



NOTICE OF MEETING

PROJECTS SPECIAL COMMITTEE

I hereby give notice that an Ordinary Meeting of the Projects Special Committee will be held on:-

DATE: **Friday, 5 December 2003** **TIME:** **9.30 am**

VENUE: **Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City**

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

1 December 2003

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Councillors	RP	Dallow, QPM, JP (Chairperson)
	JP	Lawley (Deputy Chairperson)
	DQ	Battersby, JP
	BA	Brady, JP
	JM	Clews, QSO, JP
	AC	Fenton
	GW	Russell, JP

Mayor Bob Harvey, QSO, JP (ex officio)
Deputy Mayor CA Stone (ex officio)

(Quorum 4 members)

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

WAITAKERE CITY COUNCIL



**AGENDA FOR AN ORDINARY MEETING OF THE PROJECTS SPECIAL COMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON FRIDAY, 5 DECEMBER 2003
COMMENCING AT 9.30 AM.**

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) and (7A) of the Local Government Official Information Act 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 item is a minor matter; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting; and
- (iii) the Committee resolves to deal with the item.

No resolution, decision, or recommendation may be made in respect of the item except to refer the item to a subsequent meeting for further discussion.

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



3 CONFIRMATION OF MINUTES

Ordinary - Wednesday, 1 October 2003

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Projects Special Committee held on Wednesday, 1 October 2003, as circulated, be taken as read and now be confirmed.



4 **PRESENTATION - WAITAKERE SPORTS COMPLEX**

A presentation to update the Projects Special Committee on the progress of the Waitakere Sports Complex Project will be made jointly by Ross Dallow in his capacity as Chairman of the Waitakere Sports Complex Board and Suresh Nagaiya in his capacity as the Waitakere Sports Complex Board Projects Manager. Garry Calvert, the new Chief Executive of Sports Waitakere, will be in attendance.



5 **UPDATE ON MASSEY LEISURE CENTRE AND LIBRARY - PROPOSED CAFÉ**

PURPOSE OF THE REPORT

The purpose of this report is to update the Projects Special Committee on the progress of the Massey Leisure Centre and Library proposed Café, and to seek agreement for the way forward.

BACKGROUND

The Massey Leisure Centre and Library Stage II involved the construction of a library and associated works adjacent to the existing Leisure Centre at 525 Don Buck Road, Massey. It was envisaged that a café would be built on the site to serve the users of the Leisure Centre and Library; however, this was not included in the original construction brief as it was deemed appropriate to wait until the library was up and running, and to obtain a firm commitment from a leasee, before committing funds for the construction.

In 2001 a detailed Registration of Interest identified The Bakehouse Café as appropriate partners for operating the yet to be constructed cafe. Following negotiations preliminary understandings were agreed between the two parties, and the Council on 18 April 2001 resolved to construct a café. However, following the terrorist attacks on 11 September 2001, the owners of The Bakehouse Café, having a strong business presence in the airline industry believed that new investment in and commitment to the Massey Leisure Centre Stage 2 Café operation would be too risky at that time. Negotiations were subsequently abandoned and the project was suspended prior to the construction phase.

Following approval by this Committee in July 2003 a further Registration of Interest was held to determine if we could identify new partners for the café. The result of this was disappointing in that there were only two copies of the documents uplifted and no responses to the registration.

STRATEGIC CONTEXT

The operation of a Café along-side the Massey Leisure Centre and Library facilities is seen to support a number of Council's strategic objectives. The promotion and encouragement of a high level of community use will ensure that, via these facilities, Council is able to further its commitments in respect of Sustainable Development, Life-Long learning, Safe City, Strong Communities and Urban and Rural Villages strategic platforms.

ISSUES

Based on Council's direction to date for a high level of economic return and a pre-arranged lease agreement prior to construction there are two obvious ways forward for Council at this point.

Option One is to have no café at this time, and to use part of the existing budget to landscape the land to give the site visual impact, as the final design of the Massey Leisure Centre and Library relied on the completed café as an important visual component of the finalised facility. At present the identified site (762m²) is covered in bark to suppress weeds and this looks ugly as there is no special component to lift and enhance the aspect of the site. A preliminary design has been made by Council's Landscape and Development Department, and has been costed as follows:

ITEM	RATE	COST
762 m ² of planting	\$25 per m ²	\$19,050
Concrete outside back doors, and link thru to Don Buck Rd (20m ²)	\$75 per m ²	\$1,500
Sleeper and timber boardwalks through planting to link with access drive and corner site		\$15,000
Top soil and compost		\$3,000
Bark top up		\$1,500
Contingency		\$10,000
TOTAL		\$50,050

Option Two is to landscape the area and carry out further analysis to determine if a smaller and less costly café / sandwich bar could be operated utilising the existing kitchen.

Beyond these there is another option (Option Three) which is to build the café without a pre-designated lease partner and to complete the complex as originally planned. The intention to construct and operate a café was factored into the planning and design of the Library's layout and the clustering of some of the services and collections. Much of the design detail in some areas of the Library was focussed around the synergies, which would obtain from the flows between the café and the Library. An example of this is in the choice of location of the youth services and collections area, which acknowledges the relationship between the cyber centre which was intended to be adjacent to, and flow into the café, and the youth area, where youths would be able to take advantage of both the café and the computers as well as the youth reading materials and casual seating to create a 'total experience' as a youth attractant.

The cost for this will come from the budget of \$480,000. Market lease costs have been advised at being between \$29,000 and \$35,000, so giving a rough payback period of between 15 and 20 years.

Risks associated with this option are that Council may not obtain a suitable operator for the café, and that as construction costs have increased markedly over the past three years, this budget may need to be increased following a quantity survey of the concept plans. Any increase in budget will further increase the payback period.

RESOURCES

Budget Description (from Annual Budget line item)	Codes	Budget	Committed to Other Projects	Allocation to This Project	Unallocated Balance
Massey Stage 2 Cafe	75-9710-30290-***	\$480,000	nil	\$ 480,000	nil

CONCLUSION

It has always been envisaged that a café would be built on the site of the Massey Leisure Centre and Library to serve the users of the Leisure Centre and Library; however, obtaining commitment from the market for a long-term lease before a building has even been constructed has proved to be difficult.

Based on Council's direction to date for a high level of economic return, a pre-arranged lease agreement prior to construction, and minimisation of risk, it is believed that Option One (to set aside the café project at this time and to use part of the existing budget to landscape the area) is the appropriate way forward.

Reiterating, the three options are as follows:

- **Option One** - is that the proposed café at Massey Leisure Centre and Library be set aside at this time due to lack of interest in the project by the market and be reconsidered at a later date.
- **Option Two** - is that a proposed café at Massey Leisure Centre and Library be set aside at this time, and that \$50,000 of the budget be put towards landscaping the area, and to carry out further analysis to determine if a smaller and less costly café / sandwich bar could be operated utilising the existing kitchen.
- **Option Three** is to build the café without a pre-designated lease partner and to complete the complex as originally planned.

RECOMMENDATIONS

1. That the information be received.
2. That Option One be approved, which is that the proposed Café at Massey Leisure Centre and Library be set aside at this time due to lack of interest in the project by the market and be reconsidered at a later date.

Report prepared by: Suresh Nagaiya, Special Projects Engineer.



6 PAREMUKA BRIDGE ARTS PROJECT

PURPOSE OF THE REPORT

This report updates the Projects Special Committee on progress on the development of an arts component for the Paremuka Bridge across the Paremuka Stream and seeks a decision on which, of two, concepts to take to detailed design and costing.

BACKGROUND

This bridge will link Munroe Road and Summerland Drive to connect Henderson Valley and Ranui/Swanson, facilitating the flow of traffic in this part of the city. It will be the first road-bridge undertaken by Waitakere City Council in line with the Council's Arts/Design policy. The City Development Committee has requested an arts intervention for this project to enhance the bridge and complement the art features in the Paremuka Reserve.

Road and Transport Assets in conjunction with Public Affairs/Arts contracted Italian-born sculptor Chiara Corbelletto as the artist. The choice of this artist was made on the basis of work submitted for the SH16/18 arts project, which demonstrated a wide understanding of materials and structural form. She has a substantial reputation both here and abroad.

Three concepts were submitted but on the recommendation of arts staff, one concept was set aside as it was less integrated into the form of the bridge. The remaining two concepts are equally viable. They depend on simple repeat forms, which have the capacity to strongly impact the visual presence of the bridge without creating a distraction for drivers. Both concepts directly reference the physical and heritage environment.

Research has covered the Draft Management Plan for Paremuka Lakeside Reserve, the West Auckland Historical archives and other bridge developments, here and abroad. Account has been taken of the Eel Man sculpture by Warren Viscoe and the Wai-Manu sculpture, currently being constructed for the Paremuka Reserve Overflow.

CONCEPTS

- **Paremuka** - The name *Paremuka* means literally to scrape flax. This presumably came about because a certain type of harakeke (flax) was harvested along the banks of the stream and prepared to make *muka*, a fine thread used in traditional clothing and *taonga*.

A1-A4 The *Paremuka* concept applies the theme of flax weaving to the bridge. The patterns will run the entire length of the bridge, replacing a barrier railing, and connect with entry statements at either end. Lights will incorporate the same motif but will be distinguished at night by the negative form within the motif units. (See design attached at pages A1 to A4).

- **Water Talk** - This concept references the patterns made by moving water, ripples and eddies. There is one consistent wave form which is assembled in a variety of ways.

A5-A8 These patterns, though repetitive by nature, constantly evolve and change. The concept involves dividing the bridge parapet into 12 sections and progressing a simple form of patterns through a sequence and an evolution. This concept celebrates the beauty, complexity and importance of water in our lives. (See design attached at pages A5 to A8).

STRATEGIC CONTEXT

Urban and Rural Villages:

The bridge will contribute to the ongoing development of a “people friendly” city and its arts component will ensure it conforms to the requirement for attractive and vibrant urban spaces, for public enjoyment, growth and development.

Three Waters:

As part of the Paremuka Lakeside Reserve storm-water system the bridge will demonstrate the unique approach to water management by the city.

Arts and Cultural Strategy:

Council’s Arts and Cultural Strategy endorses the arts/design process used in this project.

ISSUES

Timeline

Budget considerations and time-lines have dictated a more restrained Arts/Design process. The basic design of the bridge is in place and the arts contribution has been shaped by that and the need to produce an intervention that can be engineered, costed, and installed without interrupting the construction programme. A decision from this Committee as to a preferred concept will allow this next phase to proceed.

Cost

Until a specific concept is adopted and engineering details obtained, a firm budget cannot be established, but it is estimated to be in the order of \$100,000. The budget available for the project is \$1,500,000. The contract for the bridge has been advertised and tenders close 6 January 2004. It is anticipated that the detailed plans for the arts additions will be negotiated with the successful tenderer separately.

The aim of these interventions is that they be as integral and easy to implement as possible to get the maximum impact from the budget likely to be approved. Single motifs can be manufactured in multiples and installed in various ways.

RESOURCES

The budget has been provided at \$1,500,000 for the construction of the bridge and if the Tender is over this amount, additional funding will have to be sourced for the artwork.

CONCLUSION

This project furthers Waitakere City Council's commitment to the Arts and the Arts/Design process. It enhances the Paremuka Reserve area as an arts destination (in conjunction with the Eel-man and Wai-Manu sculptures) and can become an essential stop on the proposed coast-to-coast walkway. It continues the citywide "arts bridge" programme for which Waitakere City is becoming increasingly well known and around which tourism is developing.

RECOMMENDATIONS

1. That the information be received.
2. That the Projects Special Committee indicates its preferred concept for progression to detailed design and costing.

Report prepared by: Naomi McCleary, Manager/Arts.

