

**AGENDA FOR A MEETING OF THE INFRASTRUCTURE AND WORKS COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER AT WAITAKERE CENTRAL,
6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON WEDNESDAY, 3 DECEMBER 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 November 2008.

RECOMMENDATION

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

Receive the minutes of the meeting of the Infrastructure and Works Committee held on Wednesday, 5 November 2008, as circulated, and that they be taken as read and now be confirmed.



5 TE ATATU PENINSULA COMMUNITY CENTRE AND LIBRARY CONCEPT DESIGN

GLOSSARY

Te Atatu Peninsula	(TAP)
Quadruple Bottom Line	(QBL)
Long Term Council Community Plan 2006-2016	(LTCCP)
Creative Spaces Limited	(Creative Spaces)
Rawlinsons Quantity Surveyors Limited	(Rawlinsons)
Te Atatu Residents and Ratepayers Association	(TARRA)

EXECUTIVE SUMMARY

The purpose of this report is to present the concept design options for the redevelopment of the existing community centre and Library in Te Atatu Peninsula (TAP) to the Infrastructure and Works Committee.

The report seeks to obtain the Infrastructure and Works Committee's endorsement to invite the Long Term Council Community Plan (LTCCP) and Annual Plan Committee to approve the allocation of funds; to progress to the preliminary and developed design stage and to agree that an internal redecoration of the existing community centre facility be undertaken in the interim.

Five separate concept design options have been developed to explore the development potential of the existing site of the community centre, Library and car park. The proposed options are based on two distinct approaches, either; to redevelop the existing building or alternatively to demolish it and build a new one. Each concept design option has been evaluated using a comparative Quadruple Bottom Line (QBL) analysis.

This report provides a summary of the background history to this proposed project and the strong links that it has with the Council's strategy for the regeneration of TAP Town Centre. A timeline of community consultation undertaken and the feed back received is presented in the report.

The opportunities, risks and likely implementation issues facing each option are comprehensively discussed in the report in order to demonstrate that the recommended option is the best QBL solution.

RECOMMENDATIONS

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

1. **Receive** Te Atatu Peninsula Community Centre and Library Concept Design report.
2. **Approve** the commencement of a tender process to engage consultants to further develop Te Atatu Peninsula community centre and Library concept design option C to a level that allows the engagement of a private development partner and to resolve land re-zoning and divestment issues.
3. **Invite** the Long Term Council Community Plan and Annual Plan Committee to allocate \$207,000 from the 2008/2009 Annual Plan for the interim redecoration of Te Atatu Peninsula Community Centre.
4. **Invite** the Long Term Council Community Plan and Annual Plan Committee to allocate \$210,000 from the 2008/2009 Annual Plan and a further \$100,000 from the Long Term Council Community Plan 2006-2016 to the 2009/2010 financial year for the following:

- Completion of the preliminary and developed design stages of Te Atatu Peninsula Community Centre and Library concept design option C;
- The removal of the current Open Space Environment and Recreational Reserve land status from the site of the existing Te Atatu Peninsula Community Centre, Library and car park; and
- The engagement of a private development partner to participate in the future development of the Te Atatu Peninsula Community Centre and Library site.

BACKGROUND

Current Situation

1. The original TAP Community Centre and Library facility was constructed in 1967 and then later extended to provide an additional meeting room at the rear. The building has a prominent position on the main street and its external appearance has significant presence in the centre of Te Atatu Peninsula by virtue of the red brick façade and utilitarian architecture which has resulted in a building with large relative scale and few windows.
2. Overall, the property has been well maintained but the interior has become dated and no longer has the space and floor-plan to provide the range of services required by the growing local population. Adjoining the building are three retail units that front Te Atatu Road. All units are leased by Council; two are currently occupied on a monthly basis by an IT learning centre and the Cloth Nappy Education Centre. The third unit is occupied by an electrical goods retailer and this lease is due for renewal in 2010.

Public Consultation

3. Under the Council's programme for the regeneration of its town centres, a public meeting was held in 1999 to consider the future of TAP Town Centre. The feedback from this exercise and ongoing discussions with the community led to a recommendation that TAP Community Centre required significant refurbishment and that this refurbishment would be a key component of the recommendations to improve the Town Centre. At the same time, Waitakere Libraries programmed an upgrade of TAP Library as part of their 2006-2016 long term planning.

Jack Pringle Park

4. As part of TAP Town Centre improvement programme, the Council undertook a project during 2002 to redevelop the Jack Pringle Park adjacent to the Community Centre and Library. This improvement was the Council's first step in the regeneration of TAP Town Centre. The project involved the realignment of a section of Pringle Road to consolidate two park areas, create a play area, outdoor amphitheatre, bandstand and a number of commissioned artworks. One of the main objectives of this proposed project is to improve the links between the Library / Community Centre building and the park to maximise the investment in the redevelopment of the Jack Pringle Park.

Needs Assessment

5. In June 2002, a TAP Community Centre Preliminary Needs Assessment Report was commissioned by the Council to review the changing demographics of the area and assess how these changes would impact on the leisure and recreational needs of this community. This led to the recommendation that the Library and Community Centre should be upgraded in conjunction with one another in a way that would create better links with the Town Centre and assist the process of regeneration. The assessment identified the following deficiencies in the current Community Centre facilities:

- Poor acoustic separation with the Library;
- Poor levels of natural light;
- Poor internal / external flow from the main street;
- Unclear sightlines for pedestrian access;
- Main street entrance has limited visibility / exposure;
- The appearance from the street does not facilitate views into internal community spaces; and
- Insufficient and inadequate space for activities.

Funding Allocation

6. A total of \$4,909,000 has been scheduled in the Long Term Council Community Plan 2006-2016 (LTCCP) by the Long Term Council Community Plan and Annual Plan Committee for the redevelopment of TAP Community Centre and Library. The funding provided in the LTCCP 2006-2016 was originally determined on the basis of refurbishment of the existing building. Subsequent analysis of community needs, identified through the development of TAP Town Centre Regeneration Strategy, determined that original funding provisions would be inadequate to meet these needs. Hence, Creative Spaces Limited (Creative Spaces) were briefed to explore both redevelopment of the existing building as well as alternative new build options.

Concept Design Development

7. Under the Annual Plan 2007/2008, a budget of \$100,000 was approved for the development of concept options to explore the redevelopment opportunities for the existing TAP Community Centre and Library. Following a competitive tender process, contracts to produce concept designs and budget estimates were awarded to Creative Spaces and Rawlinsons Quantity Surveyors Limited (Rawlinsons) respectively, on 20 December 2007.
8. In order to fully explore the development potential of the site where the existing Community Centre, Library and car park are located, a brief was issued to Creative Spaces and Rawlinsons that required three specific scenarios be explored. In summary these scenarios were:
 - (a) Redevelopment of the existing facilities to meet the identified future needs of the Community Centre and Library for a target, all-inclusive budget of \$5 million;
 - (b) Demolition of the existing Community Centre and Library and the construction of a new facility for a target, all-inclusive budget of \$10 million; and
 - (c) Demolition of the existing Community Centre and Library and the construction of a new facility with a residential and or commercial component that could attract investment from a private developer with a maximum net cost to the Council of \$10 million.
9. An analysis of the current and future needs, together with a review of similar services provided across the City, best practice guidelines and the feedback from the 2002 community consultation process, resulted in a brief that required a Community Centre with a gross floor area of approximately 2,000 square metres and a Library with a gross floor area of approximately 950 square metres. The existing Community Centre currently provides approximately 1,100 square metres and the existing Library, approximately 400 square metres.

10. The brief also required Creative Spaces to incorporate multi-purpose, shared use spaces and facilities wherever possible whilst acknowledging the need to separate the active recreational elements of the Community Centre from the passive recreational elements of the Library. The functional requirements of the proposed building have a high priority in the brief due to the fact that a primary aim of the project is to improve the level and quality of services offered to the public by ensuring that this investment provides a facility that is equipped for the longer term.
11. In addition, Creative Spaces were requested to incorporate sustainable building principles into their concept design, for example using natural ventilation, natural lighting and renewable materials wherever practical in order to minimise the carbon footprint of the new facility. The principles of crime prevention through environmental design and injury prevention through environmental design as well as barrier free accessibility were also incorporated into the concept design process.
12. Creative Spaces were required to assess the current and future parking needs of the Community Centre and Library and review the potential resource consent issues that could be faced by each concept option based on the Council's current policy.
13. The central role that the Community Centre and Library plays in TAP Town Centre regeneration was relayed through the brief and Creative Spaces were required to take onboard the objectives and principles that are being drawn up through TAP Town Centre Redevelopment project which is currently being progressed by the Strategic Projects Team. The Community Centre and Library is a prominent building in TAP Town Centre and the external appearance of the proposed building needs to reflect this whilst having regard to the future vision for the Town Centre.

Te Atatu Town Centre Master Planning Project

14. Prior to the completion of the QBL analysis, the concept design options were presented to the Policy and Strategy Committee meeting on 3 July 2008 for information as part of an update report on Te Atatu Peninsula Town Centre Master Planning project. As a result of this report:

The Policy and Strategy Committee resolved to:

- “2. **Agree** to present to Te Atatu Peninsula community the draft concept options for the redevelopment of the Te Atatu Peninsula Library and Community Centre and a draft concept plan for the Te Atatu Peninsula Town Centre and obtain feedback from the community, acknowledging the Policy and Strategy Committee's interim support for option 5 subject to a Quadruple Bottom Line analysis.
3. **Direct** the Chief Executive Officer to report back to both the Infrastructure and Works and the Policy and Strategy Committees, following the presentation to the Te Atatu Peninsula community, a further report that presents recommendations on the concept options for the redevelopment of the Te Atatu Peninsula Library and Community Centre.”

1150/2008

15. To clarify the wording in resolution 2 above, “option 5” referred to in resolution 2 above is the same as “option C” as presented in this report.
16. As directed by the Policy and Strategy Committee, the concept design options were presented to TAP community at a public meeting held on 16 July 2008.

DECISION MAKING

Community Expectation

17. The regeneration of TAP Town Centre is a long term objective of the Council and a significant amount of work towards defining the ways to achieve this objective has been undertaken by Council staff. For a considerable amount of time, the Community Centre and Library building has been identified by the community as having a central role to play in this regeneration process.
18. There are a number of significant stakeholder groups in TAP who have had ongoing involvement in community consultation and planning for future change in the Town Centre. These have included Te Atatu Peninsula Business Association, Te Atatu Residents and Ratepayers Association (TARRA) and local Iwi. These groups have been actively involved in targeted consultation about the master planning for the Town Centre and the redevelopment of the Community Centre and Library. As such, there is a community expectation that actions will be undertaken to implement these projects, particularly the redevelopment of the Community Centre and Library.

ISSUES

Consent Issues

19. The existing Community Centre and Library are located on the same property as the Jack Pringle Park. This land is classified as a Recreational Reserve under the Reserves Act and is zoned Open Space Environment under the District Plan. Open Space zoning carries with it significant restrictions on any redevelopment, other than the construction or alteration of park buildings. The concept design options for scenarios B and C, (new build) are likely to be non-complying under the operative District Plan. As such, these options could involve a lengthy resource consent application process that would first require the divestment and re-zoning of land currently occupied by the Community Centre, Library and associated car park. The divestment process would require consent from the Minister for Conservation under the Reserves Act. Re-zoning of the land would require a plan change to the District Plan under the requirements of the Resource Management Act.
- A1-A30* 20. The concept design options for scenario A, (redevelop the existing building) may also have non-complying elements but this will depend on the planning officer's interpretation of the extent of the new build during the resource consent application process. An assessment of the likely complying and non-complying aspects of each concept design option is attached in a Planning report at pages A1 to A30.

Existing Building Structural Issues

- A31-A49* 21. A structural investigation of the Community Centre and Library concluded that, whilst the existing building is not considered a significant earthquake risk it would not be practical to add an extra floor at roof level, as the cost of such a development would probably be more than the cost of demolition and replacement. This conclusion is based on the fact that any significant structural alteration would trigger the need to fully comply with current Building Code earthquake restraint levels. As a result of this issue, the scope of design options for redeveloping the existing building has been restricted to horizontal extensions which are a less efficient use of the site. The Structural Assessment report is attached at pages A31 to A49.

Budget Shortfall Issues for Scenarios A and B

22. The concept design exercise determined that it would not be possible to meet the full range of identified needs within the specified target budgets that were issued with the design brief for scenarios 'A' and 'B'. This led to the development of alternative concept design options 'A4' and 'B1', which show the extent of what could be built for the specified budgets of \$5 million and \$10 million respectively.

Risk Issues for Option C

23. Concept design option C is Creative Space's response to scenario C, (new build with residential/commercial private developer partnership) and demonstrates the development potential of the site by showing how a residential apartment block could be constructed adjacent to the new Community Centre and Library. The intention of exploring this scenario was to determine if there is potential to generate additional funding for the project by entering into an agreement with a private development partner. The income from this arrangement would be used to supplement the Council's funding allocation for the construction of a new Community Centre and Library. However, this benefit will only be derived if the private development is built at the same time as the Community Centre and Library.
24. Whilst it appears that it is physically possible to intensify new development on the site, there are a number of issues that would need to be resolved in order to achieve option C. In addition to the consent issues outlined above the following risks would need to be managed:
- Attracting a private development partner in the current economic climate;
 - Negotiating a mutually acceptable package;
 - The scheme will require the support of the community, as this is a recreational reserve, which means there is a risk that the divestment of the land may not be granted;
 - Apartments will result in multiple ownership of land which will be difficult (if not impossible) to reassemble in the future should expansion of the Community Centre and Library be required; and
 - The extra time and cost to the Council that would be required to attract and negotiate with a private development partner and process the necessary legal arrangements.
25. Given the above factors, it would seem likely that the construction of the Community Centre and Library will not be able to commence until after the process of removing the Recreational Reserve and Open Space Environment status and the engagement of a suitable private developer has been completed.
26. Recent community feedback has indicated that some residents do not support significant growth in the Peninsula and would oppose further interventions by the Council to enable higher density development in the Town Centre.
27. A summary description and total estimated cost to the Council for each concept design option is given below in Table 1.

Existing Lease Issue

28. The existing building includes three retail units, one of which has an active lease agreement with the Council until 2010.

Relocation of Memorial Garden and Flag Pole

29. The Te Atatu Road frontage of the existing Library incorporates the local RSA memorial garden and flag pole. With the exception of option A2, the proposed concept design options will require the relocation of the memorial garden and flag pole. Initial discussions with the Henderson Community Board have indicated that they would not object in principle to relocating the memorial garden to an area of the Jack Pringle Park near the RSA. This arrangement would be subject to agreement with the Council's Parks department and the RSA. A sum of money has been included in the budget estimates for this work.

Options Identified

30. A summary of the five concept options that have been developed by Creative Spaces is given in Table 1 below:

Option Description	Purpose of Design Option	Community Centre/ Library (m2)	Residential (m2)	Estimated Total Capital Cost to Council
Existing Building	'Do nothing' option, i.e. abandon project.	1,685	0	\$98,000 (sunk costs)
A4 - Refurbish existing building and extend.	To determine what can be done to the existing building for a total cost of \$5 million.	2,362	0	\$5,066,800
A2 - Refurbish existing building and build new library.	To determine what it would cost to modify the existing building to meet the full requirements of the brief.	2,772	0	\$8,769,550
B1 - Demolish existing building and build new community centre and library.	To determine what could be built for a total cost of \$10 million if the existing buildings are demolished.	2,686	0	\$10,032,600
B2 - Demolish existing building and build new community centre, library, retail units & gym.	To determine what it would cost to build new facilities that meet the full brief if the existing building is demolished.	3,250	0	\$11,927,100
C - Demolish existing building and build new facility (as in Option B2) plus a seven storey apartment block.	To determine what residential /commercial development capacity the site has in addition to a new community centre and library.	3,250	3,953	\$11,653,350*

* This figure does not include the cost of design, consent fees and construction of the apartment block. The estimate assumes that the apartment block and the community centre/library are built at the same time.

Table 1: Summary of Concept Design Options

- A50-A101 31. A copy of the Creative Spaces Concept Options Design report and the Rawlinsons Budget Estimate report is attached at pages A50 to A101.

Assessment of Options

32. Table 2 provides a summary of the apparent advantages, disadvantages and resource implications for each option in comparison to the current facilities;

Current Facilities	Do Nothing	
	Advantages	<ul style="list-style-type: none"> • No additional capital cost to Council; and • No disruption to existing services.
	Disadvantages	<ul style="list-style-type: none"> • Does not meet functional needs or expectations of the Community; • Does not align with future town centre redevelopment strategy; and • Poor interaction with surroundings.
	Resources	<ul style="list-style-type: none"> • On going maintenance and operational costs.
Option A4	Refurbish existing building and extend within specified budget of \$5.0m	
	Advantages	<ul style="list-style-type: none"> • Creates 677 M² of new floor area; • Improved entrance/interaction with Te Atatu Road; • Sustainable reuse of existing building; and • Maintains locally iconic building.
	Disadvantages	<ul style="list-style-type: none"> • Undersized active recreational space; • Undersized library space; • Does not meet estimated future parking requirements; • Poor interaction with Jack Pringle Park; • Poor acoustic separation between community centre and library; • Poor interaction with car park area; • Does not meet community expectations; and • 40 year old building, does not meet current building code.
	Resources	<ul style="list-style-type: none"> • Approximately \$200,000 additional to budget allocated in LTCCP (based on current estimate); • External professional resources required to complete the design, obtain consents and construct; and • Temporary accommodation to house community centre and library during construction phase.
Option A2	Refurbish existing building and build new library to meet community needs	
	Advantages	<ul style="list-style-type: none"> • Creates 1,087 M² of new floor area; • Meets size requirement for library; • All new library facility; • Sustainable reuse of existing building; • Maintains locally iconic building; • Improved outlook from library; • Improved acoustic separation between community centre and library; and • Meets estimated future parking requirements.
	Disadvantages	<ul style="list-style-type: none"> • Poor interaction with surroundings; • Does not allow any future development of site; • Undersized active recreational space; • Poorly defined entrance; • Does not meet community expectations; and • 40 year old building, does not meet current building code.
	Resources	<ul style="list-style-type: none"> • Approximately \$4 million additional to budget allocated in LTCCP (based on current estimate); • External professional resources required to complete the design, obtain consents and construct; and • Temporary accommodation to house community centre and library during construction phase.

Option B1	Demolish existing building and build new community centre and library within specified budget of \$10m	
	Advantages	<ul style="list-style-type: none"> • Retains opportunity to develop site further at later date; • Creates 1,001 M² of new floor area; • Meets forecast size and functional requirements of community centre and library; • Improved interaction with Jack Pringle Park and car park; • Improved acoustic separation; • Improved layout and efficient use of space; • Opportunity to align external design with future redevelopment of town centre; and • Meets estimated future parking requirements.
	Disadvantages	<ul style="list-style-type: none"> • Demolishes existing land mark building; • Complex and lengthy consent process; • Removes retail frontage from Te Atatu Road; and • Single storey frontage to Te Atatu Road.
	Resources	<ul style="list-style-type: none"> • Approximately \$5.2 million additional to budget allocated in LTCCP (based on current estimate); • External professional resources required to complete the design, obtain consents and construct; and • Temporary accommodation to house community centre and library during construction phase.
Option B2	Demolish existing building and build new community centre, library and retail units to meet community needs	
	Advantages	<ul style="list-style-type: none"> • Retains opportunity to develop site further at a later date; • Creates 1,565 M² of new floor area; • Meets forecast size and functional requirements of community centre and library; • Enhanced opportunities to meet expectations of the Community with inclusion of gym and extra community space beyond original brief; • Improved interaction with Te Atatu Road, Jack Pringle Park and car park; • Improved acoustic separation; • Improved layout and efficient use of space; • Meets estimated future parking requirements; • Provides new retail spaces; and • Opportunity to align external design with future redevelopment of town centre.
	Disadvantages	<ul style="list-style-type: none"> • Demolishes existing land mark building; and • Complex and lengthy consent process.
	Resources	<ul style="list-style-type: none"> • Approximately \$7.1 million additional to budget allocated in LTCCP (based on current estimate); • External professional resources required to complete the design, obtain consents and construct; and • Temporary accommodation to house community centre and library during construction phase.
Option C	Demolish existing building and build new facility (as in Option B2) plus a seven storey apartment block	
	Advantages	<ul style="list-style-type: none"> • Creates 1,565 M² of new floor area; • Meets forecast size and functional requirements of community centre and library; • Enhanced opportunities to meet expectations of the Community with inclusion of gym and extra community space beyond original brief; • Improved interaction with Te Atatu Road, Jack Pringle Park and car park; • Improved acoustic separation; • Improved layout and efficient use of space.

		<ul style="list-style-type: none"> • Meets estimated future parking requirements; • Opportunity to generate funding from partnership with private developer of apartment block; • Opportunity to align external design with future redevelopment of town centre; and • Would provide long term assistance to local economic growth.
	Disadvantages	<ul style="list-style-type: none"> • Demolishes existing land mark building; • Complex and lengthy consent process; • Complex and lengthy process of engaging a suitable developer; and • Viability susceptible to current down turn in housing market.
	Resources	<ul style="list-style-type: none"> • Approximately \$7.1 million additional to budget allocated in LTCCP (based on current estimate and securing private developer in the next year); • External professional resources required to complete the design, obtain consents and construct; • Temporary accommodation to house community centre; and • Legal services to process apartment block developer agreement.

Table 2: Assessment of Options

Quadruple Bottom Line Analysis

33. The five concept design options have been subjected to a comparative value analysis in order to determine which option represents the best overall solution.
34. The comparative value analysis identified three key issues that each concept option must address. In summary these were;
- Urban Design Benefit (including social and cultural wellbeing);
 - Functional Improvement; and
 - Cost to Council.

A102-120

35. The results of the analysis are given in Table 3 below. The three key issues mentioned above have been weighted evenly for the purpose of this analysis as they are deemed to have equal importance. A copy of the comparative value analysis is attached at pages A102 to A120. In this table, option C achieves the highest score of 1.20 and is recommended as the preferred option.

Option	A4	A2	B1	B2	C
Rank	1.0	0.50	0.80	0.96	1.20

Table 3: QBL Ranking

Consideration of Community Views

36. Community consultation regarding the regeneration of TAP Town Centre commenced in December 1995 with a community workshop which developed a design brief that focused on capital works projects to revitalise the main street. This initial consultation exercise aimed to generate community interest in Town Centre revitalisation works that could complement the then proposed Waitakere Properties Limited Harbourview housing development. To aid community involvement during this period of change, the Council assisted the establishment of a group called "Peninsula 2000". However, by early 1996 membership of the group had shrunk from an initial representation of some 50 local interest groups to around 12 regular members.

37. In 1999 the Council, with the support of TARRA, held a public design workshop that resulted in a report, 'Te Atatu Business Association; Moving Planning Ahead' dated 12 November 1999. The report resulted in recommendations to revitalise the Town Centre, including the upgrade of community facilities and the development of a business association.
38. During the three year period following the 1999 public design workshop, a number of landscape and streetscape improvements were planned, including the Jack Pringle Park improvement. Within this time, Waitakere Libraries and Leisure Services departments programmed an upgrade of TAP Community Centre and Library in the LTCCP 2006-2016.
39. On 26 February 2007, more than 100 residents including members of TARRA and Te Atatu Business Association Steering Committee attended a meeting to discuss what form the new Town Centre should take. A number of community focus groups resulted from this meeting, one of which solely focused on obtaining feedback and input on the proposed upgrade of the Community Centre and Library. A direct result of this feedback was the commissioning of professional design services to produce concept design options for the redevelopment of the Community Centre and Library.
40. On 12 June 2008, a Maori focus group was facilitated by the Council to explore issues with current Community Centre and Town Centre. The feedback from this focus group included the following views:
 - *Want a Community Centre where social activities can happen for this community, existing centre is "grotty" now;*
 - *TAP has no centre now. People need to have a centre;*
 - *Community Centre is always booked out, nowhere for locals to go. Local kids can't even play in the playground when there are church groups using the centre;*
 - *Community Centre needs to be changed so hall could open to north (sun/view/park/ social activity/market); and*
 - *Need a place for Maori to exhibit like Otata Music & Arts Centre, Corbans too expensive.*
41. On 30 June 2008 a workshop was held with representatives of Henderson Community Board to receive a presentation of the five proposed concept design options that have been produced by Creative Spaces under their commission with the Council. Following the workshop, the Community Board members unanimously expressed a preference for concept design option B2 with a view to assessing the need for the apartment block shown in concept design option C at a later date.
42. In conjunction with Council's Strategic Projects team, the concept options for the town centre regeneration and the five community centre and library concept design options were presented to the community at a public meeting on 16 July 2008. Over 100 members of the public attended the meeting and issues raised by attendees included the following points:
 - Some negative opinions towards the development of the apartment block shown in option C (option 5 in the public presentation);
 - General support for the construction of a new building;
 - Car parking needs to be preserved;
 - Need to incorporate youth/children needs into design; and
 - Concern over traffic safety.

43. Following the presentation to the community on 16 July 2008, the Henderson Community Board reiterated their support for option B2 with a view to assessing the need for the apartment block shown in concept design option C at a later date.

Preferred Option

44. The outcome of the formal QBL analysis ranks option C as the preferred option and in terms of overall assessment of the five concept design options, option C offers the most advantages of all the options presented. Therefore, option C is recommended as the preferred concept design option for further development.
45. As stated in the earlier sections of this report, there are a number of issues that must be overcome in order to implement option C. In summary these are;
- Land divestment, re-zoning and reallocation of title requirements;
 - Attracting a private development partner in the current economic climate; and
 - Controversial public opinion regarding further high rise development.
46. In considering the above issues, it is important to note that the apartment block shown in option C is purely intended to demonstrate how an intensified development might look on the site. This is only a concept design and therefore requires further exploration to determine its feasibility.
47. The QBL analysis has shown that the principle of intensified development demonstrated in option C provides the best overall solution, however what form the private development element takes will very much depend on economic viability in the current market, the resource consent process and the Council's strategic direction for the regeneration of TAP Town Centre.
48. For the above reasons, it is recommended that the implementation of the preferred option is staged. The next logical stage will involve refining the concept design, the identification of a suitable private development partner and type of private development as well as the resolution of the land re-zoning and divestment issues. Once these issues have been resolved, the Council will be in a position to make an informed decision regarding the implementation of the detailed design and construction phases of this project.

STRATEGIC CONTEXT

Long Term Council Community Plan

49. The redevelopment of TAP Community Centre and Library has been entered in the LTCCP 2006-2016.

Strategic Platforms

50. Te Atatu Peninsula is identified as a Town Centre growth node in the 2006 draft Growth Management Strategy, which anticipates population growth on the peninsula. Planning for this growth by providing for key community infrastructure through the redevelopment of the Community Centre and Library will contribute to the following community outcomes and strategic platforms:
- **The Urban and Rural Villages Platform:** The redevelopment of key community infrastructure within this Town Centre will provide a clear direction for any future development. This will ensure that the area develops as a thriving place for people to work, live and play.

- **The Integrated Transport and Communication Platform:** Measures to promote access and circulation around the Town Centre by walking, cycling and passenger transport in preference to private vehicle usage will be considered as part of the planning for the Community Centre and Library redevelopment.
- **The Strong Innovative Economy Platform:** A vibrant and well connected Town Centre will promote investment in commercial activities within this Town Centre. The Community Centre and Library redevelopment has the potential to be a strong main street anchor, supporting the clustering of commercial and community services around the site.
- **The Strong Communities Platform:** The process of developing the concept plan is based on a high level of business and community participation. Upgrading essential community infrastructure through the redevelopment of the Community Centre and Library will contribute to the overall well-being of the community.

TAP Regeneration Strategy

51. Council officers have undertaken a significant amount of work over the last 10 to 12 years to develop a strategy for the regeneration of TAP Town Centre and community. The redevelopment of the Community Centre and Library is seen as a key central objective in terms of the identified aims of TAP Town Centre regeneration strategy.

Heritage Policy

52. The existing Community Centre and Library building is not a heritage listed building and there are no foreseeable plans to add it to the Council's listing. However, it has been noted that the locally manufactured red brick exterior of the existing building has a heritage significance and it may be possible to incorporate some reclaimed brick into the design of the new building, as the detailed design is developed, to give due regard to the history of the facility.

Significance Policy

53. Under the Council's Significance Policy, community centres and libraries are recognised as strategic assets. The five proposed concept options are classed as significant under the following headings;
 - Magnitude of the decision in terms of its net cost to the Council;
 - Variation in impact of the options identified (including 'do nothing' option) on the community; and
 - The extent to which the matter under consideration may be controversial within the community.
54. As this report recommends the undertaking of further design work and resolution of land classification and zoning issues plus some minor refurbishments, the decision required is not deemed to trigger the Council's Significance Policy.

Reserves Act

55. Due to the fact that the chosen site is located in a reserve, divestment of existing Community Centre, Library and car park sites will be required before consent can be granted for the construction of option C.

CONSULTATION

56. Consultation during the course of developing the concept design options has involved the following internal and external groups:

Strategic Projects	Henderson Community Board
Strategic Planning	Local Iwi
Parks Services	TAP Business Association
Project Services	TAP Community
Property Services	Leisure Services
Waitakere Properties Limited	TARRA
Library and Information Services	Legal Services
Principal Adviser; Heritage	

RESOURCES

57. The total estimated cost to the Council for construction of option C has been estimated at \$11,653,350 based on April 2008 rates for labour and materials. This estimate has also been based on the assumption that the construction of the private development partnership building will take place at the same time as the Community Centre and library construction. Under this scenario, a portion of the site works and hard landscaping will be funded by the private development partner.
58. As stated in the previous sections of this report, it is recommended that the implementation of option C is staged so that the identification of a suitable private development partner and resolution of re-zoning and divestment issues are completed before approval is given to proceed with the detailed design and construction phases. Based on the current total cost estimate and advice from Council officers, the estimated cost of engaging the professional and legal services to complete the next stage of the project, including disbursements, is \$310,000.
59. Table 4 below, presents the estimated time line for the key stages of this project. Due to the time required to process the next stage, it is recommended that the existing Community Centre is redecorated and re-carpeted to address some of the more urgent community issues. Based on current condition survey data, the cost of this exercise has been estimated at \$207,000, this sum includes the following allowances:

• Repaint external wall cladding	\$6,500
• Repaint all internal ceilings	\$26,500
• Repaint all internal walls	\$39,000
• Repaint/re-varnish all internal doors	\$6,000
• Replace all vinyl floor coverings	\$10,000
• Replace all carpets	\$85,000
• Contingency / escalation	\$34,000

Activity / Project Stage	Estimated Completion
• Redecorate and re-carpet community centre	April 2009
• Remove Recreational Reserve Status (assuming no major objections)	September 2009
• Re-zoning of site to Community Use status	February 2010
• Complete preliminary design stage of concept option C	March 2010
• Complete legal agreement with private development partner	July 2010
• Revise cost estimate and present project for approval to allocate further funds and proceed to construction.	August 2010

Table 4: Estimated Implementation Time Line

60. The estimated sums of funding required in the current and next financial year have been determined from the estimated implementation time-line and the estimated cost of professional fees and refurbishment works. The resulting funding time-line is shown in Table 5 below:

	2008/2009	2009/2010	2010/2011	2012/2013	Total
Estimated Cost of Next Stage	\$417,000	\$100,000			\$517,000
Total Approved Annual Plan Allocation	\$4,717,000				\$4,717,000
LTCCP 2006-2016 Allocation	\$53,000	\$4,856,000			\$4,909,000
Draft LTCCP 2009-2019 Allocation			\$500,000	\$5,000,000	\$5,500,000

Table 5: Estimated Funding Time Line

61. Of the \$100,000 allocated in the Annual Plan 2007/2008, \$98,350 has been committed to professional services required to produce the concept design options. No other financial resources have been entered into the current Annual Plan. Therefore, in order to undertake the next stage of the project it will be necessary to allocate a portion of the funding identified for this project from the LTCCP 2006-2016 to the current financial year and carry forward any unspent allocation into the draft LTCCP 2009-2019.
62. The engagement of Creative Spaces and Rawlinsons ceases on the completion of the concept design stage of the project. In order to proceed with the next stage of project it will be necessary for the Council to undertake a further engagement of external professional services.

IMPLEMENTATION ISSUES

Design Process

63. This report is seeking approval of the completed concept design and approval to proceed with preliminary design. At the end of the preliminary design stage, a further report will be submitted to the Infrastructure and Works Committee to present the results and, to seek approval to proceed with the remaining design stages and construction of the project. A summary of the generic design stages and the key processes involved in each stage is shown in Table 6 below:

Design Stage	Key Processes
1. Concept Design	<ul style="list-style-type: none"> Establish Architect's brief; Explore concept design options; Investigate rough order of cost; and Select concept design option for next stage.
2. Preliminary Design	<ul style="list-style-type: none"> Develop design detail of selected concept option; Undertake more detailed site investigation; Refine design details, check against brief; Resolve land issues; and Produce budget cost estimate.
3. Developed Design	<ul style="list-style-type: none"> Develop design to level of detail suitable for resource consent application; and Refine detailed design aspects, check against brief / budget and freeze design development.
4. Detailed Design	<ul style="list-style-type: none"> Produce detailed drawing set, specifications and schedule; and Submit building consent application;

Design Stage	Key Processes
	<ul style="list-style-type: none"> • Produce pre-tender estimate of cost; and • Prepare tender documentation for construction contract.

Table 6: Generic Design Stages

64. The preliminary design stage will focus on reviewing the suitability and viability of an apartment block development on the site and refining the Community Centre and Library design. One method of exploring the viability of an apartment block would be to identify a suitable private development partner and examine a wider range of commercial and/or residential developments. The objective of this process would be to determine what private development would best complement the proposed Community Centre and library whilst meeting the expectations of the local community and the Council's regeneration strategy for TAP Town Centre.

Consent Issues

65. The implementation of option C will trigger a publicly notified consent process. It is therefore important to maintain a line of communication with the community and the relevant organisations throughout the design development process to ensure that public support is maintained. It will be necessary to divest and re-zone the site in the District Plan before a consent application can be lodged. It is therefore recommended that the application for resource consent is not progressed during the next stage of the project.

Land Issues

66. The land divestment process will require approval by the Department of Conservation and involve public consultation.
67. Re-zoning of the site under the District Plan will also be required but it is recommended that this process is not commenced until the approval has been granted by the Department of Environment to divest the land upon which the site is located. It is envisaged that the fact that there is a long established existing building and car park on the site will assist the divestment and re-zoning applications.

Relocation of Memorial Garden

68. The construction of option C will require the relocation of the existing RSA memorial garden and flag pole. Negotiations with the RSA and the Council's Parks department regarding a suitable alternative in the Jack Pringle Park will be dealt with during the next stage of the design process.

Existing Lease

69. Based on the estimated project time line shown in Table 4 above, construction of option C will take place after the lease for the electrical retail unit comes due.

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



6 UNITED NORTH PIHA LIFEGUARD SERVICE (INCORPORATED) EASEMENT

GLOSSARY

United North Piha Lifeguard Service (Incorporated)	(UNP)
Waitakere City Council	(WCC)
Les Waygood Park	(LWP)
Piha Reserves Reserve Management Plan	(PRRMP)

EXECUTIVE SUMMARY

The purpose of the report is to propose the granting of an easement across Les Waygood Park (LWP) to United North Piha Lifeguard Service (Incorporated) (UNP) for the disposal of treated wastewater from UNP pursuant to section 48(1)(f) of the Reserves Act 1977.

RECOMMENDATIONS

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

1. **Receive** the United North Piha Lifeguard Service (Incorporated) Easement report.
2. **Direct** the Chief Executive Officer to negotiate and conclude with United North Piha Lifeguard Service (Incorporated) an easement under section 48(1)(f) of the Reserves Act 1977 for part of Lot 1 DP 51205 and part of Lot 1 DP 32999 for the disposal of treated wastewater.

BACKGROUND

1. UNP is registered under the Incorporated Societies Act 1908 and the current entity is a result of an amalgamation of North Piha and Eastern United Lifeguard Services in 1973.
2. LWP is a recreation reserve under section 17 of the Reserves Act 1977 and vested in Waitakere City Council (WCC). It is also located within the Waitakere Ranges Heritage Area as created by the Waitakere Ranges Heritage Area Act 2008. Any matters to be considered arising from this statute will be dealt within the resource consent.
- A121-122* 3. UNP's clubhouse is located at 4 North Piha Road. No. 4 North Piha Road is identified edged in blue on the plan attached at page A121, being Lot 1 DP 61084 NA 18B/1294 and owned by the United Surf Life Saving Club Incorporated (UNP's previous name). LWP is identified edged in yellow on the plan on attached at page A122. Only a small part of UNP's land abuts LWP and No. 2 North Piha Road is owned by the Piha Community Centre Society Incorporated where the pre-school and Barnett Hall are located.
4. According to the Surf Life Saving Northern Region Annual Report 2008 UNP has a long term goal of rebuilding their club house to cater for increasing membership and patrolling requirements. In addition UNP says it has developed a closer working relationship with other North Piha Community groups for better utilisation of facilities and resources. UNP's objects in its constitution are as follows:
 - a) to minimise the risk of drowning and injury to those members of the public who use North Piha Beach during patrol hours;
 - b) to study and promote among their membership the various techniques associated with the saving of lives and the treatment of injuries;
 - c) to administer the funds and assets held in the name of the Lifeguard Service; and

- d) to promote and encourage physical fitness and social interaction amongst all service members.
5. UNP has had a long association with LWP and has a surf life saving lookout tower located in LWP. In addition there has been a lease of part of LWP as a camping ground to the Piha Camping Club Incorporated whose members have included members of UNP who need to use its facilities while on weekend service. The Piha Reserves Reserve Management Plan (PRRMP) adopted in 1999 stated that WCC would grant one more final five year lease of the camping ground to the Piha Camping Club Incorporated and thereafter will not offer the club a renewal. This lease was granted in February 2000. The PRRMP proposed that upon expiry of the lease to the Piha Camping Club Incorporated it will grant a lease of a reduced area of LWP to UNP. This is in recognition of the fact that over time as visitors increase, so will the importance of UNP. In fact the camping club's lease expired on 28th February 2005 and is running on a month by month basis and no new lease of a reduced camping ground has been granted to UNP. The PRRMP outlines future improvements to LWP which will enable the lifeguard service to continue by improving the area as a passive recreational and picnic area for community and visitor use. In October 2004 a lease of part of LWP was granted to the Piha Community Centre Incorporated for extension of the pre-school.
 6. LWP is vested in WCC and is a citywide park subject to the Reserves Act 1977 and is located in the Waitakere Ranges Heritage Area which was established by the Waitakere Ranges Heritage Area Act 2008. Any matters to be considered arising from this statute will be dealt with in the resource consent process.
 7. There is already a disposal field on LWP in respect of the LWP public toilets and the pre-school and Barnett Hall. UNP's advisors will ascertain the exact area of this in their site investigations.
 8. UNP are planning to refurbish their surf club located at 4 North Piha Road, Piha, including upgrading the bathrooms and improving the existing outdated waste facility.
 9. UNP through its engineers, Andrew Stewart Ltd, and Logan Architects will need to undertake a site investigation once WCC approval is obtained to determine the exact area of the easement

DECISION MAKING

Proposal

10. UNP through their architects Logan Architects Limited proposes an advanced secondary waste system of treated effluent to minimise impact on the environment. This will involve treatment on UNP's land and from there the residual effluent will be dispersed on LWP. Any residual nutrients in the effluent would be taken up by the vegetation in LWP.
- A123 11. UNP require resource consent from Auckland Regional Council and land use consent from WCC for their proposals and will need to carry out site investigations before the final location of their proposed disposal field is determined and agreed with WCC. The areas available for disposal, subject to site investigation are hatched in red on the plan attached at page A123. Full details of the proposals will then be submitted with UNP's application for building consent from WCC.

12. UNP have been in existence in some form or another since 1951, originally as North Piha Surf Life Saving Club, and then since 1973 as UNP when it merged with Eastern United Surf Life Saving Club. UNP provides a voluntary surf life saving service to the people of Waitakere and the greater Auckland area.
13. UNP through its engineers, Andrew Stewart Ltd, and architects Logan Architects Ltd, will need to undertake a site investigation once WCC approval is obtained, to determine the exact area of the easement.
- A124-A138 14. UNP propose that the existing outdated waste water system be replaced by an advanced secondary waste system on site at 4 North Piha Road with disposal into an area on LWP, this system would be an independent and separate system from the existing disposal system on LWP, and managed and funded by UNP. The disposal system would be effected by a subsurface drip irrigation of treated effluent 150 millimetres below ground. UNP's engineer has undertaken a report on the existing disposal on behalf of WCC and there was no detrimental effect on LWP, rather, evidence of the opposite. A copy of this report dated 31 July 2008 is attached at pages A124-A138. The proposed treated effluent quality for UNP will be as good as that currently produced by the existing facilities.

Piha Reserves Reserve Management Plan

15. The PRRMP provides that any future toilet facilities or upgrading of facilities in the reserves will have high quality disposal systems that reuse grey water either within the system or for irrigation purposes. Although UNP is not located on reserve land but own their own land, their lookout is located on LWP and there is an intention to grant UNP a lease of a reduced camping ground on LWP. UNP's proposed advanced secondary treated effluent is considered to be the best quality available in New Zealand. For this reason, it is considered that WCC has delegated authority to grant the easement. This has been discussed with the Department of Conservation who agree.
16. Because of the nature of the easement (underground and invisible) it is unlikely that the proposed easement will materially alter or permanently damage LWP and nor is it likely the rights of the public will be permanently affected. Any easement granted will provide for access to UNP for the purposes of installing and maintaining the system on LWP.
17. Given the existing disposal field for the LWP public toilet block and pre-school and Barnett Hall, there is an existing use.

Issues

18. The current waste disposal system is by way of a septic tank to trenches. The existing system is in urgent need of replacement and it is believed that UNP currently discharge septic tank effluent to land. The proposed advanced secondary effluent will be treated and dispersed over a wide area, being better for the environment. UNP have concept plans to change the club building, bringing it up to date from the 1950's including state of the art water saving systems. Effluent waste disposal is part of the total refurbishment of the club building.

Options Identified

19. The options are as follows:
 - a) To do nothing and maintain the status quo:

The proposal is part and parcel of the upgrading of the club building as a whole. It is therefore integral to the project, and timely. The existing system is in urgent need of replacement.

- b) An advanced Secondary waste system with the effluent disposal field on UNP's land:
The availability of UNP land is limited and this limitation is increased by the requirements that any effluent field must be a minimum of 3 metres away from the building's walls and a minimum of 1.5 metres from all boundaries. The effluent system requires an area of approximately 6 metres x 6 metres (all tanks to be located underground) and UNP's land is only 1011.87 square metres, of which the building takes up 405.1 square metres. This leaves only approximately 606.77 square metres for outdoor hard standing and parking areas which is insufficient for the effluent field. Disposal beneath concrete is not an option because it is not possible for the treated wastewater to get further "cleaned" by the uptake of nutrients into plants, promoting evaporation and transpiration.
- c) Deep bore holes:
This option is not compatible with the environment and is therefore not permitted.
- d) Worm farms:
As yet this is still experimental and UNP require a proven waste disposal method in such a sensitive environment.
- e) Purchasing alternative adjacent land:
The costs and availability of land eliminate this option.
- f) Disposal into the existing public and Barnett Hall waste system:
This system is designed specifically for the buildings for which it is catering and would require a full redesign. Costs associated with the waste system development and the continuous management of this would always be an issue.
- g) Advanced secondary waste disposal system on site and disposal by easement on LWP. Independent separate system managed and funded by UNP.

Assessment of Options

20. Option g is regarded as being the best choice environmentally, and the only viable option. It will enable UNP to continue to supply the critical public service to beach users. It will solve the problem of the existing out dated septic system. It is not considered that it will have any negative environmental impact on LWP being the same in character.
- A124-A138* 21. This is supported by the results of a report on the ecological re-assessment of the Karo Forest on the existing wastewater system dated 31 July 2008 prepared for WCC as a condition of Auckland Regional Authority resource consent for the existing system. A copy of the report is attached at pages A124 to A138. It might be argued that the proposed system will also be similar in intensity and scale in that the existing system produces approximately 8,000 litres per day and at peak times (weekends). UNP's proposal, subject to design confirmation, will produce 12,000 litres per day. Most of the time, minimal wastewater volume will be produced.

Preferred Option

22. The proposed method of an advanced secondary waste system located on UNP's land and effluent disposal field is the best method of disposal, with LWP the only practicable route.

STRATEGIC CONTEXT

23. The proposal is in keeping with sustainable development, one of WCC's strategic priorities, by enabling UNP to improve its waste disposal in the most environmentally friendly way. It is in conjunction with the sustainable design process in developing the UNP's clubhouse.
24. The easement will benefit the UNP which in turn enhances the use and enjoyment of North Piha Beach by the local and regional community. LWP is a focal point for arrival to the Piha reserves. North Piha Beach is one of the most used areas of the reserves. Thus the general safety of the community is enhanced in accordance with WCC's safe city strategic priority.
25. The proposal is consistent with WCC's green network, zero waste and three waters strategic platforms in that it is the environmentally favoured option.

CONSULTATION

26. WCC may under section 48(1)(f) of the Reserves Act 1977 grant the easement. The consent of the Minister is not considered required as WCC has been delegated the Minister of Conservation's power to authorise this easement because the activity (effluent disposal field) is provided for or contemplated in the PRRMP (see paragraph 15 above). It is also an existing use and it could be argued that the effects of the use will be the same or similar in character, intensity and scale (see 19 (g) above).
27. The WCC Park Design Team have approved the proposal to concept stage
28. Public notice is not required because the easement will not materially alter or permanently damage LWP and the rights of the public are not likely to be permanently affected.
29. Any issues arising out of the Waitakere Ranges Heritage Area Act 2008 will be dealt with in the resource consent process.

RESOURCES

30. The cost of the works including site investigation the drafting of the easement document and its registration will be born by UNP. There will be no cost to WCC apart from officer time.

IMPLEMENTATION ISSUES

31. The following requirements will need to be implemented once authority for the easement is given by WCC:
 - a) The exact specifications and area of the disposal field will have to be determined and agreed with WCC and the work undertaken will have to be in accordance with WCC's conditions and any resource consent.
 - b) The easement will be required to be registered at the appropriate land registry.

Report prepared by: Stephanie Willcox, Community & Reserves Lease Officer.



7 ARTIFICIAL TURF FIELD DEVELOPMENT

GLOSSARY

Third Generation	(3G)
Infrastructure and Works Committee	(the Committee)
Long Term Council Community Plan	(LTCCP)

EXECUTIVE SUMMARY

The purpose of this report is to inform and also seek the support of the Infrastructure and Works Committee (the Committee) regarding the proposed future development in 2011/2012 of a full sized artificial turf field to be located in a Citywide Sports Park in Waitakere City.

Analysis undertaken by Council's Parks team indicates that Waitakere's supply of sports fields does not meet current demand within specific areas of the City. Council has limited options to address the under-supply of sports fields within its existing resource of land stock within these areas. It is expected the demand for sports fields will continue to grow and the development of an artificial turf field is one option Council can use to increase the capacity and use of sports fields.

The provision of an artificial turf will increase the City's overall capacity for sports fields and assist in meeting growing demand. This will predominantly involve the provision of a third generation (3G) artificial turf which can be used by a variety of sports including rugby, soccer, rugby league, and touch.

RECOMMENDATIONS

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

1. **Receive** the Artificial Turf Field Development report.
2. **Agree** in principal that an artificial turf field should be provided at a Citywide Sports Park in Waitakere subject to further investigative work and additional information being provided to the Infrastructure and Works Committee.
3. **Approve** that a report be brought back to the Infrastructure and Works Committee for consideration and resolution regarding the specific location of an artificial turf field in Waitakere, along with the revised Parris Park Concept Plan Update report.

BACKGROUND

1. Funding of \$1.85 million is currently provided in the draft Long Term Council Community Plan (LTCCP) 2009-2019 to install a full sized artificial turf field in a Citywide Sports Park with associated fencing, flood lighting and changing rooms in 2011/2012.
2. Council currently provides 34 sports parks containing a total of 111 hectares of sports fields. Sports fields comprise a mix of soil based, 74 hectares and sand carpeted, 37 hectares. Both types of fields are generally vulnerable to wet weather conditions, though sand carpeted fields provide drainage improvements and can sustain a larger number of playing hours than soil based fields.

3. In recent years Council has been converting poor performing soil fields into sand carpeted fields in order to increase playing hours. Despite this move, sporting groups have been vocal in their concern over the adequacy of supply for sports fields and training areas in the City. Pressure on fields is particularly high in winter given closures imposed primarily by wet weather and limited daylight hours.
4. Past research has shown a disparity between the supply and demand of sports fields and this research combined with the experience of sports clubs confirms the existing supply of sports fields does not meet current demand in specific areas of the City. There are also significant supply gaps in the provision of training areas during winter and at peak times. Sporting groups are now training on competition fields and damage is being caused by high use.
5. A comprehensive study is currently underway to determine where shortfalls are and to project future demand. It is expected the demand for sports fields will continue to grow driven by population growth, junior sport and emerging sports. Initial data from the Sports Field Study shows the larger codes (soccer and rugby) are gaining members at a growing rate which is faster than just population growth. As demand grows the gap between supply and demand will widen.
6. Council has several options to address the under-supply of sports fields in the short term. The options include:
 - Acquire more land for sports fields;
 - Convert other open space into sports fields;
 - Convert more soil fields to sand fields; and
 - Development of artificial turf.
7. As the availability of new land or open space for fields is limited, maximising existing capacity of existing sports fields is an important response, but there are limitations within these options. The development of artificial turf fields is one option Council can use to maximise the capacity and use of sports fields.

DECISION MAKING

Issues

Sports Field Study

8. A Citywide Sports Field Study which began earlier in 2008 is near completion and is due at the end of December 2008. This study has included a detailed club survey. The study will provide:
 - Supply and demand for sports codes, and age groups;
 - Establish key deficit areas in Waitakere;
 - Establish any codes which are over or under allocated playing hours;
 - Establish growth projections including population and club growth for Waitakere; and
 - Establish an improvement plan for sport field management for planning purposes.
9. The Sports Field Study is focused on winter sports codes, and will be repeated for summer codes in the future.

10. Information from the Sports Field Study will help with decision making on where and how to invest in improving playing hours across the City. The findings from the Sports Field Study will be brought back to the Committee to help further decision making in relation to the provision of artificial surfaces.

Third Generation (artificial turf)

A139

11. 3G is the generic description given to artificial surfaces that look and play like natural grass. Simulated grass stalks are tufted in an open weave on rubber backing material and filled with small rubber granules or mix of fine sand and rubber granules. It can be used for most field sports and has been approved by international federations for soccer, rugby and rugby league. A photo example of an artificial turf is attached at page A139.
12. Artificial turf has been used by hockey for over a decade and technology has now advanced to provide artificial turf that is suitable for playing by rugby, soccer, rugby league, and touch.
13. 3G has been used extensively overseas particularly for soccer and American football. There are currently only a few examples of 3G artificial turf surfaces in New Zealand. Some examples include an indoor surface at Massey University Institute of Rugby at Palmerston North, a field at North Harbour Stadium and a training area (800 square metres) at the Waitakere Stadium.
14. At Waitakere Stadium the Waitakere City Rugby Club predominately use the 3G area for practice with the scrumming machine as this type of activity causes considerable damage to the natural turf areas. The 3G turf area at Waitakere Stadium has been in use since 2005 and is performing extremely well.
15. College Rifles Rugby Club in Auckland has two existing 3G training areas and is currently in the process of installing two more full sized rugby fields. All natural playing surfaces at College Rifles Rugby Club are in the process of being converted to 3G artificial turf. Wellington City Council is also proposing to install an artificial surface.
16. It is expected the users of the artificial turf will be:
 - Clubs;
 - Sports Groups;
 - Community Groups;
 - Schools;
 - Regional Sports Organisations;
 - National Sports Organisation; and
 - International visiting Sporting Groups.
17. Members of the public will also be able to use artificial turf for casual sport when it is not booked. However, it is expected the demand from the general public will be low given the availability of other open space for casual sport.

Capacity

18. Floodlit artificial turfs can theoretically be used 24 hours a day regardless of weather. In reality, people may not want to play sport late at night, in early morning or during school or work hours. Artificial turf is a reliable, all-weather sport surface where the only limitation in its use is when people want to use it rather than any turf limitations.

19. The table below shows a comparison of the hours of use between sand fields and artificial turf.

Sand Carpet Use (no floodlights)	Description	Hours/ week	Limitation
Lowest use	Lowest use field in winter	11	Limited by: turf conditions, weather, intensity of use
Highest Use	Highest use field in winter	26	
Average	Overall average in winter	13.2	
Sand Field Target	Aim for all sand fields	20	
Potential use of one artificial turf (with floodlights)			
Absolute maximum	9am to 9pm 7 days week	84	Limited by: people's preferences to play
Practical maximum	4-9pm weekdays + 8am-6pm weekends	45	
Practical minimum	4-7pm weekdays + 8am-4pm weekends	31	
Estimated average	4-8pm weekdays + 8am-4pm weekends	36	

Table 1: Hours of use comparison for sand field and artificial turf options.

20. Based on the above table it is estimated that artificial turfs could be used between 31 to 45 hours per week or more if people wanted to play outside current times of play. By comparison a sand carpeted field can withstand use between 11 and 26 hours per week but capacity is limited by the turf and weather conditions. On average, an artificial turf can accommodate more than twice the amount of use in comparison to a sand carpet field.

Maintenance

21. Cost of annual maintenance for a 3G surface is between \$7,000 to \$8,000 per annum. Rejuvenation of the 3G carpet (approximately every 7 years) costs between \$6,000 to \$8,000. Maintenance regimes for 3G turfs will typically include:

- Weekly rubbish removal and debris removal;
- Regular grooming and brushing to re-level rubber infill;
- Removal of moss and algal growth;
- Inspections of high use areas and topping up with rubber infill;
- Stain removal; and
- Annual condition checking.

Turf Life and Replacement

22. Artificial turf life is influenced by the level and intensity of use, installation and maintenance. The best estimated life span of a 3G surface is between 8 and 12 years.

- Cost of replacement depends on condition of sub base and shock pad;
- Complete replacement of shock-pad and carpet is between \$500,000 to \$600,000; and
- If sub-base and shock pad can be reused and only the carpet is replaced, the cost is between \$350,000 to \$450,000.

23. A Cost Comparison Table of maintenance and renewal costs per year is shown below:

Type of field	Estimated average hours of use per year	Annual maintenance Costs	Annual renewal Costs	Total per year	Cost per hour of use
Sand Field	1057	35000	15000	50000	\$ 47.30
Artificial Turf	2250	8000	41000	49000	\$ 21.78
Soil Field	733	15000	2000	17000	\$ 23.19

Table 2: Hour of use cost comparison for sports field turf options.

Note: The use of the floodlights on the artificial turf will be on a user pays basis to offset maintenance and renewal costs and is therefore not included in the cost per hour use.

Options Identified

24. Options to address the under-supply of sports fields are detailed below:

Option	Advantages	Disadvantages
Option One - Acquire more land for sports fields	<ul style="list-style-type: none"> • Secures land and provides capacity for new turf, sand or artificial fields; • New land may provide other recreational opportunities to existing or new population; and • Securing land in new growth areas and retains accessibility equity. 	<ul style="list-style-type: none"> • Cost of land; • Limited opportunities for suitable land in new growth areas, and particularly in existing urban areas; and • Increased time constraints in securing land as subject to major subdivision, or compulsory acquisition processes.
Option Two - Convert existing open space into turf (soil) sports fields	<ul style="list-style-type: none"> • No land purchase costs; • Less development, maintenance and renewal costs; • Reduced field closures for renewal work; and • Seeks to maintain playing hours level of service and recreational opportunities for existing population and growth. 	<ul style="list-style-type: none"> • Produces less playing hours per field than sand or artificial; • Less reliable due to weather (field closures); • Closed for renovation during shoulder seasons (biannually); • If no land acquired in new growth areas there will be a decrease in accessibility equity to sports; and • Less stable playing surface (surface quality) and easily damaged by users.
Option Three - Conversion of more soil fields to sand fields	<ul style="list-style-type: none"> • No land purchase costs; • Existing field capacity increased; • Increased quality of play; • Increased reliability of fields; • Increased user satisfaction; and • Seeks to maintain playing hours level of service and recreational opportunities for existing population and growth. 	<ul style="list-style-type: none"> • High development costs, maintenance, and renewals costs; • Closed for renovation during shoulder seasons (biannually); • Increased irrigation requirements; • More field closures during field renewal every 8-10 years (major surface upgrade required- field closed for six months); • If no land acquired in new growth areas there will be a decrease in accessibility equity to sports; and • High maintenance costs and fields are still affected by weather and damage by users.

Option	Advantages	Disadvantages
Option Four - Convert existing field to artificial turf	<ul style="list-style-type: none"> • Further increase to playing hours and field capacity; • No land purchase requirements; • Not effected by wet or dry weather; • Reduced maintenance costs; • Reduced closures overall; • Stable playing surface; and • Seeks to maintain playing hours level of service and recreational opportunities for existing population and growth. 	<ul style="list-style-type: none"> • Significant development costs; • Heat issue during temperatures above 26 degrees, heat can be noticeable to players through their shoes; • More field closures during artificial carpet rejuvenation every 7 years; • If no land acquired in new growth areas there will be a decrease in accessibility equity to sports; • Some reduction in field flexibility as not all codes can be played on the same artificial surfaces (e.g. cricket); and • Life of artificial turf approximately 10 years- high replacement costs.
Option Five - Do Nothing	<ul style="list-style-type: none"> • No increase to development, maintenance or renewal costs. 	<ul style="list-style-type: none"> • No additional playing hours provided; • Level of service reduces over time as population grows; • Recreational opportunities reduce with level of service reduction; • Activity levels decline for residents; • If no land acquired in new growth areas there will be a decrease in accessibility equity to sports; and • Increased damage and misuse of fields e.g training on competition fields.

Table 3: Options for sports field supply including the advantages and disadvantages.

25. It should be noted that there is no single preferred option between the different types of surfaces. A balanced approach is required to meet the playing hours for the City. However, the above identifies the benefits of artificial surfaces, and that there is a need to include consideration of their role in the provision of playing hours for the City.

Assessment of Options

Quadruple Bottom Line Analysis

26. Below is an analysis of the benefits of Option Four - provision of an artificial turf:

Social	Economic	Cultural	Environmental
<ul style="list-style-type: none"> • Significant increase to playing hours/field capacity; • Increased reliability of fields for sports clubs; • Increased organised sport opportunities; and • Increase in the opportunities for local communities to come together. 	<ul style="list-style-type: none"> • Increased development costs; • Decrease in maintenance costs; and • Increased cost efficiency is achieved – i.e. per hour of use vs sands fields in both 10 year and 20 year projections. 	<ul style="list-style-type: none"> • Limited cultural impacts identified (further consultation with iwi required). 	<ul style="list-style-type: none"> • Reduced irrigation requirements (costs and water usage); • Construction uses recycled rubber; and • Waste production through renewal (re-cycling options can be investigated).

Consideration of Community Views

27. Sports field users have expressed their concern over the adequacy of supply for sports fields in the City. Pressure on field training areas is particularly high in winter given closures imposed primarily by wet weather and limited daylight hours.
28. The Sports Field Study has undertaken a detailed survey of all clubs and Regional Sports Organisations to determine existing issues, future demand and growth.
29. Consultation will be carried out with relevant clubs, stakeholders and affected parties when assessing suitable locations for an artificial turf field. The feedback received will be incorporated for consideration in any final decision making.
30. Depending on the preferred location of an artificial turf a change to the Reserve Management Plan and associated consultation may be required.
31. **The benefits of developing artificial turfs include the following:**
 - Artificial turfs allow for increased capacity, longer playing hours and use of sports fields and are one option to cater for growing demand for sports fields;
 - Accommodating some sports on artificial turfs may free up sport field space for other sports or public use;
 - Important individual and community benefits are derived from participating in sport and increasing participation in sport activities;
 - The field does not need to be closed down in spring and autumn during field renovations; and
 - Least costly option per hour of use.
32. The provision of artificial turfs requires careful planning, development and management in order to maximise community benefit and Council's investment.
33. The key to investing in high up front cost facilities and achieving good value for organisations funding the development is to ensure that usage targets will be met.

STRATEGIC CONTEXT

34. The provision of an artificial turf contributes to Council's Urban and Rural Villages and Strong Communities strategic platforms where the objective is to create vibrant, safe accessible spaces for people to live, work, play and that people are active, healthy and content.
35. The provision of artificial turfs contributes to the framework for the future of the City's public open space, particularly objective three in the Draft Parks and Open Space Strategy 2005 which aims to "improve the use, range and quality of sports and recreational facilities."
36. Waitakere is one of the least active cities in New Zealand. New facilities create more opportunities for residents to participate in sport and or physical activity and will complement the initiatives being implemented through the Active Waitakere 'Te Waka ki Mua Move It' Action Plan. The provision of an artificial turf field will result in greater sports field capacity, which in turn should lead to higher use of sports fields, longer playing hours and increased participation in sport activities. These outcomes result in getting Waitakere residents more active more often.

CONSULTATION

37. Council officers in Leisure Services and Parks Planning have also provided input into this report.

38. Discussions were held with Auckland City Council officers and sports turf experts regarding the feasibility and management of artificial turf fields.

RESOURCES

39. Funding of \$1.85 million is currently provided in the draft LTCCP 2009-2019 to install a full sized artificial turf field in a Citywide Sports Park with associated fencing, flood lighting and changing rooms in 2011/2012.
40. The development costs associated with the provision of an artificial turf would most likely be off set by developer contributions. The analysis work which has been undertaken has identified that this project is for the provision of growth in the City. This project is to increase playing hour capacity of existing sports fields and maintain the provision levels for playing hours in the City based on the Parks and Open Space Strategy.
41. Funding is currently provided in the Annual Plan 2008/2009 - Parks Planning and Analysis, to undertake the Sport Field Study research project.

IMPLEMENTATION ISSUES

42. Subject to the decision of the Committee, the next step is to bring back a report in early 2009 for consideration and resolution. The report will outline options regarding suitable locations for an artificial turf field in Waitakere. This report will also include the findings of the comprehensive study that is currently underway to determine where the current shortfalls are and to project future demand for the City's sports fields. This report will also be in conjunction with the revised options for the Parris Park Concept Plan Update.

Report prepared by: Katharine Slack, Parks Asset Planner.



8 LIMEBURNERS BAY UPDATE REPORT

GLOSSARY

Auckland Regional Council (ARC)
Hobsonville Heritage Trust (HHT)

EXECUTIVE SUMMARY

The Hobsonville Heritage Trust (HHT) have finalised their Trust documentation and that document is being presented to the Infrastructure and Works Committee for endorsement. This Infrastructure and Works Committee resolved at its December 2007 meeting to transfer the balance of compensation paid to Council for the Sinton House demolition to the HHT. The HHT would then develop a heritage trail and work progressively with major landowners in the area to achieve that outcome. The HHT has the advantage that it can raise funds as a charitable trust, independently of Council to fund heritage trails and the appropriate development of park land. This would effectively be a public/private partnership where the Council acquires the land through the subdivision process but a private trust adds value to the asset by developing heritage trails, and boardwalks. It is recommended that the Trust be requested to report back to Council it on its progress towards achieving its aims and objectives on an annual basis.

Council has completed a survey and archaeological assessment of the land between the Carders and Clarks land. This report has highlighted the heritage significance of Limeburners Bay and shows that the archaeology is more extensive than previously thought. Council officers should negotiate with the landowner, Hobsonville Residential Developments as part of the planned development of that site, to acquire the land adjacent to the esplanade reserve that has archaeological features associated with it. Furthermore, the Council should enter into a Memorandum of Understanding between the HHT, New Zealand Historic Places Trust, Auckland Regional Council and key private landowners (Hobsonville Residential Developments and Hobsonville Land Company) to achieve a network of heritage trails through Hobsonville thereby enhancing public access to reserves and knowledge of the City's heritage. The memorandum of understanding should develop a shared vision for preserving Hobsonville's heritage and what each party can contribute towards achieving that goal.

RECOMMENDATIONS

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

- 1 **Receive** the Limeburners Bay Update report.
- 2 **Agree** that the balance of compensation paid to Council for the Sinton House demolition as part of the SH18 project should be transferred to the Hobsonville Heritage Trust upon registration of the Charitable Trust.
- 3 **Agree** that Council should develop a memorandum of understanding with the Hobsonville Heritage Trust, NZ Historic Places Trust, Auckland Regional Council and key landowners (Hobsonville Residential Developments and Hobsonville Land Company) to establish a shared vision for the protection and enhancement of heritage features in the area.
- 4 **Agree** in principle that Council should enter into a service level agreement with the Hobsonville Heritage Trust to develop heritage trails in the area within a reasonable timeframe. That service level agreement should be endorsed by this Committee.
- 5 **Approve** the Hobsonville Heritage Trust documentation.

BACKGROUND

1. Limeburners Bay is one of the most significant cultural heritage sites in Waitakere and the Auckland region. It was selected by Auckland Regional Council (ARC) for a feature poster of historic heritage. Within Limeburners Bay are the remains of Carder's heavy clay pottery works (Item 330 in the District Plan), RO Clark Ltd works (CHI#181) and the unmarked Holland site between. Limeburners Bay is regarded as the birthplace of ceramics in Waitakere before manufacturing shifted to New Lynn. The archaeological sites are of regional significance. From 1863 to 1929, Limeburners Bay was the site of various brickworks. It is one of the country's most important industrial archaeological sites, as well as a valuable part of the City's colonial history.

2. In 2006 Hobsonville Residential Developments purchased a block of land with the aim of developing it for medium density housing. The applicant later carried out weed removal and some clearance works that resulted in a breach of the District Plan. Since October 2006, Hobsonville Residential Developments has been working constructively with Council and the NZ Historic Places Trust to accurately record and protect heritage features on site. In May 2008 the NZ Historic Places Trust gazetted a portion of land owned by the applicant under the Historic Places Trust Act 1993. This had the effect of recognising and protecting archaeological features that were post-1900 and will require the applicant to seek appropriate approvals from the NZ Historic Places Trust for any works that may alter, destroy or modify archaeology on site. In November 2008, the applicant advised that they were developing alternative plans for land use and subdivision consent that will be lodged with Council in the near future.

3. It is considered that the Council's role in this is to negotiate to acquire land with archaeological and heritage features on it as a result of subdivision of both this property and land owned by Hobsonville Land Company. It is normal for Council to negotiate with landowners at the time of subdivision to acquire esplanade reserve and if more land than is legally required is desirable for public access or ownership this can be achieved through off-setting the costs of reserve contributions or purchase of land by Council. It is suggested that the HHT should focus its efforts on acquiring an authority from the NZ Historic Places Trust to excavate the kiln floors on what will be reserve land and obtain resource and building consents where appropriate from Council. The costs of physical works to create the heritage trails will be met by the HHT. It is expected that the HHT should be able to comfortably achieve this with the seed funding from the demolition of the Sinton House.

4. The Limeburners Bay area has long been considered to be of heritage significance, and the trust model for developing resources on public land has worked well at Olympic Park in New Lynn. A report on this matter was presented to the December 2007 meeting of this Committee and resolved:
 - “1. That the Limeburners Bay Update report be received.
 2. That a Hobsonville Heritage Trust be established as a working and development Trust and that the composition of this Trust be brought back to the appropriate Committee.
 3. That the Hobsonville Heritage Trust be transferred the balance of the compensation paid to Council for the Sinton House demolition.
 4. That the Council's Principal Advisor: Heritage, keep the following interested parties informed of progress on this issue: New Zealand Historic Places Trust, Auckland Regional Council and the University of Auckland's Archaeology Department.
 5. That Council commence a comprehensive archaeological assessment and survey of Limeburners Bay in February 2008.
 6. That the Hobsonville Heritage Trust be given the task of developing the proposed heritage trail and further heritage projects focussed in Hobsonville with the assistance of Council staff.”

DECISION MAKING

Issues

Protection of Heritage Features at Hobsonville

5. The HHT will work alongside Council to achieve the protection and interpretation of heritage features on public land in Hobsonville. The Council has the role of regulating development through administering the District Plan and can ensure that most of the archaeological features on the land are protected in public ownership. However, the Council's resources cannot extend to both acquisition of land and development of heritage trails throughout Hobsonville. It makes sense to utilise the HHT's ability to independently raise funds and project manage the physical works associated with uncovering the kiln floors and creating heritage trails.
6. The HHT has a broad range of property development experience, legal skills, knowledge of local heritage and business acumen that it can draw on to deliver results on the ground. However, Council may wish to enter into a service level agreement with the Trust, in the same way that it has for arts projects where the Trust must be able to demonstrate on an annual basis, how it is achieving its vision.
7. The ARC has a role to play in the protection of heritage. The ARC has an overview role in land use development and administers the Regional Policy Statement and Regional Plan: Coastal. There are hulks/shipwrecks in the coastal foreshore that are listed by the ARC but are not actively managed to ensure their long term survival. If mangroves are to be removed to restore the cultural heritage landscape to its former glory, then regional consents will be required. In addition, if Bomb Park on the Hobsonville Land Company site were purchased for a regional park this would enable a substantial remnant of WWII's military history to be protected intact for the general public to enjoy. The ARC has recently purchased land at Omaha and South Head and was gifted land Atiu Creek on the Kaipara Harbour.
8. The NZ Historic Places Trust is central government's lead agency involved in the protection of buildings and archaeological sites. Although the Trust operates under its own legislation, it has a complementary role to play in the protection of heritage resources. Furthermore, its regional office in Auckland has already worked constructively with Council officers to record and interpret heritage features at Harbourview Park - Orangihina. The NZ Historic Places Trust used powers under their Act to gazette the archaeological features on the site owned by Hobsonville Residential Developments. This means that any development in the gazetted area on the site will need the approval of the Trust. The NZ Historic Places Trust is also considered to be an affected party for heritage consents under the Resource Management Act 1991.

Options Identified

9. There are three options for Council on this issue: the "do nothing" option that would fail to achieve any positive outcome for heritage preservation and public access, the status quo option which is to wait for a land use and subdivision consent application to be lodged and work through the issues at that stage and the third option which is to actively plan to acquire land and work with third parties to achieve its development as a heritage resource for the general public.

Assessment of Options

10. The following table highlights some of the wider issues:

		Social	Economic	Environment	Cultural
Option 1 - do nothing	Disadvantages	There is an expectation by the public that Council will protect historic heritage. A "do nothing" approach will not enable this to occur.	Council loses opportunity to share costs of developing reserve with the private sector.	Archaeology will remain buried and only those with knowledge will realise it exists.	Lost opportunity to educate and explore heritage in Hobsonville.
	Advantages	Nil	Additional costs when Council wants to create heritage trails itself.	Nil	Nil
	Resources	Will lose community interest.	No additional cost in the short term.	No cost	No money set aside to develop heritage trail in LTCCP.
Option 2 - status quo	Disadvantages	Unable to utilise skills in the community to develop heritage resources on reserves.	Lost opportunity	No benefit to the community in the short to medium term.	Does not enable forward planning of heritage trail and cost-sharing.
	Advantages	Nil	Nil	Nil	Nil
	Resources	No additional resources required until design and build of heritage trail			
Option 3 - active management	Disadvantages	Nil	Nil	Nil	Nil
	Advantages	Community can see action on heritage issues	Cost efficiencies by Council sharing responsibility for heritage with the private sector.	Net benefit in that the works can occur within a shorter timeframe	Opportunity to proactively manage heritage in the community.
	Resources	No cost	Transfer of \$300K to Trust	No cost	No cost

Consideration of Community Views

11. There is widespread support for the Hobsonville Heritage Trust and the Trustees have already had preliminary discussions with Hobsonville Land Company and three trustees attended the site walkover of the kiln floors in February this year.
12. The Trustees all live locally and will be available to the community for feedback. In addition, an annual report back to Council on their progress will ensure that there is accountability to the public.

Preferred Option

13. The preferred option is option three - active management of Hobsonville's heritage.

STRATEGIC CONTEXT

14. The Strong Community platform in the Long Term Council Community Plan places emphasis on a strong sense of connection and belonging. Cultural heritage icons such as Limeburners Bay are focal points where people can gather and appreciate their connection to the City's past and present.
15. It is considered that Council should draw together those parties that can assist in this project to create a memorandum of understanding. These include the ARC, NZ Historic Places Trust, HHT and key landowners (Hobsonville Residential Developments and Hobsonville Land Company).

CONSULTATION

16. Consultation has occurred on this project with Parks Planning, Finance and Planning and Community Services. There has been external consultation at officer level with the Auckland Regional Council and New Zealand Historic Places Trust.

RESOURCES

17. The resources required to fulfil the work programme set out in this report have already been approved by the December 2007 meeting of this Committee. It principally involves the transfer of the \$300,000 paid to Council for the demolition of the Sinton House by Transit NZ. This sum was set aside by the Environment Court for use on heritage projects in the North of the City to mitigate the loss of that significant heritage building by the SH18 project.
18. It is likely that the HHT will independently raise funds from other Charitable Trusts when they are in the position to carry out physical works projects associated with creating heritage trails.

IMPLEMENTATION ISSUES

19. There will be some staff time required to implement the recommended actions in this report. These are already met by staff time in terms of legal advice and drafting required to create a memorandum of understanding and staff time of the Council's heritage advisor to assist the Trust with its initial establishment. However, given the financial resources that will be made available to the Trust, they will need to employ their own consultants to lodge an authority with the NZ Historic Places Trust and building and resource consents with Council. All project management associated with the physical works and consents will be the responsibility of the HHT.

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



9 WHAU RIVER CROSSING STRATEGIC STUDY - PROJECT UPDATE

GLOSSARY

Auckland City Council	(ACC)
Auckland Regional Council	(ARC)
Auckland Regional Transport Authority	(ARTA)
Land Transport Management Act	(LTMA)
New Zealand Transport Agency	(NZTA)
Opus International Consultant Ltd	(Opus)
Resource Management Act 1991	(RMA)
State Highway 16	(SH16)
Waitakere City Council	(WCC)

EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the status of the Whau River Crossing Strategic Study. Waitakere City Council (WCC) and the New Zealand Transport Agency (NZTA) have commissioned Opus International Consultant Ltd (Opus) to undertake the study.

A stakeholder consultation was held on 14 October 2008, external agencies involved were the NZTA, Auckland Regional Transport Authority (ARTA), Auckland City Council (ACC) and Auckland Regional Council (ARC).

At this stage, six options have been identified, all of which require further modelling and economic evaluation before a preferred option is determined.

RECOMMENDATION

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

Receive the Whau River Crossing Strategic Study - Project Update report.

BACKGROUND

1. The purpose of the Whau River Crossing Strategic Study is to investigate and assess options for a proposed crossing over the Whau River, in order to improve transport accessibility and alleviate congestion within the State Highway 16 (SH16) corridor and the urban areas of Waitakere City and Auckland City in and around this area. The study area is focused on the SH16 section between Great North Road and Lincoln Road and spans both Auckland City and Waitakere City Council jurisdictions.
2. The project objectives are:
 - To identify an appropriate crossing which improves the balance of usage along the SH16 interchanges between Lincoln Road and Great North Road;
 - To identify the location, form, usage, management and timing of a crossing;
 - To identify planning, social, ecological and geotechnical constraints;
 - To identify the implications of the wider relevant land use and transport development proposals;
 - To identify opportunities for managing crossing usage;
 - To identify opportunities to reduce impediments to freight movement; and
 - To consider the implications of the wider-area policies and objectives.

3. The Whau River Crossing was first scoped in documents influencing the Auckland Regional Land Transport Strategy (1999). The Auckland Regional Land Transport Strategy (1999) included investigating the Whau River crossing option in order to increase road capacity for travel between Auckland and Waitakere cities. In year 2000 the Waitakere and Auckland Road Capacity Study demonstrated that the Whau Crossing option was significantly more effective than alternative options to widen existing arterial routes. The study resulted in the agreement that a detailed investigation of the Whau River crossing was justified.

DECISION MAKING

Issues and Timeline

4. The consultant to date has delivered the Existing Situation: Transport Network Performance Assessment Report, Opportunities Report and Options Identification Report. The final Whau River Crossing Strategic Study Report is to be completed by December 2008.
5. The Existing Situation: Transport Network Performance Assessment Report focuses on identifying the existing transport network.
6. The Issues, Constraints, Risks and Opportunities Identification Report focuses on identifying issues, constraints including fatal flaws for the six possible crossing options. A fatal flaw means that the road or bridge cannot be constructed due to environmental, topographical issues, or because it involves use of a historical heritage site.
7. The Option Identification Report focuses on the identification, description and evaluation of the alternative Whau River crossing options.

Options Identified

A140

8. There are six options identified; the three initial crossings start on the Waitakere City side of the Whau River from McLeod Road, Hepburn Road and Archibald Road. These crossings have various end points on the Auckland City side on Rosebank Road. The crossing options are shown on attachment page A140.
9. Option 1: bridge alignment is straight with a 500 metres radius curve at the McLeod Road end. The bridge structure will extend 780 metres from the end of McLeod Road to the top of the existing bank in the Patiki Reserve to connect to Rosebank Road.
10. Option 2: bridge alignment is straight with a 500 metres radius curve at the McLeod Road end. The bridge structure will extend 750 metres from the end of McLeod Road to the top of the existing bank at the end of Timothy Place.
11. Option 3: bridge alignment is in two straight lengths with a 900 metres radius curve starting over the estuary north of Saunders Reserve. The bridge structure will extend 1,350 metres from the Hepburn Park river bank to the top of the existing bank in the Patiki Reserve to connect to Rosebank Road.
12. Option 4: bridge alignment is straight lengths with some curves at both ends of the bridge. The bridge structure will extend 660 metres from the river bank at the end of Hepburn Road to the extension of Timothy Place and Saunders Reserve.
13. Option 5: bridge alignment is straight with a 400 metres radius curve at the external abutment. The bridge structure will extend 720 metres from the river bank at the end of Hepburn Road to a new connection to Rosebank Road.

14. Option 6: bridge alignment is straight. The bridge structure will extend 390 metres from the river bank at the end of Archibald Road through Archibald Park to a new connection to Rosebank Road.

Assessment of Options

15. All options achieve the project goals and objectives.
16. Options 3, 4 and 5 facilitate the greatest redistribution of traffic and therefore perform best in alleviating traffic congested on the surrounding road network. These options also facilitate the greatest redistribution of freight movements.
17. Each option provides the ability to enhance the local bus network to provide better penetration to local areas.
18. Overall, Option 6 performs least favourably due to a number of significant local effects on at least three schools, churches, residential areas and associated air/noise issues. Given the scale of these impacts, including the reduced ability to meet transportation objectives to the degree of other options, stakeholders agreed at the consultation meeting held on 14 October 2008 that further investigation of this option be discontinued at this stage.

Consideration of Community Views

19. This is not applicable at this stage. The community will be consulted at the scheme design stage.

Preferred Option

20. A preferred option has not been determined at this stage.

STRATEGIC CONTEXT

21. The purpose of the Land Transport Management Act (LTMA) 2003 is to contribute to the aim of achieving an integrated, safe, responsive and sustainable transport system. The Whau River Crossing study project includes the goal to promote the purpose and objective of the LTMA.
22. The Resource Management Act 1991 (RMA) is the key legislation in terms of assessing and managing the effects of the project on the environment and the communities. The Whau River Crossing study will need to meet the principles of the RMA as social, economic, and cultural wellbeing, matters of national importance and the principles of the Treaty of Waitangi will be one of the key criteria when assessing and evaluating the options.
23. The Whau River Crossing study is also consistent with the strategies, objectives and the vision of the Regional Land Transport Strategy 2005 and Council's Transport Strategy. In summary, the project will seek to maximise the efficiency of the existing road transport network by providing an alternative river crossing.
24. Council's Integrated Transport and Communication platform provides the strategic context for this report. The vision is for communication systems that provide fast, effective services, and for City travel facilitated by integrated, environmentally-responsible and innovative design, with a focus on meeting the essential safety needs of all.

CONSULTATION

25. A stakeholder consultation was held on 14 October 2008, external agencies involved were the NZTA, ARTA, ACC and ARC.

RESOURCES

26. Funding has been provided in the Annual Plan 2008/2009 for the cost of this study including modelling is \$479,629, with 50% of the cost funded by the NZTA.

IMPLEMENTATION ISSUES

27. There are no implementation issues at this stage.

Report prepared by: Honwin Shen, Senior Transport Engineer: Data & Models.



10 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)

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 resolve to:

Receive the Housing for Older Adults Revitalisation Project Update report.

BACKGROUND

1. Council owns 336 Housing for Older Adult units, in 12 locations throughout Waitakere.
2. Council is currently undertaking a major revitalisation project on 11 of the 12 HFOA villages. The project is expected to be completed over 3 years, between July 2007 and June 2010.
3. 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 1 to 2 years. In the interim a minor upgrade programme was completed in June 2008, in order to ensure that the tenants currently occupying the units are living in safe and healthy conditions whilst the decision is pending.

4. Sustainability and eco-friendly options have been incorporated into the design features of the refurbishments. The most significant contribution will be the reduction of condensation and heat loss through insulation, draught-stopping and ventilation, and water savings through the installation of low water use taps, shower heads and toilets.
5. Council applied for and was successful in obtaining funding of \$1.5 million from HNZC's HIF towards the costs of the first stage of renovations.
6. The first stage of renovations on the 11 villages was completed in June 2008. This included refurbishment of 79 units over 4 villages, as detailed below:
 - Flagstaff Village - 24 units;
 - Jack Smyth Village - 20 units;
 - Kaumatua Court - 15 units; and
 - Kaurilands Court - 20 units.
7. Council officers submitted an application for a further \$1.5 million and this was considered by the HNZC Board in late August 2008. On Tuesday, 2 September 2008, officers were advised that Council had been successful in its application and HNZC have subsequently presented a letter of offer containing a number of terms and conditions.
8. The terms and conditions are largely the same as those accepted by Council last year and require those terms and conditions to be met over a 20 year period from the first draw down of funds. At the end of the 20 year period, the loan is written off.
9. This funding together with Council funding is being used to upgrade 86 units over 5 of Council's HFOA Villages. The remaining villages will be upgraded during the 2009/2010 financial year. The units included in the current years works are:
 - Flagstaff Village - 1 unit;
 - Kaumatua Court - 29 units;
 - Kaurilands Court - 2 units;
 - 19 Karaka Street - 14 units; and
 - Westview Village - 40 units.

DECISION MAKING

Issues

Roundup of 2007/2008 Stage 1 of the Revitalisation Project

10. The 2007/2008 upgrade project was completed in May 2008.
11. Kaurilands Court

A total of 20 out of 22 units were upgraded; the remaining 2 units are now available to be upgraded, with works due to be completed in early 2009.

Tenants have settled comfortably into their new units. Tenancy Managers have received feedback that tenants are happy with the new layout which gives the appearance of more room and creates more light, and some have commended Council on the decks at the back of their units.

12. Kaumatua Court

A total of 15 of the 22 units initially allocated to this stage have been upgraded, with the remaining 7 units being included in the Stage 2 works programme.

After some initial maintenance issues Tenancy Managers have received feedback from tenants that they are now settled in and happy with their upgraded units.

13. Flagstaff Court

Three exemptions were granted at Flagstaff, resulting in upgrades being completed on 24 of the 27 units. One tenant who was granted an exemption has since vacated, and this unit has been included in the Stage 2 works programme.

Tenants are settled into their refurbished units; some have advised the Tenancy Managers that they like the new look and open space; and commend Council on the commitment that was made to modernise and upgrade their units.

14. Jack Smyth

Upgrades have been completed on all 20 units at Jack Smyth.

Tenancy Managers have received feedback from tenants and some of their families that they are impressed with the modern look, the new carpet and bathrooms.

15. Wilsher Village Project

Minor upgrade work commenced at Wilsher Village at the end of March 2008. The work was primarily centred around upgrading floor coverings, replacing stoves, and repainting in 25 of the 38 units on the site at 21 Henderson Valley Road. All tenants living in units on the site at 33 Henderson Valley Road were relocated to the upgraded vacant units on 21 Henderson Valley Road.

Total of 21 permanent moves - began 26 March 2007; completed 9 July 2008.

There were no issues and the moves went smoothly, the tenants have settled comfortably into their upgraded units.

2008/2009 Work Programme

16. Stage 2 work is scheduled to begin in January 2009 and is to be completed by June 2009. The work will be staged to ensure that all tenants can be relocated while the work is being carried out.

17. Consultation with individual tenants involved in the Stage 2 programme is currently being carried out, and will be completed by the end of November 2008.

18. Consents and Tenders

- Building Consent has been approved for North Karaka Court, 19 Karaka Street and the Tender for construction works is expected to be advertised by the end of next week;
- Building Consent has been lodged for Kaumatua Village, 11 Kaumatua Place with approval expected within the next 2 weeks. Once approval is received the Tender for construction works will be advertised;
- Building Consent is not required for works being undertaken at Westview Village, 100 West Coast Road. The Tender for construction is expected to be advertised by the end of next week; and

- Building Consent has been approved for the units at Flagstaff and Kaurilands, and the tender for construction work is expected to be advertised by the end of next week.

19. Tenancy Management

Permanent moves are being encouraged to save costs and also to reduce stress on tenants however some have expressed a strong wish to return to their current unit. Council will pay for 1 move, 1 telephone connection and 1 power reconnection; tenants who wish to move back to their original unit will bear the cost of the second move, in most cases their families are moving them.

All tenants at Kaumatua Court and 19 Karaka Street have been consulted and (with only one still pending) have agreed and signed their relocation agreements.

Westview tenant consultations will commence before the end of November 2008.

STRATEGIC CONTEXT

20. 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, have accessibility to transport, communication links, and 'Strong Communities' by supporting the health and wellbeing of the community.

CONSULTATION

21. No consultation was required for this report.

RESOURCES

22. 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 \$3 million of funding from HNZC, and is applying to HNZC for a further \$1.5 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.
23. 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. 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.



11 **HENDERSON TOWN CENTRE - GREAT NORTH ROAD STREETScape AND ROADING UPGRADE - CONSTRUCTION STATUS UPDATE NOVEMBER 2008**

GLOSSARY

Infrastructure and Works Committee (Committee)
Henderson Primary School (School)

EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee (Committee) on progress of the Henderson Town Centre - Great North Road Streetscape and Roading Upgrade project.

A blockage to a stormwater pipe under the footpath near the TAB at 344 Great North Road has resulted in a requirement to lift part of the footpath to carry out repairs. The contractor has been instructed to carry out this work as soon as possible.

Some local widening of the footpath in the planter bed in front of 372 Great North Road is being carried out to avoid constriction of the footpath in front of the local restaurants.

Work is in progress to zone H. The contractual completion date was 24 November 2008. The contractor is yet to submit a formal claim for extension of time related to the disposal of cut-to-waste material, and the installation of a high voltage electrical cable by Vector Limited, but the net effect of these delays is expected to be 15 working days.

Council's Legal section is proceeding with the purchase of the land outside the Henderson Primary School (School) from the Ministry of Education to vest ownership of the land with Council.

Liaison has been taking place with businesses that may be affected by the works in zone H.

Expenditure against contract contingency to date is 96% of the contingency amount and 9.6% of the contract value.

A141 The zones of the contract works are shown on the attachment at page A141.

RECOMMENDATION

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

Receive the Henderson Town Centre - Great North Road Streetscape and Roading Upgrade - Construction Status Update November 2008 report.

BACKGROUND

1. The construction status of the Great North Road Streetscape and Roading Upgrade project was last reported to the Committee on 5 November 2008. This report updates the construction status to late November 2008.

DECISION MAKING

Issues

Progress to date

2. A blockage has been identified in a stormwater drain that passes underneath the TAB at 344 Great North Road and connects into the street stormwater system. It is possible that the blockage in the pipe has been caused by the contract works, and the contractor has been instructed to open up a section of footpath to locate the damage and repair the pipe.
3. The Deputy Director: City Services has requested that the footpath in front of 372 Great North Road be widened locally, in order to avoid a potential constriction caused by restaurant owners placing tables and chairs for patrons on the footpath. The footpath will be widened by 600mm along the length of the planter bed in front of No. 372, thus reducing the width of the planter bed.
4. Work is in progress to zone H. This work includes the road widening for a bus advance lane at the approach to Edsel Street, construction of retaining walls outside the school and at the corner of Edsel Street, and the relocation of services into the new berm area as a result of the road widening. There have been delays caused by the disposal of contaminated cut-to-waste material, as well as the installation of the new Vector Limited high voltage cable.

Procurement of Land from Ministry of Education

5. The Council's Legal officer's are proceeding with Gazette Notice actions to effect the purchase of the land outside the School and have ownership vested with the Council. It is expected that the notice will be published in the Gazette by mid December 2008.

Public Liaison

6. Ongoing liaison has taken place between Council officers and the businesses that may be affected by the contract works.

Timeline Status

7. Details of the extension of time claimed by the contractor as well as the amended due dates for practical completion and the actual practical completion dates achieved for separable portions 1 and 2 are summarised in Table 1 below.
8. The contractor has tabled two additional claims for extension of time. One of these, relating to work to speed-table 1 in Zones A and B has been rejected by the Engineer. The consultants are assessing the second claim before making recommendations to the Engineer.
9. Work to zone H commenced on 29 September 2008. Delays have been incurred by the contractor in disposing of contaminated material which has had to be sent to a specialised tip site. In addition the installation of a new high voltage electrical cable, by Vector Limited, into the new berm area has taken longer than Vector originally anticipated. The original scope of work included the relocation of the existing cable and switch gear, whereas the work now includes installation of a new cable and switchgear. The net combined effect of the above is expected to be a delay of 15 working days. A formal claim has not yet been submitted by the contractor for these delays.

10. The timeline status is summarised in Table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at contract award 31 January 2008	Change	As at November 2008
Contract Commencement date	3 March 2008		3 March 2008
Contract Period:			
Roading Upgrade (Separable portion 1)	80 w days	+10.5 w days	90.5 w days
Streetscape Upgrade (Separable portion 2)	95 w days	+4.5 w days	99.5 w days
Zone H (Separable portion 3)	80 w days	Deferred	40 w days
Due Date for Practical Completion:			
Roading Upgrade (Separable portion 1)	27 June 2008	+10.5 w days	11 July 2008
Streetscape Upgrade (Separable portion 2)	17 July 2008	+4.5 w days	24 July 2008
Zone H (Separable portion 3)	27 June 2008	Deferred	24 Nov 2008
Actual Date of Practical Completion:			
Roading Upgrade (Separable portion 1)	27 June 2008		8 Sept 2008
Streetscape Upgrade (Separable portion 2)	17 July 2008		25 August 2008
Zone H (Separable portion 3)	27 June 2008		TBA

Table 1. Timeline Status

Consideration of Community Views

11. Extensive consultation has taken place with community groups and organisations during the concept and developed design stages of the project. This consultation included public meetings and an open day held in March 2007. Ongoing liaison with business owners has been taking place during the course of the contract.

STRATEGIC CONTEXT

12. The project team will monitor construction progress to zone H on an ongoing basis to ensure that the outcome remains in alignment with the Council's strategic objectives.

CONSULTATION

13. No consultation was required during the reporting period.

RESOURCES

14. Contingency expenditure during the report period amounted to approximately \$33,000. The expenditure arises from the disposal of contaminated cut-to-waste material at a specialised tip site, as reported to the Committee on 5 November 2008. The final cost of the disposal of the material is yet to be agreed.

15. The combined outcome of ongoing value engineering and contingent expense to date has resulted in the cost of these variations being accommodated within the contract contingency sum, yielding a net expenditure to date, inclusive of these variation costs of 96% of the contingency sum. The current level of contingency expenditure amounts to 9.6% of the contract sum.
16. A summary of the current financial status of the contract is given in Table 2 below:

FINANCIAL STATUS			
Contract Costs	As at contract award 31 January 2008	Change	As at November 2008
Tender Award Value. HEB Smithbridge Ltd	\$3,417,012	-	\$3,417,012
Contract variations to date (to be agreed)	-	\$307,954	\$307,954
Extension of time for Roading and Streetscape	-	\$57,088	\$57,088
Liquidated damages due from the contractor	-	(\$32,030)	(\$32,030)
Contract Contingency Sum	\$341,701	(\$333,012)	\$8,689
Removal of Hanging Baskets from contract	-	(\$251,299)	(\$251,299)
Total Construction Cost	\$3,758,713	(\$251,299)	\$3,507,414

Table 2. Financial Status

IMPLEMENTATION ISSUES

17. Monitoring of the contractor's performance is continuing during the work in zone H. The project team members will maintain daily contact with the contractor as issues arise on the site.
18. Ongoing emphasis is being placed on liaison with the public and business who may be affected by the works in order to minimise the impact of the works on normal commercial activity in the Henderson Central Business District.

Project Risks

19. The following issues are currently being managed to mitigate unfavourable impacts on the project outcome:
- A claim from the contractor for extension of time is undergoing review by the Consultant who will then provide a recommendation to the Engineer. The consultant's recommendation was expected by 25 November 2008.
 - Delays have been incurred to Zone H as a result of the need to dispose of contaminated cut-to-waste material at a specialised tip-site, and the installation of a new high voltage electrical cable by Vector Limited in the new berm area. A formal application from the contractor for extension of time is awaited.

Quality

20. Quality audits undertaken to date confirm that the contractor's general attitude to maintenance of quality construction practice on site is satisfactory. Quality issues are addressed on an ongoing basis by the project team, and any issues communicated to the contractor.

Report prepared by: Duncan Miller, Senior Engineer - Special Projects



12 **NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE NOVEMBER 2008**

GLOSSARY

Auckland Regional Transport Authority	(ARTA)
New Zealand Transport Agency	(NZTA)
Notice of Requirement	(NOR)
Target Outturn Cost	(TOC)
Waitakere City Council	(Council)

EXECUTIVE SUMMARY

Waitakere City Council (the Council) were invited to make a presentation to the New Zealand Transport Authority (NZTA) Board at their 26 November 2008 meeting, to support the funding application that the Council submitted in October 2008. A verbal update will be given to the Infrastructure and Works Committee at the December 2008 meeting.

Construction of the Clark Street Flyover would permanently sever access to two properties located adjacent to the railway corridor. Those properties currently gain access from Rankin Avenue, via a shared driveway. It is proposed to establish an alternative access.

The Council is seeking to establish a designation in the District Plan to provide for the Clark Street Flyover. This involves lodging a Notice of Requirement (NOR) for the designation. It is anticipated that the NOR will be formally lodged by early December 2008, and would be publicly notified for submissions shortly thereafter.

Communications continued with the New Lynn Business Association and the New Lynn Liaison Group having their regular meetings. The focus this month was on parking consultation.

ONTRACK commissioned an independent peer review of the cost estimation work for the Targeted Outturn Cost (TOC) 1 scope of works. The review is now complete. The Council's allocated share of the TOC 1 costs, as notified by ONTRACK, is \$13,479,321.

The Council's quantity surveyor, WT Partnership, is assessing the Council's allocated share of the TOC 1 costs. WT Partnership is also undertaking a similar process for Auckland Regional Transport Authority. Both the Council and Auckland Regional Transport Authority (ARTA) will be required to reach an agreement with ONTRACK on their respective share of the TOC 1 costs.

Subsequent TOC design and pricing processes (TOC 2 etc) are being undertaken by ONTRACK's design/build consortium for other project elements that are to be constructed "in-corridor" including the rail station, concourse and associated road connections. The development of the scope of each of these subsequent TOC packages is currently underway and scheduled for completion in early 2009.

Regular programme management meetings have been established with ARTA's Project Manager. Current discussions confirm that the ARTA Board are supportive of the Option 2, concourse and trench cover, provided that the cost is covered by others.

The Legal Agreements portfolio is investigating and monitoring legal agreements that the Council may need to enter into in regard to the division of responsibilities between the parties, the granting of rights to use parts of the rail corridor for bridges, footpaths and cycleways, and the land purchases that need to be made to advance the project.

The key document covering the division of responsibilities between the Council and Auckland Regional Transport Authority is due to be revisited when the funding split between the agencies involved has been clarified.

Risk monitoring and reporting is an ongoing activity together with identification and management of new risks. No new significant risks were identified during the reporting period.

RECOMMENDATION

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

Receive the New Lynn Integrated Programme - Status Update November 2008 report.

BACKGROUND

The status of the New Lynn Integrated Programme was last reported to Infrastructure and Works Committee on 5 November 2008. This report covers project progress to late November 2008.

DECISION MAKING

Issues

Transport Infrastructure

1. ONTRACK's project will need to be progressed significantly before the majority of the Council's projects can commence. The Council will need to work collaboratively with ONTRACK on the planning of this work. Preliminary discussions about alignment of works programmes with ONTRACK are ongoing and an initial workshop was held with Fletcher Construction on 13 November 2008.
2. The developed design was approved by the Council resolution at the Council meeting held on 15 October 2008 and the detailed design is well advanced.

Development and Implementation of the Town Centre

3. No update to report on the Development and Implementation of the Town Centre.

Strategic Consents and District Plan

4. The Council is seeking to establish a designation in the District Plan to provide for the Clark Street Flyover. This involves lodging a NOR for the designation, which would be publicly notified. The NOR is being prepared by Beca Planning, the Council's consultant. Processing of the NOR would be undertaken by Council officers in the Resource Management section.
5. The Planning and Regulatory Committee gave approval to lodge the NOR at its meeting of 11 November 2008. It is anticipated that the NOR will be formally lodged by early December 2008, and would be publicly notified for submissions shortly thereafter. A hearing is likely to be convened early in 2009.
6. Construction of the Clark Street Flyover would permanently sever access to two properties located adjacent to the railway corridor. Those properties currently gain access from Rankin Avenue, via a shared driveway. It is proposed to establish an alternative access from Ambrico Place, over land that is currently held as reserve.

Communications

7. Public Affairs met with ONTRACK's communications representative to discuss publicising the temporary alteration of the Clark St/Rankin Ave roundabout layout in December 2008 and changes to bus and train services over the Christmas period (this information will appear in the December issue of *Waitakere News* and on Council's website).
8. This month's meeting of the New Lynn Community Liaison Group focussed on the Council's parking management consultation process and was followed by ONTRACK officers providing a construction update.
9. The New Lynn Business Association had their regular meeting at the beginning of November 2008. A discussion took place regarding a group who have called themselves the 'New Lynn Residents Action Group'. This Group organised a Todd Avenue pamphlet drop opposing the new restaurant and bar being opened. The New Lynn Business Association does not support the stance taken by this group.
10. The New Lynn Business Association received a presentation from the Council as part of the parking consultation for New Lynn and were invited to provide feedback via a questionnaire.
11. Acacia Restaurant organised a networking meeting to discuss New Lynn urban regeneration with a focus on obtaining new development and growth. The update was well received.
12. The Council's large display panels on future New Lynn Town Centre developments were moved to Waitakere Central's counter services area this month, following a successful three-week stint in the foyer of New Lynn's Les Mills gym complex, where they generated a lot of customer interest.

Relationship Management and Advocacy

13. No update to report on the Relationship and Management Advocacy.

ONTRACK TOC Status

14. ONTRACK commissioned an independent peer review of the cost estimation work that had previously been undertaken by both Fletcher Construction's quantity surveyors and ONTRACK's quantity surveyors in relation to the Target Outturn Cost (TOC) 1 scope of works. This appointed independent expert has now completed this review. The Council received written notification from ONTRACK, of its allocated share of the TOC 1 cost in November 2008. The Council's allocated share of the TOC 1 costs, as notified by ONTRACK, is \$13,479,321. ARTA has similarly been notified by ONTRACK of its share of the TOC 1 costs.
15. The Council's quantity surveyor, WT Partnership, is assessing the Council's allocated share of the TOC 1 costs. WT Partnership is also undertaking a similar process for ARTA. Both the Council and ARTA will be required to reach an agreement with ONTRACK on their respective share of the TOC 1 costs.
16. Subsequent TOC design and pricing processes (TOC 2 etc) are being undertaken by ONTRACK's design/build consortium for other project elements that are to be constructed "in-corridor" including the rail station, concourse and associated road connections. The development of the scope of each of these subsequent TOC packages is currently underway and scheduled for completion in early 2009.

ONTRACK Relationship

17. No update to report on the ONTRACK Relationship.

ARTA Status

18. Regular programme management meetings have now been set up with ARTA's Project Manager. Current discussions confirm that the ARTA Board are supportive of the Option 2 concourse and trench cover provided that the cost is covered by others.
19. Council officers continue to seek an acceptable solution to provide suitable cover to the exposed trench walls at the rail station. A number of options are being investigated but unresolved issues in regard to fire resisting properties of suitable materials have yet to be resolved.

NZTA Funding Applications

20. The Council has been invited to make a presentation to the NZTA Board at their 26 November 2008 meeting, to support the funding application that the Council submitted in October 2008. A presentation by the Mayor and Deputy Mayor supported by senior Council officers is scheduled. A verbal update will be given to the Infrastructure and Works Committee at their December 2008 meeting.

Strategic Funding

21. An external advisory company has finalised a report on potential options for funding elements of the New Lynn project exploring the possibilities of targeted rates and development contributions. Further analysis of costs is being undertaken to identify and quantify growth, renewal and maintenance cost components of the various components of the project. A report on the principles of using targeted rates was received by the Finance and Operational Performance Committee at its meeting held on 8 September 2008.

Development Contributions

22. No update to report on the Development Contributions.

Legal Agreements

23. The Legal Agreements portfolio is investigating and monitoring legal agreements that the Council may need to enter into in regard to the division of responsibilities between the parties, the granting of rights to use parts of the rail corridor for bridges, footpaths and cycleways, and the land purchases that need to be made to advance the project.
24. The key document covering the division of responsibilities between the Council and ARTA is due to be revisited when the funding split between the agencies involved has been clarified. An memorandum of understanding between the Council and Infracore Infrastructure Property Ltd, proposing the establishment of a joint venture between the parties for development in the merchant quarter area, is now ready for signature.

Risk Management

25. All identified risks have been collated into a risk register. Risk mitigation strategies have been put into place for the most critical risks. Risk monitoring and reporting is an ongoing activity together with identification and management of new risks. No new significant risks were identified during the reporting period.

Consideration of Community Views

26. The New Lynn Community has been involved in the future planning of New Lynn since the 1996 and 2005 planning Charrettes.
27. Over the last two years, the Council has undertaken a consultation programme with New Lynn landowners in proximity to the rail corridor, and has held three public consultation meetings. A portfolio has been established with the responsibility of communications. Council officers are working with the communications advisors from both ONTRACK and ARTA to manage consultation, the media and general public concerns prior to and during the construction period and to ensure that the views of the community are clearly fed back to the Council.

CONSULTATION

28. The Council is seeking community views on proposed changes to parking in town centres and some of the main road corridors. While the consultation was not undertaken as part of the New Lynn Programme the result will impact on the project. A presentation on the proposed changes was presented to the New Lynn Liaison Group and the New Lynn Business Association for their feedback.

STRATEGIC CONTEXT

29. The New Lynn project is identified as one of the Council's top five projects and represents a substantial investment in the Long Term Council Community Plan 2006-2016. The project delivers on the following strategic platforms:
 - Urban and Rural Villages;
 - Strong Communities; and
 - Integrated Transport and Communications.
30. The New Lynn project is aligned with a number of strategies:
 - The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre;
 - Auckland Regional Land Transport Strategy;
 - The Council's Transport Strategy 2006 - 2016;
 - Growth Management Strategy; and
 - Economic Development Strategy.

RESOURCES

Timeline/Milestones

31. While the timeline and milestones for the project will continue to be developed as the project progresses, currently determined key milestones include:
 - Train tracks installed in trench and new station complete - April 2010;

- ONTRACK works complete - July 2010;
- Council roading works (Stage 1) commence - mid 2009;
- Council roading works (Stage 1) complete - mid 2011;
- Clark Street extension (Stage 2) commence - early 2012; and
- Clark Street extension (Stage 2) complete - mid 2013.

Financial Status

32. There was \$21,568,000 budgeted in the Annual Plan 2007/2008 which included roading components, land purchase, ONTRACK contribution and communications. Of this amount, \$19,600,000 has been carried forward into the Annual Plan 2008/2009.
33. In the Annual Plan 2008/2009 there is a further \$47,740,600. Additional amounts will be required in the subsequent Annual Plan 2009/2010, Annual Plan 2010/2011, Annual Plan 2011/2012, and Annual Plan 2012/2013. Current total Council project costs are estimated at \$151,710,000 exclusive of administrative costs. This estimated cost has reduced by approximately \$16 million since last reported as a result of further refinements of the design during the detailed design stage. There are three funding sources from NZTA, ARTA and development contributions currently being investigated which will offset some of the estimated project cost. These amounts have yet to be confirmed but are estimated to be approximately \$80 million. Targeted rating is also being considered as a potential funding mechanism and work is being undertaken to assess its feasibility.

IMPLEMENTATION ISSUES

34. There are no Implementation Issues to report.

Project Risks

35. Securing sufficient funding to achieve interchange Option 2.
36. Land acquisitions for the Clark Street Flyover. Council officers continue to apply pressure on ONTRACK to agree to the sale of number 1a Rankin Avenue, which is fundamental to the construction of the Clark Street Flyover. To date there has been only limited interest from ONTRACK who appear to remain unconvinced on the importance of the Clark Street Flyover. In parallel, Council officers continue to advocate strongly with central government Ministers and senior officers in an endeavour to elicit support from central government.

Report prepared by: John Schermbrucker, Special Projects Manager.

