



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# INFRASTRUCTURE AND WORKS COMMITTEE

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

**DATE:** Wednesday, 1 July 2009

**TIME:** 9.30 am

**MEETING  
ROOM:** Council Chamber

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

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

26 June 2009

Maea Petherick  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8104

### **MEMBERSHIP:**

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

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

(Quorum 5 members)

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(Meeting Room could be subject to change)

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

**AGENDA FOR A MEETING OF THE INFRASTRUCTURE AND WORKS COMMITTEE  
TO BE HELD IN THE COUNCIL CHAMBER AT WAITAKERE CENTRAL,  
6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,  
ON WEDNESDAY, 1 JULY 2009, COMMENCING AT 9.30 AM**

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<b><u>ITEM</u></b>	<b><u>TABLE OF CONTENTS</u></b>	<b><u>PAGE NO.</u></b>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFLICTS OF INTEREST	1
4	CONFIRMATION OF MINUTES	1
5	WAITAKERE WARD LOCAL RESERVE MANAGEMENT PLAN	2
6	NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE JUNE 2009	7
7	HOUSING FOR OLDER ADULTS - REVITALISATION PROJECT UPDATE	14

**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, 1 JULY 2009, 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, 3 June 2009

**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, 3 June 2009, as circulated, and that they be taken as read and now be confirmed.



## 5 WAITAKERE WARD LOCAL RESERVE MANAGEMENT PLAN

### GLOSSARY

Draft Waitakere Ward Local Reserve Management Plan (the Plan)  
Reserves Act 1977 (the Act)

### EXECUTIVE SUMMARY

This report presents to the Infrastructure and Works Committee the intention to prepare the draft Waitakere Ward Local Reserve Management Plan (the Plan), outlining the reserves that are proposed to be included in the Plan.

This report recommends that the Infrastructure and Works Committee appoint two Members to an Advisory Group, established to oversee the development of the Plan.

### RECOMMENDATIONS

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

1. **Receive** the Waitakere Ward Local Reserve Management Plan report.
2. **Agree** to appoint two Members to the Advisory Group to oversee the development of the Waitakere Ward Local Reserve Management Plan.

### BACKGROUND

1. The management of all reserves is governed by the Reserves Act 1977 (the Act). Under the Act, Council is required to prepare Reserve Management Plans for all reserves under its jurisdiction. The process for preparing a Reserve Management Plan, including consultation requirements, is clearly outlined in the Act.
2. The purpose of a Reserve Management Plan is to guide the use and development of reserves. Reserve Management Plans are expected to be reviewed after a period of ten years. However, a Reserve Management Plan can be amended to reflect any changing circumstances, within this ten year period.
3. The Parks Planning section of Council is responsible for the preparation of Reserve Management Plans. The Reserve Management Plan Programme for 2009/2010 includes one collective Reserve Management Plan for the reserves located in the Waitakere Ward. Decision making on Reserve Management Plans for local reserves is governed by the appropriate Community Board.

### DECISION MAKING

#### Issues

4. A collective Reserve Management Plan for the local reserves within the Waitakere Ward is proposed. This does not include local reserves that are situated in coastal areas, those along the upper reaches of the Opanuku and Oratia Streams and those local reserves situated in Swanson. This collective approach to preparing the Plan ensures that the management and development of those reserves will be holistic and integrated. The Waitakere Ward Local Reserves are either, located in the foothills of the Waitakere Ranges, concentrated in bush living areas such as Titirangi, Laingholm, Huia and Oratia, or directly adjacent to the Waitakere Ranges Regional Park.

### Establishment of an Advisory Group

5. The process for preparing Reserve Management Plans allows for the creation of an Advisory Group to oversee the development of the Reserve Management Plan. It is recommended that an Advisory Group is formed to guide the development of the Plan. It is recommended that two Members of the Infrastructure and Works Committee be appointed to the Advisory Group. The Advisory Group can also include members of the community. The proposed members of the Advisory Group are as follows:

• Infrastructure and Works Committee	2 representatives
• Te Taumata Runanga	1 representative
• Waitakere Community Board	2 representatives
• Leisure Services	1 representative
• Strategy and Development	1 representative
• EcoWater	1 representative

### Scope of the Reserve Management Plan

6. The Plan does not include local reserves in the Waitakere Ward that are located in coastal areas, such as Te Henga, Piha, Karekare and the Manukau Harbour. These reserves have or will have individual Reserve Management Plans prepared for them.
7. Local esplanade reserves in the Waitakere Ward, such as those along the upper reaches of the Oratia and Opanuku Streams will be part of an individual Reserve Management Plan, so these reserves are not included as part of this Reserve Management Plan.
8. The local reserves in Swanson have had an individual Reserve Management Plan prepared for them, so are not included in the reserve list for this plan.
- A1* 9. A map showing the locations of the proposed reserves is attached at page A1. The proposed reserves to be included in the Plan are as follows:

1. LAINGHOLM HALL RESERVE
2. ORATIA HALL RESERVE
3. TITIRANGI WAR MEMORIAL
4. ARAMA RESERVE
5. BEVERLY HILLS SCENIC
6. BISHOP PARK
7. DAFFODIL SCENIC RESERVE
8. DOROTHY ROAD BEACH ACCESS
9. FAWCETT SCENIC RESERVE
10. HANDLEY PLANTATION RESERVE
11. HUIA SCENIC RESERVE
12. KONINI PT RESERVE - 1
13. KONINI PT RESERVE - 2
14. 75 KAURI POINT ROAD RESERVE
15. 45 KAURI POINT ROAD RESERVE
16. KAURIMU PARK
17. LAINGHOLM SCENIC RESERVE

18. LAPDELL PLANT RESERVE
19. MAHER PARK
20. MAHOE PLANTATION RESERVE
21. MCELDFORNEY RESERVE
22. OKEWA RESERVE
23. OTITORI RESERVE
24. OTITORI SCENIC RESERVE
25. SCENIC DRIVE NORTH PLANT
26. SHAYS RESERVE
27. SOUTH TITIRANGI REC RESERVE
28. SOUTH TITIRANGI PL RESERVE
29. SOUTH TITIRANGI RESERVE
30. TAINUI RESERVE
31. TAKAHE RESERVE
32. TANE RESERVE
33. TITIRANGI BUSH RESERVE
34. TITIRANGI WAY PL RESERVE
35. TANEKAHA RESERVE
36. VICTORY GLADE
37. WOOD BAY WAY
38. WAITORU RESERVE
39. YORK ROAD RESERVE
40. SOLDIERS MEMORIAL RESERVE
41. KOHU PLANTATION RESERVE
42. KARAMU STREAM RESERVE
43. CORNWALLIS ROAD RESERVE
44. KARAMATURA RESERVE
45. TOWNSHIP PARK
46. FOSTER HILL LANE
47. KENSINGTON GARDENS
48. LOOKOUT RESERVE
49. TANGIWAI RESERVE
50. UPLAND GLADE
51. WAIMA RESERVE
52. WOODLANDS PARK
53. HOWARD RESERVE
54. MT ATKINSON PARK
55. FOOTHILLS LANE RESERVE
56. LAINGHOLM RESERVE
57. ARAPITO PLANTATION RESERVE
58. FRENCH BAY RESERVE
59. FOSTER AVE WALKWAY
60. MAHOE WALK
61. PATUROA WAY
62. TAMARIKI RESERVE
63. TANE WALK
64. TINOPAI RESERVE

65. WARNER WALK
66. WAIMA CRESCENT BOYLAN TERRACE
67. WESTERN PARK
68. BILL HARESNAPE WALK
69. ORATIA DRIVE ACCESSWAY

**Preliminary Waitakere Ward Local Reserve Management Plan Timeline**

<b>June- July 2009</b>
Reports approving the public notification for the Reserve Management Plan, and selection of Members for an Advisory Group.
<b>June - July-August 2009</b>
Public Notification of intention to prepare draft Reserve Management Plan.
<b>August 2009</b>
Open days on Reserve Management Plan issues and suggestions for the draft Reserve Management Plan. Meetings with interest and user groups. Issues and suggestions evaluated for inclusion into the draft Reserve Management Plan. Submission period closes.
<b>May - September 2009</b>
Background research and initial contact with interest groups. Issues identified and included in draft Reserve Management Plan.
<b>September 2009</b>
Preliminary draft Reserve Management Plan prepared and presented to Advisory Group.
<b>October - November 2009</b>
Draft Reserve Management Plan presented to Waitakere Community Board for approval to publicly notify.
<b>February - May 2010</b>
Draft Reserve Management Plan publicly notified for submissions.
<b>May 2010</b>
Submission period for draft Reserve Management Plan closes
<b>July - September 2010</b>
Hearing of submission to draft Reserve Management Plan by Community Board, and decisions on recommended changes to the Reserve Management Plan based on submissions. Adoption of the Plan on behalf of Council, pending signoff by Chairman of amendments to the Plan
Modification of Reserve Management Plan based on resolutions
Reserve Management Plan kept under continual review by Waitakere City Council

### Consideration of Community Views

10. Extensive community consultation is required throughout the preparation of Reserve Management Plans, as required by the Act. Community views will be sought in both the preliminary and second rounds of consultation through the submission and open day process, and through meetings with individual user groups and residents.

### STRATEGIC CONTEXT

11. Reserve Management Plans are prepared within the context of Waitakere's Strategic Direction. Reserve Management Plans reference all five Strategic Priorities, the more important being: The Treaty of Waitangi, Sustainable Development, First Call for Children, and Safe City. The Strategies that Reserve Management Plans reference are Environment, Social and Cultural Wellbeing.
12. Reserve Management Plans are prepared within the context of the draft Parks and Open Space Strategy 2005 (update of the 1999 Parks Strategy), which provides guidelines on the management of parks in Waitakere.
13. Reserve Management Plans are also prepared in the context of the draft Leisure Strategy 2005.

### CONSULTATION

14. The proposed consultation process for the Plan is outlined in this report and meets all the requirements of the relevant sections of the Local Government Act 2002 for consultation.

### RESOURCES

15. Funding of \$100,000.00 is currently allocated in the draft Long Term Council Community Plan 2009-2019 to undertake the Plan. The preliminary submission period and work proposed from May to end of June 2009 is provided in funding allocated to Reserve Management Plans in the Annual Plan 2008/2009.

### IMPLEMENTATION ISSUES

16. There are no implementation issues.

### AUCKLAND COUNCIL TRANSITION ISSUES

17. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Carol Marter, Reserve Management Planner.



## 6 NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE JUNE 2009

### GLOSSARY

Watercare Services Limited	(WSL)
Auckland Regional Transport Authority	(ARTA)
New Zealand Transport Agency	(NZTA)
Target Outturn Cost	(TOC)

### EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the progress of the New Lynn Integrated Programme to mid-June 2009.

The main developments which have taken place since last reported are:

- Tender documentation which was issued on 19 June 2009 for the physical works contracts for Stage 1; and
- The integration of the artworks is now well underway. A presentation will be held at this meeting.

### RECOMMENDATION

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

**Receive** the New Lynn Integrated Programme - Status Update June 2009 report.

### BACKGROUND

1. The status of the New Lynn Integrated Programme was last reported to the Infrastructure and Works Committee at its meeting held on 3 June 2009.

### DECISION MAKING

#### Issues

##### Transport Infrastructure

2. Further value engineering of the detailed design for the bus/rail interchange (Option1) may be necessary following a review of the cost implications of this design which is expected to be completed by mid-June 2009.
3. Watercare Services Limited (WSL) has identified pipe procurement as a potential risk to commencing the sewer line upgrading project in Clark Street on their currently planned commencement date. Council officers will meet with WSL to work through alternative pipe supply options or construction sequencing to mitigate this risk.
4. Drawings and specifications for the detailed design for Stage 1 road network upgrading works and a full schedule were issued by the designers and quantity surveyors and have now been provided for tender purposes. Completion of design and scheduling of works, along with completion of land acquisitions and/or obtaining rights to enter, and completion of consenting are all key components to ensuring that tendering of the physical works contracts for Stage 1 can be completed. The currently proposed programme for tendering is as follows:
  - Tender documentation issued - 19 June 2009;

- Tenders close - 14 July 2009;
  - Tender evaluation completed and Council approval obtained by 26 August 2009, dependant on complexity of tenders received;
  - Auckland Transition Agency approval (assumed one week) by 2 September 2009;
  - Contract awarded by 3 September 2009; and
  - Works commence mid-September 2009.
5. Survey drawings for the proposed section of road stopping at Astley Avenue have been approved by the chief surveyor. The Council has commenced the required public notification process, with newspaper advertisements and the erection of signs on site. A period of 40 days will be required for submissions on the proposal following the second of two public notices, which was made on Tuesday, 16 June 2009.

### **Sustainable Design Features**

6. A feasibility assessment of Low Impact Design options for the treatment of stormwater run-off from the Stage 1 works area has been completed. Detailed design of selected options is expected to be completed by the end of June 2009. A provisional item has been included in the tender documentation for this item and following completion of the detailed design the final value for these works will be negotiated with the successful tenderer.

### **Artworks Integration**

7. The trench wall art panel's project is progressing and the Fletcher Construction Consortium is currently pricing the work. ONTRACK has committed a sum of \$395,000.00 towards the design, manufacture and installation of these panels and the Council's Arts budget will bridge the funding gap if the price provided by Fletcher Construction Consortium exceeds the sum committed by ONTRACK. Council officers have commissioned the master moulds that will be used to produce these panels.
8. Work on the road bridge barrier artworks is currently being refined and developed. The artist undertaking this work is looking at spreading the design onto the glass screens that surround the trench. Research into possible methodologies for applying the designs is being undertaken by both the architects and the artist. Once that work has taken place, options will be presented to the Infrastructure and Works Committee for feedback.
9. The bicycle storage area is situated behind two large tiled walls on each side of the concourse. These walls are having a design produced that will be applied to the tiles. This artwork will draw inspiration from many of the alternative transport options that are available to the public. The intention is to create an artwork that prompts users to consider how they move around the City and what other options they could use.
10. The Hetana Street Bridge is the location of the secondary entrance to the rail platform. This entry point will be marked by a sculptural marker, similar to the sculpture that the same artist created for the New Lynn Community Centre.
11. The area located directly under the bus/rail interchange has a series of tiled walls that form the structure. The ceramic artist is designing a series of tiles that reference Crown Lynn white ware. These tiles will be interspersed with standard tiles to create a rhythmic series of snapshots of common ceramic domestic objects that many New Zealanders will remember.

12. There are two projects that have been referenced in past reports that due to budget constraints may not be included in the finished development. These projects are as follows:
  - Manhole covers; and
  - Sculptural seating.
13. Once the contractor has provided the price for the trench wall panels, Council officers will be in a position to reassess the budget and may be able to reintroduce one or both of these projects to the New Lynn Integrated Programme.

#### **Land Acquisition**

14. Land acquisitions are proceeding and the Council has been working collaboratively with land owners to progress these land purchases. Council officers have met with the owners of some properties to discuss the issue of car park loss, which was a concern to some businesses along Clark Street. Owners appear satisfied with the Council's efforts and these acquisitions have all been concluded with the exception of 5 Clark Street, which is yet to be finalised.
15. Under the Public Works Act 1981, section 18 and section 23 notices were issued to all the effected property owners with a 30 day period for appeals. The Environment Court has subsequently confirmed that no submissions were received from any of the property owners following closing of the section 23 notice period on 22 May 2009. At the Council meeting held on 27 May 2009 it was resolved, in the absence of any objection, that the Council is entitled to proceed to compulsorily acquire the parcels of land if it is satisfied that should be taken for the particular public work and that "no private injury will be done for which due compensation is not provided in the Public Works Act 1981". Gazetting of the remaining parcel is now required and will be undertaken by Council's Legal Services who will advise the project team regarding specific process for this work.
16. To ensure that construction works could proceed while potentially protracted Public Works Act 1981 negotiations continued, Entry Agreements were sought with some owners. At present only a single Entry Agreement for the major works remains unsigned. This Entry Agreement will need to be gained through a legal process being undertaken by Council's Legal Services department. The timeline for this Entry Agreement could be about three months to get ownership.
17. Entry Agreements are also required from some property owners affected by minor works on their properties. At this stage, the processes for obtaining these agreements are progressing. However, the owner of 5 Rankin Avenue has raised concerns regarding proposed alterations to one of his two access points to which Council officers are currently responding.
18. Land acquisitions required for the Stage 2 Clark Street flyover have been identified and the processes for acquiring these parcels of land have been programmed. A preliminary discussion has taken place with one owner and Council officers are working to minimise the impacts related to the acquisition of the two childcare facilities in the path of the Clark Street flyover.

#### **Development and Implementation of Town Centre**

19. The Urban Design and Development group are leading a workstream to expand upon the Urban Regeneration Framework. The Urban Plan will be presented to internal stakeholders in July 2009 and will be reported to the Council via a workshop in September 2009.

### **Strategic Consents and District Plan**

20. There is no update to report on the Strategic Consents and District Plan since last reported to the Infrastructure and Works Committee on 3 June 2009.

### **Communications**

21. The Communications team is focused on advising retailers and residents about impending works and a Stop and Shop in New Lynn campaign featuring billboards, fliers and advertisements. Work between Council officers and Veronica / Ward Street retailers resulted in a successful market day being recently held.
22. The New Lynn Liaison Group continues to meet regularly and the general feedback is that the project is going well.

### **Relationship Management**

23. Currently consultation between Council officers and businesses is underway with regards to the Clark Street sewer and future Clark Street road works.

### **ONTRACK Target Outturn Cost Status**

24. The Council will require certainty of funding by 30 June 2009 to allow it to potentially enter into physical works contracts for the Target Outturn Cost (TOC) 2 scope in September 2009. This requires that the agreement regarding process and timeframes is closely adhered to. The Council received a draft procedural document, from ONTRACK, for review on 29 April 2009. Both the Auckland Regional Transport Authority (ARTA) and the Council are concerned at current delays in this programme and this has been raised with ONTRACK who have advised they will be reissuing an amended version of this document shortly for a second review.
25. Council has met with ARTA to discuss this issue. ARTA has engaged WT Partnership to complete an update of their cost estimate (detailed design) prior to estimating add-on costs in advance of discussions with ONTRACK's quantity surveyor consultants and subsequent reconciliation processes. WT Partnership noted that some items of scope were not sufficiently specified to be priced and sought clarification on these items. The following Council items required attention from the design team to provide sufficient information for accurate pricing:
- sanitary ware in public toilets;
  - glass roof on cycle storage facility;
  - furniture in bus waiting area; and
  - an art feature symbol at the main station entrance.
26. This information has been provided to NZ Strong who is pricing the interchange component as a sub-contractor to the Fletcher Construction Consortium.

### **ARTA Status**

27. Following completion of the detailed design of the bus/rail interchange (Option 1), ARTA has engaged WT Partnership to complete a review of the interchange costs. This work is expected to be completed in June 2009. ARTA has indicated that following this cost update, it may be necessary to undertake a further value engineering process.

### **NZTA Funding Applications**

28. The Council advised the New Zealand Transport Agency (NZTA) that TOC 2 works (including bridge decks and interchange) are the subject of ONTRACK's Outline Plan of Works 3 and that issues associated with ONTRACK's building consents would likely be resolved in May 2009 and that a funding application could be prepared in June 2009. However, ONTRACK's consenting programme has subsequently been delayed and final building consents are now likely to be lodged in June 2009. NZTA had noted that an application lodged in late June 2009 would go through the July 2009 review process with a decision available in early August 2009. This process would potentially be delayed by a month if the late June 2009 lodgement was not met.
29. Another meeting is to be scheduled with NZTA to discuss progress on development contributions and project funding issues.

### **Risk Management**

30. 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. As new risks are identified they are assessed and reported in the risk register.

### **Consideration of Community Views**

31. The Council continues to undertake a consultation programme with New Lynn landowners in proximity to the rail corridor, and has held three public consultation meetings. Council officers are working with communications advisors from both ONTRACK and ARTA to manage consultation, the media and general public concerns prior to and during the construction period to ensure that the views of the community are clearly relayed back to the Council.

### **STRATEGIC CONTEXT**

32. The New Lynn project is identified as one of the Council's top five projects and represents a substantial investment in the draft Long Term Council Community Plan 2009-2019. The project delivers on the following strategic platforms:
  - Urban and Rural Villages;
  - Strong Communities; and
  - Integrated Transport and Communications.
33. The New Lynn project is aligned with the following 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 2009-2019;
  - Growth Management Strategy; and
  - Economic Development Strategy.

## CONSULTATION

34. Consultation and the updating of this report has taken place between the Units of City Services, Public Affairs, Corporate and Business Services, Strategic Planning and Finance.
35. Council officers continue to liaise with affected property owners and tenants on Clark Street with regard to the proposed land acquisitions required for the widening of Clark Street.
36. Council officers continue to liaise with ONTRACK in regard to matters affecting the community and assist ONTRACK with community consultation where possible.

## RESOURCES

37. An amount of \$21,568,000.00 was budgeted in the Annual Plan 2007/2008 for roading components, land purchase, ONTRACK contributions and communications. Of this amount, \$19,600,000.00 has been carried forward into the Annual Plan 2008/2009.
38. A further sum of \$47,740,600.00 has been allocated in the Annual Plan 2008/2009. Additional amounts will be required in the Annual Plan 2009/2010 and the 2010/2011, 2011/2012 and 2012/2013 financial years. The current total Council project costs are estimated at \$163,895,000.00 exclusive of administrative costs.
39. Three funding sources from NZTA, ARTA and development contributions are currently being investigated which will offset some of the estimated project costs. These amounts have yet to be confirmed but are estimated to be approximately \$80 million.
40. A summary financial report providing agreed amounts and payments to date is provided in response to this direction, in Table 1 below:

Item	Agreed Amount	Payment Schedule	Scheduled Amount	Payment Status
<b>Fixed Cost:</b>				
WCC contribution to Rail Trench	\$20,000,000.00	Dec 2008 2009/2010 2010/2011	\$2,000,000.00 \$16,000,000.00 \$2,000,000.00	Paid
<b>TOC 1 and 2 Costs:</b>				
Services Relocation	\$5,220,000.00	May 2009 2009/2010	\$3,000,000.00 \$2,220,000.00	Paid
Ventilation Modelling Costs	\$300,000.00	2009/2010	\$300,000.00.00	
TOC Design Future-proof for Option2	\$400,000.00	May 2009 2009/2010	\$168,193.00 \$231,807.00	Paid

Table 1 - ONTRACK Payment Schedule

## IMPLEMENTATION ISSUES

### Timeline/Milestones

41. Current established key milestones for the transport interchange include:

- Develop and sign-off agreement for TOC 2 process by end of April 2009. This is now likely to be July 2009 as noted above;
  - Detailed design TOC 2 completed by end of April 2009 (completed subject to specification of some items);
  - Packages priced and pricing reconciliation completed by end of June 2009;
  - Approval of TOC 2 contributions (Council/ARTA) by end of August 2009;
  - Train tracks installed in trench and new station TOC 1 complete - April 2010;
  - ONTRACK TOC 1 works complete - July 2010; and
  - Completion of transport interchange (incl. TOC 2 scope) - October 2010.
42. Current established key milestones for the Council roading works include:
- Council roading works (Stage 1) commences - mid/late 2009;
  - Council roading works (Stage 1) completed - mid/late 2010;
  - Clark Street extension (Stage 2) commences - early 2011;
  - Clark Street extension (Stage 2) completed - early 2012;
  - Totara Avenue West (Stage 3) commences - mid 2012; and
  - Totara Avenue West (Stage 3) completed - mid 2013.

### **Project Risks**

43. Confirmation of funding from the Auckland Regional Council for the bus/rail interchange (Option1) is required by mid July 2009 in order to avoid delays to the TOC 2 interchange works.
44. Securing sufficient funding to achieve interchange (Option 2).
45. One property acquisition for Stage 1 remains unresolved. This risk is being mitigated by a temporary redesign and is no longer likely to impact on Stage 1 works.
46. Land acquisitions for the Clark Street Flyover - Council officers have continued 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. A letter from ONTRACK was received 4 June 2009 advising they had obtained a valuation.
47. Integration between Council Stage 1 works and the WSL sewer may impact due to reported delays in obtaining WSL pipe materials. WSL indicated that an additional six weeks may be required for procuring the pipe. Council officers are conferring with ONTRACK and WSL to accommodate this delay within the current programme.
48. Recent indications from ONTRACK show they are ahead of schedule for the trench work. This may result in additional traffic from newly constructed bridges during Stage 1 construction.
49. Slow response from ONTRACK regarding confirmation of TOC 2 costs may cause delays to the Council approval process. The Council and ARTA have jointly expressed concern to ONTRACK over this issue. Until ONTRACK have confirmed the TOC 2 cost there remains a risk to budgets.

## AUCKLAND COUNCIL TRANSITION ISSUES

50. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** John Schermbrucker, Special Projects Manager.



## 7 HOUSING FOR OLDER ADULTS - REVITALISATION PROJECT UPDATE

### GLOSSARY

Housing for Older Adults	(HFOA)
Housing New Zealand Corporation	(HNZC)
Draft Long Term Council Community Plan 2009-2019	(LTCCP)
Work and Income New Zealand	(WINZ)

### EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the progress of the Revitalisation Project for Council's Housing for Older Adults (HFOA) villages.

### 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 is currently undertaking a major revitalisation project on 11 of the 12 HFOA villages.
2. The upgrade of Wilsher Village is being treated separately, and further investigation is currently being undertaken into a potential full redevelopment of the site. A final decision on this is expected after public consultation is completed as part of the draft Long Term Council Community Plan 2009-2019 (LTCCP).
3. It was proposed and has been agreed that the upgrading of the 11 villages be undertaken in three separate phases over the period July 2007 to June 2010.
4. The upgrading of the remaining 11 villages is being undertaken on the proviso that funding is available from Housing New Zealand Corporation (HNZC) to partially fund the project.
5. During the financial year 2007/2008, upgrades were completed on 80 units. Funding of \$1.5 million was secured from HNZC.

6. During the 2008/2009 financial year a further \$1.5 million has been secured from HNZN to undertake refurbishment works on 92 units.
7. The remaining 96 units were planned to be completed during a final phase of the revitalisation project, intended to be undertaken during the financial year 2009/2010. Due to uncertainties around funding from HNZN, Council made a decision to remove funding for the final phase of the project from the LTCCP.
8. There is a surplus of \$600,000.00 from the funding allocated to Phase 2 in the Annual Plan 2008/2009. This surplus is as a result of favourable market conditions for building works undertaken during Phase 2. Approval will be sought to carry forward this saving into the Annual Plan 2009/2010 for utilisation to upgrade currently vacant units that have not yet been refurbished.

### DECISION MAKING

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

### Issues

#### Revitalisation Project - Phase 1 (2007/2008)

10. Phase 1 was completed in June 2008, with a total of 80 units being refurbished as detailed in Table 1 below:

Village	Total Units	Completed Phase 1
Kaurilands	22	20
Flagstaff	27	25
Kaumatua	44	15
Jack Smyth	20	20
<b>Total</b>	<b>113</b>	<b>80</b>

**Table 1: Completed Units - Phase 1**

#### Revitalisation Project - Phase 2 (2008/2009)

11. Phase 2 is currently underway, with an expected completion date of August 2009. Units scheduled for refurbishment work in this phase are detailed in Table 2 below:

Village	Total Units	Scheduled Phase 2
Kaurilands	22	2
Flagstaff	27	2
Kaumatua	44	29
Westview	42	39
19 Karaka	14	13
Hutchinson	16	1
10 Karaka	8	3
Harmony	40	3
<b>Total</b>	<b>213</b>	<b>92</b>

**Table 2: Scheduled Units - Phase 2**

### **Tenancy Management Issues - Westview Village**

12. Concern over the size and design of the units at Westview Village was raised by The Waitakere Tenancy Information and Advocacy Service in April 2009. The primary concerns raised were:
  - That creating a bedroom by building a wall within an existing very small unit contravenes modern day minimum standards; and
  - That tenants have to pay the costs of moving back into their unit after refurbishment.
13. Council responded to the initial concerns stating the following:
  - Whilst the units are small compared to current day living standards, they are adequate and with the refurbishment work undertaken, are modern, safe, healthy and maintainable. A separate bedroom was one of the criteria considered to be an important aspect of modern day living standards for both health and privacy reasons. After completion of the refurbishment work, there will be 24 single bedroom and 12 bedsit units, which provides choice for both current and future tenants; and
  - The relocation process and costs have been discussed with each tenant to ensure that all aspects of the relocation were managed appropriately, and tenants understood the process. Council is paying for all of the costs associated with the move from their original unit to a new unit within the same village. This includes all service connections, all packing and moving costs and installation of non-standard items such as cat doors. Should a tenant elect to relocate back to their original unit, the costs associated with this second move are at the tenant's expense. This process has been confirmed as appropriate by Tenancy Services.
14. At the time of writing this report, this situation remains unresolved. The Waitakere Tenancy Information and Advocacy Service have advised that they still have significant concerns. A verbal update will be provided at the meeting to provide up to date information on the situation.

### **Tenancy Management Issues - All Other Villages**

15. There have been no significant issues at the other villages. Feedback from relocated tenants has been very positive once they have settled in they are happy with their newly upgraded units.

### **STRATEGIC CONTEXT**

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

### **CONSULTATION**

17. There is no consultation required in terms of completing the revitalisation project.

## RESOURCES

18. Total gross project cost is expected to be \$5.85 million. To fund this, Council has received \$3.0 million of funding from HNZC. 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.
19. 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 entitled, will be able to receive rental subsidies via accommodation supplement from the department of Work and Income New Zealand (WINZ). The increase in rentals will be sufficient to fund Council's contribution to the project. Further consultation with the tenants is required and a report covering this is to be submitted to the Financial and Operational Performance Committee in July 2009. In the meantime the annual rental adjustments in line with the WINZ benefit rate adjustments that took effect 1 April 2009 is currently in progress.

## IMPLEMENTATION ISSUES

20. Although the resolution of the tenancy management issues at Westview Village remain outstanding, the impact on the project is expected to be minor, with a worst case scenario being that up to four units that were proposed to be single bedroom will remain as bedsit units.

## AUCKLAND COUNCIL TRANSITION ISSUES

21. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

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

