Date: Thursday 12 April 2018
Time: 6.00pm
Meeting Room: Waitākere Ranges Local Board Office
Venue: 39 Glenmall Place
Glen Eden

Waitākere Ranges Local Board
OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Submission to Waitakere Ranges Local Board 12 April 2018

My name is Penny Marks, I live in Shetland Street, Glen Eden. I am here on behalf of the residents of Shetland Street and Philip Ave about a concern we have regarding Watercares proposal to pipe the North Harbour 2 watermain through our streets.

The proposal is to tunnel under the ground to the end of Shetland street where a large pit will be dug to extract the drilling equipment. The pipe will then be open trenched along Shetland Street, up Philip Ave to Glengarry road and on to Albany. Its total length is 33kms long.

Most us only recently found out (early March) about this proposal having had no prior contact from Watercare or the council. This proposal is related to the proposed expansion to the Huia Water treatment plant in Titirangi.

Watercare have stated all affected residents were communicated to in 2016 but we believe this is incorrect.

Some of the residents received flyers and a few received letters however most us have had no communication from Watercare.

I have a copy of the flyer which is very non-specific and has no street names on it. I understand resource consent was obtained late 2016 for this proposal so it is very disappointing to only be hearing about it now.

We have tried to engage water care in conversations regarding this. I spoke to the project manager from Watercare (Tim Barry) and it was decided we would hold a street meeting on 17th March 2018 which the project manager from Watercare would attend to address our concerns.

Watercare withdrew from the meeting at the last minute.

Watercare have answered some of our questions via email but have not addressed our main areas of concern and do not believe it is their responsibility to do so.

Our main areas of concerns are:

Land stability in general with the proposed drilling causing considerable vibration and large open trenching – requires a comprehensive independent structural/engineering report.

Long term stability of the land given that these are massive waterpipes and do have a fair amount of seepage from them. If they were to fracture or burst there would be considerable damage to surrounding properties.

There is a service road at the end of Shetland Street which provides access to houses 61 – 83. There is already significant subsidence of this road out side houses 65 and 67 from previous works carried out by Watercare approximately 10 years ago. Watercare have stated that this road will be the only vehicle access to the far end of Shetland street and we are concerned that this service road will not withstand the large increase in especially heavy vehicle traffic and cause considerable destabilisation of the service road and possibly the properties on it.

For example. One of the properties required a large retaining wall with posts going 8m into the ground to be constructed prior to Watercare replacing a sewer pipe due to the instability of the land.

There was a significant slip on the corner of Shetland Street and Selwyn Ave ~ 2010
Shetland Street is a narrow road and has little off street parking. Many residents park their cars on the street outside their homes. If the road is to be blocked or partially blocked off there will be huge disruption in traffic flow especially to the residents at the far end of Shetland street from 84 – 102. Watercare have said that these homes will not have road access to their properties. We would like to know if restricting access to properties is even legal? No road access creates an additional concern for vehicle safety if vehicles are to be parked a considerable distance from their residence.

There is also the issue of Emergency/Service vehicle access particularly to the far end of Shetland street. This is particularly concerning to the elderly residents some of whom have considerable health issues and may require assistance from emergency services. There will be additional risk of fires, particularly in the surrounding bush from the heavy machinery being used and close to the overhead power lines. There will be limited access to the fire hydrants and for the fire appliances to reach certain parts of the street.

On an ecological point of view, we are also concerned about the environmental impact to the native bush at the end of Shetland Street. There are many mature health Kauri trees which should be preserved.

What we would like the local board to do is:

To visit the site, understand our concerns and offer advice on our rights as ratepayers and residents.

Liaise with/inform the project team on the council (if there is one?) to ensure if these works proceed that they are carried out within the regulations and requirements. We strongly suggest seeking independent expert opinions especially given the sensitive nature of the land in the area.

To advocate, on our behalf to facilitate a genuine dialogue with Watercare regarding our concerns. The only contact we have is the project manager and he has stated in a recent email that as they have not employed a contractor to carry out the work they are unable to address our concerns and cannot offer further information.

Confirm the legalities around restricting access to private property

There are many retired and long-term residents in this area who have lived in their homes for decades. Being able to have open communication with Watercare and the council would help to alleviate the anxiety caused by the uncertainty for a project that we do not even know the timeline for.

Signed by the Residents:
North Harbour No. 2 Watermain project

Everyday more people move into the Auckland region. As our population grows, so does the demand on our water services. To ensure that water continues to flow from our taps, Watercare must build new infrastructure.

At the moment we have one pipe (North Harbour No.1) that carries water from Titirangi to supply people living in the North Shore, Whangaparaoa and Orewa. This pipe was built between 1975 and 1985 and can be difficult to repair without disrupting water supplies. To make sure we can supply the growing number of households and undertake maintenance on the old pipe, we are planning to install a new one called the North Harbour No. 2 Watermain.

Where will the new watermain be located?
The new watermain will be installed primarily in the road corridor. The map on the next page shows the proposed route.

Has work already started?
We won’t build the pipe in one go but construction will occur in stages between 2018 and 2026. We already have resource consents for a small section of pipe that runs adjacent to SH18 and under the Greenhithe Bridge. This section will be constructed first as the original pipe is in need of maintenance.

Will this work affect my property?
Most of the pipe laying will occur in the road corridor – so there might be a few traffic delays when construction is underway.

If we need to do any work in your property we will have already sent you a letter to let you know.

What happens next?
We are about to apply for the necessary approvals for the rest of the route, and are busy making sure people are aware of the project. The application will be publicly notified and the public will have a chance to make submissions.

If you would like more information or would like to ask us any questions please come along to one of our open evening information sessions.

Additional Information on the project and designation process will be available on the Watercare website www.watercare.co.nz - “work in your area” – refer to the North Harbour No. 2 Watermain project.

For further information please contact us on:
Phone: (09)442 2222
Email: NH2Project@water.co.nz

www.watercare.co.nz
North Harbour No.2 Watermain project

- Proposed North Harbour No.2 Watermain
- Greenhithe
- Hobsonville
- Albany Reservoir
- Existing North Harbour No.1 Watermain
- Recently consented Greenhithe Bridge Watermain Duplication Project
- New North Harbour No.2 Watermain
- Whiteman Harbour
- Hula Water Treatment Plant (Woodlands Park Rd)
- Munukau Harbour

www.watercare.co.nz
11 Corporate Accommodation Disposal Recommendation - 6 Henderson Valley Road, Henderson

Resolution number HM/2018/35

MOVED by Chairperson S Henderson, seconded by Member W Flaunt:

That the Henderson-Massey Local Board:

a. Provides the following feedback to Finance and Performance committee for their consideration when making their decision around the Corporate Accommodation Strategy.

Proposal to sell the 6 Henderson Valley Road lot

b. Have concerns with the extremely limited information and lack of public consultations provided to reach a position on the proposed sale of the 6 Henderson Valley Road site. Do not support the sale with so much information being unknown.

c. Should at this stage any sale of 6 Henderson Valley Road be endorsed by the Finance and Performance Committee the local board request, the retention of the Civic Building (Lot 4 as per tabled Indicative subdivision plan) in Auckland Council ownership to serve civic, community and customer service purposes, and oppose its specific sale.

- The building has been designed specifically as a civic centre for the sub region. It is an integrated council and community space which serves a specific local government and community function. There is no comparable space in the sub region and no suitable alternative space nearby.
- The chambers and atrium serve as a civic space for west Auckland and are regularly used to host civic and key partnership events along with council meetings and regional hearings.
- The civic building and surrounds have important cultural and spiritual significance for local iwi and the wider community. The pou and carvings were gifted by Te Kawerau a Maki specifically because of the importance attached to the civic mana and mauri of the complex.

d. Request that any disposal significantly benefit the local economy of Henderson, contribute to jobs, investment and greater public good

e. Request that public access from Railside Avenue through to Smythe Road be maintained through the property to and from the transport interchange, town centre and high school through the air bridge.

f. Request that the Kakogawa Japanese Friendship garden be retained in public ownership

g. Requests that any other disposal of council operational sites must deliver on the intent of the Unlock Henderson High Level Project Plan (HLPP).

h. Requests that the urban regeneration arm of Panuku Development should lead any disposal and reinvestment activity in relation to all the sites identified in the Unlock Henderson HLPP including 6 Henderson Valley Road.
i. Requests ongoing formal engagement with Te Kawerau a Maki on the proposed sale of 6 Henderson Valley Road, Henderson as a priority, whilst providing feedback.

j. Acknowledge that Te Kawerau a Maki previously relinquished land under the Henderson civic centre in exchange for council support with land at Te Henga for a marae. The latter is yet to be addressed and this needs to be progressed as a matter of urgency under the current proposal.

k. Notes the high level of community interest in the proposed sale of the Henderson centre and requests consultation with local residential and commercial communities given they have a vested interest in the facilities.

l. Notes that the local board are not the decision makers for this proposed action, however requests greatly improved access to information and involvement as community advocates.

Feedback on Corporate Accommodation Strategy

m. Given its current understanding has concerns with regards to the proposed Corporate Accommodation Strategy:
   • in general with its three ‘hubs’ and a non-identified number of ‘spokes’
   • specifically in relation to transparency of the business case
   • and the apparent lack of economic impact assessments and social impact assessments on the town centres where current council facilities are being moved from or to.

n. In general does not support any sale of council service and civic property that precedes detailed planning for the provision of customer and civic services and the way in which they are to be subsequently delivered.

o. Request that any Corporate Accommodation North-West hub site assessment business case gives full consideration to Henderson along with Westgate and Albany as possible locations, with the local board at this stage indicating its current support for Henderson to be a west Auckland based hub and other considerations be made for a northern hub as well to better meet anticipated community and business need.

p. Access to rapid transit public transportation should be a consideration in any Corporate Accommodation Strategy. The current Henderson complex is an exemplar in sustainability and transit-oriented design; it is attached to a train station and regional bus interchange with excellent public transport links for workers, potential future residents, and the ratepayer customer.

q. The relationship of the proposed Corporate Accommodation Strategy to the development plans for 6 Henderson Valley Road, while indicated as part of long term plans described in the Unlock Henderson HLPP, has been poorly articulated in subsequent discussions with the board. Project 5 in the Unlock Henderson HLPP focuses on “consolidating and optimising Waitākere Central to future proof the site
for enhanced mixed-use development”. There has been no direct engagement or investigation with respect to the special civic and community nature of the council chambers, nor has there been a meaningful, evidence-based discussion with the local board around the opportunities this proposed sale brings.

Vision for Henderson Urban Eco-centre

r. Supports the revitalisation and development of the Henderson metropolitan centre. The unitary plan enables significant growth in the next 25 years and Henderson has the potential to be an exemplar of good town centre development around the concept of an “Urban Eco-centre”.

s. Notes that the local board has endorsed the vision, principles and goals of Panuku Development Auckland’s Unlock Henderson High Level Project Plan (HLPP) in March 2017.

t. The local board has committed $2.5 million of its Local Discretionary Initiative and Auckland Transport capital budget to the Unlock Henderson project to upgrade the adjacent Opanuku Reserve and improve links to Corban Estate and Henderson Park.

u. As previously resolved (Resolution number HM/2017/26) requests that any proceeds of any sale of development sites identified in the Unlock Henderson HLLP (including 2-6 Henderson Valley Road) be reinvested directly into the redevelopment of Henderson town centre for public benefit.

CARRIED