

6 **HOBSONVILLE LAND COMPANY - PRESENTATION OF INTERIM DESIGN CONCEPT**

PURPOSE OF THE REPORT

The purpose of this report is to introduce a presentation by the Chief Executive Officer of the Hobsonville Land Company, Sean Bignell, and to report on implications for Plan Change 13 to the City Development Committee.

BACKGROUND

In 2001, the New Zealand Defence Force announced that its operations at Hobsonville would be relocated. A marine industry cluster was identified as one potential use for the land, and an area tentatively identified for this purpose. The work of a Mayoral Taskforce was followed by a design workshop and the ongoing development of Council aspirations for the site.

In 2002, the Government agreed that the Housing New Zealand Corporation should facilitate the creation of an integrated community at Hobsonville. Recognising the opportunities offered by the scale and location of the site, the Government, through Housing New Zealand Corporation, established the Hobsonville Land Company in 2005.

A series of subsequent transactions have resulted in about 111 ha of the 167 ha site being set aside for housing, with the balance being retained by the New Zealand Defence Force, Ministry of Education, Waitakere City, and marine industry interests. The current Defence housing land is likely to also be included in the Hobsonville Land Company project.

The interim concepts to be presented were developed for the Hobsonville Land Company through a collaborative design process led by Boffa Miskell Limited. The project team included a wide range of experts from Architectus, Geoffrey Walker Urban Design, Landcare Research, Market Economics Limited, Flow Transportation Specialists, Salmond Reed Architects, and Fraser Thomas Limited.

The team built on previous work and studies commissioned by Housing New Zealand Corporation, Waitakere City Council, the Auckland Regional Council, and others; and were overseen by a Reference Group comprising Pat Snedden (Chairman of Housing New Zealand Corporation), Helen Fulcher (Chief Executive Officer of Housing New Zealand Corporation), Professor Clinton Bird, John Byrne (Queensland State Government), Greg Hinton (independent Housing New Zealand Corporation Board member), and John Mackay (Manager Urban Development & Design)

The starting point for the Interim Urban Design project was the Hobsonville Land Company Board's vision for the site: *"to set new benchmarks for sustainable urban development within New Zealand and to build a community that is available to people from all sectors of society"*.

The Hobsonville development is intended as a flagship and as a demonstration project for the *Sustainable Cities Programme of Action, Urban Design Protocol, New Zealand Housing Strategy* and other initiatives. The project is also intended to closely align with and support regional planning initiatives (the Auckland Regional Growth, Land Transport, and Economic Development Strategies) and the related planning objectives of Waitakere City Council.

STRATEGIC CONTEXT

The integrated urban development of the old Hobsonville Airbase will contribute to the Urban and Rural Villages platform, the Integrated Transport and Communications platform, the Strong Innovative Economy Platform, the Strong Communities platform, the Green Network platform, the Three Waters platform, and the Sustainable Energy and Clean Air platform.

ISSUES

One reason for commissioning the interim urban design concept was to test and verify the provisions of Plan Change 13, which was notified in March 2005 and is due for hearing before the joint regional panel in November. An initial statutory planning review of this report was carried out by Hobsonville Land Company consultants, Harrison Grierson Limited. While further detailed analysis will be undertaken, this identified that:

"The major differences between the proposed Concept Plan and Plan Change 13 are the relocation of the two schools, the absence of separate playing fields in Runway Park, and the shape and size of the Marine Industry Precinct.

Whilst the relocation of the schools should be relatively straightforward to address and the reworking of Runway Park is considered acceptable, the shape and size of the Marine Industry Precinct is potentially problematic at this stage in the Plan Change process. This will require discussion with Waitakere City and other stakeholders. The shape and size of the Marine Industry Precinct is somewhat constrained by land ownership and the Public Works Act.

The neighbourhood boundaries vary in some cases from the precinct boundaries identified in the Plan Change. It may be necessary to reconfigure the neighbourhood boundaries (without modifying the design) to conform to the Plan Change.

There are slight variations in the residential yield and density in each neighbourhood compared to the precinct boundaries of the Plan Change. The overall yield and density, however, complies with the Plan Change.

There are a number of precinct-specific issues where the Plan Change identifies very specific apartment building (or road) locations and "notable" buildings to be retained (e.g. "south side of Marine Parade")."

The proposed interim urban design concept is generally compatible with these provisions because:

- (a) The notified Plan Change 13 anticipated and made provision for minor changes to the boundaries of the various precincts.
- (b) Although the road pattern is different than envisioned in the Plan Change, the final design still reflects the broad principles of Plan Change 13.
- (c) The same urban design objectives can be achieved in different ways (e.g. by "terrace houses" instead of 'apartments').

The detailed implications of the above will be worked through with Hobsonville Land Company over the next two months in preparations for the Local Government (Auckland) Act Amendment 2004 Hearings on Hobsonville, scheduled to begin in November 2006.

It should be noted that the Development Agreement signed by the two parties includes an obligation whereby:

"Housing New Zealand Corporation undertakes not to promote any Plan Change or to submit on any Plan Changes or changes to the Regional Policy Statement promoted by Waitakere City, or to refer any Plan Changes to the Environment Court without the agreement of Waitakere City."

RESOURCES

Work on the Growth and Transport Integration Programme is funded and programmed for the 2006/2007 financial year. Hearings began in April 2006 and are expected to finish early in 2007.

CONCLUSION

While there are still many points of detail to be worked through and resolved, Hobsonville Land Company's interim design concept for Hobsonville Airbase is largely compatible with the notified Plan Change 13. Waitakere City is fortunate to have a developer committed to taking an integrated and sustainable approach to the development of this unique and valuable site.

RECOMMENDATIONS

1. That the Hobsonville Land Company - Presentation of Interim Design Concept report be received.
2. That the City Development Committee notes that no major amendments to the notified Plan Change 13 have been identified at this point, and endorses any amendments of a minor technical nature that might arise from negotiation about the issues above.
3. That a presentation of the Hobsonville Land Company's interim urban design concept be made to August 2006 meeting of the Massey Community Board.

Report prepared by: John Mackay, Manager: Urban Development and Design.



7 PROPOSAL TO UNDERTAKE AERIAL SPRAY OF WILLOWS IN TE HENGA WETLAND

PURPOSE OF THE REPORT

The purpose of this report is to seek the City Development Committee's approval to progress planning for a proposed aerial spray programme for invasive willow trees in Te Henga Wetland that are threatening the natural values of the wetland.

BACKGROUND

The Waitakere River Catchment covers over 7,000 hectares at the northern end of the Waitakere Ranges. Contained within the catchment is Te Henga Wetland. Te Henga Wetland covers approximately 140 hectares.

6 HOBSONVILLE LAND COMPANY - PRESENTATION OF INTERIM DESIGN CONCEPT

10.36 am Cr Dallow entered the meeting.

1283/2006

MOVED by Cr Flaunty, seconded Cr Cooper:

1. That the Hobsonville Land Company - Presentation of Interim Design Concept report be received.
2. That the City Development Committee notes that no major amendments to the notified Plan Change 13 have been identified at this point, and endorses any amendments of a minor technical nature that might arise from negotiation about the issues contained in the agenda report.
3. That a presentation of the Hobsonville Land Company's interim urban design concept be made to the August 2006 meeting of the Massey Community Board.
4. That the City Development Committee congratulate the Hobsonville Land Company for its proposals for the development of the former Hobsonville Airbase as a sustainable and exciting urban community and in particular their comprehensive and detailed attention to community building, economic development, transport innovation, and environmental improvements.

CARRIED

7 PROPOSAL TO UNDERTAKE AERIAL SPRAY OF WILLOWS IN TE HENGA WETLAND

1284/2006

MOVED by Cr Lawley, seconded Cr Harding:

1. That the Proposal to Undertake Aerial Spray of Willows in Te Henga Wetland report be received.
2. That the City Development Committee approves the proposed consultation with landowners to seek approval to aeriaily spray crack willow on their land in Te Henga Wetland.
3. That the report on the consultation with the landowners on aerial spray crack willow be considered by the Waitakere Community Board.
4. That a report on the result on the consultation with landowners to seek approval to aeriaily spray crack willow on their land in Te Henga Wetland be brought back to the 7 September 2006 meeting of the City Development Committee.

CARRIED

Guideline and Application for Heritage Assistance Fund

1. **Who can apply**
 2. **General Guidelines**
 3. **General Assessment Criteria**
 4. **Application Closing Dates**
 5. **Application Guide**
 6. **Application Form**
-

1. **Who can apply**

You can apply to be considered for Council funding of your project if:

- You own or lease a site or building listed in the Heritage Appendix of the District Plan or a site that is known to contain an archaeological site recorded on the Auckland Regional Council's cultural heritage inventory.
- You own or lease a building that Council requires to be structurally upgraded.
- You own and operate a recognised museum in the City that is open to the public.
- Marae in the City that need assistance to preserve artefacts.

2. **General Guidelines**

The following guidelines will be used by the Waitakere City Council when considering funding applications.

- The grants will generally be under \$10,000 and therefore are unlikely to meet all of the costs of large projects.
- Council may require a heritage caveat/covenant/consent notice or encumbrance to be registered against the certificate of title for grants over \$5,000.
- Funding may be granted to projects that have been completed, provided that the applicant can provide receipts and an assessment from a qualified heritage architect/archaeologist/museum curator depending on the type of application. However, Council will consider projects that have not yet been completed in preference.
- All project works must be completed to the satisfaction of the Council's heritage advisor or of a suitably qualified person nominated by Council before any grant payment is made.
 - The Council will not generally make grants to:
 - Upgrades of buildings for kitchens, toilets etc
 - Museums with an annual turnover of more than \$50,000 per annum
 - The building of historic replicas
 - Projects that get a negative report from a conservation professional

- Tree protection and maintenance.
- Permission of the owner when a lease applies.

3. General Assessment Criteria

In general, Council staff will take into account the following factors when considering a fund application:

- The extent to which the proposed project will educate residents of Waitakere City and raise public awareness of the historical and heritage significance of the building or site. Whether the project will enhance local amenity.
- What steps the applicant proposed to take in terms of satisfying the above by way of allowing public access to the property and or publicising historical and heritage significance of the building/site/project undertaken.
- The principles of the ICOMOS Charter.
- For care of marae artefacts, the methodology should be consistent with tikanga Maori
- The ability of the application to meet the long-term protection of the place and to recover the significance of the place.
- A report from a conservation professional on whether the proposal follows recognised conservation principles and whether it will benefit the City's heritage.
- The urgency of the work; and
- What other funding is available and has been secured for the project.

4. Application Closing Dates

Application dates will be published in local papers and the New Zealand Herald. Alternatively, you can contact the Council's Principal Advisor: heritage on 836-8000 ext 8798 for further details.

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Significance of the property: Provide a brief statement explaining why the property is important (include photos if necessary).

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What is the building currently being used for?

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If you have a maintenance plan or conservation plan prepared for the building, please append it to the application.

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Part 3: The Project

Please describe the project that you are seeking funding assistance for:

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Proposed remedial work or a breakdown of the physical works associated with the project (please include drawings, materials and finished colours where relevant)

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When do you intend to begin the work?

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When do you expect the work to be completed?

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Will you be employing a heritage architect for building projects/ suitable advice for other projects?

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Who will be supervising the project?

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Part 4 - Previous work

What work has been carried out on the property previously and at what cost? *(Use separate sheets if necessary)*

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Part 5: community benefit

Include an explanation of how Waitakere City residents will benefit from the project in terms of education/public access/preservation of heritage for future generations.

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Please include two letters of support from members of the community

Part 6: Funding

Total cost of the project (include quotes where relevant): \$
Supply an itemised breakdown of project costs

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Please state the other sources of finance available for the project

| | | |
|--------------------|--------------------|-------|
| | \$amount available | |
| Other (specify) | | |
| Own contribution\$ | | |

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Total

Total shortfall

If you are a group or organisation/trust, please supply audited copies of annual accounts.

How much funding are you seeking from the Council?
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Part 7 : Additional Information and Declaration

Please provide any additional information comments in support of your application.

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Declaration

I hereby apply for a grant towards the cost of the works described in this application.

Full Name:

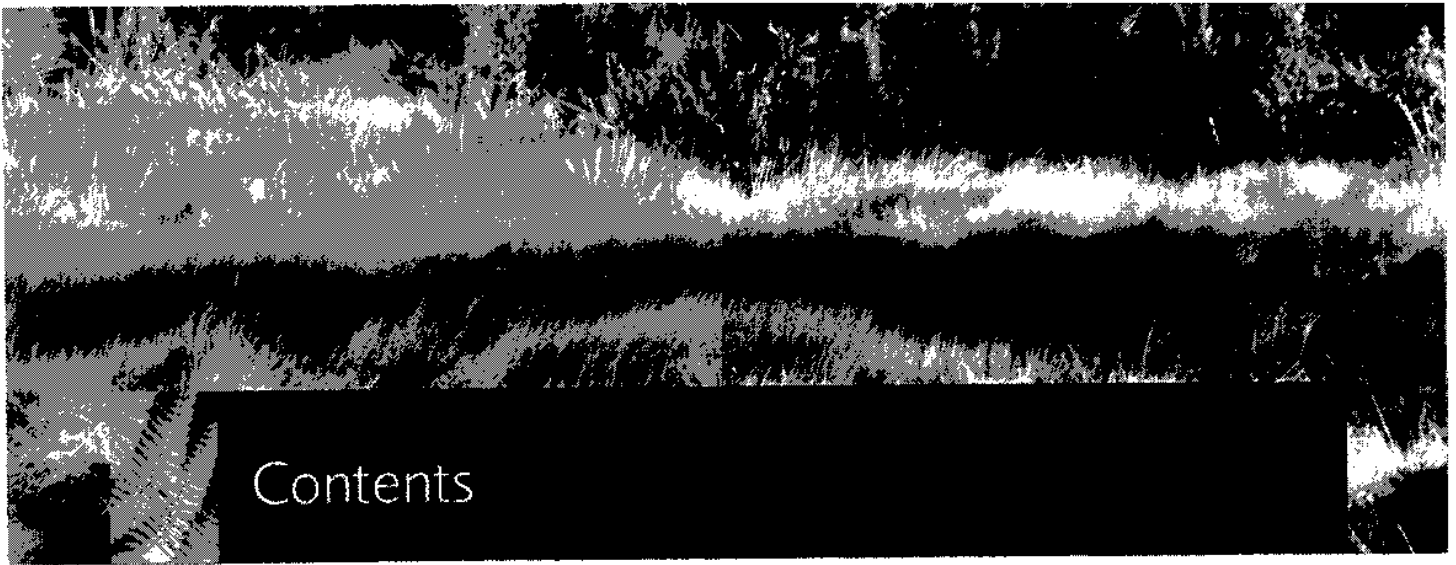
Status (Owner/Agent)

Signature:..... Date:.....









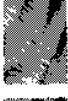
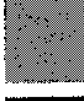








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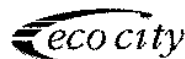
Waitakere City Council
Biodiversity Strategy and Action Plan



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1. Introduction

Why we need a biodiversity strategy

The purpose of this Biodiversity Strategy is to collate and re-focus many of the policies and actions already adopted by the Council and the community for a range of different purposes, and to propose some new actions, to provide good biodiversity outcomes from all land management practices. The strategy does not duplicate policies already contained in the District Plan, draft Parks and Open Space Strategy, reserve management plans, Stormwater Strategy and integrated catchment management plans.

New Zealand has an obligation, as signatory to the international Convention on Biological Diversity, to protect its indigenous biodiversity. Domestic legislation, such as the Resource Management Act 1991 and the Biosecurity Act 1993 reinforce this obligation. Towards meeting this obligation, the New Zealand Biodiversity Strategy was prepared to provide a framework for action. The Council's own Green Network strategic platform holds the vision that streams and forests will be full of life, and seeks to link the Waitakere Ranges and the sea, connecting the everyday lives of the people of Waitakere with the natural world.

The Waitakere Ranges make up more than half of the City's land area and provide a home to a wide range of rare and common native plant and animal species. This expansive natural area has local, regional, national and international significance¹ for one reason or another, and the City has the collective responsibility for ensuring that these natural values are maintained, enjoyed and enhanced.

Native vegetation in the lowland area, which is the urban part of the City, is fragmented and primarily restricted to gullies and stream margins. There are small forest remnants, and an area of approximately 30ha of gumland vegetation in Waikurnete Cemetery, but largely the vegetation is in the regeneration stage and commonly mixed with exotic species. The Council's Green Network strategic platform envisages linking the Waitakere Ranges through the City to the coast bringing the natural world into people's lives.

Although there are numerous active restoration programmes underway in the City, being undertaken by both the Council and the community, there is currently a lack of targeted biodiversity outcomes in relation to these. The Biodiversity Strategy will draw together and summarise existing information and will provide specific biodiversity objectives and outcomes and an action plan to achieve the biodiversity vision for the City.

Section 31 of the Resource Management Act 1991 charges territorial authorities with the control of any actual or potential effects of the use, development or protection of land, including for the purpose of the maintenance of indigenous biological diversity. The legislative framework for having regard to biodiversity maintenance and management is provided in Section 2 of this strategy.

DEFINITIONS

Biological diversity or biodiversity is the variety of all biological life – plants, animals, fungi, and microorganisms – the genes they contain and the ecosystems on land or in water where they live. It is the diversity of life on earth and includes:

- **Genetic diversity:** The variability in the genetic make-up among individuals (and between populations) within a single species.
- **Species diversity:** The variety of species within a particular geographical area.
- **Ecological (ecosystem) diversity:** The variety of ecosystem types (forests, streams, wetlands) and their biological communities that interact with one another and their non-living environments.



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¹Auckland Regional Policy Statement, 1999.

Ecosystem is an interacting system of living and non-living parts (sunlight, air, water, nutrients). Ecosystems can be small and short-lived (rotting logs on a forest floor), or large and long-lived (kauri forest, lake).

Biosecurity is about exclusion, eradication and effective management of pests and unwanted organisms. Where biosecurity and biodiversity issues cross over is in the potential for pest species to replace natives.

NEW ZEALAND'S CONTRIBUTION TO GLOBAL BIODIVERSITY²

New Zealand's biodiversity is internationally important. We boast the world's only flightless parrot (kakapo); a bird with nostrils at the end of its beak (kiwi); a primitive frog that lays eggs that hatch into adult frogs (*Leiopelma species*); a large insect which fills a role that small rodents play in other countries (giant weta); and many other exceptional species.

A high percentage of New Zealand's indigenous species is endemic (they are found nowhere else on earth) — a result of isolated evolution and the diversity of New Zealand's land and seascapes. This level of endemism is remarkable internationally. Both species of New Zealand bat are endemic, as are all four frog species, all 60 reptile species, more than 90 percent of insect species and a similar percentage of marine molluscs, about 80 percent of vascular plants, and a quarter of all bird species. In contrast, Great Britain, which separated from continental Europe only 10,000 years ago, has only one endemic bird species (Scottish crossbill) and a handful of plant and invertebrate species (e.g. Swallowtail butterfly).



The ecosystems in which these species live are also highly distinctive. The kauri forests of the northern North Island, the braided river systems of the eastern South Island, and our geothermal ecosystems are some examples.

The uniqueness of much of New Zealand's indigenous biodiversity means that responsibility for its continued existence is entirely ours; it cannot be conserved in nature anywhere else in the world.

NEW ZEALAND'S BIODIVERSITY DECLINE

New Zealand, one of the last places on earth to be settled by humans, has one of the worst records of indigenous biodiversity loss. While biodiversity varies in natural cycles, nothing since the extinction of the dinosaurs (65 million years ago) compares with the decline in indigenous biodiversity in New Zealand over the last century.

The first phase of decline was the loss of New Zealand's larger bird species when humans first settled here, including the world's largest eagle and several moa species. By around 1600, about a third of the original forests had been replaced by grasslands although other habitats, for example wetlands and coastal areas, remained largely unchanged. From around 1850, the gathering pace of European settlement started a new wave of forest destruction. Since then, a further third of our original forests have been converted to farmland, and there has been extensive modification of wetlands, dunelands, river and lake systems, and coastal areas. Other bird species, such as the huia and laughing owl, also became extinct during this time.

As far as we know, in the last 700-800 years, humans and their accompanying pests have caused the extinction of:

- 32% of indigenous land and freshwater birds;
- 18% of endemic sea birds;
- three of seven frog species;
- At least 12 species of invertebrates such as snails and insects;
- One fish, one bat and perhaps three reptile species; and
- Possibly 11 plant species³.



Today, about 1000 of our known animal, plant, and fungi species are considered threatened, and it is likely that many presently unknown species are also threatened. Many populations of these threatened species have disappeared from areas where they were once found. This pattern of local loss of populations and shrinking of a species range is the forerunner to species extinction.

The challenge at the national level is to integrate biodiversity considerations across all sectors of government and the economy. The challenge regionally and locally is to translate national priorities and targets into local plans and programmes.

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²The New Zealand Biodiversity Strategy, Our Chance to Turn the Tide, 2000
³Ministry for the Environment, The State of New Zealand's Environment, 1997.