



**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 31 MAY 2006, COMMENCING AT 9.30 AM.**

---

**TABLE OF CONTENTS**

<b><u>ITEM</u></b>		<b><u>PAGE NO.</u></b>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFIRMATION OF MINUTES	1
4	SMOKE FREE PREMISES - WAITAKERE CENTRAL CIVIC CENTRE	2
5	YOUTH FACILITY UPDATE	3

**AGENDA FOR A MEETING OF THE PROJECTS SPECIAL COMMITTEE TO BE HELD IN  
THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON WEDNESDAY, 31 MAY 2006, COMMENCING AT 9.30 AM.**

---

**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 CONFIRMATION OF MINUTES**

Meeting Minutes - Wednesday, 3 May 2006

**RECOMMENDATION**

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 3 May 2006, as circulated, be taken as read and now be confirmed.



#### 4 **SMOKE FREE PREMISES - WAITAKERE CENTRAL CIVIC CENTRE**

##### **PURPOSE OF THE REPORT**

The purpose of this report is to provide the Projects Special Committee with information outlining Council's policy on staff smoking in the work place.

##### **BACKGROUND**

A1-A2

The question of Waitakere Central Civic Centre and precinct being designated a Smoke free area was the subject of a comprehensive report to the Projects Special Committee on 1 February 2006 as attached at pages A1 to A2. The report also gave advice from the Manager Legal Services regarding the issues that Council would face if a total ban in the Waitakere Central Civic Centre precinct was to be implemented.

The Committee expressed an interest in the operation of the Smoke Free policy at Waitakere Hospital.

##### **ISSUES**

The Manager Human Resources and Organisational Development has spoken with the Waitakere Hospital Smoke Free coordinator who has advised that whilst their Smoke Free policy has been in place for several years it has required a huge commitment from Management to maintain and enforce. The success of the project requires a major amount of staff education, time and resources and even so there are a hard core of staff who flout the policy and find places to smoke. They are about to resort to disciplinary action for this small group of offenders.

The public are dealt with by way of issuing trespass notice to "offenders" and this appears to work well. The view of Councils Manager of Legal Services on the matter of trespass is fully covered in the 1 February 2006 report.

In examining the issues for Council in pursuing a complete smoking ban at this time, it was decided that there would probably be insufficient time before the move to notify all staff and work through any arising workplace issues. The Chief Executive Officer has determined that a small "time out" shelter will be provided adjacent to the car park and railway lines as part of the complex. The shelter will be available to smokers (and others) in the first instance, but will also be of use should smoking be prohibited at a later stage. The shelter will be completed by the move of the first staff to Waitakere Central on 26 June 2006.

Council will offer staff who smoke the opportunity to access advice and support to undergo a programme to help them quit. This will be sponsored under the Heartbeat Challenge staff wellbeing programme. This programme already promotes an anti-smoking message. The issue of whether to attempt to move to a completely smoke free environment will be kept under review.

The Japanese Gardens and Civic Square will be designated as complete smoke free areas and this will be monitored to ensure compliance.

##### **RECOMMENDATION**

That the Smoke Free Premises - Waitakere Central Civic Centre report be received.

Report prepared by: Jeff Dougal, Manager, Human Resources and Organisational Development.



## 5 YOUTH FACILITY UPDATE

### PURPOSE OF THE REPORT

The purpose of this report is to update the Projects Special Committee on investigations carried out by officers on the development of a Youth Facility following a workshop held in September 2005 and to seek the Committee's endorsement on the process forward. Council officers also seek to have the membership of the Project Advisory Group and Project Control Group confirmed.

### BACKGROUND

The Waitakere Youth Facility Concept Feasibility Study was undertaken in 2003 to assess the suitability of the West Wave Recreation Centre as a potential site for a purpose built Youth Facility, and was presented to the Projects Special Committee in October 2003 during a workshop held in conjunction with the regular committee meeting. The Committee passed the following resolution:

*"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

A report was brought back to the Committee in June 2004 outlining proposed management, development options and other project information. The following resolutions were passed:

*"The report not be considered until such time as a debrief is carried out with regards 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."*

*"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

In December 2004 the Projects Special Committee meeting confirmed the membership of the project governance groups as follows:

- "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 & 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 membership of the Youth Advocacy and Advisory Group, as established by the Project Special Committee in August 2004 be confirmed as follows:*
- *Council Representatives: Advocates for Child and Youth Advocate (Councillors Cooper and Gilmore) - one of whom shall be the Chairperson;*
  - *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.”*

2176/2004

In September 2005 a workshop was held with Councillors to discuss the options for the provision of a Youth Facility. Officers have investigated feedback from the workshop. This report presents the findings from the investigations.

## **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.

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 a Youth Facility. This report was further expanded in 2002 to indicate the initiatives essential to make such a Facility function to meet the leisure and education aspects for youth. A Youth Facility and upgraded Recreation Centre will create a leisure precinct maximising synergies between the Aquatic Centre, the town centre and UNITEC.

## **ISSUES**

### **Location**

Council officers have reviewed the research conducted on the Youth Facility feasibility study, while taking into account the feedback provided by the City Development and Projects Special Committees. At a workshop concern was expressed over the cost of a purpose built facility in Henderson (estimated to be around \$10 million). The purpose built facility was discussed and it was identified at the workshop, that it may be prudent to look at affordable opportunities that can be implemented within original funding envelopes.

There was also discussion around the lack of provision of facilities in Henderson, New Lynn and Westgate. There was strong support that over the next ten years Council needed to plan and commence implementation for the development of a number of Youth Facilities within the City.

An option that was not previously considered is the retro-fitting of the former Henderson library site and the upgrade of the existing Recreation Centre. In 2003 when the Waitakere Youth Facility Concept Feasibility study was commissioned the library was still located at Henderson.

The feasibility study conducted by Visitor Solutions focused on the provision of a purpose built facility involving the demolition of the Recreation Centre. Furthermore, Council support for demolishing the Recreation Centre and developing a purpose built Youth Facility in 2003/2004 centred around the majority of users relocating to the stadium. However, in reality this has not occurred. The two facilities are complementary and not in competition for the same market. Community groups have not relocated due to cost of hireage and in some cases the stadium not being a suitable alternative i.e. for socials on Saturday nights.

The Recreation Centre offers a lower cost alternative for community groups allowing the stadium to focus on sports delivery, events and commercial operation. The Recreation Centre is currently well utilised, particularly during the evenings and on Saturday nights. Usage of the Recreation Centre has increased in recent years with there currently being over 100,000 visitors annually. Displacing current community groups to build a purpose built facility is likely to cause major community angst.

The development of a Youth Facility in the former library space and the upgrading of the Recreation Centre will have greater benefits to both youth (the capacity to cater to a larger range of activities through connectivity) and the general community by creating a recreation precinct without major disruption or relocation of existing users, with viable relocation opportunities limited. The main disbenefits arising relate to the space not being able to be applied for other vital operational uses, which will mean increased costs to Council in other operational area (e.g. the Information Management Project Team).

### **Renewal Funding of West Wave Recreation Centre**

Council needs to consider the long term use of the Recreation Centre (approximately 20 years), which has historically been managed under the umbrella of West Wave Aquatic Centre. No allowance has been made in the current draft Long Term Council Community Plan for major renewal works of this building, due to the uncertainty of the building's future whilst awaiting the decision on the potential development of a Youth Facility.

Major renewal requirements are anticipated over the next fifteen years. It is recommended that the Projects Special Committee recommend to the Long Term Council Community Plan Special Committee that \$500,000 be allocated in 2009/2010. This will cover costs such as the replacement of the current timber floor, removal of the asbestos roofing and replacing the external cladding. In addition funding will need to be allocated in the short term for the overall upgrading of the Recreation Centre to modernise the facility. It is recommended the Special Projects Committee recommend to the Long Term Council Community Plan Special Committee that \$200,000 be allocated in 2006/2007 for renewal work.

To ensure the success of the Youth Facility, Council would need to commit to funding rejuvenation and renewal work for the Recreation Centre as part of the overall project. This cost would deliver ongoing community benefits and synergies within the precinct.

## **Current Users of the Proposed Site**

### Corban Revell

The former Henderson Library building is a two storey 1960's building. The bottom floor area is 1300m<sup>2</sup>. This is currently utilised by Council's Information Management Project Team and Corban Revell. Corban Revell currently lease the entire top floor of the building and 436m<sup>2</sup> of the lower level. Corban Revell's lease expires on 14 July 2007 or such time as the Waitakere Properties Ltd commercial building located at Waitakere Central is completed (if they commit to moving to Waitakere Central, at this stage they have not entered into a formal legal agreement). The estimated completion date for the second commercial building is January 2008 (if everything remains on track).

### Information Management Project Team

The Information Management Project Team moved into the space in April 2006. The decision to apply the space for this purpose was taken in mid-2005 on the basis of effective use of Council resources and prior to it, the Library site being identified as a desirable site for the Youth Facility. Asbestos removal work delayed full operational use. The space is being utilised as office space for the additional staff required for the Information Management Project Team, including most notably the pathways project implementation. Information Management's portion of the building is approximately 864m<sup>2</sup>. Relocation of the Information Management Project Team will need to be considered in the Project Plan with sufficient notice being given for their relocation if Council approves the retro-fit Youth Facility concept being proposed. Any accommodation for the Information Management Project Team will need to be for 3-4 years, and could be leased. Information Management have advised that the relocation could require a one off cost of up to \$200,000 in order to connect any premises to Waitakere Central via a fibre optic cable (something already in place at the Library) together with an ongoing operational costs of \$150,000 per annum (lease costs and additional telecom charges). The one-off cost could possibly be avoided if the premises rented was one to which Council already had a fibre optic connection with. At present these costs have not been provided for in the 2006-2016 Long Term Council Community Plan.

There is the potential to stage the Youth Facility. Developing the 864m<sup>2</sup> (occupied by Information Management) and the rejuvenation of the Recreation Centre to match development of the Youth Facility and Aquatic Centre would be stage one. Stage two would involve the development of the remaining approximate 436m<sup>2</sup> of the bottom floor when Corban Revell relocate. Staging the process would allow Council to measure the success of the first stage and have a better understanding of the needs for the second stage.

## **Delivery Model**

Through a review of work carried out to date combined with the scale of the Project, officers consider that the Project does not warrant the use of a Trust as the preferred delivery model. It is considered that a more effective delivery model for community and Council outcomes is for the Project to be delivered by Council with a service delivery partner for the operational aspects.

Council does not need to access external funding for the capital development of the Project which is one of the key reasons Trusts are established. A change in ASB Trusts criteria may make Council's eligible for future funding (this is done on a case by case bases). By Council retaining ownership as opposed to a Trust, Council will have tighter controls over both the capital development and the operation of the facility. The overall capital Project costs would also be slightly reduced. Adding an additional layer of governance with a Trust would incur costs that Council would normally subsidise.

It is proposed that Council owns the facility. Council would be responsible for the retro-fitting of the library and the renewal of the Recreation Centre. At this stage preliminary investigations indicate the retro-fitting of the library part could be covered within the current budget allocated to the Project; however, funding for the rejuvenation and renewal work of the Recreation Centre would need to be obtained. Renewal work is likely to include structural work on the Recreation Centre. This would be put into the draft Long Term Council Community Plan for 2009/2010.

A service provider would be responsible for sourcing funds for the fit out. Council may part fund some of the fit out of specialist equipment however exact costs need to be determined. Using a service provider model would produce the same financial implications to Council as a Trust. However, it would ensure Council would maintain flexibility of control and would have a role in determining community needs. This eliminates potential concern by funding agencies previously expressed about the Trust model. Council's operational contribution would be the same in both scenarios. Currently \$150,000 has been budgeted for from 2008/2009 – 2015/2016.

This would eliminate previous problems Council has encountered with the Trust model. An appropriate service provider will have access to funding from funding agencies that Council is not eligible to apply for.

The Project Advisory Group would be responsible for scoping what is expected of a supplier and who may be suitable suppliers for the Project. Once investigations have been carried out the Project Control Group will present the findings to Tenders Subcommittee.

### **Project Governance**

Previously two groups were established (the Project Advisory Group and the Youth Advocacy and Advisory Group) to guide the Project. The Project Advisory Group was first established at the August 2004 Project Special meeting, with membership being confirmed at the December 2004 meeting. The Committee passing the following resolution:

*“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 & Advisory Group: (to be appointed by the youth Advocacy and Advisory Group);*
- *Other members with particular expertise to be co-opted as required.”*

2176/2004

Project Advisory Group's role would be to provide advice to the Project Control Group. The updated Project Advisory Group would consist of:

- Cr Penny Hulse - as Chairperson;
- Chairperson of Projects Special Committee: Cr Ross Dallow;
- Child and Youth Advocate: Cr Cooper;
- Director: City Services;
- Group Manager: Planning and Community Services: Philip Brown;
- Group Manager: Service Management, Stephen Drumm;
- Leisure Services Manager: Louis Rattray;

- Project Manager: Clare Dwyer;
- A representative from Property Services;
- Chair of the Youth Council: Andrew Wadsworth;
- Other members with particular expertise to be co-opted as required.

The Youth Advocacy and Advisory Group (known as YAAG) was established to provide advice and feedback to the Project Advisory Group to assist with shaping the initial project. The Special Projects Committee passed the following resolution at their December 2004 meeting:

- “3. *That membership of the Youth Advocacy and Advisory Group, as established by the Project Special Committee in August 2004 be confirmed as follows:*
- *Council Representatives: Advocates for Child and Youth Advocate (Councilors Cooper and Gilmore) – one of whom shall be the Chairperson;*
  - *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.”*

2176/2004

Now that the Project scope has been determined it is recommended that the Youth Advocacy and Advisory Group be thanked for their input and disbanded. Feedback will still be received from the Project Advisory Group.

There is also the need to update and confirm the membership of a Project Control Group. The Project Control Group would be an internal group consisting of officers who would be responsible for the planning and implementation of the project. The Project Control Group is not an advisory group. In a report titled *Youth Facility Development* presented to the Committee in June 2004 a Project Control Group was mentioned as comprising of:

- *“Chairperson working party;*
- *Child and Youth advocate;*
- *Chairperson Waitakere Community Board;*
- *Leisure Services Manager;*
- *Leisure Planner;*
- *Principal Advisor - City Projects, Strategy and Development;*
- *Partnership and Advocacy - Child and Youth.”*

Officers recommend the Project Control Group membership consist of:

- Director: City Services, John Dragicevich;
- Group Manager: Service Management, Stephen Drumm;
- Project Engineer: Duncan Miller;
- Leisure Planner: Clare Dwyer (Project Manager).

## Design Elements

The research conducted to date provides evidence that youth want a facility that has a strong music engineering focus. Below is a table depicting the elements that were in the original purpose built facility with recommended amendments/changes for the retro-fit option. Because the space is not the same size (the original was based on 1600m<sup>2</sup> which included large courtyards and open spaces, whereas stage one space is 864m<sup>2</sup>) some components are not able to be included.

The potential design elements are being presented to the Youth Council at their June meeting, where the Youth Council will be asked for feedback and to prioritise space and uses within the Facility.

Room	Original project size	Suggested project size	Justification
Café	60m <sup>2</sup>	vending machines	There is a full café located at West Wave.
Storage room(s)		Size to be investigated	Storage at facilities is always an issue. Sound equipment is expensive and will need to be stored securely.
Toilets		Size to be investigated	Standard male/female toilets with disabled toilets will be required.
Reception area		Size to be investigated	A reception with clear sight lines will need to be part of the design.
Offices 2-3	3	No more than 2	By maintaining the Recreation Centre overflow demand for community/office space can be absorbed. It is proposed there is not community leases due to space requirements.
Meeting Room and backstage	30m <sup>2</sup> stage and 71m <sup>2</sup> for meeting rm	30m <sup>2</sup> stage and 71m <sup>2</sup> for meeting rm	Room is dividable for separate use of a larger backstage room for concerts.
Meeting Rooms	2x 37m <sup>2</sup>	1x 37m <sup>2</sup>	Rehearsal rooms can also be used as meeting rooms. The Recreation Centre also has numerous meeting rooms available.
Health Provider Room	Not included		One meeting room should be set up for a health room (permanently leased), will need basin. Possibly part of stage 2
Performance area	224m <sup>2</sup> With half court	same	Original justification was "youth needed physical recreation space as well", however with the Recreation Centre next door the space could be reduced. Original plan was to cater for 700 at concerts suggest this is reduced to 400.  Consideration to noise leakage needs to be taken into account and possibility of having two way opening stage with Recreation Centre for large concerts.  Due to ceiling height basketball will not be able to be played.

Room	Original project size	Suggested project size	Justification
Stage elevated (linked with rec Centre)	30m <sup>2</sup>		May not be possible due to structural wall
Dance and drama area	126m <sup>2</sup>	126m <sup>2</sup>	Report suggests this is the smallest possible size. Stud height needs to be 6 metres which is not possible. Further investigation into whether 3m is suitable.
Art room with basins	109m <sup>2</sup>	No kiln, multifunction room that can be divided	Specialist art can take place at Corbans. Can also double as meeting rooms
Rehearsal rooms	Rm 1 = 18m <sup>2</sup> Rm 2 = 17m <sup>2</sup> Rm 3 = 24m <sup>2</sup>	Rm 1 = 18m <sup>2</sup> Rm 2 = 24m <sup>2</sup>	Can double as meeting rooms.
Large rehearsal/jamming room	61m <sup>2</sup>	61m <sup>2</sup>	Needs to be soundproof Lockers for equipment Caters for 10 musicians Back up recording studio
Recording room	24m <sup>2</sup>	24m <sup>2</sup>	Designed to accommodate 5 musicians.
Sound studio	30m <sup>2</sup>	30m <sup>2</sup>	Visual into recording room
Multi-media studio	41m <sup>2</sup>	41m <sup>2</sup>	Allows for possible hire for commercial training. Room needs to accommodate at least 14 work stations. Needs to be located away from other noisier parts of the centre.

These are to be evaluated individually rather than collectively.

### Resource Consent

A resource consent will need to be applied for, for the retro-fitting of the library. It is likely the resource consent will be notifiable and the main issue will be the generation of noise from the venue and how management of the facility propose to minimise the impact on the neighbours. There are also changes to the Open Space Environment rules that may impact on the Project. The Project Control Group is currently investigating consent issues.

### Timeline

Preliminary work which needs to be confirmed by the Project Control Group would see it possible to commence the physical works of stage one in 2007.

### Design Advisors

Allocation for design advisors will be carried out by the Project Control Group. The Project Control Group will follow the procurement process and once a concept design has been determined it will be presented to the Committee for comment.

## Funding

The current funding has been allocated through the draft Long Term Council Community Plan as follows:

Year	Current Budget		New Budget
2005/2006	\$245,000		<b>\$245,000</b>
2006/2007	\$250,000	+ \$1,850,000	<b>\$2,100,000</b>
2007/2008	\$150,000	+ \$50,000	<b>\$200,000</b>
2008/2009	\$300,000	<b>\$50,000</b> Move to 2007/2008	<b>Nil</b>
		<b>\$250,000</b> Move to 2006/2007	
2009/2010	\$700,000	<b>\$600,000</b> Move to 2006/2007	<b>\$100,000</b>
2013/2014	\$500,000	<b>\$500,000</b> Move to 2006/2007	<b>Nil</b>
2014/2015	\$1,200,000	<b>\$500,000</b> Move to 2006/2007	<b>\$700,000</b>
2015/2016	\$2,800,000		<b>\$2,800,000</b>

Not all of the funding allocated in the draft Long Term Council Community Plan will be utilised for the development of the Henderson Youth Facility. \$700,000 of the \$1,200,000 in 2014/2015 and \$2,800,000 in 2015/2016 will be utilised to develop a New Lynn Youth Facility and for feasibility studies for a Westgate model.

Funding for the 2005/2006 year will be carried forward. The Committee will need to approve advancing \$50,000 from 2008/2009 to 2007/2008 year for stage two. The remaining \$250,000 allocated in 2008/2009, \$600,000 allocated in the 2009/2010 year \$500,000 allocated in 2013/2014 and \$500,000 from 2014/2015 will need to be advanced into the 2006/2007 year. A sum of \$100,000 of the \$700,000 is allocated to future feasibility studies for youth facilities in New Lynn and Westgate will remain in 2009/2010.

By advancing the funding the project will have a capital budget of \$2,545,000.

There is \$150,000 budgeted from 2008/2009 - 2015/2016 as an operational subsidy. This will need to be pulled forward to start in 2007/2008 with an additional \$150,000 being allocated in 2015/2016.

## RESOURCES

Through the draft Long Term Council Community Plan \$245,000 has been allocated for 2005/2006, \$250,000 for 2006/2007 year, \$150,000 for 2007/2008, \$300,000 for 2008/2009 year, \$600,000 in 2009/2010, \$500,000 in 2013/2014, \$1,200,000 in 2014/2015 and \$2,800,000 in 2015/2016 for the development of a youth facilities. Funding for a Henderson Youth Facility will require \$2,545,000 from funding allocated through the various years and the Committee will need to approve advancing funding into various future years.

Funding will also likely need to be provided for the relocation of the Information Management project office. Information Management have advised that the relocation could require a one off cost of up to \$200,000 in order to connect any premises to Waitakere Central via a fibre optic cable (something already in place at the Library) together with an ongoing operational costs of \$150,000 per annum (lease costs and additional telecom charges). The one-off cost could possibly be avoided if the premises rented was one to which Council already had a fibre optic connection with. At present these costs have not been provided for in the 2006-2016 Long Term Council Community Plan.

No budget has been currently allocated for renewal or rejuvenation work in the Recreation Centre. However it is recommended that \$200,000 be allocated in 2006/2007 for modernising the Recreation Centre and that \$500,000 be allocated in 2009/2010 for renewal funding.

## CONCLUSION

At a workshop concern was expressed over the cost of a purpose built facility in Henderson (estimated to be around \$10 million) and the lack of provision of facilities in New Lynn and Westgate. However, there was agreement that there was still a need for the provision of a Youth Facility. It was suggested officers investigate retro-fitting existing facilities.

Officers have investigated revitalising the Recreation Centre and retro-fitting the former Henderson library space as a Youth Facility and believe it is a cost effective option. The former library space is currently utilised by Council's Information Management Project Team and Corban Revell. Officers propose that Council finds alternative accommodation for the Information Management project office and develops the 864m<sup>2</sup> (occupied by Information Management) as stage one and stage two being the development of the remaining approximate 436m<sup>2</sup> of the bottom floor when Corban Revell relocate. Strong synergies with the Recreation Centre and West Wave Aquatic Centre will create a leisure precinct delivering greater community outcomes as well as providing for youth. The proposal means Council will need to commit to the renewal of the Recreation Centre. Renewal work for the Recreation Centre has been placed on hold while a decision about the future of the Recreation Centre is ascertained. It is recommended that \$200,000 be allocated in 2006/2007 for modernising the Recreation Centre and that \$500,000 be allocated in 2009/2010 for renewal funding.

There is currently \$6.44 million allocated in the draft Long Term Council Community Plan to the development of youth facilities (\$100,000 is for future feasibility studies). The retro-fitting of the former Henderson library into a Youth Facility is estimated to cost \$2,545,000. After reviewing various mechanisms for management and ownership it is proposed that the facility be owned by the Council and that a service provider is responsible for the fit out and operation of the facility.

Funding for the 2005/2006 year will be carried forward however the Committee will need to approve advancing \$50,000 from 2008/2009 to the 2007/2008 year for stage two. The remaining \$250,000 allocated in 2008/2009, \$600,000 allocated in 2009/2010, \$500,000 in 2013/2014 and \$500,000 from 2014/2015 will need to be advanced into the 2006/2007 year. \$100,000 will be left in 2009/2010 for future feasibility studies.

A Project Control Group has been established to deliver the Project and will interact with the Project Advisory Group. The report seeks Special Projects confirmation of the membership of the Project Advisory Group.

The Project will form the basis for future developments in New Lynn and Westgate.

### **RECOMMENDATIONS**

1. That the Youth Facility report be received.
2. That the Projects Special Committee endorse the concept of retro-fitting the former Henderson Library space for a Youth Facility.
3. That the Projects Special Committee endorse the delivery model of a Council owned Youth Facility fitted out and managed by a service supplier.
4. That the Projects Special Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee that \$200,000 be allocated in 2006/2007 for modernising West Wave Recreation Centre.
5. That the Projects Special Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee that \$500,000 be allocated in 2009/2010 for renewal funding for West Wave Recreation Centre.
6. That the Projects Special Committee endorse the consequential relocation of Council's Information Management Project Team by January 2007 to allow a Youth Facility to be developed on the lower level of the former Henderson library site, and recommend to the Long Term Council Community Plan Special Committee that appropriate provision be made within the 2006-2016 Long Term Council Community Plan for relocation and operational costs.
7. That the Projects Special Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee to advance \$250,000 allocated in 2008/2009, \$600,000 allocated in 2009/2010, \$500,000 allocated in 2013/2014 and \$500,000 from 2014/2015 to 2006/2007.
8. That the Projects Special Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee to advance \$50,000 from 2008/2009 to the 2007/2008 year for stage two of a Youth Facility.
9. That the Projects Special Committee recommend to the Long Term Council Community Plan and Annual Plan Special Committee that the operational costs for each year from 2007/2008 - 2015-2016 be brought forward one year and as a consequence an additional amount of \$150,000 be allocated into the 2015/2016 year.
10. That the Youth Advocacy and Advisory Group be thanked for their contribution in scoping a Youth Facility and that the Youth Advocacy and Advisory Group be disbanded.

11. That the Project Special Committee confirm the Project Advisory Group membership as:
- Cr Penny Hulse - as Chairperson;
  - Chairperson of Projects Special Committee: Cr Ross Dallow;
  - Child and Youth Advocate: Cr Cooper;
  - Director: City Services;
  - Group Manager: Planning and Community Services;
  - Group Manager: Service Management;
  - Leisure Services Manager;
  - Project Manager;
  - A representative from Property Services;
  - Chair of the Youth Council: Andrew Wadsworth.
12. That Corban Revell be advised that there will be no extension to their lease at Alderman Drive beyond their current term of lease being either 14 July 2007, or the date at which they relocate to a building at the Waitakere Central complex should they commit on or before 14 October 2006 to moving to Waitakere Central.

Report prepared by: Clare Dwyer, Leisure Planner.

