



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

PROJECTS SPECIAL COMMITTEE

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

DATE: **Wednesday, 1 December 2004** **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.

29 November 2004

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Councillors	RP	Dallow, QPM, JP (Chairperson)
	PJ	Booth, OBE (Deputy Chairperson)
	DQ	Battersby, JP
	JM	Clews, QSO, JP
	LA	Cooper
	AK	Corban, OBE, JP
	PA	Hulse

Mayor RA 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).

**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON WEDNESDAY 1 DECEMBER 2004, 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 Chairperson 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 YOUTH FACILITY DEVELOPMENT

PURPOSE OF THE REPORT

The purpose of the report is to request the Projects Special Committee to confirm the membership of the project governance groups established to progress the development of a purpose-built youth facility in Waitakere City.

BACKGROUND

Research and feasibility studies for the development of an indoor youth facility have been completed over recent years as a result of resolutions passed by the Community Facilities and Recreation and City Development Committees, based on an identified need for such a facility in Waitakere City.

This research included three important projects; the Waitakere Youth Leisure Needs Analysis, the Henderson Concept Development Planning Workshop and the Strategic Review - Community Consultation.

All three studies indicated strongly that Henderson Town Centre was the preferred location for a centralised indoor youth orientated facility and that the current site of the West Wave Recreation Centre be investigated as the potential site.

The Waitakere Youth Facility Concept Feasibility Study was undertaken in 2003 to assess the feasibility and needs of such a facility, and the suitability of the West Wave Recreation Centre. This study was presented to the Projects Special Committee in October 2003 during a workshop held in conjunction with the regular committee meeting.

The feasibility study addressed the following:

- Waitakere youth profile and Henderson Ward school analysis;
- Travel and transport analysis;
- Profile of existing youth facilities - New Zealand and Australia;
- Visitation assumptions;
- Retro-fit vs purpose built - of existing West Wave Recreation Centre;
- Feasibility of seniors space;
- Concept design - spatial layout, bulk and location, budget;
- Revenue streams and operational cost assumptions;
- Management and development options;
- Sustainability report - Concept Design.

It was resolved by the Committee that:

“A further report be bought back to the Projects Special Committee outlining the next major phases for the development of the youth facility”

1997/2003

Following a report presented to the Projects Special Committee in June 2004, outlining the proposed management and development options and other project information, the following resolutions were passed by the Committee:

- “3. *The report not be considered until such time as a debrief is carried out with regard to the Trust Stadium mechanism including governance for implementing the Stadium, and also including consideration of private/public partnerships and other possible options for location in Henderson, and reporting back to the Projects Special Committee*
4. *That in the interim a Project Advisory Group as follows be set up, with any such other representative that may be needed to move the project forward:*
 - *Councillor Hulse;*
 - *Councillor Dallow;*
 - *Director: City Services, John Dragicevich;*
 - *Group Manager: Planning and Community Services, Philip Brown.”*

890/2004

A resolution of the August 2004 Projects Special Committee, following recommendations made by the interim Project Advisory Group, confirmed membership of the project governance groups as follows:

- “2. *That the Projects Special Committee confirms the membership of the Project Advisory Group as recommended by the interim Project Advisory Group, and be appointed as follows:*
 - *Council Representative: Cr Penny Hulse - as Chairperson of the Project Advisory Group;*
 - *Chairperson of Projects Special Committee: Cr Ross Dallow;*
 - *Director: City Services;*
 - *Group Manager: Planning & Community Services;*
 - *Representative of Youth Advocacy & Advisory Group: (Christine Shepherd, Chairperson Waitakere Community Board, confirmed in interim as current representative);*
 - *Other members with particular expertise to be co-opted as required.*

3. *That the Projects Special Committee confirms the membership of the Youth Advocacy and Advisory Group as recommended by the interim Project Advisory Group, and be appointed as follows:*
- *Council Representative: Child and Youth Advocate - as Chairperson of the*
 - *Youth Advocacy & Advisory Group;*
 - *1 Representative from Henderson Community Board;*
 - *1 Representative from Waitakere Community Board;*
 - *1 Representative from Massey Community Board;*
 - *1 Representative from New Lynn Community Board;*
 - *2 Representatives from Waitakere Secondary Schools Youth Council;*
 - *2 Representatives from Te Roopu Puawai O Waitakere;*
 - *2 Student representatives from Unitec Waitakere;*
 - *Other members with particular expertise to be co-opted as required.”*

1364/2004

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

Through adoption of First Call for Children, one of Council's five overarching priorities, Council has also stated its commitment to proactively supporting children, young people and their families in Waitakere City.

To meet Council's strategic objective of providing vibrant safe town centres it is important that youth are not alienated from the mainstream public areas but are able to become part of the social, leisure and economic factors of the urban landscape.

Henderson is at the geographical and historic heart of Waitakere City. The decision in 2002 for Council to strengthen this centre to become a Central Business District for Waitakere and locate the new Civic Centre, Waitakere Library, UNITEC and major leisure facilities in the area is a key stimulus to attract a high level of new investment. It is essential that all projects necessary to present an area that is visually appropriate to a Central Business District are undertaken.

This involves presenting an image of a thriving bustling economically successful business area, with good public amenity and leisure facilities and that is safe for people to live work and play in. In the 2001 Henderson Workshop Concept Plan, the Kemp Economic and Employment Report identified the current Recreation Centre site as the appropriate place to develop the Passive Youth Centre. This report was further expanded in 2002 to indicate the initiatives essential to make such a centre function to meet the leisure and education aspects for youth. This centre will improve linkages between the Aquatic Centre, the town centre and the new Waitakere Central and is handy to a range of public transport systems.

ISSUES

Two project governance groups were confirmed in August 2004 by the Projects Special Committee, to provide direction and guidance for the next critical phases of the proposed youth facility project development. With recent elections and newly Elected Members on the Committee, it is timely to seek reconfirmation of the project development structure.

The current structure establishes two key working groups, each working to progress various elements of the project - a Project Advisory Group and a Youth Advocacy and Advisory Group. Membership and current appointments are outlined in the Background section of this report.

Currently the Project Advisory Group is functioning and progressing elements of the project development, with the Youth Advocacy and Advisory Group membership to be confirmed early 2005.

The core function of the Project Advisory Group is to guide and endorse the work undertaken by Council project staff in addressing critical issues and developing robust processes for the project. This includes the following:

- Assist with holding a Trust debrief and Council/Trust Relationship Modelling workshop in conjunction with the Director: Quality Assurance, to address Trust formation and operation issues (discussed in detail in the Development and Management Options section of this report);
- Consult with youth on Concept Design to confirm that the mix of core elements/functions meets needs and expectations;
- Profile national and international youth facilities to identify key success factors and critical issues faced in both development and operational management;
- Review and bring forward recommendations with respect to the existing feasibility study;
- Formulate internal process for this project, and address Council's preference for ownership, development and the management of on-going operations (including the formation or use of a Charitable Trust), including:
 - Council's financial and resource/staff commitment, both short term and long term;
- Recommend the preferred site for the youth facility;
- Endorse the project plan, which will include:
 - Realistic project timeline;
 - Identify critical project components – key decisions required, by who and when;
 - Council contribution – staff capacity, resources, financial;
 - Selection or establishment of external entity;
 - Outcomes and objectives;
 - Project process – identified in project stages;
 - Communications Plan;
 - Risk Management Plan.

The Project Advisory Group is supported by a staff team that includes the Leisure Services Manager and the Leisure Planner.

The core function of the Youth Advocacy and Advisory Group is to represent and involve Waitakere youth in developing the youth facility. Some of the key tasks this group will undertake include:

- Take lead role in developing and facilitating consultation with youth throughout the project;
- Develop youth vision and desired key outcomes and objectives of the facility;
- Identify activities and services to meet needs of present and future youth;
- Align the project with Council strategic objectives for youth;
- Act as the key reference group for input and feedback on all aspects of Design throughout project;
- Engage with Waitakere secondary schools to maximise and confirm usage potential of the facility – as per Concept Design;

The Project Advisory Group will be supported by a staff team which will include the Partnerships and Advocacy Leader - Child and Youth, Leisure Services Manager and the Leisure Planner.

It is recognised that the identified Youth Advocacy and Advisory Group tasks cannot be undertaken until such time as the development options and Council's financial commitment is confirmed and endorsed by the appropriate Council committees.

Development and Management Options

Prior to any decision on forming an entity to raise capital funding, and the ownership and ongoing management of the facility, it has been identified that issues relating to recent Trust - Council relationships and performance must first be addressed before progressing.

In conjunction with the Director: Quality Assurance, a "Trusts Debrief" has been undertaken with Councillors and Directors, to identify key issues. In response to this, a Council / Trust Relationship Modelling workshop is being facilitated on Wednesday 1 December to establish the framework in developing a policy and a Trust formation development process for Council.

A report will be prepared at the conclusion of the workshop, outlining the established framework for further development and adoption. This framework will include:

- A policy and process model for Trust/external entity - Council relationships:
 - Standard of Council's commitment - funding (project seed funding, capital development funding, operational funding) and provision of resources and staff;
- Accountability processes, standards and expectations established for governance and operations as appropriate;
- A policy and process model for Trustee selection (if Council establishes a Trust as a development option).

The report will be presented to the appropriate Council Committee(s) early 2005.

Following the completion and adoption of the above, a report to Council's Projects Special Committee will be put forward seeking approval to proceed with the Project Advisory Group's recommended Development and Management Options for the youth facility.

Council's Financial Contribution

The Project Advisory Group will make a recommendation to Council's Projects Special and City Development Committees regarding Council funding for the project. An approach that has been discussed by the current Project Advisory Group has been for Council to fund up to 50% of the capital development, by way of a grant (total capital development cost currently estimated to be around \$10 million).

It is also anticipated that Council will provide the Waitakere Youth Facility with an operational subsidy to assist with the facility operations, maintenance, and provision of programmes & services.

All approved financial contribution commitments will need to be considered in the 2006 Long Term Council Community Plan, including the operational subsidy which will be forecast in the 2007/2008 Annual Plan.

RESOURCES

A sum of \$250,000 funding was allocated in the 2003/2004 Annual Plan to develop the detailed architectural design of the youth facility. A request to carry this amount into the 2004/2005 year was approved by the Long Term Council Community Plan and Annual Plan Special Committee meeting held on 29 June 2004.

A further \$50,000 has been included in the 2004/2005 Annual Plan to resource the establishment of a Charitable Trust to take ownership of the youth facility and manage the on-going operations.

CONCLUSION

The current Youth Facility project structure confirmed by Projects Special Committee in August 2004, establishes two project governance groups, each working to progress various elements of the project development – a Project Advisory Group and a Youth Advocacy and Advisory Group. With recent Elections and newly Elected Members on the Projects Special Committee, it is timely to seek reconfirmation of the project development structure.

The core function of the Project Advisory Group will be to guide and endorse the work undertaken by Council project staff in addressing critical issues and developing robust processes for the project's development. The core function of the Youth Advocacy and Advisory Group will be to represent and involve Waitakere youth in developing the youth facility. The key tasks to be undertaken by each of the groups have been outlined in the body of this report.

Before confirming Council's preferred Development and Management Options and financial commitment (total capital development cost currently estimated to be around \$10 million), it has been identified that issues relating to recent Trust - Council relationships and performance must first be addressed before progressing.

Following a Trust's debrief with Councillors and Directors, a Council / Trust Relationship Modelling workshop is being facilitated on Wednesday 1 December to establish the framework in developing a policy and a Trust formation development process for Council.

RECOMMENDATIONS

- 1 That the Youth Facility Development report be received.
- 2 That the membership of the Project Advisory Group, as established by the Projects Special Committee in August 2004, be confirmed as follows:
 - Council Representative: Cr Penny Hulse as Chairperson of the Project Advisory Group;
 - Chairperson of Projects Special Committee: Cr Ross Dallow;
 - Director: City Services;
 - Group Manager: Planning & Community Services;
 - Representative of Youth Advocacy and Advisory Group (to be appointed by the Youth Advocacy and Advisory Group);
 - Other members with particular expertise to be co-opted as required.

- 3 That the membership of the Youth Advocacy and Advisory Group, as established by the Projects Special Committee in August 2004, be confirmed as follows:
- Council Representatives: Advocates for Children and Youth (Councillors Cooper and Gilmour) – one of whom shall be Chairperson;
 - 1 Representative from Henderson Community Board;
 - 1 Representative from Waitakere Community Board;
 - 1 Representative from Massey Community Board;
 - 1 Representative from New Lynn Community Board;
 - 2 Representatives from Waitakere Secondary Schools Youth Council;
 - 2 Representatives from Te Roopu Puawai O Waitakere;
 - 2 Student representatives from Unitec Waitakere;
 - Other members with particular expertise to be co-opted as required.
- 4 That the Projects Special Committee determine which of the Advocates for Children and Youth shall Chair the Youth Advocacy and Advisory Group.

Report prepared by: Jo-Anne Inancsi, Leisure Planner.



4 COMBINED SIGNIFICANT PROJECTS UPDATE

PURPOSE OF THE REPORT

This report updates the Projects Special Committee on the progress and status of a number of projects currently being undertaken by Project Services.

BACKGROUND

The 2004/2005 Annual Plan budget (or earlier) gave approval for a number of significant capital works projects, which are in progress or completed.

Three of these projects, namely the Aquatic Centre Upgrade, Housing for Older Adults and the Trusts Stadium, have been reported previously to this Committee.

STRATEGIC CONTEXT

The Committee is to assist the Council in its governance role by assembling detailed objectives, programmes and policies in relation to the completion of the following projects:

- Aquatic Centre Upgrade;
- Housing for Older Adults;
- Waitakere Central: Civic Centre;
- Waitakere Central Library / Unitec Project;
- New Lynn Library;
- Paremuka Bridge (Munroe Road Bridge);
- The Trusts Stadium.

These projects all have linkages to Council's platforms or activities or other key strategies, programmes, policies and process, including:

Urban Villages Strategy	Draft Heritage and Strategy Plan
Leisure Strategy	Community Revitalisation
Public Transport Strategy	Customer Services Review
Parks Strategy	New Lynn Charrette
The Better Building Code (Section D4)	Safety Strategy
Arts and Cultural Strategy	

To date the City's overall City Development programme has been successful in achieving the key outcomes contained in the various Council strategies.

PROJECT UPDATE

Aquatic Centre Upgrade

This contract was completed at the end of 2002. Since then a significant dispute has developed with both the Contractor and Consultant.

The following are the salient points:

- Contractor claiming over \$3.0m from Council;
- Council refutes Contractor's claim and has counter claim of \$500,000;
- Council has claim against Consultant of \$300,000;
- Consultant has claim against Council of \$212,000;
- These disputes are heading for arbitration, preliminary hearing set for late December 2004;

Issues

- Nearly two years have passed since completion of project;
- Delays due to Contractor not providing final account within specified time;
- Council's legal advice is that approximately \$2.0m of Contractor's claim is outside of the contract and therefore not justified;

Housing for Older Adults

The Housing for Older Adults (HFOA) portfolio comprises twelve villages and 334 units. The units were built in the 1960's and some are now over forty years old and suffer from deferred maintenance and obsolescence. This status update identifies management progress made, highlights projects completed or underway and proposed direction as follows:

- New application and assessment process form implemented;
- Dedicated Housing for Older Adults phone number for Council Call Centre contact initiated;
- Health and Safety items in villages completed;

- Asset management condition survey 80% complete. This information will be valuable in prioritising renewals and maintenance from 2004/05 onwards;
- Revitalisation work at Kaumatua Village including external screens, letterboxes and floor-level windows replaced now complete;
- Wilsher Village redevelopment options being explored in partnership with Waitakere Properties Limited. This includes Central Government funding assistance.

Issues

- Council policy set maximum rental for units (25% of Superannuation);
- Council policy states that Housing for Older Adults to be “self-funding regime” *City Development Committee resolution 1080/2002 (10/06/2002)*;
- These policies significantly restrict options to redevelop the older units, village layouts or infrastructure improvements.

Waitakere Central: Civic Centre

This significant project comprises the planning, design and construction of a new Civic Centre for Waitakere City, integrated with rail and bus linkages in Henderson.

The contract was awarded and signed with Canam Construction in October 2004.

Current status as follows:

- Demolition of the former Carter Holt buildings is complete;
- Canam commenced on site early November 2004;
- Piling for buildings commenced;
- Progress and programme on track;
- Site monitoring in progress and ongoing;
- Due for completion mid 2006.

Issues

- Still investigating the effects of vibration from freight trains based on tests taken on installed piles.

Waitakere Central Library/Unitec Project

This significant project, which Council is undertaking as a shared development with Unitec, consists of the integration of a new public library together with open urban development initiatives in partnership with the proposed new Unitec campus building and a campus library.

The contract was awarded and signed with Fletcher Construction in August 2004.

Current status as follows:

- Construction commenced in August 2004;
- Two tower cranes erected;
- Excavation and earthworks for foundations complete;
- Piling nearing completion;
- Construction of ground beams, floor slabs to basement in progress;
- Progress and programme on track;
- Site monitoring in progress and ongoing;
- Due for completion early 2006.

Issues

- Prior to the award of contract SP02503 I, extensive negotiations were held with Fletcher Construction Ltd and target savings, totalling \$2,700,000, were identified by the professional design team in order to reduce the contract sum to an acceptable level. Assurances were provided by both Fletcher Construction Ltd and the project managers (Octa & Associates Ltd) that the identified savings were achievable, and the contract with Fletcher Construction Ltd was entered into on this basis.
- Progress is being made towards achieving the identified savings, particularly as regards the car park building; however, Fletcher Construction Ltd and Octa & Associates Ltd have noted that there are some difficulties in delivering the full quantum of the savings, particularly with regard to the piling and the mechanical services trades.
- Through the Project Control Group meetings, both Unitec and Council have stressed to Fletcher Construction Ltd and Octa & Associates Ltd that achieving the target savings is not negotiable; therefore work is continuing to achieve the savings and Council are over-viewing the process to ensure that the project is delivered within the approved budget (plus contingency), without compromising quality or sustainable design features.

New Lynn Library

This project comprises the planning, design and construction of a new public library together with associated works.

Current status as follows:

- Construction tender closed October 2004;
- Construction costs higher than budget;
- Negotiations in progress with preferred tenderer and team to reduce costs by additional value engineering;
- Anticipated contract award by December 2004;
- Target completion date by end October 2005.

Issues

- Additional value engineering required to obtain costs savings post tender phase is delaying the award of contract and commencement of works;
- Delays post October 2005 would result in a cost to Council of approximately \$52,000 (four months additional rental).

Paremuka Bridge (Munroe Road Bridge)

This project is the link between Munroe Road and Summerlands Drive and is part of the proposed Regional Arterial Route providing access from surrounding new developments and reducing trip times and traffic congestion.

Current status as follows:

- Contract awarded mid May 2004;
- Construction commenced end September 2004;
- Clearing and piling for central abutments complete;
- Concrete abutment wall for Summerland Drive end poured;
- Progress and programme on track;
- Site monitoring in progress and ongoing;
- Due for completion October 2005;

Issues

- Consent conditions precluded work from 1 May to 30 September 2004;
- Claim for additional costs due to time delays and escalation being reviewed by Engineer.

The Trusts Stadium

This significant project which was undertaken by the Waitakere Sports Complex Development Board with Council providing a Project Manager on secondment for the duration of the project.

This project is now complete and a letter sent to the Board stating that Council's services and role in the construction project is now complete.

CONCLUSION

This report is intended as a high level status report on a number of significant projects. It is intended that individual reports will be provided in future at the request of the Committee, which will provide more detail and additional information regarding the budgets, resources and issues.

RECOMMENDATIONS

- 1 That the Combined Significant Projects Update report be received.
- 2 That the Projects Special Committee determine the frequency of reporting required for the individual projects in progress.

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



5 TUI GLEN HERITAGE JETTY ON HENDERSON CREEK

PURPOSE OF THE REPORT

The purpose of this report is to bring before the Projects Special Committee the Concept Plan for the Tui Glen Heritage Jetty, and to seek approval for the design of the jetty in Tui Glen Reserve on the Te HuruHuru-Henderson Creek Corridor.

BACKGROUND

In 2003, Council adopted the Te HuruHuru-Henderson Creek Corridor Reserves Management Plan. The Management Plan is for the fourteen reserves located in the Henderson Creek Corridor, between Henderson township and the north-western motorway, including Tui Glen Reserve.

The Henderson Creek Reserves Management Plan was adopted by a Subcommittee of the City Development Committee and the Henderson and Massey Community Boards in July 2003. The Management Plan was subsequently signed off by the City Development Committee in June 2004 on the recommendation of that Subcommittee.

Many submitters to the Management Plan requested increased access to the Creek itself for passive recreation, particularly for launching kayaks. As a result, the Plan includes proposals for a footbridge spanning the Creek between Henderson Creek Esplanade Reserve below the sports complex and Sherwood Park, as well as two jetties; one in Tui Glen Reserve and in one Henderson Creek Esplanade Reserve. It was anticipated that these facilities would complement each other, linking the two banks of the Creek.

Following the adoption of the Henderson Creek Reserves Management Plan, funding was allocated in the Annual Plan for the footbridge over Henderson Creek below the stadium. However, due to a range of issues, the Henderson Creek Footbridge project was cancelled and the budget reallocated for the two jetties proposed in the Plan.

The following resolution was made at the 3 March 2004 meeting of the Projects Special Committee:

“That it be recommended to the Long Term Council Community Plan and Annual Plan Special Committee that the Henderson Creek Footbridge project be cancelled and that the funding of \$500,000 be reallocated to the following Henderson Creek Projects: Henderson Creek Jetty and Launch Ramp Art Components (\$150,000) and Tui Glen Heritage Jetty (\$350,000) in the Annual Plan 2004/2005.”

241/2004

Council included a budget of \$350,000 in the 2004/2005 Annual Plan financial year for preliminary and detailed design works and construction of the Tui Glen Heritage Jetty. An additional \$120,000 has been allocated for the park development.

As a result of the above resolution and in view of the significant heritage component of the project, three heritage architects were invited to tender to design and build the heritage jetty.

In August 2004, the contract was awarded to Dave Pearson Heritage Architects, who submitted a joint application with Tonkin and Taylor, engineers with specialist expertise in the construction of jetties in a coastal environment. The concept design has been developed in conjunction with Council officers and approved by Parks.

In November 2004, the applications for the consents required to construct the jetty were lodged with Waitakere City Council and the Auckland Regional Council. It is proposed to construct the jetty over the period February–March 2005, completing the works by April 2005.

STRATEGIC CONTEXT

The Henderson Creek Corridor Reserves Management Plan was prepared in the context of the Waitakere City Council Parks Strategy, which provides guidelines on the management of parks within the City. Under the Parks Strategy, the Henderson Creek Reserves are classified as City-wide reserves and the Corridor itself is a City-wide Green Network Corridor.

The development of a jetty with boat launching facilities within the Creek Corridor will provide access to the water and linkages to other City-wide projects, including the sports centre and walkway.

The project will also contribute to the development of Henderson Township by providing a significant heritage and recreational feature within walking distance to West Wave, Falls and Cranwell Parks and the Henderson Town Centre.

ISSUES

There are two jetties being constructed on Henderson Creek. They fulfil different recreation needs and are intended to complement each other. The Tui Glen Jetty is located close to a carpark accessible from Edmonton Road and therefore provides easy access for launching kayaks. The jetty below the stadium is smaller and not accessible by car. The Tui Glen Jetty has a heritage component and is required to be functional. The sports complex jetty is an art feature and is being overseen by the Projects Special Committee as part of the overall sports complex development.

The Tui Glen Jetty is situated on the Oratia Stream on the site of the historic jetty that once stood in Tui Glen Reserve. Photos from the 1920s show this as a large wooden structure with two tiers, well used by both adults and children for swimming, diving and boating. All that remains of this original structure is a concrete platform with a steel gantry that was once used to hoist goods from boats up to the jetty. While it is not proposed to duplicate the original jetty, the new design recognises the heritage significance of both the site and the historic setting of Tui Glen Reserve. The new design is similar in size to the original and also has wooden piles and timber decking with a balustrade-type hand railing and two tiers. The new jetty has the addition of a small open-sided shelter for seating and picnicking.

The design brief required the new jetty to be functional. This jetty is intended to provide access for launching small boats and kayaks onto the creek and includes a gangway and floating pontoon for this purpose. The Waitemata Canoe and Sport Club based at Taipari Strand were consulted over the design of the pontoon, which is long enough to launch kayaks and will float with the tide.

The jetty will link to the walkway/cycleway that runs along the full length of the Henderson Creek Corridor on the eastern side of the Creek and is part of the North-West Cycle Route. The sections of the cycleway through Tui Glen and Cranwell Park opposite are currently under construction due to be completed in November 2004. Once the jetty is built, the small remaining section of path that links the jetty to the new cycle way will be completed. The development will complement other work planned for the reserve including new car parking, pathways and the clean up of the old Council depot.

It is proposed that the work be publicly notified to tender in December 2004 and that pending the granting of consents and approval of the Tenders Subcommittee, that the physical works be undertaken in February-March 2005. The project will be completed in April 2005.

RESOURCES

A budget of \$350,000 has been allocated in the 2004/2005 Annual Plan. It is anticipated that this project will be completed within the allocated budget. No additional resources are required other than that allocated through the Annual Plan process.

It is estimated that depreciation on the jetty will amount to \$8,750 per annum, based on the jetty having a life expectancy of forty years. The estimated maintenance costs of \$70,000 per annum will be allocated through the Long Term Council Community Plan.

CONCLUSION

Te HuruHuru-Henderson Creek Reserves Management Plan includes plans for two jetties and a footbridge in the Henderson Creek Corridor in order to facilitate public access to Henderson Creek and provide linkages between reserves. Funding originally allocated for the footbridge was reallocated to the development of the two jetties in the 2004/2005 financial year. \$350,000 has been allocated to the construction of the Tui Glen Heritage Jetty in the 2004/2005 Annual Plan.

This jetty will be constructed on the site of the original jetty in Tui Glen Reserve and will incorporate the steel gantry that remains on the site.

The jetty will link to the cycleway that extends the length of Henderson Creek linking Henderson township to the North-West Cycle Route up the North Western motorway and to the new jetty being constructed below the sports complex in Henderson Creek Esplanade Reserve. The new jetty is designed to provide seating and views of the Creek and has a floating pontoon that will allow the launching of kayaks and small boats adjacent to the carpark. The Heritage Jetty is a significant feature of the Tui Glen Reserve upgrade, intended to restore the amenity value, the profile and use of Tui Glen.

RECOMMENDATIONS

- 1 That the Tui Glen Heritage Jetty On Henderson Creek report be received.
- 2 That the Projects Special Committee approve the concept and design for the Tui Glen Heritage Jetty to be constructed on the site of the original jetty in Tui Glen Reserve on Henderson Creek.
- 3 That the Henderson and Massey Community Boards be supplied with a copy of this report and be advised of the Projects Special Committee's decisions.

Report prepared by: Mandy McMullin, Reserve Management Planner.



6 WAITAKERE SPORTS COMPLEX JETTY

PURPOSE OF THE REPORT

The purpose of this report is to present to the Projects Special Committee the concept for the Waitakere Sports Complex Jetty and to gain approval for the concept from the Committee.

BACKGROUND

The Henderson Creek Reserves Management Plan was adopted by a Subcommittee of the City Development Committee and the Henderson and Massey Community Boards in July 2003. Facilities proposed within the plan include a footbridge across the Henderson Creek linking the walkway/cycleway on the eastern side of the creek to the Waitakere Stadium and a jetty in the same location.

Council included a budget of \$30,000 in the 2003/2004 financial year for preliminary design works associated with the footbridge and jetty and a budget of \$500,000 in the Long Term Council Community Plan for the 2004/2005 financial year for construction of the footbridge.

Preliminary concept work on the bridge indicated that due to the significant costs associated with the development of the bridge and potential issues relating to resource consents that the Henderson Creek Footbridge project be cancelled and that the budget be reallocated to provide art components to the Waitakere Sports Complex jetty and another Henderson Creek water access project (the Tui Glen Heritage Jetty).

The resolution from the Projects Special Committee on 3 March 2004 was as follows:

“That it be recommended to the Long Term Council Community Plan and Annual Plan Special Committee that the Henderson Creek Footbridge project be cancelled and that the funding of \$500,000 be reallocated to the following Henderson Creek Projects: Henderson Creek Jetty and Launch Ramp Art Components (\$150,000) and Tui Glen Heritage Jetty (\$350,000) in the Annual Plan 2004/2005.”

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The option of continuing with the construction of a jetty in this location with a significant art component, ensures progression of the desire to continue art concepts within the City and also providing a beautiful structural feature within the esplanade reserve adjacent to the stadium and sports complex development.

Recently, as part of the new Trusts Stadium development, completed in September 2004, extensive landscape improvements have occurred within the stadium grounds and the portion of Henderson Creek Esplanade Reserve that lies adjacent to the Stadium. These improvements include paths for walking and jogging, a playground, picnic tables, seats, level lawn areas, weed removal along the creek edge and inlets, extensive areas of revegetation planting and native amenity planting, and a concrete ramp and steps which connect the sports fields and stadium with the reserve below.

The proposed jetty forms part of these landscape improvements and provides vital public access to the Henderson Creek itself as identified in the Reserve Management Plan.

Further up stream, where Henderson Creek forks into Oratia Stream and Opanuku Stream a jetty and pontoon is planned for Tui Glen Reserve at the site of the old jetty that used to be located in the reserve. It is intended that kayakers and small boats set off from this point down Henderson Creek towards the proposed jetty at Henderson Creek Esplanade Reserve to enjoy picnicking, sports and playground facilities associated with The Trusts Stadium. The concept for this jetty is being presented to the City Development Committee in December.

Virginia King, who did the preliminary work on the bridge was not available to continue work on the jetty, so a new artist was commissioned to undertake the collaboration with Boffa Miskell Ltd landscape architects to develop the jetty concept.

The artist commissioned is Neil Smith who was the lead artist for the Waitakere Stadium project, and thus has a good knowledge and understanding of the site and the various activities occurring at the sports complex facility.

STRATEGIC CONTEXT

The reserves along the Henderson Creek provide significant recreational opportunities for the public and the provision of a jetty at the Henderson Creek is consistent with one of the objectives of the Parks Strategy, to increase the use and enjoyment of parks.

ISSUES

Design Concept

The concept for the jetty involves developing a viewing platform that links to the existing oval lawn area on the esplanade reserve below the stadium. An existing stairway and ramp provide access as well as a pathway link from the southern part of the esplanade reserve. The jetty will also provide opportunity for direct access to the water for small boats (in particular canoes) via a series of stepped platforms that will provide all tide access to the jetty platform.

The proposed jetty has several different components. A waka shaped timber deck forms the bulk of the jetty and will be 18.2m in length and 4m in width and sits at Reduced Level 2.4m, which is 0.6m below the oval lawn area and is well above mean high spring tide. The back end of the deck extends almost to the creek bank, giving the impression that the waka has been landed up on the mangrove flat with the mangroves partially enclosing this portion of the jetty. The front end extends 3m into the creek beyond the mangrove flat, allowing users of the deck to make the most of the tidal changes. Steel decorative balustrade surrounds most of the deck, with a large seat in the central area providing a place for people to rest and enjoy the surroundings. The back portion of the jetty will remain free of furnishings to accommodate a group of people or community event.

A 6m high mast of a tapered hot dipped galvanised steel pole construction will be located at the front of the deck. It will have a directional arrow at its very tip which will indicate whether the tide is coming in or going out. The mast provides a visual cue to the public that there is a feature down by the creek to explore. A flight of wide timber platforms follow the shape of the deck allowing the public to access the water at all tides and for kayakers to tie their kayaks to and access the jetty and reserve.

A 2m side timber boardwalk with a decorative herringbone pattern connects the concrete path around the oval lawn with the jetty. A secondary 1.5m wide path of loose crushed shell edges with timber zig zags its way toward the jetty from the oval lawn making more of a journey through the mass planting of oioi and flax.

A presentation of the concept outlined above from Neil Smith and Debbie Upton (Boffa Miskell Limited) will be provided to the Committee at the meeting.

A1-A3 The concept design drawings for the jetty are attached at pages A1 to A3.

Costings

The preliminary estimate for the project is \$221,000 which is within the budget allocated for the project.

It is estimated that depreciation on the jetty will amount to \$5,525 per annum, based on the jetty having a life expectancy of forty years. The estimated maintenance costs of \$33,150 (15% of total cost) per annum will be allocated through the Long Term Council Community Plan.

Consultation/Consents

Through the Henderson Creek Reserve Management Plan, the public demonstrated a high level of support for water access to Henderson Creek and in particular a jetty at this location and at Tui Glen Reserve.

A resource consent has been lodged for the jetty with both the Auckland Regional Council and Waitakere City Council.

Consultation regarding the project has been undertaken with Te Kawerau a Maki, who have indicated support for the concept in its current form and have not identified any further issues that need to be addressed. Council is still in the process of ongoing consultation with Ngāti Whatua, with no written response having been received to date.

RESOURCES

A budget of \$150,000 has been allocated in the 2004/2005 Annual Plan for art components to be included in the jetty design. \$80,000 was carried forward from the 2003/2004 Annual Plan from the Waitakere Sports Complex esplanade development budget. This provides a total budget for the project of \$230,000.

CONCLUSION

The Henderson Creek Reserves Management Plan includes provision for a jetty at the esplanade reserve below the stadium. A concept design for the jetty has been developed collaboratively between a landscape architect and artist alongside Council staff. The concept has been costed and meets the allocated budget for the project. It is recommended that the concept be approved by the Committee to allow the construction of the jetty to be undertaken by June 2005.

RECOMMENDATIONS

- 1 That the Waitakere Sports Complex Jetty report be received.
- 2 That the Projects Special Committee approve the concept for the Waitakere Sports Complex Jetty.
- 3 That the Henderson and Massey Community Boards be supplied with a copy of this report and be advised of the Projects Special Committee's above decision.

Report prepared by: Renee Lambert, Service Manager, Parks Planning.

