

Minutes of Meeting

Draft

Secretary email:
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**Meola Stream Community Liaison
Group**

Date of Meeting: 15 October 2020

Meeting Number 16

Attendees:

<u>Name</u>	<u>Affiliation/Interest</u>
Peter Wilson	Watercare
Stephen Grace	Watercare
Antoine Foloun	Watercare
Carol Moffatt	Ghella Abergeldie JV
George Woolford	Beca
Alistair Shanks	Secretary
Graeme Easte	Albert Eden Local Board
Christina Robertson	Albert Eden Local Board
Paul Murphy	Auckland Council Parks
David Abbott	St Marys Bay PLG, SASOC
Rudi Gabor	HOBANZ
Diedre Milne	St Luke Apartments Body Corp
Don Milne	St Luke Apartments Body Corp
Natasha McCoy	SPICE
Joanne Harland	SPICE
Elizabeth Walker	STEPS - Chair
Pat Prescott	STEPS
Denis Prescott	STEPS
Sel Arbuckle	STEPS/Resident
Freddie Sherwin	STEPS

Apologies:

Nick Vigar	Healthy Waters
Tame Te Rangī	Chair Kaitiaki Forum
Peter Brice	MAGS

Venue: GAJV Board Room, 90 Prospect Tce

NO.	ITEM	ACTION
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1. Purpose of the Meeting

This was a special meeting to discuss the Lyon Ave and Haverstock Road sites and get feedback from the community on proposed designs for each area.

Approval the minutes of the last meeting held on 30 June and the discussion of action points from the minutes were deferred until the next meeting.

NO.	ITEM	ACTION
2.	General Discussion	

George Woolford, Manager – Landscape Architecture and Urban Design, from Beca was welcomed to the meeting. He is assisting with the design at the various sites.

Concern was raised by the group over conditions the Council, as landowner, could require involving public art inputs that may result in the above ground plant rooms not being blended into the environmental background or recessive in appearance. There was a desire expressed to see visual outcomes that recognise the community, cultural and environmental values of each site, and improving the ecological values if possible.

Above ground plant rooms will be required at various sites for the operation of the wastewater network. These sites include:

- Lyon Ave
- Haverstock Rd
- Keith Hay Park
- Walmsley Park
- Mt Albert War Memorial Reserve
- Norgrove Reserve
- Rawalpindi Reserve
- Miranda Reserve

Generally the plant rooms will be about 3.5 x 4.5m in plan and about 2.4 to 2.7m above ground level. Discussions were had around the possibility to build these below ground or reduce the height to make them less imposing. Stephen confirmed that the plant inside them needs to be above ground level because most of them are in flood plains and there are electrical systems involved. The roof height could be reduced slightly.

David Abbott shared with the group how in the St Marys Bay project the above ground height of structures had been reduced and the facades designed to blend into the background.

The function and the environment of the structures need to be considered. The Lyon Ave and Haverstock Road environment is in a flood plain, which has set the required floor levels. The buildings can be screened with vegetation.

The input of design specialist for these areas was appreciated.

Discussion was held on who will be responsible for ongoing maintenance of the public spaces. This will be the Council for the public areas.

NO.	ITEM	ACTION
3.	<p>Lyon Avenue Area</p> <p>Concern was expressed over the 3m high wall with a 2.7m high building on top of it. The retaining wall will be a crib wall, covered in plantings.</p> <p>Concern was expressed over anti-social behaviour and tagging and what specific coatings have been considered for the exterior. It was confirmed that typically exterior hard surfaces will normally receive graffiti treatment.</p> <p>It was asked if the plant building could be moved further back from the wall so it could not be easily seen from near the base of the crib wall. This is to be considered. It may then be more visible to the apartments.</p> <p>The existing blue wall was built as part of the St Lukes apartments development.</p> <p>The question was raised that if the ground level at the plant room is 3m above the walkway level, well above the flood level, why not recess the plant room into the ground? Stephen indicated that the 1 in 100 year flood level would be about 1.5m up the crib wall. Access to the plant room for vehicles and Watercare personnel needs to be considered as well.</p> <p>It was raised that in the earlier meetings a model was available which moved and best illustrated the area. It was recommended that this model should be brought to the next workshop.</p> <p>The location of the pathways and boardwalks in this area were thought to need further consideration. A greater space between the walkway and the wall would allow for more effective screening with plants. Concern was expressed that when path maintenance is undertaken the lower branches of trees are often removed close to the pathways, thus reducing their effective screening.</p> <p>It was asked if the drop shaft could be moved slightly to the north (up the page) which would allow the crib wall to be moved as well, allowing more area for screening. The top of the crib wall is close to the roof of the shaft and there are below ground structures that are determining the distance of the shaft from the overflow spillway. In developing the tender design Watercare made a deliberate effort to compress the permanent works into the smallest possible footprint. It was confirmed that the geology was taken into account, in particular the basalt flows that have come through the area. This helped determine the location of the shafts.</p>	<p>Watercare</p>

NO.**ITEM****ACTION**

There was discussion on the desirability of using local rocks and the effects on plants of the imported clay that has been previously placed over them in certain locations.

The area at the top of the wall around the plant room was discussed. Questions were raised. Will it be grassed or planted in low shrubs? Will the area be open to the public during daylight hours? The intention is to plant the area in low shrubs but still have an area for truck access to the building with Surepave paving and grassing. Surepave is a permeable paving that allows grass to grow through it. It was raised that SLGA and HOBANZ – landowners were concerned about preserving the existing car parks in the area.

It was questioned if the building could have a green roof, or if the area around it could be a rain garden? HOBANZ mentioned their residents are now looking at so much roof that a green roof of this small size would have little enhancement to their residents. What would be the colour of the building sides and roof? These are all options.

Access to the area to Morning Star and the shopping area is by gates that are locked after 10pm for security reasons. Security in the area is a concern. It was thought that since the boardwalk in the area has been constructed the area now feels safer. It is also now busier which helps with security. The current path separates the users northbound from those southbound so this something to be considered if they are combined. It was asked if there is opportunity to review the circular area where the paths join to make territorial gains.

It was mentioned that a section of the boardwalk is to be removed so it can look at how this goes back in. The Open Space Restoration Plan process for reinstating sites after construction was explained. The plant rooms will be laid over these plans. These plans are currently being worked through.

There were discussions on vegetation removal within the designation. It was confirmed that the GAJV may need the area during construction and where possible will try to minimise the vegetation removal.

This area is not to be completed until 2024 so there is time for further discussion on the landscaping and paths. Further meetings to discuss these matters will be arranged.

NO.	ITEM	ACTION
4.	Haverstock Road Area	

There are two access points to this area, off Haverstock Road and Camden Road. The plant room and drop shaft will be similar sizes to those at Lyon Avenue. There will be some tree removal and new planting at this site.

There is an area that Watercare will keep for access and maintenance after construction and it will be a grassed Surepaved area with access from Haverstock Road through an easement. The remaining area will not be needed post construction. Some of this area is owned by Plant and Food and was planted in cabbage trees for scientific research a few years ago. They would like as many trees as possible retained.

In this area it was noted that there are some natural springs that discharge into a swale and is then diverted underground. Graeme East would like to see the flow completely above ground. The area at the back of the new apartments has been kept clear of the buildings to allow for overland flow paths/flooding. A scruffy dome was placed in 2015 to help take surface flooding into a pipe to prevent flooding properties. Surface flooding also happens on Haverstock Road. This will need an integrated plan with Healthy Waters.

Community aspirations of public access and having a walkway in the future through this area and part of the Plant and Food land through to Camden Road was expressed. It could become part of the Mountain to Sea walkway. Land ownership and security of the Plant and Food property are issues that need to be further discussed. There is a corridor for a sewer through to Camden Road, but not a pathway at this stage. Landowners in the area include Plant and Food, Watercare, DOC who own the stream bed and vested it in the Council as Parks and Healthy Waters, and the private developer Oakland Developments/TF Trustees.

Discussions around the plant room included the use of an architect and making the plant room stand out as piece of art. STEPS are diametrically opposed to modern arts going into the area as they are looking for a natural area. George mentioned wording in the consents address buildings as needing to be visually recessive. Watercare confirmed there will be an architectural input into the design.

Discussions had been held in the past with Plant and Food. However the contact person as moved from Plant and Food. Fresh contact needs to be established again to explore some of these ideas with them.

NO.	ITEM	ACTION
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Healthy Waters also need to be part of the discussions on this site as many of the issues involve stormwater.

Watercare will start working in this area in 2021.

5. Other Matters

Watercare and GAJV were encouraged to consider having a stand at the Sandringham Festival, to be held on 7th November.

It was reported that the Waititiko Enhancement Plan will be taken to the Local Board at the end of November.

Plans will be distributed before the next meeting.

6. Next Meeting

This will be held at 5.30pm on Thursday 10th December.

