd (alternate)

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, 16 NOVEMBER 2009,  
COMMENCING AT 9.30 AM**

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**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 MEMBERS REPORTS	3
	F DISTRICT PLAN CHANGES/APPEALS	4
	G NORSGA UPDATE	4
	H REVIEW OF PURPOSE AND FUNCTION OF THE NORSGA URBAN DEVELOPMENT COMMITTEE	4
7	MASSEY NORTH TOWN CENTRE - LIBRARY AND PARKS INFRASTRUCTURE	4

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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 16 November 2009**

	<b>Name</b>	<b>Organisational Position</b>	<b>Other - e.g.: 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 - e.g.: 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.	Campbell Barbour	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
14.	Steven Lloyd	Not Applicable	Not Applicable



#### 4 **CONFLICTS OF INTEREST**

The Council has acknowledged in its Code of Conduct that 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, 14 September 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, 14 September 2009, as circulated, and that they be taken as read and now be confirmed.

#### **NORSGA FORUM**

AI-A5

A discussion record of the NorSGA Forum held on Thursday, 22 October 2009 is circulated with the agenda at pages A1 to A5 for information only.



#### 6 **PRESENTATIONS**

##### **A PROJECT OVERVIEW**

The Director: Strategic Planning will provide an 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 an update to the NorSGA Urban Development Committee.

##### **C AUCKLAND REGIONAL COUNCIL**

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

##### **D AUCKLAND REGIONAL TRANSPORT AUTHORITY**

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

##### **E MEMBERS REPORTS**

Provision has been made to enable Committee Members representing the New Zealand Retail Property Group Management Limited, 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 NorSGA development.

**F DISTRICT PLAN CHANGES/APPEALS**

A6-A8

The Principal Planner will update the Committee on the status of appeals lodged in relation to proposed District Plan Changes 13 - 15. A copy of the table is attached at pages A6 to A8.

**G NORSGA UPDATE**

The Manager - Strategic Framework and Research and the NorSGA Consultant, will provide an overview of all NorSGA project work and at what stage Council expects to be at in 12 months time.

**H REVIEW OF PURPOSE AND FUNCTION OF THE NORSGA URBAN DEVELOPMENT COMMITTEE**

The Director: Strategic Planning and the Chairman will facilitate a review of the purpose and functions of the NorSGA Urban Development Committee. It is proposed that the meeting will break into a workshop session.



**7 MASSEY NORTH TOWN CENTRE - LIBRARY AND PARKS INFRASTRUCTURE**

**GLOSSARY**

Auckland Transition Agency	(ATA)
Comprehensive Development Plan	(CDP)
Infrastructure Funding Agreement	(IFA)
Long Term Council Community Plan 2009-2019	(LTCCP)
New Zealand Retail Property Group Management Limited	(NZRPG)

**EXECUTIVE SUMMARY**

The purpose of this report is to seek approval from the NorSGA Urban Development Committee to bring forward funding in the Long Term Council Community Plan 2009-2019 (LTCCP) to carry out enabling earthworks; to start the design of the library, civic space and town square; and to start the design of the Sakaria Stream Corridor within the new Massey North Town Centre.

It is necessary to start site preparation (enabling earthworks) and design processes earlier than planned in order to: (i) meet Council obligations set out in the Infrastructure Funding Agreement (IFA) with NZRPG and (ii) promote the integrated development of the town centre.

Further timing changes will need to be made to the LTCCP (through the Annual Plan 2010/2011) to align budgets for detailed design and construction of the civic space and town square.

Any decision made by the NorSGA Urban Development Committee on this matter will be subject to confirmation by the Auckland Transition Agency (ATA).

## RECOMMENDATIONS

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

1. **Receive** the Massey North Town Centre - Library and Parks Infrastructure report.
2. **Agree**, subject to resolution 4 below, that funding as provided in the Long Term Council Community Plan 2009-2019 be brought forward to the current year (2009/2010) for site preparation (enabling earthworks) and design processes within the Massey North Town Centre as follows:
  - i. \$470,000 from 2010/2011 for the library (earthworks, design)
  - ii. \$45,000 from 2013/2014 and \$10,000 from 2014/ 2015 for the civic space (earthworks, design)
  - iii. \$55,000 from 2012/2013 for the town square (earthworks, design)
  - iv. \$50,000 from 2010/2011 for arts integration (design)
  - v. \$60,000 from 2012/2013 for Sakaria Stream Corridor (design)
3. **Note** that further timing changes will need to be made to the Long Term Council Community Plan to align budgets for detailed design and construction of the civic space and town square within the Massey North Town Centre.
4. **Note** that resolution 2 will be subject to the approval of the Auckland Transition Agency.

## **BACKGROUND**

- A9
1. Plan Change 15 incorporates the Massey North Urban Concept Plan and establishes the Massey North Town Centre Special Area (refer to plan attached at page A9). This provides for a range of activities including public open space and community facilities. While the Council's decisions on some aspects of Plan Change 15 are under appeal, planning for the development of the Massey North Town Centre identified as Precincts A and B is well advanced by New Zealand Property Group Management Limited (NZRPG).
  2. The Council has been working closely with NZRPG to ensure that appropriate plans and resources are in place to support the development of the town centre and enable public open spaces and community infrastructure to be developed in a timely manner.
  3. Rule 26.2(e)(x) of Plan Change 15 requires the Council to confirm with NZRPG what public open space and community facilities will be required within the Massey North Town Centre. On June 2008, the Policy and Strategy Committee resolved the following:

*"The Policy and Strategy Committee resolved to:*

2. ***Agree** that land be acquired for a library, community centre, town square and quality park within the first stage of the Massey North Town Centre Special Area, Precinct A development, as set out in the Massey North Town Centre Library, Community Centre and Open Space Development report."*

906/2008

- A10
4. Provision for these facilities has been made in the Comprehensive Development Plan (CDP) applications made by NZRPG for Precincts A and B as indicated on the map attached at page A10. The CDP applications also provide for open space to be provided alongside the Sakaria Stream.

## DECISION MAKING

### Issues

5. Provision was made in the LTCCP for the design and construction of the library, town square, civic space (associated with the library) and open space alongside the Sakaria Stream.
6. Since the LTCCP was adopted, NZRPG's work programme has evolved and the Council and NZRPG have negotiated an infrastructure funding agreement (IFA) (subject to ATA approval). Under the IFA the Council has secured land for community facilities and open space within Precincts A and B. The IFA also sets out the responsibilities for the construction and timing of key infrastructure. In order for the Council to meet commitments made in the IFA and deliver supporting infrastructure in an integrated manner, Council needs to adjust the infrastructure programme and bring forward funding to undertake enabling earthworks and commence design for these facilities.

### Library, Civic Space and Town Square

- A10
7. The library, adjoining civic space and town square will be located in the southern block of the town centre as labelled on the plan attached at page A10.
  8. Under the IFA the Council is required to design and construct the library, civic space and town square contemporaneously with NZRPG's adjacent development. NZRPG have advised that they propose to carry out enabling earthworks to prepare the site for construction in 2009/2010 and commence construction in this area over the 2010/2011 construction season with a target of opening the town centre in 2012. The Council will therefore need to plan to start construction of the library, civic space and town square in early 2011 to allow opening in 2012.
  9. To prepare the library, civic space and town square site for construction, some earthworks will be required. As NZRPG propose to do enabling earthworks over the 2009/2010 construction season, there is an opportunity to contract NZRPG to undertake earthworks on Council's behalf.
  10. An integrated process for the design of the block containing the library, civic space and town square is proposed. This approach will enable this block to be designed in a way that promotes better quality urban design and achieve effective integration with the town centre. It will also provide for a collaborative arts approach for the design of public open space and buildings. This process will take approximately 12 months to complete so it is imperative that design commences almost immediately to achieve the 2010/2011 construction start date.
  11. The Annual Plan 2009/2010 makes no provision for enabling earthworks or design, thus funding needs to be brought forward now. Funding for the construction of the civic space and town square will also need to be brought forward, however these changes will be sought through the Annual Plan 2010/2011.

### Sakaria Stream Corridor

- A9
12. The Massey North Urban Concept Plan which forms part of Plan Change 15 identifies an area of ecological open space (refer to the attachment at page A9) which passes through all precincts within Massey North. This area, referred to as the 'Sakaria Stream Corridor', will form part of the public open space network for Massey North and will include a number of stormwater ponds.

13. There are a number of current projects that will impact on the development of the Sakaria Stream Corridor. In summary these include:
  - NZRPG's site preparation earthworks which are proposed to start in the 2009/2010 earthworks season. Planting within the riparian margins is proposed as mitigation;
  - The Council's construction of Northside Drive and associated stormwater ponds (Ponds 3, 6 and 7) which is programmed for 2010/2011. Detailed design of Northside Drive is currently underway; and
  - NZRPG have started design of stormwater Ponds 2 and 3 which will service Precincts A and B.
14. It is important for the successful development of the Sakaria Stream Corridor as a public recreational space that an integrated design approach is achieved in relation to not only those projects identified in paragraph 12 above but also to future developments in other precincts adjoining the stream corridor (i.e. C, D and Employment Special Area).
15. High level designs for the corridor were developed by the Council in 2008 but these do not provide sufficient direction to enable a common design approach to be adopted.
16. While the LTCCP includes provision for a concept design to be developed in 2012/2013 to articulate an integrated design approach, most of the designs for the projects outlined above will be finalised well before then.
17. Bringing forward funding to enable a concept plan for the Sakaria Stream Corridor to be developed prior to the completion of detailed designs for the projects outlined in paragraph 12, will enable an integrated design approach to be adopted to within these projects.

#### **Option to Address Issues: Bring Forward Funding**

18. There is only one option available for addressing the issues due to obligations in the IFA with NZRPG and Plan Change 15 requirements for achieving an integrated and high quality town centre. This is to bring forward funding within the LTCCP for (a) the enabling earthworks and design of the library, civic space, town square; and (b) the design of the Sakaria Stream Corridor.
19. Bringing forward funding to enable site preparation and design programmes to start will achieve greater integration of the Council's own workstreams, achieve greater alignment with NZRPG's work programme and promote higher quality development within the area covered by the Massey North Urban Concept Plan.
20. The Council will meet IFA obligations for the development of key open spaces and community facilities.
21. Bringing forward funding to 2009/2010 will allow the following to be achieved:
  - Library, civic space and town square – concept design, including the engagement of a lead artist. Enabling earth works on the site; and
  - Sakaria Stream Corridor – completion of concept design.

## STRATEGIC CONTEXT

22. The development of the library and open space within the Massey North Town Centre contributes to achieving two key community outcomes. Urban and Rural Villages (through the development of thriving well connected town centres) and Sustainable Environment (through managing growth in a way that increases sustainability and enables a healthy living environment).
23. The library and open space infrastructure developments achieve Council's strategic direction in the following ways:

### *Growth Management Strategy*

- Ensuring that the development of the infrastructure is linked to growth.

### *Social Strategy*

- Creating built and natural environments that are accessible, sustainable and promote the health and wellbeing of all people;
- Promoting and supporting learning and literacy; and
- Prioritising the needs of children and young people.

### *Environment Strategy*

- Maintaining, protecting and enhancing the natural environment and green network; and
- Supporting native biodiversity and integrated water management.

### *Cultural Strategy*

- Enabling the provision of cultural, leisure and learning activities and infrastructure; and
- Supporting cultural expression and arts.

## CONSULTATION

24. Consultation with key staff across Council has taken place. Representatives from Strategic Planning, Leisure Services, Libraries, Parks Planning, Social and Cultural Strategy, Urban Planning and Design, Special Projects, Ecowater and Roding have been involved in ongoing discussions to achieve the alignment of various work streams within the Massey North Town Centre Special Area to meet obligations in the IFA and to achieve quality outcomes for the new town centre.
25. The Council is working closely with NZRPG and other stakeholders over developments within the Massey North Town Centre Special Area. The options discussed in this report have taken particular account of NZRPG's latest plans.
26. Public consultation around the projects outlined in this report was undertaken in relation to the LTCCP and considered by both the Council and the Long Term Council Community Plan and Annual Plan Committee in March and April 2009.
27. The recommendations outlined do not affect the 'cost envelope' for these projects set out in the LTCCP. Accordingly it is not considered necessary to undertake further public consultation.

## RESOURCES

28. The Annual Plan and LTCCP includes provision for the acquisition of land, design and construction of the library, civic space, town square and Sakaria Stream Corridor as shown on the 'current budget' line on the table below. The Sakaria Stream Corridor comprises areas identified as 'Area 1 Corridor Top Plan Change 15', 'Corridor Park Area 2 Massey North Plan Change 15', 'Lower Corridor Area 3 Massey North Plan Change 15', 'Area 4 Plan Change 15' and 'Area 5 Commercial Area Park Plan Change 15' as shown in the table under paragraph 29.
29. Starting the enabling earthworks and design processes in 2009/2010 will require funding to be brought forward within the LTCCP as follows:
- \$470,000 from 2010/2011 for the library (earthworks, design);
  - \$45,000 from 2013/2014 and \$10,000 from 2014/ 2015 for the civic space (earthworks, design);
  - \$55,000 from 2012/2013 for the town square (earthworks, design);
  - \$50,000 from 2010/2011 for arts integration (design); and
  - \$60,000 from 2012/2013 for Sakaria Stream Corridor (design).
30. The effects of these changes on the Annual Plan and LTCCP are demonstrated under the 'adjusted budget line' in the table below (the shaded grey boxes highlight changes).

Details	2009/2010 Budget (\$000's)	2010/2011 LTCCP (\$000's)	2011/2012 LTCCP (\$000's)	2012/2013 LTCCP (\$000's)	2013/2014 LTCCP (\$000's)	2014/2015 LTCCP (\$000's)
<b>NorSGA/ Massey North Library</b>						
Current budget <sup>(Note 1)</sup>	0	6,825	6,825	0	0	0
<i>Adjusted budget</i> <sup>(Note 1)</sup>	470	6,355	6,825	0	0	0
<b>Massey North Arts</b>						
Current budget	0	100	200	200	0	0
<i>Adjusted budget</i>	50	50	200	200	0	0
<b>Town Square Massey North Plan Change 15</b>						
Current budget	718 <sup>(Note 2)</sup>	0	0	45	629	0
<i>Adjusted budget</i>	773	0	0	0	619	0
<b>Area 1 Corridor Top Plan Change 15</b>						
Current budget	0	0	0	3,707	736	0
<i>Adjusted budget</i>	60	0	0	3,647	736	0
<b>Corridor Park Area 2 Massey North Plan Change 15</b>						
Current budget	1,107 <sup>(Note 2)</sup>	0	0	0	8,669	3,260
<i>Adjusted budget</i>	1,107	0	0	0	8,699	3,260
<b>Civic Space Library (Pocket Parks) Plan Change 15</b>						
Current budget	0	0	0	0	193	180
<i>Adjusted budget</i>	55	0	0	0	138	180
<b>Lower Corridor Area 3 Massey North Plan Change 15</b>						
Current budget	2,088 <sup>(Note 2)</sup>	0	0	<i>Additional budget allocated beyond 2014/2015</i>		

Details	2009/2010 Budget (\$000's)	2010/2011 LTCCP (\$000's)	2011/2012 LTCCP (\$000's)	2012/2013 LTCCP (\$000's)	2013/2014 LTCCP (\$000's)	2014/2015 LTCCP (\$000's)
<i>Adjusted budget</i>	2,088	0	0			
<b>Area 4 Plan Change 15</b>						
Current budget	0	0	0	<i>Budget allocated beyond 2014/2015</i>		
<i>Adjusted budget</i>	0	0	0			
<b>Area 5 Commercial Area Park Plan Change 15</b>						
Current budget	0	0	0	<i>Budget allocated beyond 2014/2015</i>		
<i>Adjusted budget</i>	0	0	0			

Notes

- (1) All budget figures are non-BERL adjusted  
(2) Budget allocated to land purchase

31. The amount being brought forward totals \$690,000. If fully spent in the last quarter of this financial year, this will incur a nominal cost of approximately \$10,000 of unbudgeted interest (assuming a 5.5% interest rate for debt servicing).

### IMPLEMENTATION ISSUES

32. As noted under paragraph 8, there is an opportunity to contract NZRPG to undertake enabling earthworks over the library, civic space and town square on behalf of the Council. Council officers will investigate whether this is a cost effective option.
33. Bringing forward funding to undertake design processes (for library, town square, civic space and Sakaria Stream Corridor) will have implications in terms of staff resourcing however these are strategic projects for the Council and other projects can be reprioritised to support the design processes.
34. Once funding is confirmed, design processes including tendering and the development of a detailed work programme (including costings and timelines) will commence.
35. While bringing forward funding for enabling earthworks and design will serve to align the Council's work programmes with those of NZRPG, the development of the town centre and NZRPG's associated work programme is complex and there is a large amount of infrastructure (roads, utilities etc.) that will need to be put in place before the town square and library building can start. The Council will continue to monitor NZRPG's progress and may need to make further adjustments to work programmes and budgets. These matters will be addressed in further reports to the appropriate committee as necessary.

### AUCKLAND COUNCIL TRANSITION ISSUES

36. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 imposes restrictions on Waitakere City Council's decision making capabilities. Certain decisions require confirmation by the ATA.
37. The ATA when confirming the Council's decision to adopt the LTCCP notified the Council pursuant to s. 20 of that Act, that any decision relating to the Council's 'wider NorSGA project' would be a decision to which s. 31(1)(b) may apply and must be referred to the ATA prior to implementation. The recommendations in this report are accordingly conditional upon confirmation by ATA.

**Report prepared by:** Gyles Bendall, Service Manager: Parks Planning; Su Scott, Group Manager Library and Information Services; and Sarah Smellie, Parks Planner: Parks Planning.

