

**AGENDA FOR AN ORDINARY MEETING OF THE PROJECTS SPECIAL COMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 6 AUGUST 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, 2 July 2003

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Projects Special Committee held on Wednesday, 2 July 2003, as circulated, be taken as read and now be confirmed.



4 PRESENTATION - WEST WAVE AQUATIC CENTRE - MAIN POOL LEAK

Chris Thomas, Acting Business Manager: Consultancy Services will make a presentation to the Projects Special Committee regarding the West Wave Aquatic Centre main pool leak.



5 WAITAKERE SPORTS COMPLEX - PROGRESS UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide an update on the progress of the key aspects of this project as provided by the Waitakere Sports Complex Development Board in a written report dated 17 July 2003.

BACKGROUND

Waitakere Regional Sports Trust, in partnership with the Waitakere City Council (Council) is developing a multi purpose indoor Sports Complex, with two additional sports fields and an all weather athletic track to provide an integrated, affordable, convenient and accessible sporting, recreation and leisure experience for the community, with a focus on participation as well as hosting major events. Funding for the project has come from Council, Auckland Savings Bank Charitable Trust, Waitakere Licensing Trust, Portage Licensing Trust, New Zealand Lotteries Commission, Waitakere Regional Sports Trust, a personal commitment from Bryan Heron and other corporate and gaming industry donors.

The original signed Charter between the Waitakere Regional Sports Trust and the Council identified the project objectives and defined the basis for the relationship between Council and the Waitakere Regional Sports Trust. The Charter also defined the Waitakere Sports Complex Development Board, which is an executive committee of the Waitakere Regional Sports Trust charged with the implementation of the project.

At the Council meeting of 31 July 2002 a revised Charter was signed by the Waitakere Regional Sports Trust, the Council, the Waitakere City Rugby & Athletic Sports Trust, the Waitakere City Rugby Football and Sports Club and the Waitakere City Athletic Club Inc. This encapsulated a considerably enhanced development scenario embracing those organisations, which necessitated the revision of the original documentation to reflect the new proposal. However, the broad structure for legal implementation remained the same as the original Charter, subject to incorporation of the additional parties into the updated Charter.

The revised Charter identifies a number of requirements that the Waitakere Regional Sports Trust has to fulfil with the Council. This report provides a written update on the progress of the key aspects of this project.

STRATEGIC CONTEXT

Council's Leisure Strategy sets the strategic framework for the provision of the Waitakere City leisure services and within that framework Council resolved to develop an indoor stadium/events centre via a Charitable Trust. The Leisure strategy identified the need to:

- promote a regional centre for leisure and major sporting competitions, building on the strength and variety of existing facilities, e.g. Corban Estate, Aquatic Centre, Recreation Centre, Outdoor Bowls Centre, Te Pai Park, Ten-pin bowling, Waitakere Stadium;
- develop City identity;
- expand development and promotion of programmes for youth in the community;
- develop facilities, which cater for casual users and are exciting and provide a range of activities in one place.

ISSUES

A written progress report, dated 17 July 2003 has been received from the Waitakere Sports Complex Development Board on the Waitakere Sports Complex project.

This report provides details on progress being made on various construction and operational elements of the project. It reports on issues such as progress with the construction works, stadium seating, sports floor, governance of the Waitakere Regional Sports Trust, management of the Waitakere Regional Sports Trust and the Sports Complex, user group agreements, catering contract and other aspects of the project.

A1-A6

A copy of this report is attached at pages A1 to A6. The Chairman of the Waitakere Sports Complex Development Board and the Project Manager of the Waitakere Sports Complex will be present at the Projects Special Committee meeting to answer any question and elaborate on aspects of their report as required.

CONCLUSION

From the report received from the Waitakere Regional Sports Trust and the Waitakere Sports Complex Development Board, the project appears to be progressing well on all aspects to enable the commencement of business in May/June 2004. A report providing a further update on project progress, user groups, appointment of key personnel, fund raising and the financials will be presented to this committee at its November 2003 meeting.

RECOMMENDATION

That the information be received.

Report prepared by: Suresh Nagaiya, Special Projects Engineer.



6 RENEWAL PROGRAMME AT HOUSING FOR OLDER ADULT VILLAGES

PURPOSE OF THE REPORT

The purpose of this report advise the Projects Special Committee on the renewal programme for Council's Housing for Older Adults villages.

STRATEGIC CONTEXT

Council's policy regarding Housing for Older Adults was ratified at the March 2001 meeting of the Community Facilities and Recreation Committee.

- “2. *That Council continue providing housing for older adult service on a cost recovery basis ...*
3. *That rents be slightly increased in a phased manner and the proceeds be reinvested to upgrade existing housing ...*
4. *That the current eligibility criteria for housing for older adults be retained.”*

429/2001

The Housing for Older Adults supports two of Council's nine strategic platforms, Urban and Rural Villages and Strong Communities.

BACKGROUND

Council owns and operates 335 housing units. These are located in 12 villages across the City and comprise of 304 single bedroom and 31 double bedroom units. The average age of the villages is 32 years with the largest and oldest development being Wilsher Village in Henderson Valley Road, which contains 68 units and was constructed in 3 stages between 1961 and 1965.

A report on the asset was commissioned in early 2001 from Booth Sweetman Wolfe Consultants and the results presented to the Community Facilities and Recreation Committee in March 2001. In essence the findings of the report were that the asset required upgrades due to deferred maintenance and a higher standard of accommodation (service level) is now required. Some housekeeping maintenances has recently been carried out.

It was proposed to extensively remodel Wilsher Village, build more units at Godley Court, and progressively increase rents. This programme was calculated to be cost neutral.

During the Annual Plan deliberations questions were raised as to the issue of sustainable maintenance and replacement (or refurbishment) of the units within Wilsher Village as these were now 39 years old. The 2003/2004 Annual Plan provides for an additional \$190,000 to be spent on programme maintenance predominantly at Wilsher Village and Kaumatua Court and \$396,000 (mostly funded from depreciation) for renewal of units.

ISSUES

Reasonable standards of living and in particular health and safety issues, are a priority and should be the focus of any planned maintenance or renewal programmes.

A condition rating survey for all units (including the surrounding grounds) has been programmed for asset management purposes. This survey will prioritise works together with an estimate of costs and by necessity cover urgent works or where health and safety may be compromised.

The timeframe for this work is to commence with Wilsher Village (68 units) and be complete between 4 to 8 August 2003. The other 12 villages will follow but are likely to take three to four weeks thereafter to complete.

RESOURCES

The proposed audits will be carried out under the direction of a Quality Control Auditor plus building experts (including electrician and plumber). The costs of this work will be funded from the planned asset management budget within the Housing for Older Adults programme.

Once information is obtained a prioritised programme will be established. It is not anticipated that any resulting work will not be able to be managed within the approved annual plan budget.

CONCLUSION

Preliminary advice regarding some health and safety issues raised, is that the units are currently compliant with building regulations.

There may be some housekeeping or deferred maintenance issues, which will be addressed as an efficient and effective programme rather than by 'ad hoc' response maintenance unless of a critical nature.

The renewal programme is likely to take up to 10 years to complete at the oldest village, (Wilsher Village) given the constraint of being cost neutral (and especially if improved standards of accommodation is required) given the budget of \$396,000 per year.

RECOMMENDATIONS

1. That the information be received.
2. That the Committee endorse the process for the condition rating audit and addressing any issues that are identified.

Report prepared by: Alan Tresadern, Group Manager: Project Services.

