

**MINUTES OF AN EMERGENCY MEETING OF THE COUNCIL (WAITAKERE STADIUM  
SPORTS COMPLEX) HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE,  
LINCOLN, WAITAKERE CITY, ON THURSDAY, 6 JUNE 2002  
COMMENCING AT 9.30 AM.**

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**PRESENT:**

Mayor	RA Harvey, QSO, JP
Deputy Mayor	CA Stone
Councillors	DQ Battersby, JP
	BA Brady, JP
	JM Clews, QSO, JP (until 11.55 am)
	AC Fenton
	PA Hulse
	JP Lawley
	GE Nash, JP
	GB Presland
	DA Yates, JP

**OBSERVERS:**

KP Healy	(Waitakere Community Board)
WR Davis	(Henderson Community Board)

**IN ATTENDANCE:**

Chief Executive  
Director: City Services  
Director: Strategic Projects  
Director: Corporate & Civic Services  
Director of Quality Assurance  
Public Affairs Manager  
Manager: Legal Services  
Acting Leisure Services Manager  
Acting Team Leader: Leisure  
Service Manager Aftercare and Special Projects  
Service Manager Audit Support  
Service Manager Landscape Development  
Parks Assets Contracts Engineer  
Special Projects Engineer  
Mayoral Executive Officer  
Accountant: City Services  
Committee Secretary's: S Simiona  
O Schuster

Ross Dallow, Waitakere Regional Sports Trust, Waitakere  
Sports Complex Development Board Chairman

**(NOTE:** Ross Dallow was attending this meeting as Chairman of  
the Waitakere Sports Complex Development Board and  
not in his capacity as Councillor of Waitakere City Council)

Andrew Barclay, Architecture Warren & Mahoney

1 **APOLOGIES**

1061/2002

MOVED by Cr Clews, seconded Cr Fenton:

That apologies from Crs Hoskin, Neeson and Russell for absence be received and sustained.

**CARRIED**

Ross Dallow, Waitakere Regional Sports Trust, Waitakere Sports Complex Development Board Chairman introduced Andrew Barclay, Architecture Warren & Mahoney who presented to the Council the concept plans for the Waitakere Stadium Sports Complex.

**ADJOURNMENT**

1062/2002

MOVED by Cr Fenton, seconded Cr Brady:

That the meeting stand adjourned until 10.55 am.

**CARRIED**

10.35 am The meeting adjourned.

11.00 am The meeting reconvened.

Presentation on the Waitakere Stadium Sports Complex continued. Mr Dallow introduced the following members of the Waitakere Sports Complex Development Board and Sport Waitakere who gave a brief synopsis of their involvement in the project and Waitakere City Council officers also involved with the project development:

- Rex Davy, Waitakere Sports Complex Development Board (Waitakere City Rugby);
- Derek Dallow, Waitakere Sports Complex Development Board, (Solicitor to the Board and Trust) (Davenport's Harbour Lawyers);
- Ivan Yukich, Waitakere Sports Complex Development Board (Waitakere City Basketball);
- Colleen Pearson, Waitakere Sports Complex Development Board (Netball);
- Steve Watt, Waitakere Sports Complex Development Board (Principal Kelston Boys High School);
- Andrew Millard, Waitakere Sports Complex Development Board (Quantity Surveyor Rawlinsons);
- Don Buchanan, Waitakere Sports Complex Development Board (On Funding);
- Paul Thomson, Waitakere Sports Complex Development Board (On Fund Raising);
- Suresh Nagaiya, Waitakere Sports Complex Development Board (Project Manager);
- Tu Nu'uali'ita, Sport Waitakere (Chief Executive);
- Chris Timms, Waitakere Regional Sports Trust (Chairman);
- Kay McIntyre, Netball New Zealand Technical Facility Adviser;
- Graham Wakefield, Waitakere City Council (Corporate Solicitor);
- Steve Drumm, Waitakere City Council (Specialist Financial Adviser);
- Renee Lambert, Waitakere City Council (Specialist Landscaping Adviser).

- 12.05 pm Cr Lawley left the meeting.
- 12.15 pm Cr Lawley returned to the meeting.
- 12.15 pm Cr Battersby left the meeting.
- 12.25 pm Cr Battersby returned to the meeting.

**2 WAITAKERE SPORTS COMPLEX AND RECREATION PRECINCT - PROJECT REVIEW**

1063/2002

MOVED by Cr Stone, seconded Cr Brady:

That the information, including the associated report and addendum presented by the Waitakere Sports Complex Development Board, be received.

**CARRIED**

1064/2002

MOVED by Mayor Bob Harvey, seconded Cr Hulse:

1. That the Council confirms its acceptance as underlying landowner of the proposed redesigned development of the Waitakere Sports Complex and the Waitakere Stadium as an integrated Recreation Precinct as shown on the plans now presented on behalf of the Waitakere Regional Sports Trust.
2. That the Council endorses in principle the outline terms of the negotiated settlement brokered by the Development Board to introduce the Waitakere City Athletics Club Inc and the Waitakere City Rugby Football and Sports Club Inc (and the related Athletics/Rugby Trust to be formed) as additional partners in the project.
3. That in addition to the funding identified as already budgeted during the 2001/2002 and 2002/2003 financial years for commitment to the project, the Council acknowledges that it will budget the further sums of \$1,200,000 (excl. GST) through the 2002/2003 Annual Plan and \$3,715,000 in the financial year 2003/2004 sourced from loan and/or the Land Subdivision Reserve Fund as the case may be, towards the various elements on the project.
4. That Council acknowledge to the Waitakere Regional Sports Trust that it will provide for the further sum of \$750,000 (excluding GST) in the financial year 2003/2004 sourced from loan or other appropriate funding source towards the architectural an sustainability elements of the project, subject to further approvals by the Council.
5. That authority be given to execute under seal the new Waitakere Sports Complex Charter, the associated Head Lease to the Waitakere Regional Sports Trust and Sub-Lease of the Sports Fields from the Regional Sports Trust, on the terms and conditions outlined in the accompanying report, on the basis that the documentation continue to be consistent with the previous arrangements already committed and that the wording is approved by the Council's Solicitor in consultation with the legal advisor for the Waitakere Regional Sports Trust.

6. That authority be given to execute under seal a licence for use of the new all weather athletic track proposed to be constructed, between the Council and the Waitakere Athletic Club Incorporated or the new Athletics/Rugby Trust as the case may be, subject to the overriding jurisdiction of the Leisure Precinct Co-ordination Working Group for an initial term 19 years 364 days, and to the terms being approved by the Council Solicitor in consultation with the legal advisors for the Waitakere Regional Sports Trust and the Athletic Club respectively.
7. That the Chief Executive be authorised to provide a letter to the Waitakere City Rugby Football & Sports Club Incorporated acknowledging the intention to confer 'home club status' over the winter season in relation to the two new playing fields (but not the Waitakere Stadium sports field) for reference in the Charter documentation.
8. That the Council notes that, notwithstanding the current endorsement in principle to the concept, each element of the project final design (playing fields development, the Indoor Facility and associated carparking, and the all weather athletic track component) and specification requires approval by the Council resolution (and by resolution of the Waitakere Regional Sports Trust) before any submission to tender by the Waitakere Sports Complex Development Board.
9. That the Council signal its commitment to review the terms and conditions of the Charter in consultation with representatives of the Trust, the Waitakere Sports Complex Development Board and the other parties not later than August 2003, to seek to resolve any practical difficulties which may be identified in the intervening period.
10. That the Director: Finance and Director: City Services be jointly empowered to determine all matters arising under the Charter involving disbursement of Council's capital funding commitment to the project by way of progress payments in accordance with the relevant clause of the Charter, and consistent with the requirements/conditions imposed by any other donor organisation providing funding towards the indoor facility and/or sports complex as the case may be.
11. That esplanade reserve upgrade, and issues relating to architecture, art integration and sustainable measures, be the subject of further reports to the Council in due course.
12. That the Council fund an ongoing operating contribution to the Waitakere Regional Sports Trust for the operation of the Waitakere Sports Complex for a sum of \$250,000 in the initial year of operation and this amount be reviewed in subsequent years and reduced for any efficiency in operation.
13. That subject to the completion of the Indoor Facility the Council provide for the depreciation for the building in the normal manner, such amount to be retained within the Council as a separate fund, for payment to the Waitakere Regional Sports Trust when required to fund any approved building renewal works.

**CARRIED**

1065/2002

MOVED by Cr Brady, seconded Cr Fenton:

That the issue of acoustics for the Waitakere Sports Complex including costs, be the subject of a further report to the Council.

1.27 pm

The Chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT AN ORDINARY MEETING OF THE  
COUNCIL HELD ON

**DATE:**.....

**CHAIRPERSON:**.....