



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

INFRASTRUCTURE AND WORKS COMMITTEE

I hereby give notice that a Meeting of the Infrastructure and Works Committee will be held on:-

DATE: **Wednesday, 2 April 2008** **TIME:** **9.30 am**

VENUE: **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

to consider the business as set out herein and to take any necessary action connected therewith.

27 March 2008

Desiree Tukutama
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8815

MEMBERSHIP:

Councillors	DQ	Battersby, JP (Chairman)
	RP	Dallow, QPM, JP (Deputy Chairman)
	BA	Brady, JP
	JM	Clews, QSO, JP
	RI	Clow
	LA	Cooper, JP
	AK	Corban, OBE, JP
	MM	Jolley
	PG	Mitchell

Mayor RA Harvey, QSO, JP (ex officio)
Deputy Mayor (ex officio)

(Quorum 5 members)

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(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE INFRASTRUCTURE AND WORKS COMMITTEE
TO BE HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON WEDNESDAY, 2 APRIL 2008
COMMENCING AT 9.30 AM**

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



4 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 5 March 2008

RECOMMENDATION

That the minutes of the Meeting of the Infrastructure and Works Committee held on Wednesday, 5 March 2008, as circulated, be taken as read and now be confirmed.



5 RAIL ELECTRIFICATION

GLOSSARY

Electric Multiple Units	(EMUs)
Auckland Regional Transport Authority	(ARTA)
Land Transport Management Bill	(the Bill)
Auckland Regional Council	(ARC)
Outline Plan of Works	(OPW)
Resource Management Act	(RMA)

EXECUTIVE SUMMARY

The Government announced in the 2007 Budget that \$600 million would be spent over six years on upgrading rail infrastructure in Auckland and Wellington. In Auckland, this money will largely be spent to build the electrification infrastructure for the Auckland urban rail network.

In addition, the Government has given regions the ability, subject to legislation being passed, to raise a regional fuel tax. It is anticipated that this would provide a funding stream to allow the Auckland Regional Transport Authority (ARTA) to acquire electric locomotives to haul carriage trains and self-propelled electric multiple units (EMUs).

The electrification of the urban rail network is critical to achieving the Council's aspirations for transport and land use integration with growth being clustered around bus and train services in town centres along the rail corridor.

RECOMMENDATION

It is recommended that the Infrastructure and Works Committee resolves to:

Receive the Rail Electrification report.

BACKGROUND

1. The funding announced by the Government in the 2007 Budget will cover the electrification of the eastern and southern lines to Papakura, the Manukau Spur to Manukau City Centre; the western line as far as Swanson and the Onehunga Branch Line. There will be no electrification between Swanson and Waitakere, partly due to the extensive (and expensive) work that would be required to enlarge the Swanson tunnel, but also as Swanson is the final station within the Metropolitan Urban Limit.
2. To support this, ARTA is planning to acquire a fleet of EMUs and electric locomotives to haul carriage trains. ARTA has developed an indicative rolling stock fleet composition of 33 four-car EMUs and 12 electric locomotives to haul 12 six-car carriage trains.
3. The acquisition of these EMUs and locomotives is subject to the ability of the Auckland region to raise a regional fuel tax. This is the subject of the Land Transport Management Bill (the Bill). The Bill has been the subject of Select Committee hearings but the reporting back of the Bill to Parliament has been delayed until mid 2008. This, combined with the cumbersome consultative procedures contained in the Bill as it stands, are of concern to the region. This is because delays will make it much more difficult to have electrification rolling stock in place for the proposed opening of the first stage of electrification in 2011.

4. The electrification of the urban rail network, along with the Central Business District Loop Tunnel, are the keys to unlocking the latent capacity of passenger rail, with ARTA forecasting that that patronage could increase from the current 5.76 million passengers per annum to 30 million passengers by 2030. At that point, ARTA estimates that rail will take 20 per cent of the region's passenger transport trips and 40 per cent of the passenger kilometres travelled.
5. ONTRACK and its planning consultants have made presentations to senior Council staff and management on the electrification project. An internal working party has been set up with workstream leaders to deal with key issues relating to the electrification project in a timely manner.
6. A report to the City Development Committee on Rail Electrification was received by that Committee at its meeting on 6 September 2007. This report outlined the project and raised a number of key issues that the Council wished to see addressed by the electrification project. These issues include visual impacts of electrification infrastructure; landscaping and the treatment of electrification shields on pedestrian and road over bridges.

DECISION MAKING

7. This report is for information only.

Issues

8. The electrification project has significant implications for the Council's activities and future work programmes. There are a large number of interfaces between the Council and ONTRACK on this project and it is essential that these interfaces be well-managed to facilitate on-time project delivery by ONTRACK.
9. Electrification means that trains will be operating on the rail network at higher speeds with faster acceleration and deceleration. Trains will be much quieter than at present. Electrification means that rail will have less impact on people living near the rail corridor and will encourage intensification of town centres around railway stations. However, quieter, faster, more frequent trains increase the safety risks of trespassing and the delays and safety issues caused by at-grade road crossings.
10. The Auckland Regional Council (ARC) has earmarked the \$21 million it received from the Government for its upfront funding of the first stage of double tracking - between Boston Road and Baldwin Avenue - in its draft Annual Plan to immediately assist with investigation and design work for the grade separation of level crossings.
11. The ARC has identified that the Glenview Road level crossing in the Glen Eden town centre is one of six level crossings that most urgently need to be addressed. The Council is proposing to take advantage of the opportunity presented by this new funding pot to advance investigation and design work on the Glenview Road level crossing. This will be done in conjunction with the town centre concept design work being led by the Council's Urban Design and Development team.
12. Track walking in Waitakere has been identified as a major issue by ONTRACK. A number of key trespass and track walking sites have been identified in and around Sturges Road, Henderson, Sunnyvale, Glen Eden and New Lynn stations. ONTRACK has developed a trespass initiative to address these issues through a mixture of the 'three Es' - engineering, enforcement and education. These measures will require close collaboration with Council staff.

13. ONTRACK has acknowledged that taggers and tagging are a key trespass and track walking issues and is proposing to eliminate graffiti in constrained parts of the network where taggers could be hit by trains without an easy escape route. Members will be interested to note that the Council has managed to secure some funding from the Regional Graffiti-free Forum to get underway with its planned Rail Corridor Graffiti Abatement Trial between Bruce McLaren Road and Mt Lebanon Lane. This is being supported by ONTRACK through extensive assistance with safety permits, safety training, fees exemptions and safety clothing. In addition, the Council has funded the eradication of graffiti on the Henderson Valley Road over bridge, a key concern for the Council and its fully-owned property arm, Waitakere Properties Limited.
14. ONTRACK has also acknowledged that, in some cases, providing a walking route along the rail corridor may be an effective solution to track walking in some cases. However, this is not likely to be a short-term action as the electrification planning process will need to identify the footprint required for electrification infrastructure. Once this footprint has been determined, electrification construction and site access requirements will mean that opportunities for legitimate walking and cycling routes may be quite constrained in the next few years. Nonetheless, this is an encouraging positive signal from ONTRACK and is to be applauded.
15. There will be a number of other interfaces, especially around issues relating to utilities such as overhead power lines over or near the rail corridor.

Consideration of Community Views

16. The rail electrification project is likely to be largely within the designated rail corridor. This means that no resource consent process is required for the project, apart from situations where land is required for the electrification project outside of the designated corridor. However, an Outline Plan of Works (OPW) must be lodged with the Council, outlining the proposed works and detailing measures to remedy, mitigate or avoid any adverse environmental effects. There is no public involvement process for the consideration of OPWs.
17. The Resource Management Act (RMA) gives the Council 20 working days to process an OPW with the ability to request conditions of the requiring authority. However, there is no obligation on the requiring authority, in this case ONTRACK, to accept any conditions requested. If ONTRACK were to refuse to accept any (or all) conditions requested by the Council, the Council's only legal recourse would be to appeal to the Environment Court. This would put the Council in the unusual position of having to appeal its own conditions in an attempt to make them legally enforceable. There is a major risk of delay with this option, which could well threaten the ability to deliver the electrification project to the tight timeline required by the Government as a condition of its funding.
18. Previous experience with OPWs submitted to the Council by ONTRACK and ARTA is that those agencies treat any conditions requested by the Council and agreed by themselves to have the same effect as if they were a condition of a resource consent. This includes remedying any non-compliance with OPW conditions identified by the Council's environmental monitoring staff.
19. While the RMA provides a very tight 20-day timetable for processing OPWs, experience with other local authorities is that ONTRACK and ARTA will seek to reach agreement with councils on conditions, even if this means agreeing to extensions in the processing time or even resubmitting OPWs to address concerns raised.

STRATEGIC CONTEXT

20. Waitakere is strongly committed to the building of a world-class passenger transport system with the urban rail network being the spine of the rapid transit network for the region (except the North Shore where the Northern Busway will be the rapid transit spine). Waitakere has focussed its urban planning for well over a decade on supporting the intensification of areas around the rail corridor. This is clearly evidenced by the level of public sector investment that has gone into the revitalisation of Henderson and the New Lynn Transit Oriented Development project. The rail electrification project will assist this intensification by providing for a faster, more environmentally-sustainable and neighbourhood-friendly rail services with no emissions at source, much-reduced noise levels and no pollution at source. The electrification of the urban rail network will deliver on the following Waitakere strategic platforms:

Integrated transport and communication, Te Whakaurunga Waka Te Whakawhiti korero

The electrification of rail will enable faster, more frequent train services, improving Waitakere resident's ability to access work, shopping, social service and leisure services.

Urban and rural villages, Nga kainga taone, tuawhenua

Rail electrification supports town centres that are thriving places, providing exciting options for people to live, work and play, by being a better neighbour to intensifying areas than diesel-run trains through lower noise levels.

Strong innovative economy, He tupuranga kaha ihi wana

Rail electrification will support Waitakere as an even more attractive place to live, work by improving residents' access to employment and retail centres near the rail corridor.

Strong Communities, He iwi kaha

Public transport is a strong tool for community cohesion and development. It provides critical access to jobs, housing, retail, health, welfare, leisure and social opportunities for people who, whether by choice or not, do not have access to a car.

Sustainable energy and clean air, He kaha motuhake. He hau ora pai

Rail electrification means that, for the vast majority of rail services in the city - except for some freight services and passenger services to Waitakere and Helensville - there will be no pollution and no carbon dioxide emissions at source. However, depending on the source of power generation, there may be some power generation using fossil fuels, especially at peak-load times.

CONSULTATION

21. The responsibility for any consultation, including consultation with Maori, for the rail electrification projects falls with ONTRACK.

RESOURCES

22. No resources other than staff time are required. Resource consent and building consent staff time for the rail electrification project would be recovered from the applicant.

IMPLEMENTATION ISSUES

23. The implementation of this project is the responsibility of ONTRACK.

Report prepared by: Darren Davis, Senior Strategic Advisor: Transport.



6 WAIKUMETE CEMETERY ADVISORY GROUP

GLOSSARY

Returned Servicemen Association	(RSA)
Waikumete Cemetery Advisory Group	(WCAG)
Waikumete Cemetery	(the cemetery)
Waikumete Conservation Plan	(the Conservation Plan)

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to re-establish the Waikumete Cemetery Advisory Group (WCAG) comprising representatives of the Auckland Botanical Society, Auckland Funeral Directors Association, Auckland Monumental Masons Association, Auckland Regional Council, Friends of Waikumete, Returned Servicemen Association (RSA), New Lynn Community Board, New Zealand Historic Places Trust, New Zealand Society of Genealogists-West Auckland Branch, Settlers, Waitakere Pacific Board, Royal Forest & Bird Protection Society, Te Taumata Runanga, Waikumete Cemetery Management, Council officers, Waitakere Councillors and West Auckland Historical Society as a consultation group regarding future work in Waikumete Cemetery (the cemetery).

The Waikumete Conservation Plan (the Conservation Plan) prepared for the cemetery and adopted by Council in 2001 specifically provided for consultation on all future work with a broad range of interest groups.

Council officers have been consulting with the Friends of Waikumete over maintenance and re-development proposals but there have been specific requests from various interest groups to be involved in decision making and for the WCAG to be re-established.

RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee resolves to:

1. **Receive** the Waikumete Cemetery Advisory Group report.
2. **Agree** that the Waikumete Cemetery Advisory Group be re-established in accordance with the Conservation Plan and for future meetings to take place every two months.

3. **Agree** that meetings of the Waikumete Cemetery Advisory Group will be during Council business hours at a time nominated by the officers.
4. **Agree** that the membership of the Waikumete Cemetery Advisory Group be no more than two representatives from each organisation.

BACKGROUND

1. The cemetery is approximately 107 hectares in area and is Crown-owned reserve, administered by Waitakere City Council for burial purposes. The cemetery provides for a wide range of denominational and cultural groups. It contains many memorials to significant world events and national tragedies. It has great cultural heritage value and has evolved to provide for burial practices of various ethnic and religious groups such as the Muslim and urupā area.
2. The cemetery, together with its bush area, valleys and streams, represents the largest public open space within the urban part of Waitakere.
3. The Conservation Plan prepared for the cemetery is a detailed document dealing with the natural landscape and cultural heritage values of the cemetery, conservation policies, and management policies that provide a framework for how the cemetery will continue to operate.
4. The Conservation Plan included thorough consultation with all the groups that have an interest in the cemetery from those in the funeral industry through to various representatives of ethnic groups, heritage interest groups, descendants of settler families in the City, environmentalists and others.
5. The WCAG met regularly up until 2003 and as a diverse group, the advice that they provided to Council officers was useful. The WCAG also acted as a means of communication between Council officers and specific interest groups, ensuring that there was regular dialogue between the parties. The advantage of the advisory group is that the views expressed were moderated by each other.

DECISION MAKING

Issues

6. People with an interest in the long term management of the cemetery have diverse views depending on their background and whether they are employed in the funeral industry. This can lead to conflict at times where there are competing values. For example, Veterans Affairs contributed approximately \$100,000 per year for approximately two years until last year to upgrade the roading in the RSA area of the cemetery. This amount has since been reduced to approximately \$20,000. However, there have been differences of opinion between the Friends of Waikumete and the RSA over the standard of roading that should be constructed in the older part of the cemetery. The Friends prefer roading and footpaths to look as close to the original design and finish as possible. The RSA would prefer to maintain war graves to a high standard and to curb and channel drains and finish roads with tarseal in preference to gravel.
7. Since 2005 Council officers have met with the Friends of Waikumete to discuss operational matters in accordance with the policies of the Conservation Plan. However, some other groups associated with the cemetery believe that their views are not currently being taken into consideration. Council officers have been specifically approached by the RSA, funeral directors and descendants of early settlers to explore re-establishing the WCAG.

8. The Conservation Plan for the cemetery provides for consultation between Council and the Friends of Waikumete. It also recognises the Friends contribution to the promotion of the Cemetery and the research of archival material. Council officers and the Friends have met regularly to discuss upgrading of roads and other items requiring resource consents such as the extension to the office. Their role has been advisory only.
9. Council officers consider that the WCAG should be re-established and meetings held every two months during normal business hours. This consultation group would provide a platform for maintenance and re-development proposals to be discussed.
10. The WCAG is as an advisory group only and they will not be able to make binding decisions or give directions to Council.

STRATEGIC CONTEXT

11. The Council's Strong Communities strategic platform aims to create a strong sense of connection and networks within the community. The focus is on supporting community identification of common interests, priorities and needs around practical projects. Re-establishing the WCAG will enable a diverse range of interests to be taken into account in managing the cemetery as an asset.

CONSULTATION

12. Consultation will be undertaken with Te Taumata Runanga and the Waitakere Pacific Board to appoint two representatives each to the WCAG given membership changes over the last five years. Contact will also be made with previously appointed members of the WCAG to confirm representation.

RESOURCES

13. No additional funding is required to organise the WCAG other than existing staff time.

IMPLEMENTATION ISSUES

14. The re-establishment of the WCAG will ensure that the intent of the Conservation Plan is being met. The Conservation Plan specifically provided for consultation with a range of interest groups at the cemetery. It is considered that a larger consultation group will ensure that Council has the support of the community in its management of a community asset.

Report prepared by: Alina Wimmer, Principal Advisor: Heritage.



7 HOUSING FOR OLDER ADULTS - REVITALISATION PROJECT UPDATE

GLOSSARY

Housing for Older Adults	(HFOA)
Housing New Zealand Corporation	(HNZC)
Housing Innovation Fund	(HIF)
Long Term Council Community Plan	(LTCCP)
Work and Income New Zealand	(WINZ)

EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the progress of the Revitalisation Project for Council's Housing for Older Adults (HFOA) villages and the application for the Housing Innovation Fund (HIF) administered by Housing New Zealand Corporation (HNZC).

RECOMMENDATION

It is recommended that the Infrastructure and Works Committee resolves to:

Receive the Housing for Older Adults Revitalisation Project Update report.

BACKGROUND

1. Council is currently undertaking a major revitalisation project on eleven of the twelve HFOA villages. The project is expected to be completed over 3 years, between July 2007 and June 2010.
2. The upgrade of Wilsher Village is being treated separately, and further investigation is currently being undertaken into a potential full redevelopment of the site. A final decision on this is not expected for two years. In the interim a minor upgrade programme is being undertaken, to ensure that the tenants currently occupying the units are living in safe and healthy conditions whilst the decision is pending.
3. Council has accepted the offer from HNZC for \$1.5 million from its Housing Innovation Fund. Approval to accept was granted at the Council meeting of 27 June 2007. This funding together with Council funding is being used to upgrade four of the twelve HFOA villages owned by Council. The remaining villages will be upgraded in subsequent years. The four villages currently being upgraded are:
 - Flagstaff Village;
 - Jack Smyth Village;
 - Kaurilands Court;
 - Kaumatua Village (units 23-44).
4. Originally 19 Karaka Street, New Lynn was to be included in the upgrades for this year. However the tenders received for the contract were in excess of the funds available, therefore 19 Karaka was postponed until the 2008/2009 refurbishments in order to award the tender. This was duly done at the Tenders Subcommittee on Friday, 14 September 2007 where it was resolved:

“That the tender from Edgecity Builders Ltd for Contract No. PY06055B - Housing for Older Adults Refurbishment - Kaurilands in the sum of \$563,798.00 plus \$70,474.75 GST, totalling \$634,272.75 be accepted.”

3533/2007

“That the tender from Edgecity Builders Ltd for Contract No. PY06055C - Housing for Older Adults Refurbishment - Flagstaff in the sum of \$672,906.00 plus \$84,113.25 GST, totalling \$757,019.25 be accepted.”

3534/2007

“That the tender from Edgecity Builders Ltd for Contract No. PY06055D - Housing for Older Adults Refurbishment - Jack Smyth in the sum of \$359,803.00 plus \$44,975.38 GST, totalling \$404,778.38 be accepted.”

3535/2007

“That the tender from Edgecity Builders Ltd for Contract No. PY06055E - Housing for Older Adults Refurbishment - Kaumatua in the sum of \$589,659.00 plus \$73,707.38 GST, totalling \$663,366.38 be accepted.”

3536/2007

DECISION MAKING

5. No decisions are required by Infrastructure and Works Committee. This is a project update only.

Issues

Progress with the Main Upgrade Project

6. The main upgrade project is progressing well, and all villages scheduled for this year are expecting final completion in May 2008.

Kaurilands

7. The final stage of upgrades of the units at Kaurilands commenced in March 2008, and will be completed by May 2008. On completion, 21 of the 22 units in this village will have been upgraded, with work on the remaining unit being postponed until future years, due to the fragility of the current occupying tenant.
8. There have not been any significant issues with the tenants at this village, and tenants have coped well with the moves and are happy with their new units.

Kaumatua

9. This site has 42 bed-sit units, and two double units. The upgrade will include 22 single bedroom units (Units 23-44), 20 bed-sit units (Units 1-20) and two double units (Units 21-22). The current year's work programme involved the proposed 22 single bedroom units, and work was completed in March 2008. 15 of the 22 units initially allocated to this stage have been upgraded, with the remaining seven units being delayed until the 2008/2009 work programme. The postponement of work on these units was due to requests from the tenants to remain in a bed-sit. Renovated bed-sits will therefore be allocated to these tenants when completed during the 2008/2009 works programme.

Flagstaff

10. The works programme for Flagstaff Court is on schedule, to be completed by May 2008. Fourteen units have been completed, with a further ten units to be completed out of the total 28 units in the village. Two tenants have been granted exemptions from the upgrade process, and upgrades on these two units will not be completed until the current tenants choose to vacate.

11. There have been some significant tenancy management issues at this village, with at least two tenants being extremely opposed to the approved design, resulting in some uncertainty for other tenants in the village. This has been managed, and most tenants are now happy with the move process, and the renovated units.

Jack Smyth

12. Work is on schedule, with all twenty units due be completed at the end of March 2008.
13. There have not been any significant issues with the tenants at this village, and tenants have coped well with the moves and are happy with their new units.

Wilsher Village

14. Minor upgrade work is due to commence at Wilsher Village at the end of March 2008. The work is primarily centred around upgrading floor coverings, replacing stoves, and repainting in 25 of the 38 units on the site at 21 Henderson Valley Road. On completion all tenants currently living in units on the site at 33 Henderson Valley Road will be relocated to the upgraded vacant units on 21 Henderson Valley Road.
15. Two pilot units were completed in February 2008, and consent applications have been approved for the remaining units. Tenders have closed, and contract award is expected to be completed by the end of March 2008., and work is on schedule to be completed prior to the end of June 2008.

2008/2009 Work Program

16. Detailed planning is near completion for the 2008/2009 work programme, which includes work on the following villages;
 - Westview Village, 100 West Coast Rd, Glen Eden;
 - Kaumatua Court (Units 1-22), 11 Kaumatua Pl, Te Atatu Peninsula ;
 - 19 Karaka St, New Lynn.
17. An application for a further \$1.5 million of funding from the HIF will be put to HNZN in April 2008, for consideration at the May 2008 HNZN board meeting.

STRATEGIC CONTEXT

18. Council's strategic priorities that are of particular relevance to the HFOA arena include 'Sustainable Development' and 'Safe City'. Of further strategic importance when considering Council's provision for housing in the City, are the following platforms: 'Urban and Rural Villages' and 'Integrated Transport and Communication' by ensuring people have choices in housing and have accessibility to transport and communication links, and 'Strong Communities' by supporting the health and wellbeing of the community.

CONSULTATION

19. There is no consultation required.

RESOURCES

20. Total gross project cost is expected to be between \$7.6 million and \$8 million. Including the Draft 2008/2009 Annual Plan, gross budget provision has been made totalling \$5.7 million. To fund this, Council has received \$1.5 million of funding from HNZC, and is applying to HNZC for a further \$3 million. The funding from HNZC is interest free on condition that Council's current decision to retain its existing number of housing units continues for the next 20 years.
21. The long-term refurbishment programme has been geared to what HNZC are likely to provide to Council and the remaining funding requirement from Council to be recouped from rentals. After refurbishment, it is intended that the rentals be increased to 70% of market rent to reflect a fair social rent. The tenants, where appropriate, will be able to receive rental subsidies from the department of Work and Income New Zealand (WINZ). The increase in rentals will be sufficient to fund Council's contribution to the project.

Report prepared by: Tina Hemsworth, Manager: Property Assets and Karen Shepherd, Manager: Operations Support.



8 THE WAITAKERE STADIUM GRANDSTAND - CONSTRUCTION STATUS MARCH 2008

GLOSSARY

Canam Construction Ltd	(CCL)
Waitakere Stadium Grandstand	(Grandstand)
Waitakere City Stadium Trust	(Trust)

EXECUTIVE SUMMARY

Code Compliance was achieved on 18 February 2008 and Canam Construction Ltd (CCL) are currently progressing the remaining minor works which are expected to be completed by the end of March 2008.

According to the latest financial report CCL are expected to complete the Waitakere Stadium Grandstand (Grandstand) construction contract for less than the original contract sum.

With the exception of the loose kitchen equipment all essential fit out contracts have been completed. The loose kitchen equipment contract is subject to rectification of minor defects, which are due for completion by 27 March 2008.

Works to complete the soft landscaping are expected to be completed by end of March 2008.

The construction of the floodlighting system remains on hold until the Waitakere City Stadium Trust (Trust) has secured sufficient funds and resource consent has been granted.

RECOMMENDATION

It is recommended that the Infrastructure and Works Committee resolves to:

Receive the Waitakere Stadium Grandstand - Construction Status March 2008 report.

BACKGROUND

1. The status of the Grandstand project was last reported to the Infrastructure and Works Committee on Wednesday, 5 March 2008. This report covers project progress to late March 2008.

DECISION MAKING

Consent Issues

2. The notified period of the floodlight resource consent application closed on 19 February 2008. 14 objections, two letters of support and one neutral response were received. Further visual impact information and a peer review of the lighting impact assessment have been requested by Council's resource consent planning officer. At the time of writing this report the requested information was being prepared.

Construction Status

3. CCL continues to make progress with the outstanding defects and have undertaken to have all issues resolved by the end of March 2008.
4. At the time of writing this report the following items of work required completion:
 - (1) Installation of handrail to northern plaza fence.
 - (2) Installation of four gates.
 - (3) Making good minor roofing defects.
 - (4) Installation of two plaza waste bins.
 - (5) Repair to small areas of spalling on surface of concrete plaza seats.

Fit Out/Soft Landscape Status

Spectator Seating

5. All defects have been rectified and a final account has been settled with the seating contractor.

Loose furniture and equipment

6. At the time of writing this report the Trust is seeking sources of funding for the non-essential furniture and equipment. In the mean time loose furniture will either be brought in from the Trusts Stadium or hired on an as required basis.

Soft Landscape Works

7. At the time of writing this report all outstanding flax planting had been completed and the vandalised trees replaced. The remaining outstanding work consists of completing the grassed areas along the Central Park Drive footpath. The soft landscape contractor has undertaken to have this work completed by the end of March 2008.

Security System

8. The security system installation has been completed and the system is now operational.

Kitchen Equipment Fit Out

9. At the time of writing this report the kitchen equipment contractor was dealing with two defective fryer units. Spare parts have been ordered and the defects are expected to be resolved by 27 March 2008.

STRATEGIC CONTEXT

10. The construction of the Grandstand has been monitored during the report period to ensure that the project outcome remains in alignment with Council's strategic objectives.

RESOURCES

Timeline Status

11. CCL were issued with Practical Completion on 20 December 2007 and Code Compliance was subsequently achieved on 18 February 2008.
12. CCL continue to make progress with the remaining minor defects and outstanding works, the majority of which have now been resolved. Overall completion of defects and outstanding works is expected by end of March 2008.
13. A number of future bookings and events have been scheduled for the Grandstand and Douglas Track and Field, details of the next bookings are given in Table 1.
14. A timeline of the key project dates is given in Table 1 below:

TIMELINE STATUS			
Key contract dates / times	As at Contract Award January 2007	Change	As at March 2008
Contract Commencement	19 January 2007	-	19 January 2007
Contract Period	225 working days	4 working days	229 working days
Extension of Time (at tendered daily rate cost)	-		
Extension of Time (at no cost)	-	4 working days	
Due Date for Completion (Practical Completion)	14 December 2007	4 working days	20 December 2007
Fit Out and Commissioning	11 January 2008	4 working days	15 January 2008
Building Code Compliance Final Inspection	-		14 February 2008
Issue of Building Code Compliance	-		18 February 2008
Completion of remaining defects	-		31 March 2008
SCHEDULED EVENTS			
Waitakere United v Hawke's Bay United	-		29 March 2008
Secondary School Athletics	-		5 / 6 April 2008

Table 1 - Timeline Status

Financial Status

15. According to the quantity surveyor's latest financial report dated 6 March 2008 the projected final cost of CCL's contract shows a saving on the original contract award sum. Construction contract variations to CCL's contract indicate a saving of \$22,016 as a result of ongoing value engineering.

16. A summarised financial status for the project is provided in Table 2 below.

FINANCIAL STATUS			
PROJECT COSTS	Approved Budget January 2007	Change	As at 6 March 2008
Construction Contract Award Value (excl. contingency)	\$7,104,087		\$7,104,087
Construction Contract Variations (incl. value engineered savings)	-	(-\$22,016)	(-\$22,016)
Soft Landscape Contract Award Value (excl contingency)	\$115,000	(-\$37,481)	\$77,519
Stadium Seating Contract Award Value (excl contingency)	\$270,000	(-\$10,481)	\$259,519
Loose Kitchen Equipment Contract (excl contingency)		\$53,076	\$53,076
Data and Telecom Installation Contract (excl contingency)		\$11,528	\$11,528
Stadium Signage (excl contingency)		\$14,445	\$14,445
Professional Fees and Disbursements (estimate)	\$1,305,000	\$11,880	\$1,316,880
Contingency Sum	\$535,864	*(-\$335,864)	\$200,000
Sub Total	\$9,329,951	(-\$314,913)	\$9,015,038
Floodlights (estimate) (contract yet to be awarded)	\$700,000	\$155,098	\$855,098
Sub Total (estimated)	\$10,029,951		\$9,870,136
EXTRA COSTS	Approved Budget January 2007	Change	As at March 2008
Re-grading of spoil heap		\$14,840	\$14,840
Master key locks		\$4,469	\$4,469
Naming Sign		\$6,911	\$6,911
Additional mulch		\$200	\$200
Clean Bleachers and Spectator Seats		\$400	\$400
			\$26,820
FURNITURE FITTINGS AND EQUIPMENT (estimated)			
Function Room Loose Furniture (<i>Desirable</i>)	-		\$137,350
Vertical Blinds (<i>Desirable</i>)	-		\$13,900
Fitted Shelves, Lockers and Cash Boxes (<i>Desirable</i>)	-		\$2,100
Total to Complete (estimated)			\$10,050,306

Table 2 - Financial Status

* The reduction of CCL's contingency budget from \$535,864 to \$200,000 was approved by the Waitakere City Stadium Trust Board of Trustees in October 2007. The funding that has been released by this reduction will be re-allocated to cover essential items and floodlight construction.

17. At the time of writing this report the total budget available for this project through Council contributions and funds raised by the Trust stands at \$9,602,444. Based on the actual and estimated project costs provided in Table 2, the Trust needs to raise a further \$247,862 in order to complete the full scope of works. This figure assumes that the \$200,000 project contingency sum will be available for the floodlighting construction after final settlement of CCL's contract.

IMPLEMENTATION ISSUES

Project Risks

18. The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:
- (1) At the time of writing this report the estimated cost of the floodlighting system is \$855,098 plus GST. In order to address the estimated budget shortfall, the Trust has resolved not to commit to any construction costs until sufficient funding has been secured and resource consent has been granted.
 - (2) Currently, there is no identified budget source for desirable loose furniture. This issue will be mitigated by the use of hired furniture for large events and the use of furniture from the Trusts Stadium in other instances. In the long term the Trust aim to raise funding to purchase desirable loose furniture for the Grandstand.

Quality

19. Quality audits undertaken to date confirm that the contractor's general attitude to maintenance of quality construction practice on site is good.

Health and Safety

20. Further to the previously reported incident on 20 January 2008, the Department of Labour has completed its investigation and confirmed that no further action will be taken.

Report prepared by: Steve Burris, Senior Engineer, Special Projects.



9 HENDERSON YOUTH FACILITY - CONSTRUCTION STATUS UPDATE MARCH 2008

GLOSSARY

Henderson Youth Facility	(Global Café)
West Wave Recreation Centre	(Recreation Centre)
Information Management project team office space	(IM office space)
Financial and Operational Performance Committee	(FOP)
Long Term Council Community Plan	(LTCCP)
Works Infrastructure Committee	(Committee)
Project Control Group	(PCG)
Alliance Construction Limited.	(Alliance)
Project Advisory Group	(PAG)

EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee (Committee) on progress of the Henderson Youth Facility (Global Café) project.

The Westwave Recreation Centre (Recreation Centre) upgrade works are complete, a Code Compliance Certificate has been issued and the Recreation Centre is operational.

The design for landscape works and the fountain is to be revised to ensure that estimated costs fit within the approved project budget and timeline.

Work is progressing to the Global Café and Information Management project team office space (IM office space). The expected completion date for this portion of the work is 26 June 2008.

The re-roofing work to the Global Café has commenced. However, confirmation is awaited from the Contractor that this work will be completed within the approved programme.

RECOMMENDATIONS

It is recommended that the Infrastructure Works Committee resolves to:

1. **Receive** the Henderson Youth Facility - Construction Status Update March 2008 report.
2. **Delegate** to the Director: City Services in consultation with the Project Advisory Group, to review and approve the revised landscape and fountain design.

BACKGROUND

1. The construction status of the Global Café project was last reported to the Committee in December 2007 as a combined construction/operational status report. This report updates construction status for March 2008 and a separate report updating operational status will be submitted to the Committee's May 2008 meeting.

DECISION MAKING

Issues

Progress to date

2. The Recreation Centre upgrade work has been completed, a Code Compliance Certificate has been issued for this portion of the contract and the Recreation Centre is operational. Work continues on the Global Café and IM office space. Partitioning and structural work to these areas is 90% complete with the structural work to the new infill area on the east face of the building progressing. The first fix of services is complete. Installation of the ceiling in the Global Café area is approximately 95% complete and cladding of internal walls is progressing.
3. Work to the external staircase, walkway structure and canopy along the west face of the Global Café and Recreation Centre has been delayed due to interface clashes between the canopy foundations, staircase and an existing storm water drain serving the Recreation Centre. Revisions to the design of the walkway and canopy along the west face of the Recreation Centre are in progress and revised foundations will be installed in the near future.

Landscape Design

4. During the design process for the Global Café, approval was sought to demolish the existing fountain, on the grounds that it did not fit with the proposed development due to restricted space where large amounts of youth will congregate, its out-dated design and lack of youth appeal and the risk of accumulation of large amounts of rubbish and other contaminants such as soap through vandalism.

5. The Committee resolved that suitable design for a new water feature and associated landscape works be brought back to the Committee for review. In December 2007, a concept design by Council's Parks Planning Manager and supported by the Chief Executive Officer was presented to the Committee with a provisional estimated cost of \$200,000.
6. Following consultation with a specialist water feature/irrigation supplier, costs have been re-estimated by the Quantity Surveyor at \$187,400 including professional fees.
7. The budget set aside for landscape works in the approved project budget comprises the following:
 - Provisional sum for landscape works \$ 50,000
 - Scheduled items within Alliance Construction Limited's(Alliance's) Contract. \$ 92,867
 - Total budget approved for landscape works \$142,867
8. At a meeting of the Project Advisory Group (PAG) to review the cost estimate for the concept design, it was determined that no additional funding should be sought for the construction of the fountain and associated landscape works over the approved budget provision. Council officers are therefore seeking to revise the landscape concept to fit within the approved financial provision of \$142,867.

RESOURCES

Timeline/Milestones

9. The Recreation Centre upgrade achieved Practical Completion on 14 February 2008. A Code Compliance Certificate has been issued and the Centre is fully operational, having re-opened to the public on 3 March 2008.
10. During the report period a time claim for 21 working days was received from the contractor due to delay in information relating to a clash between foundations and an existing drain pipe. This claim is currently under review by the Engineer and Council's project manager.
11. The current timeline status including provisional extensions of time to date is provided in Table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at contract award October 2007	Change	As at March 2008
Contract Commencement date	15 October 2007	-	15 October 2007
Contract Period:			
Rec. Centre	65 w days		
Global Cafe/IM office space	126 w days		
Extensions of Time:			
Delayed consent issue	-	9 w days	
Asbestos removal	-	11 w days	
Foundation/structural clash redesign	-	21 w days (prov.)	
Due Date for Practical Completion:			
Rec Centre	2 February 2008	9 w days	14 February 2008
Global Cafe / IM office	29 April 2008	41 w days	26 June 2008

Table 1. Timeline Status

Financial Status

12. Expenditure against the contract contingency to date \$366,267.88 (87%). The major items impacting on the contingency expenditure are:
- Additional electrical connection between the West Wave Aquatic Centre switchboard and the new Recreation Centre main switchboard;
 - Change of specifications to the members ablutions in the Recreation Centre;
 - Removal of asbestos in the Global Café/IM offices;
 - Replacement of old water main feeding all areas in the Global Café/IM offices;
 - Payment to Vector Ltd. for the upgrade of the transformer to the Westwave/Global Café complex to cater for increased electrical loading;
 - The costs of extensions of time (yet to be confirmed)
13. During construction of the Recreation Centre upgrade, the replacement of the roof to the ablutions was reviewed by Council officers, the Architect and the Contractor. An assessment of the condition of the existing roof was carried out and a cost/benefit exercise revealed that the life of the roof could be extended by at least 10 years for a cost of \$30,650 by carrying out remedial works to the roof. This represents a significant saving while extending the life of the existing asset.
14. Re-roofing to the Global Café has been priced and a contract variation for this work has been issued in the amount of \$177,884. This work is currently in progress.
15. A summary of the current financial status of the contract is given in Table 2 below.

FINANCIAL STATUS			
Project Costs	As at contract award 15 Oct 2007	Change	As at March 2008
Tender Award Value. Alliance Construction	\$4,125,535	-	\$4,125,535
Provisional sum for landscape works	\$50,000	-	\$50,000
Provisional sum for re-roofing	\$308,000	-	\$308,000
Subtotal	\$4,483,535	-	\$4,483,535
Contract variations to date	-	\$366,268	\$366,268
Contract Contingency sum	\$420,000	(\$366,268)	\$53,732
Total Construction Cost	\$4,903,535	-	\$4,903,535

Table 2 - Financial Status

Project Risks

16. The following issues are currently being managed to mitigate unfavourable impacts on the project outcome.
- **Re-roofing of the Global Café** - The instruction to proceed with the work has been issued and confirmation is awaited from the Contractor that this will have no impact on the Contract completion date;
 - **The landscape and fountain re-design** - The design is to be revised to achieve a suitable outcome that fits within the approved budget contract timeframe;

- Resource consent issues pertaining to permitted boundary noise levels from the Global Café during concert performances are being reviewed by the Consultant team to confirm that the design will comply with the permitted decibel ratings;
- An extension of time claim for 21 working days is being independently reviewed against the critical path timeline;
- The sub-contract for the walkway and canopy construction on the west face of the Recreation Centre is being managed by the project team to ensure completion within the project timeframe.

Consideration of Community Views

17. Extensive Consultation has taken place with community groups and organisations during the concept and developed design stages of the project.

STRATEGIC CONTEXT

- 18 The project team is monitoring construction progress to ensure the outcome remains in alignment with Council's strategic objectives.

CONCLUSION

19. The Recreation Centre upgrade work is complete and the Centre is operational following the issue of a Code Compliance Certificate.
20. The landscape and foundation design and implementation is to be revised to ensure that the scope of works fits the project budget and timeline.
21. Work is progressing to the Global Café and IM Offices. The expected completion time of this portion of the work is 26 June 2008.
22. The re-roofing work to the Global Café has been instructed. However confirmation is awaited from the Contractor that no additional time impacts are forthcoming.

Report prepared by: Duncan Miller, Senior Project Engineer: Special Projects and Clare Sarney, Senior Leisure Planner: Leisure Services.



REPORTS FROM THE SUBCOMMITTEE

10 TOWN CENTRES SUBCOMMITTEE

**YOUR COMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS MEETING HELD
ON MONDAY, 17 MARCH 2008**

MATTERS CONSIDERED

A1-A2

Your Committee dealt with a number of items for which it has delegated powers to act and a copy of the minutes of the meeting is attached at pages A1 to A2.

Your Committee Recommends:

That the report of the meeting of the Town Centres Subcommittee held on Monday, 17 March 2008 be received.

DQ Battersby, JP

CHAIRPERSON

