

OPEN Briefing Naenae Project Update

Date of Briefing: 16/09/2020 – 5pm-5.50pm

Attendees

Elected Members: Mayor Barry, Deputy Mayor Lewis, Cr Briggs, Cr Dyer, Cr Edwards, Cr Hislop, Cr Milne, Cr Mitchell, Cr Rasheed, Cr Shaw, Cr Sutton

Staff: Ms J Miller, Chief Executive, Ms H Oram, Director Environmental and Sustainability, Ms A Blackshaw, Director Neighbourhoods and Communities, Mr K Puketapu-Dentice, Director Transformation and Resources), Ms A Welanyk, Director Transformation and Resources, Mrs H Clegg, Note Taker

Apologies / Absences

Elected Member Apologies: Cr Brown, Ms V Horrocks

Elected Members Absent: Cr Bassett, Cr Milne

Key Objectives of the Briefly

The purpose of the briefing is to update elected members on the Naenae Spatial Plan.

Discussion

The Director Transformation and Resources used a slideshow for his presentation. He explained that:

- Naenae Spatial Plan and Naenae Pool projects were now integrated into one project.
- A report had been prepared for the Audit and Risk Subcommittee meeting (17 September) outlining the reasons why the two projects were now combined, and that learnings from Audit NZ and other projects throughout New Zealand had been made.
- Naenae Pool had been accepted as a shovel ready project, and that competitive dialogue (to ensure all parties were on the same page) was underway with interested tenderers.
- Voice of the Community provided valuable information for the Spatial Plan.
- It was important to understand movement networks (form, function, design).

The Director Transformation and Resources showed several high-level concept plans or schematics for the Spatial Plan. He stressed these were not set in concrete and had been devised from conversations with the community.

- a. Diluted Rail Option – with possible opportunities for housing on the outskirts of the centre. Possible supermarket. Pedestrian footbridge over railway line.

- b. Clustering of Activities – with more residential. Shifting supermarket to old hotel site. Mixed use environment possible.
- c. No New Links - Pool taking up more reserve space. Better connections to indoor outdoor flow. Supermarket in hotel, housing smaller.
- d. Significant Redevelopment and Links - More housing, supermarket. Possible community assets. Library still included.
- e. Concentrated Retail - Create connections and place supermarket on reserve, with housing along western side of commercial area.
- f. Refined Layout – adapted from option from e - Hub joined to supermarket.

The Director Neighbourhoods and Communities reminded members that the Spatial Plan needed to be a long-term plan, looking far ahead. She added the pedestrian rail overbridge would be expensive and that landownership would be an issue.

The Director Transformation and Resources then listed the next steps to the project as being:

- Testing the concept plans with the community.
- Bringing preferred option back to council.

In response to questions from members, the Director Transformation and Resources advised:

- The Library was highly regarded by the community, and its location was important to provide another place of activity.
- Initial conversations had been held with one supermarket chain, who requested a supermarket be provided for as close as possible to the new pool. He noted there was already a Four Square operation in Hillary Court.
- It would be possible to keep the “Zoom Tube” name for the pool slide, and that investigations into saving the Clock Tower were occurring.
- Getting people into the Naenae centre could be achieved by a series of accessways.

Cr Mitchell advised:

- An Urban Planner and an Economist had been consulted, and the concept of “Spatial Movement Economy” (looking at accessibility and how to improve it) had been utilised.
- In terms of movement of people, it was important to provide safe, easy access to the centre, and that Schematic Plan f) achieved this. He noted parallel parking was safer for pedestrians, and that angle parking could be provided in the middle of the widened Everest Avenue.
- That there were many options for parking for a supermarket, including in a carpark, on the street, and underneath a new building.

In discussion, members agreed clustering activities was advantageous.

The Director Neighbourhoods and Communities advised:

- The Spatial Plan will decide the concept, then a detailed design stage for the pool will occur.

- The Clock Tower and old Post Office building presented a challenge as they were now a listed heritage building with seismic issues. Officers want to secure the building for community use and bring it back to its former glory.
- Communications with the general public will be through Council's website with details of each concept and later of each stage of the approved plan.
- This project is aligned with the Long Term Plan process.
- The proposed link with the area to the west of the railway line was still under consideration – a pedestrian rail overbridge, a level crossing, or a refurbished underpass were all options, and that landownership was an issue.
- That a pedestrian overbridge would be fairly expensive, and that this part of the concept plan (links to the western side of the railway line) was not listed as an immediate priority.
- Partnerships could be explored with Urban Plus Ltd and Kāinga Ora regarding provision of housing options.
- This presentation would be given to the community shortly.

Next Steps

The Director of Neighbourhoods and Communities would advise elected members when the updated website would be live.

Briefing Materials

Attachment 1 – Slideshow presentation