

NEWS

NOVEMBER 2006

1	<p>Dramatic change in attitudes to climate change and sustainability (New Zealand Herald, editorial) As a result of the Al Gore film <i>An inconvenient truth</i>, and abnormal weather patterns around the world, there seems to have been a change in attitude to climate change and sustainability by politicians throughout the world including New Zealand.</p>
1	<p>Waterfront stadium fiasco-recipe for wrecking fragile waterfront (New Zealand Herald, article by Gordon Moller) This is not the place for a 60,000 seat stadium says Gordon Moller, principal of Moller architects and co-convenor of Auckland city's urban design panel.</p>
2	<p>Tribe's beach resort settlement faces long battle (New Zealand Herald Anne Beston) Kaipara sub tribe Te Uri o Hau, together with developer partner Darby partners, which to gather support for a resort settlement of 850 homes near an unspoilt Northland beach. The Department of conservation object, as this is claimed to be the last big breeding site of the critically endangered fairy tern at Te Arai Beach.</p>
3	<p>Carlaw Park for proposed stadium (East and Bays Courier, Nicolas Moody) Carlaw Park has the backing of Parnell Community Committee chairman Roger Cole-Baker and Parnell Main Street's Debbie Harkness, but would require a further land grab from the Domain.</p>
3	<p>Waterfront Stadium revealed as Government first choice (New Zealand Herald Bernard Orsman) In an interesting article, Bernard Orsman notes that in November 2005 New Zealand won the right to host the 2011 Rugby World Cup. At the time Government and the Rugby Union told the International Rugby board that Eden Park would be upgraded at a cost of up to \$160 million to provide 60,000 seats. By June 30, 2006 the Eden Park trust board had announced a cost blowout to \$320 million. As a consequence, Trevor Mallard announced that government is considering the alternative of a brand new stadium on the waterfront, then costed to be a reasonably similar amount. Cost estimates for the waterfront site hit \$700 million, but this concept retains Government support.</p>
3	<p>Transit Coy on level of road tolls for the southwestern (New Zealand Herald, Matthew Dearnaley) Preliminary cost benefit studies are nearing completion to justify tolls to complete the 48km route between Manukau and Chevalier by 2015. Total cost is increased to almost \$4 billion, with an assumed annual benefit of \$838 million from accelerating the completion date.</p>
3	<p>Double tracking of the Western line completed (New Zealand Herald Matthew Dearnaley) As part of Government's commitment to a basic Auckland rail upgrade over three years of \$600 million, the make-over of Henderson station has been opened. It has access by way of a \$5.5 million enclosed bridge, linking the new civic centre with Railside Avenue</p>
3	<p>Carlaw Park Domain Stadium supported (New Zealand Herald, Richard Simpson) In this article Richard Simpson (first former Auckland City Council and chairman of Auckland's transport committee, also deputy chairman of Auckland's economic committee) notes that the proposed waterfront stadium could cost \$1 billion, but there are doubts that it could be physically constructed in the location proposed. The Domain site is considered as an alternative.</p>
4	<p>Jade on standby if waterfront plans are sunk (New Zealand Herald, Bernard Orsman) Ballard, still quoting \$500 million cost for proposed stadium, to be 35m tall, or about 13 stories and to occupy 6.2 ha of land, including some further reclamation. Elsewhere in the Herald, rival cases are stated for and against Eden Park and Bledisloe wharf. Responses from readers are printed.</p>
5	<p>Heritage schedule extended (City Scene, public notices) Planned change 207 is available for public inspection, suggesting the following buildings to be protected as heritage items: house at 2 Castle Drive, Epsom, Carlton club hotel (the Penny Black 2006) 489 Khyber pass road, Newmarket, Mary Atkins' cottage at 73 Kohimarama Rd, Mt Eden Borough Council building and fire station building (Nesfield House 2006), 62 to 64 Valley Rd Mt Eden.</p>
5	<p>Stern report by Sir Nicholas Stern (Sunday Star Times, Rod Oram) This 700 page report on climate change commissioned by the UK government was released on Monday. Sir Nicholas Stern is chief economic adviser to the UK Treasury and former chief economist of the World Bank. Effectively he notes that if humankind fails to curb greenhouse gas concentrations in the atmosphere, the rise in this temperatures will have a devastating effect on societies.</p>
6	<p>Waterfront stadium fiasco- tsunami warning (New Zealand Herald Matthew Dearnaley) Hamilton civil engineer and water flow expert Alastair Barnett has warned Trevor Mallard of tsunami risk and the need to</p>

	plan for it, if a waterfront site is proposed.
6	Waterfront stadium fiasco (New Zealand Herald, editorial) Secrecy and lack of consultation criticised
7	Waterfront stadium fiasco (New Zealand Herald Bernard Orsman) Stadium financing is criticised as government proposes possible tourist bed and airport taxes and substantial ratepayer contributions.
8	Waterfront stadium fiasco (New Zealand Herald Bernard Orsman) Proposed bed and airport taxes are objected to by the hotel and tourism industries.
8	Waterfront stadium fiasco-site proposed is unavailable (New Zealand Herald Rudman's city) Discussions with Geoff Vazey, ports of Auckland chief executive indicate that existing wharf space cannot be made available until alternative accommodation is up and running, something which would be impossible within the required Stadium timescale.
8	Waterfront stadium fiasco (New Zealand Herald, Garry Law) Garry Law, an Auckland engineering consultant with a long association with Mt Smart Stadium including its first grandstand, states that the filling of a football stadium is becoming a rare event and that a 60,000 seat stadium will mostly be less than half full. The economic viability of such stadium, no matter where built, is in considerable doubt.
9	Tranzit New Zealand's proposed tolls rejected (New Zealand Herald Matthew Dearnaley) Auckland City Council's transport committee refuses to lend support to the tolling of the western ring motorway
9	Waterfront stadium fiasco-funding shambles (New Zealand Herald Bernard Orsman) Finance Minister Dr Michael Cullen says that it is important that Auckland takes some ownership of the proposed stadium, essentially meaning taking a bigger share in its cost. Local mayors seem to have no idea what Dr Cullen intends and there seems to have been no consultation. He confirmed that bed and airport taxes are being considered.
10	Waterfront stadium fiasco-Trojan horse full of future debt (New Zealand Herald Rudman's city)
11	Waterfront stadium fiasco-two weeks to decide (New Zealand Herald Bernard Orsman) Rugby World Cup Minister Trevor Mallard yesterday confirmed the government's strong preference for a national stadium on the waterfront, a "stone's throw" from the bottom of Queen Street. This indicates that it would need to be built over the water between and over Captain Cook and Bledisloe wharves. The New Zealand Herald invites its reader's responses.
11	Waterfront stadium fiasco-Auckland a place of missed opportunities, about faces and inept decisions (New Zealand Herald) In an interesting article the author notes that the proposed waterfront site for a stadium came from nowhere in September and is gaining surprising political momentum. There is no time to consider engineering problems, aesthetics, ongoing port viability, sensible alternative sites, or any other matters which would normally be considered essential. A frenzied debate has pitted the port against the City Council against the regional Council against business leaders and Government. Parallels with a previous Auckland folly, the Aotea Centre, abound. A fast track "design as you go" method of approach was adopted by then Mayor Cath Tizard. Go ahead was given without a final design, with an estimated cost of \$68 million and a construction time of 30 months. The project ran two years late, with a budget blow-out to \$128 million. Shoddy construction and inadequate water proofing of the underground car park, were estimated last year (2005) to require \$50m to \$70m to remedy.
13	Waterfront stadium fiasco-double rebuff (New Zealand Herald Bernard Orsman) Herald readers vote no and four senior members of the Auckland City Council's urban design panel have come out against the waterfront proposal. The design panel members are all heavyweights including Gordon Moller, Professor John Hunt, of the University School of architecture and Clinton bird, associate Professor.
13	Peaceful Clevedon at risk (New Zealand Herald Mary Whitehouse) Mary Whitehouse, spokeswoman for Clevedon cares, writes an important Herald article highlighting the fact that a change to the district plan will spell an end to a quiet rural Clevedon. The local authority, Manukau City Council is supporting the proposed district planning change, which will allow 297 new homes to be built just north of Clevedon village. The development to be known as Wairoa river Maritime village would be set on a series of man-made canals. The proposal is opposed by locals, six to one.
15	Waterfront stadium fiasco (East and Bays Courier Pat Booth) Responsibility culpability and process are at stake (and at risk of being ignored).
15	Electrification of Auckland's urban rail-Government is stonewalling (New Zealand Herald Rudman's city) Why is it taking so long to decide on rail electrification, when a decision on a waterfront stadium is required to be made within two weeks? It would require \$32.2 million extra per year for the next 10 years. Over that time Aucklanders would be committed to spending \$507 million on rolling stock. The Crown is committed to spending \$450 million to \$600 million on track upgrades. A further \$572 million is required for electrification, which includes the cost of 42 car electric trainsets. The ARC has its agreed to pay \$250 million as its share leaving the \$322 million noted above, spread over a decade for the government. These figures covering essential infrastructure for Auckland are quite modest, when it is

	considered that the government seems happy that a waterfront stadium should be constructed within the price range \$500 million to \$1 billion.
15	Tower plan proposal (New Zealand Herald Anne Beston) Korean developer Dae Ju group is proposing a 67 level building to cost \$450 million, with a height of 232 m on a site of all 4417 sq m boarded by the Victoria, Albert and Elliott streets, the former site of Dominion Breweries Royal International Hotel. The architect is Gordon Moller, who is also co-convener of the Auckland City Council's urban design panel.
16	Progress report on Auckland Museum grand atrium, which is nearing completion (New Zealand Herald Angela Gregory) This report notes that the museum addition, which is costing \$64.5 million will be opening next month. The design has proved highly contentious, due to its apparently over engineered and inefficient use of available space and the collapsed soufflé appearance of the roof. Extra accommodation being provided includes 900 square metres of exhibition space provision for 450 guests in sit down accommodation, which could alternatively host up to 700 guests, to level underground car park, educational amenities, a 200 seat auditorium and additional Museum storage.
17	Waterfront stadium fiasco-trade at risk (New Zealand Herald Jenny Keown) Shipping companies are opposed as they see a trade of \$2 billion worth of new and used cars put at risk.
17	Proposed Albany town centre plans (New Zealand Herald Anne Gibson) Albany city property investments has unveiled a \$500 million plan to create a new town centre on greenfield land near North Harbour Stadium bordering Oteha Valley Road and the northern motorway. On December 4 the environment Court begins a two-week hearing on appeals to North shore is planning change for the Albany area.
17	Engineering graduates vote on the greatest engineering feats in New Zealand (New Zealand Herald Anne Gibson) Auckland University engineering graduates voted four Auckland features into the top seven, including black magic NZL 32 second, Grafton Bridge third, sky Tower sixth and Auckland Harbour Bridge seventh. Interestingly, the photograph of Grafton Bridge which was presented with this article, was of the bridge constructed prior to the 1910 model, which gained the award and had been known for its inadequacy in both design and engineering terms. The winner of this vote was the Manapouri power scheme.
17	Paykel home in Parnell given heritage listing (East and Bays Courier) This Edwardian villa and its surrounds in Stephens Avenue has been given category B status by Auckland City Council
17	Road tolls rejected by Auckland regional Council transport policy committee (New Zealand Herald Rudman's city). Rejection has come just days after Transitz admitted that administration costs associated with collecting tolls were likely to equal the \$800 million needed to fast track Auckland's Western Ring route.
20	Waterfront Stadium fiasco-report on meeting of opponents (New Zealand Herald Matthew Dearnaley) Opponents of the waterfront stadium scheme met at the Aotea Centre over the weekend. Although not specifically noted, some portions of an open letter from Munroe Graham , president of Civic Trust Auckland were read out at that meeting. A copy of that letter can be seen in the essays section of the Civic Trust Auckland website. It had been submitted to the Herald but was never published.
20	Two power stations proposed for the Kaipara Harbour (New Zealand Herald Wayne Thompson) Northland regional Council this week will publicly notify an application from Crest energy Kaipara for resource consents to use part of the harbour mouth to generate tidal electricity from submerged turbines.
21	Waterfront stadium fiasco-New Zealand Herald editorial says yes to proposed scheme The New Zealand Herald carries a special eight-page supplement by Project Auckland backing the scheme.
22	Historic Waihi pump house moved 26 m south and 270 m west (New Zealand Herald Juliet Rowan) The historic pump house at its new site will be opened to visitors in December.
24	Waterfront stadium fiasco-Auckland City Council votes yes and no for waterfront (New Zealand Herald Matthew Dearnaley and Anne Beston) At the last minute prior to a government decision, Auckland City Councillors voted for the option which would seem to have been cheapest to its ratepayers in the short term. However, in doing so it did not support the scheme as proposed, but suggested a location further to the east. In this respect the yes vote can be seen as essentially as a no vote.
24	Waterfront stadium fiasco-ARC votes no (New Zealand Herald Matthew Dearnaley and Anne Beston) A sensible no vote, from the party most affected by the proposal, has effectively sunk the waterfront stadium dream. As owner of the wharves and the Port authority, it is quite amazing that it had not been consulted at an early stage about whether a waterfront stadium would have been possible.
25	Waterfront stadium fiasco-editorial suggests ARC vote irrelevant (New Zealand Herald, editorial) In the strangest editorial in a long time, the New Zealand Herald editor suggests that the City Council vote should prevail over that of the Auckland regional Council. The editorial states "indeed, the involvement of the Auckland regional Council could have been counted superfluous had it not been the owner of the land on which it is planned to build the stadium".
26	Quay Street upgrade completed (city scene) Improvements included wider foot paths, additional tree planting, new rubbish bins, bike stands and drinking fountain, fencing repairs and lighting of the albatross sculpture on Princes wharf by Greer Twiss.

27	<p>Going green-does it pay? New Zealand Herald-business edition special Karyn Scherer editor and others This special edition examines the business case for sustainability. Turning green is no longer trendy, it's almost compulsory. The green wave is coming-ready or not. Note: This is an important series of articles, reflecting worldwide political change, consumer preferences, leading to reluctant adoption of green policy by business.</p>
28	<p>North Shore waterfront monorail proposed (New Zealand Herald Christine Nikiel) Newmarket-based architect Chapman is hoping to raise \$30 million to build a regional monorail system, initially between the North shore and the CBD. Note: This particular article makes no comment on the fact that there is a competing bus way project under construction, that there would be significant planning issues and the proposed cost seems hopelessly insufficient.</p>
28	<p>Waterfront stadium fiasco-abandonment confirmed (New Zealand Herald Bernard Orsman and Paula Oliver) Cabinet has torpedoed Trevor Mallard's waterfront scheme, after the Auckland city yes, (but also no) vote, the no vote of Auckland regional Council and rejection by a majority of Aucklanders. Note: This is not a surprising political decision. Now comes the problem of funding any shortfall in the Eden Park upgrade. Watch this space.</p>
29	<p>Waterfront needs swift redesign (New Zealand Herald, editorial) Having failed in its last minute support for a waterfront stadium, the Herald, under this editorial now proposes a swift waterfront redesign. Note: This is no doubt an excellent long-term plan, but appears to fail, as the stadium proposal failed, to take into account ongoing Port activities. Why the need for haste? Has nothing been learned from this latest Auckland planning fiasco?</p>
29	<p>Excellent progress as twin tunnels breach through hill (New Zealand Herald Matthew Dearnaley) The \$365 million motorway project is running six months ahead of schedule as main structural work on the twin tunnels is completed. A further 18 months work is still required to line and fit out the tunnels, before they are fully completed. The tunnels have been dug 15 m apart. They are 333 m long, with 12 m to be added after portals are built at each end.</p>
29	<p>Abel Tasman National Park addition (New Zealand Herald Martin Johnston) 793 ha of farmland will be added to the national park. The property, purchased by the government from the Hadfield family, rises to 700 m and has beech trees podocarps and wetland kahikatea forest</p>
29	<p>Tower apartment plans ditched (New Zealand Herald Anne Gibson) Auckland developer David Henderson has ditched plans for a 35 level tower block on the corner of Albert St Swanson Street and St Patrick's Square. David Henderson is the developer of the precinct complex on Lorne Street, near Albert Park.</p>
29	<p>Waterfront stadium fiasco-Council opinions differed-Regional authority explanation (East and Bays Courier) Now that Eden Park has won the two player stadium debate, Auckland regional Council chairman Mike lee has submitted reasons for the objection of his Council to the waterfront. These objections were all quite predictable and should have been addressed by government prior to its backing of the waterfront option. They included: significant adverse effects on port operations, the need for special legislation, a significant reclamation of the Waitemata Harbour, very expensive to build and was at risk in terms of likely cost overruns and completion time, negative impact on the heritage and urban design values of the Britomart precinct and the waterfront.</p>
30	<p>Proposed coastal village at Ngunguru opposed (New Zealand Herald Mike Dinsdale/Northern Advocate) Landco proposes a sandspit development of 350 sections in covering 36 ha plus a reserve of 85 ha. Locals opposing the development have formed the Ngunguru coast action group. The locality contains sensitive sites, of which some are to be protected, including Whakairiora Mt, an urupa, Rangikorero pa site and numerous mature trees. The sandspit is zoned coastal countryside living and could be subdivided into 20 ha lifestyle blocks</p>