

**BEFORE A BOARD OF INQUIRY
NORTHERN CORRIDOR IMPROVEMENTS PROJECT**

UNDER

the Resource Management Act 1991
(‘the Act’)

IN THE MATTER

of a Board of Inquiry appointed under
section 149J of the Act to consider
notices of requirement for designations
and resource consent applications by
the New Zealand Transport Agency for
the Northern Corridor Improvements
Project

**SUMMARY STATEMENT OF SHARON MARY WILLIAMSON FOR THE
HARBOUR HOCKEY CHARITABLE TRUST**

10 August 2017

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1 INTRODUCTION

- 1.1 This summary statement provides a summary of my Evidence In Chief ('EIC'), dated 25 May 2017, and updates the Board of Inquiry on developments since my EIC was prepared.

2 SUMMARY OF EVIDENCE IN CHIEF

- 2.1 The current North Harbour Hockey Stadium (NHH Stadium), is located on Rosedale Park, off Jack Hinton Drive. This site is owned by Auckland Council (AC) and administered by AC Parks. HHCT holds a community ground lease from AC, and owns all the assets and improvements on the site.
- 2.2 The existing facility currently operates with three water-based artificial pitches (including one FIH certified international competition pitch), one satellite (sand) pitch, a pavilion and associated car parks. The three water-based pitches are located within the main complex. The fourth (sand) pitch is located 900m to the north-west within the wider Rosedale Park complex, and adjacent to Alexandra stream. The lease also includes a grass field, reserved for a fifth artificial hockey pitch originally planned for construction in 2017-18.
- 2.3 Plans for an upgrade of the NHH Stadium were at an advanced stage before the NCI Project was identified. This project had been in the planning since 2011 and by the end of 2014 the resource consent was granted, the fundraising programme was on track for completion in early 2015, and construction was planned to commence in mid-2015.
- 2.4 HHCT was advised in 2015 by the NZ Transport Agency that all its planned NCI Project design options would affect one of our existing pitches plus the adjacent grass field within HHCT's lease area, on which a fifth pitch was planned to be built.
- 2.5 HHCT's strong view was, and remains, that the only viable 'equivalent reinstatement' option for losing these pitches is to relocate the entire facility. Only this will ensure that NHHA and its clubs will be able to continue to operate efficiently and effectively in its centralised model, and maintain the ongoing viability of the NHHA and its clubs.

- 2.6 Since early 2015 until now, HHCT and NHHA have worked with NZTA and Auckland Council (as the landowner) to evaluate the options and provide input into the design process. That process culminated in an application for a new NHH facility on the western side of Rosedale Park which is accessible via Bush Road (as further described in my evidence).¹
- 2.7 HHCT supports the Northern Corridor Improvements (NCI) project, subject to the unconditional confirmation that the NHH Stadium will be relocated to its proposed new site in accordance with the timeframes and terms agreed with HHCT. We do not yet have this unconditional confirmation.

3 GRANT OF RESOURCE CONSENT AND APPEALS

- 3.1 HCCT's application for the new NHH Stadium at on the western side of Rosedale Park was granted by independent hearings commissioners on 10 June 2017.
- 3.2 In deciding to grant consent the hearings commissioners' findings included that:²
- a "The proposal represents an appropriate and anticipated use of reserve land for organised sporting activities, providing for the recreation and sporting needs of the community on a local, regional, and national scale"; and
 - b "Effects associated with the construction and operation of the facility can be effectively managed so as to be acceptable from a resource management perspective."
- 3.3 However, the grant of consent has now been appealed by two submitters:
- a Rakich Family Trust (ENV-2017-AKL-112): This party's concerns relate to effects on a business at 130 Bush Road.
 - b Rodney Hughes (ENV-2017-AKL-111): A resident at 13 Emerald Way (which is to the north of the site).
- 3.4 In addition, HHCT has also lodged an appeal on the decision (ENV-2017-AKL-113). This appeal is limited to two conditions imposed by the hearings commissioners (not recommended by council officers), relating to the number of 'major event' days that

¹ The proposed facility and its components are described at paragraph 4.1 of my evidence in chief.

² Commissioners' decision at paragraph 31.

can occur each year (limiting this to 6 days rather than the 14 days applied for), and the use of the pavilion building for social events.

- 3.5 In relation to the number of major event days, the commissioners' decision had envisaged³ that HHCT might in the future either seek a standalone 'temporary activity' consent for specific events, or seek to change the consent conditions to increase the number of events per year.
- 3.6 HHCT would have been comfortable taking either of those approaches (rather than appealing the decision). However, because appeals have been lodged by other parties, HHCT decided that it would make sense to try to resolve its concerns with the conditions through the appeals process as well. This is more efficient for all parties than having to participate in the Environment Court appeals process, and then going through further hearings (and potentially appeals) in relation to the conditions.

4 Landowner approvals

- 4.1 In respect of relocating to our proposed new site, we are still to achieve landowner approval. The Upper Harbour Local Board passed a resolution on 18 May 2017 to notify the leases relating to Hockey and other land leases. The public notification notice was issued on 18 July 2017 and we are currently in the submissions process. We understand that an outcome is expected from the Local Board at the end of this year and, if successful, landowner approvals will be sought concurrently.

5 Other impacts

- 5.1 As earlier described, the HHCT and its partners NHHHA and Hockey New Zealand were in the middle of implementing a consented project to upgrade its existing facility to accommodate the growing demand from our sport at local, regional and national level. This project was expected to be completed by mid-2016, and the lack of these additional facilities is now impacting our hockey operations as we struggle to meet the challenges of growth without a confirmed solution. Added to this will be our inability to construct the new pitch planned for the grass field in 2017-18. Addressing this situation in a timely manner is paramount for our sport.
- 5.2 As part of our agreement with NZTA we have incorporated the upgrade specifications into the new facility design as 'betterment', and we are responsible for securing the funding for this upgrade. We have been fortunate to have secured

³ Commissioners' decision, page 20.

supportive and patient funders, however the ongoing lack of certainty about timeframes for this project has the potential to impact funder confidence for the betterment portion of the new NHH Stadium

6 Conclusion

- 6.1 Over the course of the past few years, HHCT has established an excellent working relationship with the Transport Agency. The Transport Agency is continuing to support HHCT both in terms of its funding applications for the betterment portion. HHCT has reviewed the proposed hockey condition attached to Mr McGahan's supplementary statement and confirms that it is happy with the form of that condition. The condition gives HHCT the confidence that the NCI Project cannot proceed without the relocation of the NHH Stadium. HHCT is excited about the benefits the new NHH Stadium at Rosedale West will have for local players, the Black Sticks national hockey teams and the wider hockey community.

Sharon Mary Williamson

10 August 2017

