

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, 5 MAY 2010, 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 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, 7 April 2010

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, 7 April 2010, as circulated, and that they be taken as read and now be confirmed.



5 **HEARING OF OBJECTIONS TO PROPOSED WASTEWATER UPGRADE IN SWANSON, MINI CATCHMENT 8**

GLOSSARY

Infrastructure and Works Committee

(the Committee)

EXECUTIVE SUMMARY

The purpose of this report is to enable the Infrastructure and Works Committee (the Committee) to hear an objection to Council's proposed wastewater upgrade in Swanson Mini Catchment 8. The Council has received a written objection from the owner at 45 Pomaria Road, Henderson. The objector has other properties in Waitakere and is dissatisfied with the end result of work done on these properties. The objector was invited to discuss his complaints with Council staff prior to this meeting and, if matters were not resolved, then to present his objections to the hearing.

Following on from the hearing, the Committee is invited to determine what action it wishes to take.

RECOMMENDATIONS

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

1. **Receive** the Hearing of Objection to Proposed Wastewater Upgrade in Swanson, Mini Catchment 8 report and receive a submission from the objector.
2. **Agree** to take action to determine the objection to the proposed wastewater upgrade by:
 - (a) instructing the Acting Director: City Services to abandon the works; OR
 - (b) directing the Acting Director: City Services to proceed with the works proposed, with or without any alterations that the Infrastructure and Works Committee thinks fit.

BACKGROUND

- | | |
|-------|--|
| A1-A2 | 1. Council proposes to upgrade the wastewater line in Swanson, Mini Catchment 8. The extent of the works is shown on the plan attached at pages A1 to A2. |
| A3-A4 | 2. Notices were served on land owners in accordance with the procedures in section 181 and schedule 12 of the Local Government Act 2002. An objection was received as attached at pages A3 to A4. |
| A5-A6 | 3. Council wrote to the objector and advised him of the procedure under schedule 12 of the Local Government Act 2002 and that the matter could be heard by the Committee meeting on 7 April 2010. Council also suggested that, in the interim, Council's Manager: Issues Resolution would contact the objector with a view to negotiate an outcome but failing that, the matter would go to the Committee for determination. Council's letter is attached at pages A5 to A6. |
| A7 | 4. The Manager: Issues Resolution wrote to the objector and asked for greater detail and clarification of the issues surrounding the objector's other properties and offered to discuss issues related to 45 Pomaria Road, Henderson as a matter of urgency. The letter from the Manager: Issues Resolution is attached at page A7. The objector has not directly responded to this letter. |

- A8
5. The matter was not referred to the Committee meeting on 7 April 2010 as a decision was required on the project budget. This has been resolved and the project is to be implemented in the 2010/2011 financial year.
 6. On 29 March 2010, the objector was notified, via a telephone conversation, that the matter would not be heard at the April meeting of the Committee.
 7. On 31 March 2010, the objector was notified that the matter would be heard at the Committee meeting on 5 May 2010. Council's letter is attached at page A8.
 8. On 13 April 2010, Council officers confirmed with the objector the objector's attendance at the Committee hearing on 5 May 2010.

DECISION MAKING

Issues

- A1-A2
9. Wastewater overflows, into streams, are being experienced in this catchment. The proposed upgrade will minimise these wastewater overflows, protect stream quality and reduce health risks. This upgrade will also increase capacity to accommodate anticipated future growth.
 10. Various options for the wastewater upgrade were considered as part of the design process. The most appropriate option, giving the best engineering solution and having the least impact on 45 Pomaria Road, Henderson was selected for the detailed design as shown on the plans attached at pages A1 to A2.
 11. The planned physical work on 45 Pomaria Road, Henderson entails abandoning an existing manhole, installing a wastewater line by trenchless technology and reconnecting the service connection of the adjacent property.
 12. Previous wastewater upgrades have taken place in the vicinity to relieve bottlenecks and divert flows. This upgrade is necessary to complement work already carried out and future works proposed.
 13. An alternate route for the wastewater line would entail the inclusion of a pumping station at a cost of approximately \$300,000. The ongoing running and maintenance costs would be additional.
 14. Any ground disturbance to affected properties will be reinstated as near as possible to the condition existing prior to the work commencing, and due care and attention will be given to minimise inconvenience during construction. Upon the completion of the work, affected parties will be asked to sign release forms once they are satisfied with the level of reinstatement on their property.

Options Identified

15. Section 181 and schedule 12 of the Local Government Act 2002 enables the Committee to hear the objection. After hearing any person making any objection, the Committee may determine to:
 - (a) abandon the works proposed; or
 - (b) proceed with the works proposed, with or without any alterations that the Committee thinks fit.

Assessment of Options

16. The Committee will assess the options once the objector has clarified the extent of his concerns.

Consideration of Community Views

17. Hearing of the objection will enable the Committee to take into consideration community views.

Preferred Option

18. The preferred option is to satisfy the property owner's reasonable concerns and complete the project as proposed.

STRATEGIC CONTEXT

19. Through the Waitakere Growth Management Strategy and the Environment Strategy, in the provision of wastewater services, an objective for Council is to reduce wastewater overflows thereby reducing health risks and minimising the impact on the receiving environment.

CONSULTATION

20. Consultation on this report has taken place between Project Services and EcoWater.
21. Council consulted on the project by sending a copy of the plans to the residents directly affected by the proposed work and requesting feedback.

RESOURCES

22. A budget of \$720,000 for this project is included in the draft Annual Plan 2010/2011.

IMPLEMENTATION ISSUES

23. The determination of the Committee will affect the award of the physical works contract for the proposed wastewater upgrade.

AUCKLAND COUNCIL TRANSITION ISSUES

24. 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: Neville Colling, Contracts Engineer.



6 NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE MID-APRIL 2010

GLOSSARY

Public Works Act 1981	(PWA)
Harker Underground Construction Limited	(Harkers)
Transit Oriented Development	(TOD)
Dempsey Wood Civil Contractors Limited	(Dempsey Wood)
Draft New Lynn Urban Plan	(draft Urban Plan)
Target Outturn Cost	(TOC)
Auckland Regional Transport Authority	(ARTA)

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-April 2010.

The main developments which have taken place since the last report to the Infrastructure and Works Committee are that:

- Negotiations for early lease exit at 1 Totara Avenue, New Lynn with the Auckland Kindergarten Association have been successfully concluded. Auckland Kindergarten Association has withdrawn its objection under the Public Works Act 1981 (PWA) and an agreement is being drafted;
- Negotiations for early lease exit at 1B Rankin Avenue with Planet Kids Limited have been successfully concluded. Planet Kids Limited has withdrawn its objection under the PWA and an agreement is being drafted;
- Certainty of land access in terms of the Council's funding application to the New Zealand Transport Agency has been secured for all properties required for Stages 2 and 3 construction;
- Harker Underground Construction Limited (Harkers) have encountered further problems during its deep sewer tunnelling operations in Clark Street, New Lynn between manhole 5 and manhole 6;
- The glass reinforced concrete art panels are currently being installed on the north wall of the trench; and
- Council officers are to meet with the New Lynn Business Association on 21 April 2010 to discuss the possibility of a town centre manager.

RECOMMENDATIONS

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

Receive the New Lynn Integrated Programme - Status Update Mid-April 2010 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 7 April 2010.

DECISION MAKING

2. As this report is for information only, there is no decision making required.

Transport Infrastructure

3. The New Lynn Transit Oriented Development (TOD) Stage 1 construction contract was awarded to Dempsey Wood Civil Contractors Limited (Dempsey Wood) on 2 September 2009. Works are expected to be completed by the end of October 2010.
4. Designs for the New Lynn TOD Stage 2 (Clark Street Extension) and Stage 3 (Totara Avenue West Shared Street Concept) have been completed. Construction is expected to start in November 2010 following the completion of the Stage 1 works.
5. Designs for the proposed access ways at 8 Ambrico Place and 45 Totara Avenue, New Lynn (New Lynn Community Centre exit) are complete. Land acquisitions and consenting processes are being carried out and construction is expected to start approximately July/August 2010.
6. The complexity of the project and associated enabling works, including alternative access roads required for Ambrico Place and the New Lynn Community Centre, and the associated land acquisition negotiations, dealing with contaminated soils encountered in the road corridors and heritage issues in connection with the Ambrico Reserve, have increased the resource requirements for specialist services to investigate and undertake designs for these issues. The additional costs for these services are covered under the Risk and Escalation allowance provided in the budget and no additional budget requirement is foreseen.
7. Harkers encountered further problems during its deep sewer tunnelling operations in Clark Street between manhole 5 and manhole 6. This time there were issues with soil conditions which caused the drilling machine to veer off alignment, resulting in more delays. The Council's Project Manager is working closely with Dempsey Wood to accommodate Harkers works in Clark Street to minimise the impact on the Council's programme. However, as the works draw closer to completion, the opportunities for rearranging Dempsey Wood's programmed work areas, without impact on the programme or costs are diminishing.
8. Two studies have been commissioned to investigate on-street and off-street parking in the New Lynn West area that is in the process of major redevelopment works. The results of these studies will be integrated into a report showing how the parking will be affected in the course of the development works. Both commuter parking and retail parking will be investigated.

Artworks Integration

9. Artwork designs on the New Lynn TOD are in progress as follows:
 - Production of the trench wall glass reinforced concrete art panels continues on programme. The glass reinforced concrete art panels are currently being installed on the north wall of the trench and at this stage are approximately 30% completed. The contractors are continuing with the installation process. The art panels on the south wall of the trench are complete. The artists have been asked to consider options to treat the areas around three fire hydrants on the south wall of the trench to provide a more cohesive look and feel to the space surrounding each hydrant. Contractors are currently preparing the north wall of the trench for application of the panels. There are no hydrants along the north wall;

- The integration of brick artworks into the design for Stage 3 (Todd Triangle, Totara Avenue West) is progressing. Team members from Arts, Parks, and Transport Assets have met with the artists and selected sites for the works. This information has been forwarded to the architects for inclusion into the detailed design plans for the space. Commissioning of two additional brick artworks for the Totara Avenue West shared space is in the planning stage. The artists contract is currently being prepared and will progress through the sign off process over the next fortnight; and
- Tiled artwork located in the stairwell between ground level and platform level of the concourse has been completed. The work has been inspected by the Council's Arts Coordinator and the artist. The work has been produced and installed to a very high standard. The back walls of the properties adjacent to the south wall of the trench are being considered for a suitable arts treatment to tidy them up as they face directly onto the New Lynn TOD development.

Land Acquisition

10. Table 1 below provides a summarised land acquisition status for the New Lynn Integrated Programme:

Clark Street	
4-12 Clark Street Davern Family	Acquisition is subject to agreement enabling the Council to enter onto the land and carry out works, with a full acquisition agreement in preparation by Legal Services.
7 Clark Street New World Supermarket	An agreement for sale and purchase is with National Trading Company for signing.
14-16 Clark Street Mayceys	Owners wish to meet to finalise negotiations once the forklift lane adjoining its property is completed, however, at this stage there is a substantial gap between valuations. An agreement is in preparation for the acquisition of land from Guardian Trust (Brick Lane restaurant site) and will be submitted to the owners shortly.
18-22 Clark Street	Settlement has taken place regarding the acquisition of land (although there are some outstanding contractual obligations, such as planting).
Clark Street Extension	An Agreement, in principle, regarding the nature of a planting strip (which is a recent, unanticipated resource consent requirement) has been reached, but this part of the negotiation is subject to a resolution by the Council and Auckland Transition Agency. An agenda item is in preparation.
Rankin Avenue	
1 Rankin Avenue ONTRACK	Settlement with ONTRACK remains scheduled to take place on 1 July 2010.
1B Rankin Avenue Planet Kids Limited	The objection lodged with the Environment Court has now been withdrawn. An Agreement will be with Planet Kids Limited by not later than Friday, 23 April 2010.
Totara Avenue	
1 Totara Avenue New Lynn Kindergarten	The Auckland Kindergarten Association lodged an objection with the Environment Court. However, negotiations have progressed and the objection was withdrawn.

3 Totara Avenue Ex-Ceramco House	The parties have agreed to a land swap, with the Council developing three new spaces to replace those lost as a result of the acquisition. An agreement is in preparation.
17 Totara Avenue Community Centre Exit Lane	An Agreement for acquisition of land required has been concluded, and documents are with the owner's solicitor for signing.
19 Totara Avenue	The owner has submitted an objection to the Environment Court, as part of the PWA process. The objection relates to the owner's belief that the Council has not considered all of the possible options. Negotiations with the owner are progressing.
23 Totara Avenue	An Agreement for acquisition of this property has been signed by the owner and is with the Council's Executive Officer for signing, prior to settlement.
24 and 30 Totara Avenue Merchant Quarter	Negotiations with the owners are more protracted than for the majority of land acquisitions. The owners have established views in relation to future use of the land and/or value, which is making negotiation more complex.
28 Totara Avenue Merchant Quarter	Settlement for 28 Totara Avenue is imminent.
29 Totara Avenue	The owner has submitted an objection to the Environment Court, as part of the PWA process. The objection is a request for further time to consider the nature of the Council's acquisition. The Council has provided the Environment Court with its response to the objection and negotiations with the owner are progressing.
Great North Road	
3068 Great North Road Merchant Quarter	The Council has owned the block of shops adjoining the existing bus station for approximately two years. Vacant possession has been achieved for five of the six shops, with negotiations nearing completion on the remaining shop (Shop 3).
3094 Great North Road Cambridge Clothing	Negotiations are nearing conclusion. Agreement in principle regarding established land transfers (as approved by the Council and Auckland Transition Agency) has been reached. An agreement is with the owner's solicitor for review.
Infratil	The agreement with Infratil to exchange land to enable better redevelopment of the existing bus station site remains scheduled for June 2010.

Table 1: Summarised Land Acquisition Status

Development and Implementation

11. The draft New Lynn Urban Plan (draft Urban Plan) was presented to the Town Centres Subcommittee at its meeting held on Monday, 15 March 2010. The purpose of the report was to advise the proposed vision, strategic objectives and key moves. Feedback from the workshop will be considered in the completion of the final New Lynn Urban Plan, which will be presented to the Council in May 2010 for approval.
12. A New Lynn stakeholder consultation programme on the draft Urban Plan is underway and comments are being incorporated in the draft precinct plans that will form section 3 of the draft Urban Plan.

Crown Lynn Precinct

13. The Crown Lynn Precinct, including the Monier and Claypits sites, forms a key component of Stage 5 (Phase 2) of the New Lynn Integrated Programme. A budget was allocated for the delivery of road and open space infrastructure in the Crown Lynn Precinct through the Long Term Council Community Plan 2009-2019 process.
14. Council officers are currently reviewing tenders to undertake the design of the roads within the Crown Lynn Precinct. It is anticipated that a contract will be awarded in early May 2010. The design work for the roads will form the first phase of the wider masterplanning work for the Crown Lynn Precinct and will be integrated with the design and planning required to deliver the high amenity New Lynn park and stormwater pond.
15. The resolution of appeals to Plan Change 17 is running in parallel to the masterplanning process. The successful masterplanning of the Crown Lynn Precinct will be a key element in the resolution of significant appeal points.

Communications

16. The April 2010 issue of *New Lynn Matters* is out and features: stories about the celebration of the first commuter train's arrival at the temporary station in the trench, the high interest in the recent community open day, an update on significant road works and traffic management activities, New Lynn's new status as a Business Improvement District, the Todd Triangle upgrade, and the visit of cricketer Chris Cairns to congratulate Mayor Bob Harvey on the elimination of two road/rail crossings. Media and promotional activity continues and the next issue of *New Lynn Matters* is planned for July 2010.
17. The next major milestone will be the opening of the new station in August/September 2010. *Waitakere News* will feature regular stories about New Lynn and, as and when appropriate, other milestones and initiatives will be communicated.

Relationship Management and Investment

18. Meetings have been held with property owners in the New Lynn Town Centre. Owners continue to be positive about the New Lynn TOD Project. Council officers have taken this opportunity to further consider Waitakere's marketing and update the collateral for New Lynn which includes an investment brochure, fact sheet, folder and an updated multi-media DVD. The printed investment collateral is now at the printing stage and will be available for investors and developers within the next two weeks. Due to the complexity of changes, the multi-media DVD will take approximately six weeks to complete.
19. Council's Investment and Relationship Manager is meeting on 21 April 2010 with the New Lynn Business Association committee representative responsible for a future town centre manager. It is proposed that this role will be supported through a grant from the Council's Development and Investment Group for the interim period before the New Lynn Business Association becomes a Business Improvement District. The job description and other matters pertaining to the appointment of a town centre manager will be decided within the month.
20. The New Lynn Business Association has agreed to establish a 'Night Economy' subcommittee (this is a subcommittee supported by the New Lynn project team). The subcommittee will be required to establish an activity plan in line with the Council's long term New Lynn Urban Design and Development plans. It is anticipated that this work to further establish the subcommittee and the promotion of the night economy (hospitality industry) will start within six weeks.

ONTRACK Target Outturn Cost (TOC) Status

21. The target of having the first-train-in-trench on 1 March 2010 has been achieved. The target for the second-train-in-trench is scheduled for 8 June 2010.
22. Work continues on the north-side of the trench and also along Totara Avenue on the cantilever walkway and parapet.
23. Blockwork at the concourse and structural steelwork for the canopy is progressing well and on schedule. The Hetana Street bridge was opened on 19 April 2010 for a temporary one-way traffic flow while work is being carried out in the surrounding areas.

New Zealand Transport Agency Funding Applications

24. Category 1 funding application to New Zealand Transport Agency for Stages 2 and 3 was lodged on 9 April 2010. All outstanding issues regarding certainty of land acquisition have been resolved. The Council expects a response from the New Zealand Transport Agency in June 2010.

Legal Agreements

25. The Council continues to work with ONTRACK to obtain revised Deeds of Grant to allow bridges and services to cross the rail corridor through New Lynn. A Deed of Grant for services crossing the New Lynn rail corridor is currently being reviewed by ONTRACK. A Deed of Grant in respect of the bridges that will cross the New Lynn rail corridor will be completed when the final dimensions of these structures are made available to ONTRACK.

Risk Management

26. On an ongoing basis, identified risks are collated into a programme risk register and risk mitigation strategies are 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 added to the risk register.
27. The risk register was updated again during March 2010 to enable the quantity surveyor to determine the quantum of risk and escalation to be included in the category 1 funding application to the New Zealand Transport Agency for Stages 2 and 3.

Consideration of Community Views

28. The Council continues its consultation programme with New Lynn landowners in proximity to the rail corridor with ongoing public consultation meetings. Council officers are working with communications advisors from both ONTRACK and the Auckland Regional Transport Authority (ARTA) to manage consultation, the media and general public concerns during the construction period to ensure that the views of the community are clearly relayed back to the Council.

STRATEGIC CONTEXT

29. The New Lynn TOD Project is identified as one of the Council's top five projects and represents a substantial investment in the Long Term Council Community Plan 2009-2019.

30. The New Lynn TOD Project delivers on the following community outcomes:
- Strong Economy;
 - Sustainable and Integrated Transport; and
 - Urban and Rural Villages.
31. The New Lynn TOD Project is aligned with the following strategies:
- Economic Wellbeing - a catalytic environment for a flourishing and resilient community;
 - Transport - a sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere as an eco city;
 - Growth Management - a dynamic network of vibrant town centres and neighbourhoods with a social, physical and natural fabric providing housing choice and employment opportunities for all; and
 - The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre.

CONSULTATION

32. 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.
33. Council officers continue to liaise with affected property owners and tenants on Clark Street, Totara Avenue and Rankin Avenue with regard to the proposed land acquisitions required for the widening of Clark Street, Clark Street Extension and Totara Avenue upgrade.
34. Council officers continue to liaise with ONTRACK and ARTA in regard to matters affecting the community and assist ONTRACK and ARTA with community consultation where possible.

RESOURCES

35. Table 2 below provides a summarised financial status for the New Lynn Integrated Programme:

	Budget Cluster	Budget (August 2009)	Risk and Escalation Committed To Date		Revised Budget	Expenditure To Date	Balance
		\$	\$	%	\$	\$	\$
1	Land Acquisition, Development and Implementation	12,066,470	0		12,066,470	3,234,087	8,832,383
2	Strategic Planning and Coordination	229,553	0		229,553	77,411	152,142
3	ONTRACK Agreements (Works for Council by ONTRACK)						
	• Council contribution to trench	20,000,000	0		20,000,000	18,000,000	2,000,000
	• Council-ONTRACK (TOC 2 Rooding Agreement)	11,695,627	0		11,695,627	6,656,756	5,038,871
	• Council/ARTA (TOC 2 Interchange Agreement)	13,866,517	0		13,866,517	4,247,313	9,619,204
	• Risk and escalation	543,034	0		543,034	0	543,034
4	Professional Services and Consent Fees	11,532,679	445,000		11,977,679	7,644,497	4,333,182

5	Artworks	500,000	0		500,000	40,150	459,850
6	Physical Works						
	• Enabling Works	540,100	0		540,100	177,498	362,602
	• Stage 1 (Clark Street East and Associated Works)	19,704,523	0		19,704,523	8,009,851	11,694,672
	• Stage 2 (Clark Street Extension and road/rail bridge)	21,590,067	0		21,590,067	0	21,590,067
	• Stage 3 (Totara Avenue West and Todd Triangle)	3,627,633	0		3,627,633	0	3,627,633
	• Stage 4 (Interchange Option 2) post-electrification	9,380,000	0		9,380,000	0	9,380,000
7	Communications	231,000	197,407		428,407	237,406	191,001
8	Risk and Escalation	19,417,412	(642,407)	3.3%	18,775,005	0	18,775,005
	TOTALS	144,924,615	0		144,924,615	48,324,970	96,599,645

Table 2: Summarised Financial Status

IMPLEMENTATION ISSUES

Timeline/Milestones

36. Current established key milestones for the New Lynn Transport Interchange include:

Key Milestones	Timeline
Approval of TOC 2 contributions (Council/ARTA) by end of August 2009:	completed
First train track installed in trench and new rail station partially complete for single line public service:	completed
Completion of transport interchange including 2 nd train track:	October 2010

Table 3: Key Milestones for New Lynn Transport Interchange

37. Current established key milestones for the Council roading works include:

Key Milestones	Timeline
Council roading works (Stage 1) commenced:	September 2009
Council roading works (Stage 1) due for completion:	October 2010
Clark Street Extension and Totara Avenue West (Stages 2 and 3) due to commence:	November 2010
Clark Street Extension and Totara Avenue West (Stages 2 and 3) due for completion:	March 2012

Table 4: Key Milestones for Council Roothing Works

Project Risks

38. Certainty over the land/lease acquisitions for Stage 2 (Clark Street Extension) has been confirmed.
39. An alternative vehicle exit road from the New Lynn Community Centre car park is required. Additional land is needed to accommodate the alternative vehicle exit road and construction of the alternative access must be completed before construction of the Stage 2 (Clark Street Extension) can commence.

40. An alternative access road to 1B and 1C Rankin Avenue is required off Ambrico Lane. Additional land is needed to accommodate this new road and construction of the new road must be completed before construction of Stage 2 (Clark Street Extension) can commence.
41. Traffic delays and associated complaints are likely to increase as the construction of new signalised intersections (as part of TOC 1) are completed and construction of both Stage 1 and the Interchange progress. However, now that the trains are running in the trench, a significant point of conflict has been removed.
42. Harkers are still behind the programme agreed between the Council and Watercare for construction of the new sewer in Clark Street. Various setbacks on the Harker programme are now affecting Dempsey Wood, Fletchers and the proposed re-routing of buses down the new Memorial Drive bridge. At a meeting with senior officials of Watercare, the Council was advised that Watercare has authorised Harkers to work double shifts six days per week until the sewer works conflicting with Dempsey Wood's works are complete. Provided no further equipment breakdowns occur with Harkers machines and they keep to the double shift operations, Harkers should be clear of the Council's site by July 2010.
43. Concerns have been raised by local business owners over the proposed removal of car parking spaces from the New Lynn Community Centre car park and from Totara Avenue West. A year-by-year transition plan showing parking availability throughout the various phases of the project is being prepared and will be communicated with affected businesses.

AUCKLAND COUNCIL TRANSITION ISSUES

44. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 section 31(4)(b) imposes restrictions on Waitakere City Council's decision making capabilities in respect of a decision to adopt or amend a long-term council community plan or to adopt an annual plan.
45. The Auckland Transition Agency notified Council on 29 June 2009 that it approved the Long Term Council Community Plan 2009-2019, but issued a notice under section 20 and 31(1)b of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, that any decision with regards to the wider New Lynn project required specific Auckland Transition Agency confirmation prior to implementation.
46. Subsequently the Auckland Transition Agency notified Council on 31 August 2009 of approved expenditure on the New Lynn project (ATA No. 0099) and thus the recommendations in this report do not require confirmation by the Auckland Transition Agency.

Report prepared by: John Schermbrucker, Special Projects Manager (Programme Director: New Lynn Integrated Programme).



7 ASTLEY AVENUE, NEW LYNN - PROPOSED PARKING IMPROVEMENTS

GLOSSARY

Transit Oriented Development (TOD)

EXECUTIVE SUMMARY

The purpose of this report is to seek the Infrastructure and Works Committee's approval to implement the proposed parking improvements on Astley Avenue, New Lynn. The proposed changes will increase the number of parking spaces from 29 to 45.

Council officers have taken into consideration the best option for serving the businesses and the community and will consult with the affected businesses.

Two options have been identified: to improve the existing parking arrangement or to have the area remain unchanged.

RECOMMENDATIONS

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

1. **Receive** the Astley Avenue, New Lynn - Proposed Parking Improvements report.
2. **Approve** the implementation of proposed parking improvements on Astley Avenue as indicated on the diagram attached at page A9.

BACKGROUND

1. A request was made to increase the number of parking spaces on Astley Avenue as part of the New Lynn Transit Oriented Development (TOD) project and make these new parking spaces available for rail commuters as a park and ride facility.

DECISION MAKING

2. This report requests the Infrastructure and Works Committee to approve the implementation of the proposed parking improvements on Astley Avenue, New Lynn. Details of the proposed work are indicated on the diagram attached at page A9.

Issues

3. With the closure of Astley Avenue where it intersects with Clark Street, the Council approved the implementation of 29 parallel parking spaces on both side of Astley Avenue between Clark Street and Neville Street, which was part of the New Lynn TOD design package.
4. To increase the number of on-road parking spaces, the existing parallel parking arrangement could be replaced with 45 degrees angle parking. The diagram attached at page A9 shows a possible increase of 16 parking spaces, totalling 45 parking spaces.

Options Identified

5. Two options have been identified: to improve the existing parking arrangement or to have the area remain unchanged as per original New Lynn TOD design package.

Consideration of Community Views

6. The Council has undertaken a consultation programme with the New Lynn landowners regarding the New Lynn TOD projects, and has held many public consultation meetings.
7. The proposed parking improvements are to cater for the high demand of on-road parking and address the loss of the park and ride facility at 1A Rankin Avenue, New Lynn.

Preferred Option

8. The preferred option is to increase the number of parking spaces by changing the existing parking arrangement.

STRATEGIC CONTEXT

9. The New Lynn TOD project is identified as one of the Council's major strategic projects and represents a substantial investment in the Long Term Council Community Plan 2009-2019.
10. The New Lynn TOD project delivers on the following community outcomes:
 - Strong Economy;
 - Sustainable and Integrated Transport; and
 - Urban and Rural Villages.
11. The New Lynn TOD project is aligned with the following strategies:
 - Economic Wellbeing – a catalytic environment for a flourishing and resilient community;
 - Transport – a sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere as an eco city;
 - Growth Management – a dynamic network of vibrant town centres and neighbourhoods with a social, physical and natural fabric providing housing choice and employment opportunities for all; and
 - The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre.

CONSULTATION

12. Specific consultation will be undertaken with the businesses in Astley Avenue between Clark Street and Neville Street regarding the proposed changes of the on-road parking arrangement.
13. Consultation with external agencies and Maori is not required because they will not be directly affected by the proposed changes.

RESOURCES

14. The proposed work is estimated to cost \$200,000. The breakdown cost is:

Proposed Work	Cost
Road widening for on-road parking	\$110,000
Relocate underground services	\$50,000
Professional services fees	<u>\$40,000</u>
Total	\$200,000

Table 1: Cost Breakdown

15. The current 2009/2010 New Lynn TOD budget is fully committed. The proposed work is to be carried out in 2010/2011 and funded from the Annual Plan 2010/2011 work programme line item 'New Lynn TOD'.

IMPLEMENTATION ISSUES

16. The proposed work to be carried out in the 2010/2011 financial year.

AUCKLAND COUNCIL TRANSITION ISSUES

17. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 section 31(4)(b) imposes restrictions on Waitakere City Council's decision making capabilities in respect of a decision to adopt or amend a long-term council community plan or to adopt an annual plan.
18. The Auckland Transition Agency notified Council on 29 June 2009 that it approved the Long Term Council Community Plan, but issued a notice under section 20 and 31(1)b of the Act, that any decision with regards to the wider New Lynn project required specific Auckland Transition Agency confirmation prior to implementation.
19. Subsequently, the Auckland Transition Agency notified Council on 31 August 2009 of approved expenditure on the New Lynn project and thus the recommendations in this report can be made without referral to the Auckland Transition Agency.

Report prepared by: Vinh Bui – Team Leader, Transport Assets.



PUBLIC EXCLUDED MATTER

8 3176-3180 GREAT NORTH ROAD, NEW LYNN: OLD NEW LYNN HOTEL SITE REDEVELOPMENT PROJECT

This item will be considered in the confidential supplement of the agenda and has been circulated to Members separately with this agenda.

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

1. That the public be excluded from the following part of the proceedings of this meeting, namely 3176-3180 Great North Road, New Lynn: Old New Lynn Hotel Site Redevelopment Project.

The general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
3176-3180 Great North Road, New Lynn: Old New Lynn Hotel Site Redevelopment Project.	The withholding of information is necessary in order to: <ul style="list-style-type: none"> • enable any local authority holding the information to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7(2)(i) of that Act which would be prejudiced by the holding of the relevant parts of the proceedings of the meeting in public as follows:

- *The report contains information which if released could affect Council's negotiations*
2. That Greg Parker and Don Lindberg from Waitakere Properties Limited be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of the matter to be discussed. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because of background information and advice which will be required by the Infrastructure and Works Committee when assessing options available to it and in explaining any decision to the community.

