



**AGENDA FOR A MEETING OF THE INFRASTRUCTURE AND WORKS COMMITTEE TO BE HELD IN THE COUNCIL CHAMBER AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE, ON WEDNESDAY, 3 MARCH 2010, 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 Chairman 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 CONFLICTS OF INTEREST**

The Council has acknowledged in its Code of Conduct that Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to check that no such conflicts arise in relation to any items on this agenda.



**4 CONFIRMATION OF MINUTES**

Meeting Minutes – Wednesday, 3 February 2010

**RECOMMENDATION**

It is recommended that the Infrastructure and Works Committee resolve to:

**Receive** the minutes of the meeting of the Infrastructure and Works Committee held on Wednesday, 3 February 2010, as circulated, and that they be taken as read and now be confirmed.



5 **HEARING OF OBJECTIONS TO PROPOSED STORMWATER DRAINAGE WORK, 33-37 AND 19A SUNNYSIDE ROAD**

**GLOSSARY**

Infrastructure and Works Committee

(the Committee)

**EXECUTIVE SUMMARY**

The purpose of this report is to enable the Infrastructure and Works Committee (the Committee) to hear objections on Council proposals to construct stormwater drainage at 33-37 and 19A Sunnyside Road, Sunnyvale. Two objections have been received and as the points of objection are not clear the objectors have been invited to present their objections to the Committee at this meeting.

Following on from the hearing, the Committee is invited to determine what action it wishes to take.

**RECOMMENDATIONS**

It is recommended that the Infrastructure and Works Committee resolve to:

1. **Receive** the Hearing of Objections to Proposed Stormwater Drainage Works, 33-37 and 19A Sunnyside Road report and receive submissions from the objectors.
2. **Agree** to take action to resolve the objections, including the following:
  - (a) take no action and approve the proposed plans, or
  - (b) direct the Acting Director: City Services to alter the plans to take into account objections, or
  - (c) instruct the Acting Director: City Services to abandon the works.

**BACKGROUND**

- A1-A2
1. Council proposes to construct stormwater drainage works at 33-37 and 19A Sunnyside Road. The extent of works is shown on the plan attached at pages A1 to A2.
  2. Notices have been served on land owners in accordance with procedures in section 181 and schedule 12 of the Local Government Act 2002.

**DECISION MAKING**

**Issues**

- A3-A4
3. Objections have been received from the owners of 19A Sunnyside Road and 35 Sunnyside Road. Copies of the objections are attached at pages A3 to A4.
  4. None of the objections are clear as to the remedy that is being sought. Attempts have been made to contact the owners to clarify the extent of the objections and the options to address the objections, but these have been unsuccessful.
  5. Section 181 and schedule 12 of the Local Government Act 2002 enables the Committee to hear the objections, and the Committee may, after hearing any person making any objection, determine to abandon the works proposed, or to proceed therewith, with or without such alterations that the Council thinks fit.

### Options Identified

- AI 6. As the scope of the objections has not been defined, it is not possible to identify options. However, the design process for the stormwater pipeline considered various options and the most appropriate option was selected for detailed design as shown on the plan attached at A1.

### Assessment of Options

7. The Committee will assess the options once the objectors have clarified the extent of their objection.

### Consideration of Community Views

8. Hearing of the objections will enable the Committee to take into consideration community views.

### Preferred Option

9. The Committee can determine the preferred options and give effect to the legal requirements as determined in section 181 and schedule 12 of the Local Government Act 2002.

### STRATEGIC CONTEXT

10. Council's strategy is to provide stormwater services while ensuring that there is minimum impact on the receiving environment.

### CONSULTATION

11. There has been no internal consultation for this project.

### RESOURCES

12. A budget of \$60,000 has been provided for stormwater capital works projects in the Annual Plan 2009/2010. The cost of the project will eventually be recovered from developers.

### IMPLEMENTATION ISSUES

13. The only implementation issue arising from this report is amending the current proposed plans for stormwater drainage at 33-37 and 19A Sunnyside Road to take into account the determination of the Committee on the objections received.

### AUCKLAND COUNCIL TRANSITION ISSUES

14. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Tony Miguel, Acting Director: City Services.



## 6 NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE MID-FEBRUARY 2010

### GLOSSARY

New Lynn Transit Oriented Development	(TOD)
Dempsey Wood Civil Contractors Limited	(Dempsey Wood)
Auckland Regional Transport Authority	(ARTA)
Target Outturn Cost	(TOC)
Business Improvement District	(BID)
Glass reinforced concrete	(GRC)
Harker Underground Construction Limited	(Harkers)

### EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the progress of the New Lynn Integrated Programme to mid-February 2010.

The main developments which have taken place since the last report to the Infrastructure and Works Committee are that:

- road works on Stage 1 progressed according to programme;
- works in Neville Street are nearing completion;
- Portage Road crossing was temporarily closed by Kiwirail to facilitate the lowering of Portage road to the new rail level crossing. The Portage Road crossing is scheduled to reopen on 15 March 2010.
- the first train will run through the trench on Monday, 1 March 2010, which marks the primary project goal of separating the rail and road traffic; and
- a community open day regarding the New Lynn Urban Plan will be held on Saturday, 13 March 2010 at the New Lynn Community Centre.

### RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee resolve to:

1. **Receive** the New Lynn Integrated Programme - Status Update Mid-February 2010 report.

### BACKGROUND

1. The status of the New Lynn Integrated Programme was last reported to the Infrastructure and Works Committee at its meeting held on 2 December 2009.

### DECISION MAKING

2. As this report is for information only there is no decision making required.

#### **Transport Infrastructure**

3. During the design development of the Totara Avenue bus interchange crossing canopy, the design team has re-evaluated the benefit versus cost for the crossing canopy. The height clearances required for busses to pass safely beneath the canopy resulted in the canopy being placed too high to offer effective shelter to pedestrians beneath without significantly increasing the width of the canopy, which significantly increases the cost. There are no other canopies over road crossings elsewhere in the City and the architects have reached a conclusion that the high cost is not justified with consideration of the limited benefit derived. Substantial canopies have been provided in the design along both sides of the Totara Avenue bus interchange and greater value can be achieved from these canopies.

4. The New Lynn Transit Oriented Development (TOD) Stage 1 construction contract was awarded to Dempsey Wood Civil Contractors Limited (Dempsey Wood) on 2 September 2009. The commencement date on site was 16 September 2009. Works are expected to be completed by the end of October 2010.
5. The design for the TOD Stage 2 (Clark Street Extension) and Stage 3 (Totara Avenue West Shared Street Concept) works have been completed. Construction is expected to start in November 2010 following the completion of New Lynn TOD Stage 1 works.
6. Designs for the proposed access ways at 8 Ambrico Place and 45 Totara Avenue (New Lynn Community Centre exit) are complete. Land acquisitions and consenting processes are being carried out and construction is expected to start approximately July/August 2010.
7. The complexity of the project and associated enabling works including alternative access roads required for Ambrico Place and the New Lynn Community Centre, and the associated land acquisition negotiations, dealing with contaminated soils encountered in the road corridors and heritage issues in connection with the Ambrico Reserve have increased the resource requirements for specialist services to investigate and undertake designs for these issues. The increased costs for Specialist Services and Consent Fees has been funded from the Risk and Escalation sum to cover the above, as shown in Table 1 on pages 9 and 10.
8. Watercare's deep sewer contractor, Harker Underground Construction Limited (Harkers) encountered geotechnical problems through its tunnelling operations in Clark Street and is behind programme. The tunnelling work is approximately 60% complete and the revised programme for completion is now May/June 2010. The Council's project manager is working closely with Dempsey Wood to work around Harkers' works in Clark Street to minimise the impact on the Council's programme.

#### **Artworks Integration**

9. Artwork designs on TOD are still in progress and Council officers continue to work on taking them forward as follows:
  - Production of the trench wall glass reinforced concrete (GRC) art panels continues on programme. Applied finishes to the GRC panels will provide protection against graffiti. Installation of these GRC panels in the trench is nearing completion on the southern wall and has commenced on the northern wall;
  - The Hetana Street markers, which are a way finding sculptural project, are in the final stages of detailed design. Fletcher Consortium is reviewing this work and is in discussions with the Council regarding the foundation design and pricing. A production contract for artists is currently being prepared;
  - The glass screen artwork is in production with the first completed panels being installed on site during the week of 8 – 12 February 2010;
  - The integration of the brick artworks into the design for Stage 3 (Todd Triangle) is progressing. Team members from Arts, Parks and Transport Assets have met with the artists and selected sites for the works. This information is to be forwarded to the architects for inclusion into the detailed design plans for the space; and
  - Tile artworks located in the stairwell between ground level and platform level of the concourse are being finalised in collaboration with the artist and architect and production contracts are being prepared.

### Land Acquisition

10. Work is progressing to finalise the full acquisition of properties in Stage 1 of the project (Clark Street road widening). Entry agreements have enabled the project to continue while negotiations on price are finalised.
11. The Council's acquisition of 1A Rankin Avenue was confirmed by Kiwirail subject to confirmation by the Office of Treaty Settlements, Housing New Zealand and the Historic Places Trust that they hold no interest in acquiring the property from Kiwirail. Confirmation has been received by Kiwirail from the three organisations and final documentation for the sale of 1A Rankin Avenue to the Council is being prepared.
12. The Public Works Act 1981 acquisition process is underway for all properties in Stage 2 (Clark Street Extension). The Public Works Act 1981 statutory process is continuing in parallel with seeking negotiated settlements. The Body Corporate of Melview Apartments has passed a resolution to allow advance access to the property prior to final settlement. Cambridge Clothing has agreed in principle to a similar arrangement. Negotiations have progressed with owners of other properties, with none actively pursuing formal objection or appearing likely to do so. Planet Kids appears close to a buyout settlement and Auckland Kindergarten Association also seeks a buyout but a significant difference remains in the two valuation methodologies, which is yet to be resolved. A third independent valuation is being sought but a section 23 notice is ready to be served as soon as the acquisition for 1A Rankin Avenue has been confirmed by Kiwirail.
13. The Public Works Act 1981 acquisition process is under way for several properties in the Merchant Quarter section of the New Lynn Town Centre. Settlement has been agreed on 28 Totara Avenue (St Vincent de Paul). Negotiations with owners of 24 and 30 Totara Avenue continue with some difficulty and section 23 notices are due to be issued this week.

### Development and Implementation

14. The draft New Lynn Urban Plan was presented to the Council at the December 2009 Policy and Strategy Committee meeting. It was agreed that the Chief Executive Officer would continue to develop the New Lynn Urban Plan and undertake consultation with key stakeholders before taking the final document back to the Council for adoption in mid-010.

### Crown Lynn Precinct

15. The Crown Lynn Precinct, including the Monier and Claypits sites, will form part of Stage 5 (Phase 2) of the New Lynn Integrated Programme. A budget was allocated for the delivery of road and open space infrastructure in the Crown Lynn Precinct through the Long Term Council Community Plan 2009-2019 process.
16. The Urban Planning and Design Group and Transport Assets have been preparing the background information required to advise on the formal design work of the roads into the Crown Lynn Precinct. It is anticipated that the roading design work will begin in the next two months. This work will coincide with planning required to deliver the high amenity stormwater pond and the wider precinct master planning process.

### Communications

17. Communications are currently focused on the first train in trench celebratory event on 1 March 2010 and a community open day about the New Lynn Urban Plan on 13 March 2010 at the New Lynn Community Centre. Media activity will continue and the next issue of New Lynn Matters is planned for April/May 2010. Following the first train in trench event, the next big milestone will be the opening of the new station in August/September 2010. Waitakere News will feature regular stories about New Lynn and, as and when appropriate, other milestones and initiatives will be communicated.

### Relationship Management and Investment

18. Major road works continue in Clark Street and on the at-grade bridge areas in Hetana Street and Memorial Drive. Dempsey Wood continues to work around the activities of Harkers, who has been delayed due to adverse ground conditions encountered during their pipe tunnelling operations in Clark Street. Dempsey Wood and the Council's Communications and Relationship Management teams continue to work closely as a team to listen to businesses and talk with operators to ensure they are kept up to date and informed. This process is working well and Dempsey Wood and the Council have a robust complaints process in place. While in general, this process has worked well to date, of late there has been some negative feedback from the owners of James Davern's properties on the corner of Hetana Street and Clark Street. Council officers have been working closely with them to resolve these matters. Dempsey Wood and the Council have undertaken to have informal meetings to talk about feedback and to ensure where possible risk is mitigated.
19. The Council's Relationship Management team have completed the work in visiting all businesses in the proposed Business Improvement District (BID) area. The polling for a proposed formal BID is in place and will be completed on Friday, 19 February 2010. If the BID progresses, the Council will continue to work with local businesses to launch the New Lynn Town Centre BID with a special event.
20. Negotiations continue with Planet Kids and Auckland Kindergarten Association representatives. This process is being managed by the Council's Development Investment Group. Council officers anticipate a positive result for Planet Kids within two weeks. The Auckland Kindergarten Association negotiations are with Legal Services to advise and establish a compensation methodology.
21. Positive meetings have been held with property owners in New Lynn Town Centre who continue to be positive about the New Lynn Project. Council officers have taken this opportunity to further consider Waitakere's marketing and update the collateral for New Lynn which includes an investment brochure, fact sheet, folder and an updated multi-media DVD. This additional investment collateral is proposed to be available for investors and developers within the next five weeks.

### Totara Avenue/Hetana Street Intersection and Associated Works

22. The fourth leg intersection agreement between the Council and AMP Capital Investors is nearing completion. Confirmation of the land acquisition for the proposed footpath has been sought from the Auckland Transition Authority and AMP Capital Investors is currently reviewing a draft agreement. Details will be finalised within the next month.

### **ONTRACK Target Outturn Cost (TOC) Status**

23. The excavation of the rail trench and the construction of the concrete base slab, concourse deck, platform walls and Hetana Street stairs are completed. Fletcher Consortium has been able to complete the trench works approximately two months ahead of schedule and hence the date for the first rail in trench has been brought forward to 1 March 2010.
24. Works have begun on the above ground elements of the concourse and canopy. Once the rail has been removed from the north capping beam after 1 March 2010, works on the northern edge of the concourse as well as the Totara Avenue bus interchange will commence.

### **New Zealand Transport Agency Funding Applications**

25. The Council application for category 1 funding from the New Zealand Transport Agency for the TOC 2 works (including bridge decks and interchange) has been approved. Ongoing monthly meetings are scheduled with the New Zealand Transport Agency to discuss progress on the New Lynn TOD and TOC works and funding matters to enable future stages of works to be put in place.
26. Council's officers are preparing the category 1 funding application for Stage 2 and Stage 3 and are expected to lodge the application for funding with the New Zealand Transport Agency in April 2010.

### **Legal Agreements**

27. The Council continues to work with Kiwirail to obtain revised Deeds of Grant to allow bridges and services to cross the rail corridor through New Lynn. A Deed of Grant for services crossing the New Lynn rail corridor is currently being reviewed by Kiwirail. A Deed of Grant in respect of the bridges that will cross the New Lynn rail corridor will be completed when the final dimensions of these structures are made available to Kiwirail.

### **Risk Management**

28. All identified risks have been collated into a risk register. Risk mitigation strategies have been put into place for the most critical risks. Risk monitoring and reporting is an ongoing activity together with identification and management of new risks. As new risks are identified they are assessed and reported in the risk register.
29. As the project is now into the construction phase, an internal workshop was held on Tuesday, 10 November 2009 to identify any further risks, controls and mitigation strategies. A further workshop including the contractors was held on Wednesday, 25 November 2009 to capture construction related risks. The risk register has been updated as a result of these workshops.
30. The risk schedule will be revised again during March 2010 in order for determination of the quantum of risk and escalation to be included in the funding application to the New Zealand Transport Agency.

### **Consideration of Community Views**

31. The Council continues its consultation programme with New Lynn landowners in proximity to the rail corridor with ongoing public consultation meetings. Council officers are working with communications advisors from both Kiwirail and Auckland Regional Transport Authority (ARTA) to manage consultation, the media and general public concerns during the construction period to ensure that the views of the community are clearly relayed back to the Council.

## STRATEGIC CONTEXT

32. The TOD Project is identified as one of the Council's top five projects and represents a substantial investment in the Long Term Council Community Plan 2009-2019.
33. The TOD Project delivers on the following community outcomes:
- Strong Economy;
  - Sustainable and Integrated Transport; and
  - Urban and Rural Villages.
34. The New Lynn TOD Project is aligned with the following strategies:
- Economic Wellbeing - a catalytic environment for a flourishing and resilient community;
  - Transport - a sustainable multi-modal transport system that is integrated with land use and contributes to Waitakere as an eco city;
  - Growth Management - a dynamic network of vibrant town centres and neighbourhoods with a social, physical and natural fabric providing housing choice and employment opportunities for all; and
  - The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre.

## CONSULTATION

35. Consultation and the updating of this report has taken place between the units of City Services, Public Affairs, Corporate and Business Services, Strategic Planning and Finance.
36. Council officers continue to liaise with affected property owners and tenants on Clark Street with regard to the proposed land acquisitions required for the widening of Clark Street.
37. Council officers continue to liaise with Kiwirail in regard to matters affecting the community and assist Kiwirail with community consultation where possible.

## RESOURCES

38. Table 1 below provides a summarised financial status for the New Lynn Integrated Programme.

	Budget Cluster	Budget (August 2009)	Risk and Escalation Committed to Date		Revised Budget	Expenditure To Date	Balance
		\$	\$	%	\$	\$	\$
1	Land Acquisition, Development and Implementation	12,066,470	0		12,066,470	2,907,913	9,158,557
2	Strategic Planning and Coordination	229,553	0		229,553	77,411	152,142
3	Kiwirail Agreements (Works for Council by Kiwirail)						
	• Council contribution to trench	20,000,000	0		20,000,000	8,000,000	12,000,000
	• Council -Kiwirail (TOC 2 Roading Agreement)	11,695,627	0		11,695,627	4,141,667	7,553,960

	Budget Cluster	Budget (August 2009)	Risk and Escalation Committed to Date		Revised Budget	Expenditure To Date	Balance
	• Council/ARTA (TOC 2 Interchange Agreement)	13,866,517	0		13,866,517	2,657,292	11,209,225
	• Risk and escalation	543,034	0		543,034	0	543,034
4	Professional Services and Consent Fees	11,532,679	445,000		11,977,679	6,514,004	5,463,675
5	Artworks	500,000	0		500,000	37,338	462,662
6	Physical Works						
	• Enabling Works	540,100	0		540,100	177,498	362,602
	• Stage 1 (Clark Street East and Associated Works)	19,704,523	0		19,704,523	3,616,530	16,087,993
	• Stage 2 (Clark Street Extension and road/rail bridge)	21,590,067	0		21,590,067	0	21,590,067
	• Stage 3 (Totara Avenue West and Todd Triangle)	3,627,633	0		3,627,633	0	3,627,633
	• Stage 4 (Interchange Option-2) post-electrification	9,380,000	0		9,380,000	0	9,380,000
7	Communications	231,000	197,407		428,407	232,733	195,673
8	Risk and Escalation	19,417,412	(642,407)	3.3%	18,775,005	included above	18,775,005
	<b>TOTALS</b>	<b>144,924,615</b>	<b>0</b>		<b>144,924,615</b>	<b>28,362,386</b>	<b>116,562,229</b>

**Table 1: Summarised Financial Status**

**IMPLEMENTATION ISSUES**

**Timeline/Milestones**

39. Current established key milestones for the New Lynn Transport Interchange include:

Key milestone	Timeline
Approval of TOC 2 contributions (Council/ ARTA) by end of August 2009	completed
First train track installed in trench and new station TOC 1 partially complete for single line public service	March 2010
Completion of transport interchange (including 2 <sup>nd</sup> train track and TOC 2 scope)	October 2010

**Table 2: Key milestones for New Lynn Transport Interchange**

40. Current established key milestones for the Council roading works include:

Key milestone	Timeline
Council roading works (Stage 1)	commenced September 2009
Council roading works (Stage 1)	for completion October 2010
Clark Street Extension and Totara Avenue West (Stages 2 and 3)	commences in November 2010
Clark Street Extension and Totara Avenue West (Stages 2 and 3)	for completion March 2012

**Table 3: Key milestones for Council roading works**

### Project Risks

41. Land/lease acquisitions for Stage 2 (Clark Street Extension) must be confirmed by 31 March 2010 in order for the New Zealand Transport Agency funding process (raised from current category 2 to category 1 status) to be completed.
42. Stage 2 land/lease acquisitions under the Public Works Act 1991 cannot be completed until certainty of ownership of 1A Rankin Avenue has been achieved. ONTRACK agreed to the sale and purchase of 1A Rankin Avenue subject to Ministerial approval and approval from the Department of Conservation, New Zealand Historic Places Trust and Housing New Zealand. These approvals have been received, but ONTRACK have yet to confirm this in writing.
43. An alternative vehicle exit road from the New Lynn Community Centre car park is required. Additional land is needed to accommodate the alternative vehicle exit road and construction of the alternative access must be completed before construction of the Stage 2 (Clark Street Extension) can commence.
44. An alternative access road to 1B and 1C Rankin Avenue is also required off Ambrico Lane. Additional land is needed to accommodate this new road and construction of the new road must be completed before construction of Stage 2 (Clark Street Extension) can commence.
45. The Council has approved the purchase of the remainder of the current lease for 1B Rankin Avenue (Planet Kids) through the Public Works Act 1981. This must be achieved prior to 31 March 2010.
46. The Council has approved the offer of a loan to Auckland Kindergarten Association to facilitate relocation of the New Lynn Kindergarten to a new building constructed at 10 Ambrico Place. The risk in completing construction of the new building prior to Stage 2 works beginning has now been transferred to the New Lynn Kindergarten. However, the remainder of the current lease for 1 Totara Avenue must still be acquired through the Public Works Act 1981 prior to 31 March 2010.
47. Traffic delays and associated complaints are likely to increase as new signalised intersections constructed as part of TOC 1 are completed and as construction of both Stage 1 and the Interchange progress.
48. Harkers are still behind the programme agreed between the Council and Watercare for construction of the new sewer in Clark Street. This setback is affecting the programme of work for Clark Street, but Council engineers are managing the process and working alongside Watercare for the best possible outcome. Council officers have requested that Watercare consider double shifts to raise production rates.

### AUCKLAND COUNCIL TRANSITION ISSUES

49. The Local Government (Tamaki Makaurau Reorganisation) Act 2009 section 31(4)(b) imposes restrictions on Waitakere City Council's decision making capabilities in respect of a decision to adopt or amend a long-term council community plan or to adopt an annual plan.
50. The Auckland Transition Agency notified Council on 29 June 2009 that it approved the Long Term Council Community Plan 2009-2019, but issued a notice under section 20 and 31(1)(b) of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, that any decision with regards to the wider New Lynn project required specific Auckland Transition Agency confirmation prior to implementation.

51. Subsequently the Auckland Transition Agency notified Council on 31 August 2009 of approved expenditure on the New Lynn project (ATA No. 0099) and thus the recommendations in this report do not require confirmation by the Auckland Transition Agency.

**Report prepared by:** John Schermbrucker, Special Projects Manager (Programme Director: New Lynn Integrated Programme).



## 7 GARDNER RESERVE AND TODD TRIANGLE CONCEPT PLANS AND RESERVE MANAGEMENT PLAN UPDATE

### GLOSSARY

Long Term Council Community Plan 2009-2019	(LTCCP)
New Lynn Reserves Management Plan	(Management Plan)
New Lynn Transit Orientated Development	(TOD)
Notice of Requirement	(NoR)
Council's Parks and Open Space Strategic Plan	(Strategic Plan)
Reserves Act 1977	(Reserves Act)

### EXECUTIVE SUMMARY

This report presents concept plans for Gardner Reserve and Todd Triangle at New Lynn. Both concept plans form part of the New Lynn Transit Orientated Development (TOD) project which seeks to create a fully functioning transport hub at New Lynn to support the revitalisation of the New Lynn Town Centre.

The assessment within this report concludes that, as the proposed redesign of Gardner Reserve will essentially retain the existing character of the reserve, a review of the New Lynn Reserves Management Plan (Management Plan) is unnecessary with respect to this reserve. The changes proposed in relation to Todd Triangle will however result in significant changes to the character of this reserve and a partial review of the New Lynn Management Plan is required in relation to Todd Triangle.

This report seeks approval from the Infrastructure and Works Committee to publicly notify the Todd Triangle Concept Plan as a partial review to the Management Plan. The proposed consultation process and timeline is outlined in the report.

Delegation for decision making on Gardner Reserve sits with the New Lynn Community Board. The New Lynn Community Board will be considering this matter at its meeting on 1 March 2010.

### RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee resolve to:

1. **Receive** the Gardner Reserve and Todd Triangle Concept Plans and Reserve Management Plan Update report.
2. **Approve** the public notification of the proposed Todd Triangle Concept Plan as a partial review of the New Lynn Reserves Management Plan under section 41 (9) of the Reserves Act 1977.
3. **Approve** the timeline and consultation processes outlined in the report for the proposed partial review of the New Lynn Reserves Management Plan as it relates to Todd Triangle.

## BACKGROUND

1. Through the TOD project, the Council is seeking to support the revitalisation of New Lynn by providing a high quality urban environment that is pedestrian orientated and supportive of public transport. There are two aspects to this project which will impact on Council reserves. These being:
  - The extension of Clark Street through the erection of an overbridge that connects Clark Street/ Rankin Avenue with Great North Road. The grassed batter slope supporting this overbridge extends onto Gardner Reserve and has necessitated a redesign of this reserve;
  - The redevelopment of Totara Avenue to enhance the character of this historic high street by reducing traffic volumes and speed, making it a more pedestrian 'friendly' environment and enhancing street amenity. The western end of Totara Avenue will be stopped and a new link will be created to the north passing through Todd Triangle.

2. Regular updates on the TOD project have been provided to the Infrastructure and Works Committee and Council endorsed the developed designs described above at its meeting on 15 October 2008 where it was resolved as follows:

*"The Council resolved to:*

2. *Agree that the Developed Design for transport infrastructure, associated with the New Lynn Transit Oriented Development Project, as shown on the map attached at page A1 to the agenda report be approved".*

*1773/2008*

3. A Notice of Requirement (NoR) issued by the Council to designate land at New Lynn covered the works affecting Gardner Reserve and Todd Triangle. The NoR which included concept plans for Gardner Reserve was publicly notified with nine submissions being received. Only one of these (from the New Zealand Historic Places Trust) related to either Gardner Reserve or Todd Triangle and this was addressed through the inclusion of a condition requiring interpretative signs to be erected at Gardner Reserve. Council resolved to accept the Commissioner's recommendation on the NoR at a meeting of the Planning and Regulatory Committee on 9 February 2010 (resolution no. 106/2010).
4. This report is provided to ensure that the requirements of the Reserves Act 1977 (Reserves Act) are met. The Reserves Act requires Council to assess proposed changes to reserves and consider whether reserve management plan updates are required.
5. Both Gardner Reserve and Todd Triangle are included within the Management Plan which was adopted by the New Lynn Community Board in 2004.
6. Council has previously undertaken a review of the Management Plan to provide an accessway over Ambrico Reserve as part of the TOD project. The New Lynn Community Board adopted changes to the Management Plan at its meeting on 30 November 2009 as follows:

*"The New Lynn Community Board resolved to:*

2. *Approve the Ambrico Historical Reserve Concept Plan Update and that amendments to the New Lynn Reserves Management Plan be undertaken accordingly".*

*1920/2009*

7. It is proposed to reprint the Management Plan once the proposed changes outlined in this report have been approved.

## DECISION MAKING

### Issues

#### Gardner Reserve

8. Delegation for decision making on Gardner Reserve and Todd Triangle sits as follows:
  - New Lynn Community Board – Gardner Reserve; and
  - Infrastructure and Works Committee – Todd Triangle.
9. Gardner Reserve is classified as a recreation reserve under the Reserves Act and as a local reserve (walkway) under the Council's Parks and Open Space Strategic Plan (Strategic Plan).
10. In developing the concept design for Gardner Reserve, Council officers sought to transform the reserve into a more useable space that:
  - Retains and protects significant features of the reserve;
  - Provides better functionality and amenity to users;
  - Provides better and safer access for pedestrians and cyclists between Ambrico Place and the Town Centre;
  - Makes stronger physical and visual connections to the Town Centre; and
  - Integrates the reserve with the low level overbridge.
11. The resulting design incorporates a number of specific features, some of which are outlined below.
12. Elements demonstrating an association with the Gardner family (one of the founding families of New Lynn), such as the brickworks and remnant garden plantings to the west of the site (near Ambrico) have been retained. Proposed interpretative signage, ceramic inlays on the path and a reserve sign will reinforce Gardner Reserve's connection with the Gardner family and New Lynn's pottery movement. A heritage assessment of the TOD project undertaken by Dave Pearson Architects concluded that "*the current physical layout of the reserve was not considered to have any particular heritage value*" and that "*redesigning the reserve will not, therefore, result in any loss of heritage values*".
13. The important connection between Ambrico Place and the New Lynn Town Centre has been enhanced through realigning the path to provide clearer sight lines and provision of a wider path in order to make this area safer for use of both pedestrians and cyclists. Uplighting and general area lighting of the area will also support the safe use of the reserve as a pedestrian route at night. Two stairs will also provide direct access between the reserve and Clark Street.
14. General improvements in reserve amenity have also been proposed through the design of gardens, replacement of paths and installation of a toilet. The gardens will also treat stormwater run-off.
- A5 15. A copy of the Gardner Reserve Concept Plan drawings prepared by Architectus is attached at page A5.
16. The Management Plan contains policies that support the need to develop pedestrian linkages, protect the natural and cultural values of reserves, interpret these values, protect public safety and manage reserves according to their Reserves Act classification. The Management Plan does not specifically include a concept plan for Gardner Reserve.

17. While a number of changes are proposed (and in particular the introduction of the grassed batter slope), the overall form and function of the reserve as defined by paths and trees remains largely unchanged and it will continue to function as a walkway consistent with the Management Plan policy direction outlined above. Thus a partial review of the Management Plan is not considered necessary in relation to Gardner Reserve.

### **Todd Triangle**

18. Todd Triangle is classified as a recreation reserve under the Reserves Act and as a Citywide (civic) park under the Strategic Plan.
19. The Todd Triangle was originally set aside as a reserve in 1917 but has been modified on a number of occasions since then with the last major redevelopment occurring when Todd Avenue was stopped in 2005.
20. Although the proposed footprint of the reserve is quite different from that which currently exists, the proposed area covered by Todd Triangle is larger (approximately 1300m<sup>2</sup>, an increase from 1110m<sup>2</sup>) which will allow this area to be developed as a significant destination that is highly recognisable and reflective of New Lynn's identity. Todd Triangle will be contiguous with a further area of approximately 1300m<sup>2</sup> which, while serving as an access lane to the Lone Star Restaurant will essentially become a pedestrian orientated space.
21. There was initial concern that the layout changes would affect the heritage values of the reserve. However the heritage assessment undertaken by Dave Pearson Architects Limited concludes that the current layout is not considered to have high significance and this combined with the retention of the clock tower in its current position will not result in any significant loss of heritage values.
22. The design retains the totara tree in its current position and encompasses the heritage-listed phoenix palm within the reserve. It also includes design features such as brick seating and anticipates the erection of sculptures as a means of reinforcing the identity of New Lynn.
23. As well as promoting the important connection with New Lynn's brickworks, the low brick wall on the edge serves to create a sense of enclosure for the reserve. The grassed mounds and street trees to the west will screen the reserve from the Great North Road and thereby assist in enhancing the amenity of the reserve.
24. Improvements to reserve amenity will also be achieved through the inclusion of a shelter, seating and garden areas.
25. The paving treatment proposed is in line with the wider New Lynn development.
- A6-A8 26. A copy of the Todd Triangle Concept Plan drawings prepared by Architectus is attached at pages A6 to A8.
27. As the changes proposed in relation to providing for vehicular access through Todd Triangle are not provided for within the Management Plan, and will result in a significant change to the character of the reserve, a partial review of the Management Plan under section 41(9) of the Reserves Act is considered appropriate in relation to Todd Triangle.

### Consideration of Community Views

28. There has been extensive consultation undertaken with the community through the wider TOD project. This has included a number of informal discussions through public open days and meetings with interest groups and affected landowners. Formal consultation has also been undertaken through Long Term Council Community Plan 2009-2019 (LTCCP), Annual Plan and NoR processes.
29. However in order to meet Reserve Act requirements, Council is also required to follow a prescribed consultation process where significant changes to reserve management plans are proposed. The community consultation proposed for the partial review of the Management Plan as it relates to Todd Triangle as set out in Table 1 below meets these requirements. Consultation will be undertaken jointly with initiatives proposed as part of wider TOD project where possible.
- A6-A8 30. The Todd Triangle Concept Plan drawings provided by Architectus and referenced earlier in this report (attached at pages A6 to A8) would form the basis for discussions with the community through the consultation process.

Month	Consultation Proposed
March 2010	Public notification requesting submissions on the Todd Triangle Concept Plan (two month submission period).
	Meetings with interest groups associated with Todd Triangle where appropriate.
	Public open day at New Lynn Community Centre to present draft Todd Triangle Concept Plan and receive comments and feedback.
April 2010	Second public open day.
May 2010	Close of submissions.
June 2010	Hearings of submissions by the Infrastructure and Works Committee on draft Todd Triangle Concept Plan (Information report to New Lynn Community Board).
	Amendments to Todd Triangle Concept Plan based on submissions.
July 2010	Report to the Infrastructure and Works Committee to: <ul style="list-style-type: none"> <li>• Hear submissions on proposed Todd Triangle Concept Plan.</li> <li>• Consider amendments to Todd Triangle Concept Plan where appropriate.</li> <li>• Adopt Todd Triangle Concept Plan (including any amendments) and approve update to Management Plan.</li> </ul>

**Table 1: Proposed Community Consultation for Management Plan Review**

### STRATEGIC CONTEXT

31. The proposed redevelopments of both Gardner Reserve and Todd Triangle at New Lynn are part of the New Lynn TOD project. The TOD project has been identified as one of the Council's top five projects and represents a substantial investment in the LTCCP. The TOD project seeks to create a fully functioning transport hub at New Lynn to support the revitalisation of the New Lynn Town Centre.
32. The New Lynn TOD project delivers on the following community outcomes:
- Strong economy;
  - Sustainable and Integrated Transport; and
  - Urban and Rural Villages.

33. The New Lynn TOD project is aligned with the following strategies:
- Economic Wellbeing – a catalytic environment for a flourishing and resilient community;
  - Transport – a sustainable multi-modal transport system that is integrated to land use and contributes to Waitakere as an eco city;
  - Growth Management – a dynamic network of vibrant town centres and neighbourhoods with a social, physical and natural fabric providing housing choice and employment opportunities for all; and
  - The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre.
34. Reserve management plans are prepared under the Reserves Act and in the context of the Waitakere Parks and Open Space Strategic Plan 2009 and the Council's wider strategic direction.
35. This report provides an assessment of the proposed redevelopments against the Management Plan.

### CONSULTATION

36. Consultation for the partial review of the Management Plan is outlined in this report and meets all the relevant consultation requirements of the Local Government Act 2002 and Reserves Act.
37. The proposed redevelopments of both Gardner Reserve and Todd Triangle were reported to the New Lynn Community Board on 1 March 2010. It has been recommended that the Board adopt the Gardner Reserve Concept Plan. A verbal update will be provided at the Committee meeting on the outcome of the Board meeting.

### RESOURCES

38. Budget will be required for the public notification of the proposed review. These costs of approximately \$5,000 will be met within the Parks Planning and Analysis Budget.

### IMPLEMENTATION ISSUES

39. The implementation of the proposed design for Todd Triangle will alter the reserve 'footprint' in that some land previously identified as reserve would become road reserve and vice versa. Procedures to formally amend the respective reserve and road boundaries through reserve reclassification and road stopping could be instigated following the Management Plan review in order to provide certainty to the community and ensure that maintenance responsibilities are clearly defined.

### AUCKLAND COUNCIL TRANSITION ISSUES

40. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Sarah Smellie, Parks Planner.



## 8 AUCKLAND SUSTAINABLE DEVELOPMENT CENTRE – OLYMPIC PARK

### GLOSSARY

Auckland Sustainable Development Centre	(ASDC)
EcoMatters Environment Trust	(EcoMatters)
Olympic Park, New Lynn	(the Park)
Olympic Park Recreational Reserve - Reserve Management Plan	(Management Plan)
Reserves Act 1977	(Reserves Act)
Waitakere Parks and Open Space Strategic Plan	(Strategic Plan)

### EXECUTIVE SUMMARY

This report presents a proposal by EcoMatters Environment Trust (EcoMatters) to expand their current activities at Olympic Park, New Lynn (the Park) and establish the Auckland Sustainable Development Centre (ASDC).

The Council has supported the concept of developing the ASDC in response to a submission by EcoMatters on the draft Long Term Council Community Plan 2009-2019 and Council officers are working with EcoMatters to develop a business plan for it.

The proposed ASDC would involve expanding or changing the use of existing buildings as well as establishing new buildings within the Olympic Place precinct occupied by EcoMatters. Thus, approval from the Council, in its capacity as landowner, is necessary in order for EcoMatters to proceed further with this project.

The assessment within this report concludes that the Olympic Park Recreational Reserve – Reserve Management Plan (Management Plan) generally provides for both the erection of additional buildings in the vicinity of EcoMatters House/ Olympic Place and the wider education activities within the Park and thus, it is considered that a review of the Management Plan is not required.

This report recommends that the Infrastructure and Works Committee provide approval in principle to the ASDC proposal and direct the Chief Executive Officer to continue to work with EcoMatters in relation to the design of the proposed building and investigate any implementation issues that may arise.

The EcoMatters proposal is being reported to the New Lynn Community Board on 1 March 2010 and discussed with other Park lessees in February 2010. A verbal update on these discussions will be provided at the Infrastructure and Works Committee meeting.

### RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee resolve to:

1. **Receive** the Auckland Sustainable Development Centre – Olympic Park report.
2. **Approve**, in principle, the establishment of the Auckland Sustainable Development Centre by EcoMatters Environment Trust at Olympic Park, New Lynn as described in EcoMatters' proposal dated 10 February 2010.
3. **Direct** the Chief Executive Officer to work with the EcoMatters Environment Trust in relation to the design of the proposed buildings for the Auckland Sustainable Development Centre at Olympic Park and to investigate any implementation issues that may arise.

## BACKGROUND

### EcoMatters

1. EcoMatters, a charitable trust was established in 2002 to engage and work with the community of Waitakere on urban environmental issues.
2. Since 2004, EcoMatters, along with three partner organisations (Keep Waitakere Beautiful, Tag Out and Weedfree) have been based at the Park.
3. Community-based environmental programmes delivered by EcoMatters include initiatives in the areas of water conservation, energy efficiency, sustainable transport, waste minimisation, stream and riparian restoration and community education. These have received strong community support.
4. A Partnering Statement signed on 5 October 2007 acknowledged the work EcoMatters does towards delivering the Council's strategic direction, clarified the relationship between the two organisations, and provided for the development of a shared work programme in relation to projects of mutual interest.
5. In May 2009, EcoMatters made a submission to the draft Long Term Council Community Plan 2009-2019 seeking support for the extension of the Sustainable Living Centre at the Park. While not providing financial resources, the Council indicated support for the development of an ASDC and committed to continuing to work with EcoMatters to assist in planning to establish the centre and securing resources for the project.

### Proposed expansion – Auckland Sustainable Development Centre

6. Over the past six months, EcoMatters have begun planning for the expansion of their existing premises at the Park into the ASDC which is intended to cater for the Auckland region. This exercise has now reached the point where issues relating to the use of the Park need to be considered before EcoMatters can proceed any further.
7. EcoMatters (and partner trusts) currently operate out of three buildings on Olympic Place.
8. The proposed ADSC will continue to provide for the activities of EcoMatters and their partner trusts together with the (West) Auckland Resource Centre. The proposal includes expanding or changing the use of existing buildings at Olympic Place and also includes new buildings within the precinct that they occupy. The proposed buildings would consist of:
  - An **administration building** (Building A) to include office functions, education and meeting facilities, laboratory and work spaces for students and underground parking. The building would be sited on the current Sustainable Living Centre site and would itself demonstrate sustainable practices in a commercial context. Some facilities may be available for hire;
  - Three **demonstration homes** (Building B) under an atrium linked to the existing Ecohouse;
  - An **eco-café** (Building C) in the existing Station Masters house which currently houses administration staff of the four trusts. In addition to providing a normal range of café services, the café will also provide education functions and demonstrate how small to medium sized service-type businesses could operate in a sustainable manner;

- A **research and product centre** (Building D) adjoining the gymnasium to house equipment and research facilities for the Tag Out and Weedfree Trusts and the activities of the (West) Auckland Resource Centre. Some facilities may be available for hire; and
  - The existing **Trusts EcoHouse** (Building G).
9. Proposed ASDC activities would continue to occur in the wider Park (as they currently do) in order to demonstrate sustainable gardening and best practice interventions for issues such as waste and stormwater management, stream and riparian management and ecological restoration.
- A9-A17 10. A copy of the EcoMatters ASDC proposal dated 10 February 2010 which includes layout plans is attached at pages A9 to A17.

### **Olympic Park management**

11. The Park is a Citywide reserve and as such the delegation for decisions relating to it sits with the Infrastructure and Works Committee.
12. The Management Plan guides the management of the Park. An assessment of the ASDC in relation to the Management Plan is included later in this report.
13. The Park is divided into a number of parcels. The Management Plan indicates the status of these areas affected by building activities as follows:
- Site of Buildings B, C and G and centre activities - gazetted as Local Purpose Reserve (Community Buildings) under the Reserves Act 1977 (Reserves Act); and
  - Sites of Buildings A, D and F – Recreation Reserve.
14. EcoMatters and partner trusts currently hold leases for the:
- Sustainable Living Centre (expiring 1 March 2013);
  - Tag Out and Weedfree Trusts office (application for renewal being processed); and
  - Now House (expired, November 2009).
15. The Park provides for a mix of organised sport and informal and passive recreation opportunities and there are a number of other lessees with an interest in the Park including the Western Indoor Bowling Association, Lynndale Amateur Athletic and Harrier Club, Waitakere Gymnastics Club, Bay Olympic Soccer Club and the New Lynn Citizens Brass Band (which is currently in the process of relocating).

## **DECISION MAKING**

### **Issues**

#### **Establishment of the Auckland Sustainable Development Centre**

16. The Council has supported the concept of developing the ASDC in response to a submission by EcoMatters on the draft Long Term Council Community Plan 2009-2019.
17. Council officers have been working with EcoMatters to develop a business plan for the development of the ASDC. It is planned to seek support for the business plan from the Policy and Strategy Committee at its meeting scheduled to be held on 8 April 2010.

18. The buildings and activities outlined under paragraphs 8, 9 and 10 above are central to the development of the ASDC. For this reason, approval from the Council in its capacity as landowner is necessary in order for EcoMatters to proceed further with this project.
19. Council officers have been working with EcoMatters regarding the location of the proposed buildings and consider that the spatial arrangement proposed will allow for the expansion while being sensitive to other uses and qualities of the Park.
20. Clustering buildings around Olympic Place near existing buildings will mean that those areas of the Park currently used for informal recreation will remain unaffected by the proposed buildings.
21. The proposed redevelopment of Olympic Place seeks to respond to existing buildings and site conditions. There are no buildings proposed immediately to the east of the existing car park. This will protect views towards the Avondale Stream and ensure connectivity through to the bulk of the Park. The main administration building will be sited on the current Sustainable Living Centre site adjacent to the service station.
22. There is one new building site proposed (Building D). Council officers consider that sleeving the gymnasium with this building could provide an opportunity to decrease the visual prominence of the existing building and create a more active edge to the Park. Improving the appearance of existing buildings is consistent with Policy 3.5 of the Management Plan.

#### **Reserve Management Plan Assessment**

23. The primary purpose of the Park as described in the Management Plan is to *“provide an integrated mix of organised sport and informal and passive recreation opportunities to attract local users, while enhancing the natural processes in the park in accordance with Waitakere City Council’s Green Network Strategy”* and the Management Plan contains objectives and policies to give effect to this.
24. Activities of EcoMatters (and partner trusts) were only being planned when the Management Plan was being developed, and as a consequence the Plan makes limited reference to the buildings and activities of EcoMatters. However car parking and landscaping policies within the Management Plan support many of EcoMatters initiatives (both current and proposed) including:
  - modelling best practice in terms of stormwater management;
  - enhancing the amenity and ecological values of the reserves and in particular in riparian areas; and
  - setting aside areas for conservation gardens, displaying local ecosystem plants and demonstrating stormwater treatment techniques for educative purposes.
25. The main issue identified in the Management Plan is the potential over-development of the site and Policy 2.4 signals an intention to limit new buildings or extensions to new buildings to those associated with sporting or education functions. The policy specifically identifies an opportunity for providing additional buildings in the vicinity of the EcoMatters House. Where buildings are proposed, the policy requires careful consideration of building design in order to enhance the amenity of the area. It is considered that the proposed extension of the existing buildings and the siting of new buildings appropriately consider the broader uses and amenity of the Park.

26. The Management Plan identifies recreation and recreation areas within the Park. Under the proposal, these areas are unaffected and maintain the intention of the Management Plan. The proposed developments are contained within the existing education precinct at Olympic Place.
27. Given the above and having regard to the proposal as described by EcoMatters, it is considered that the Management Plan generally provides for both the erection of additional buildings in the vicinity of EcoMatters House/ Olympic Place and the wider education activities within the Park. Thus, it is considered that a review of the Management Plan is not required.
28. However, it is recognised however that the EcoMatters proposal may evolve and that the implications of any significant changes in scope may necessitate a reassessment of the proposal in terms of the Management Plan. Council officers will continue to work with EcoMatters to further develop the proposal and report back to the Infrastructure and Works Committee if further assessments of the Management Plan are required due to changes in the scope of the proposal.

### **Consideration of Community Views**

29. Community consultation was undertaken as part of the development of the Management Plan. As noted above, the Management Plan generally provides for the erection of additional buildings in the vicinity of EcoMatters House/ Olympic Place and the wider education activities of EcoMatters (and partner trusts) within the Park. Therefore, the consideration of community views via a formal review of the Management Plan is not required.
30. Council officers propose to meet with other Park lessees to gain feedback on the proposals. These meetings had not taken place at the time of writing this report. A verbal update will be provided at the meeting of the Infrastructure and Works Committee to be held on 3 March 2010 on the outcome of these discussions.

### **STRATEGIC CONTEXT**

31. EcoMatters' activities contribute to achieving a number of community outcomes. In particular those relating to the Green Network, Strong Communities, Sustainable Environment, Toiora (healthy lifestyles), Urban and Rural Villages, Whaiora (environmental protection) and Working Together.
32. EcoMatters' activities are aligned with Council's strategic direction in the following ways:
  - Environment Strategy – network of green, clean air, clean water and nothing wasted;
  - Transport Strategy – a sustainable multi-modular transport system that is integrated with land use and contributes to Waitakere as an eco city. EcoMatter's activities have a particular focus on promotion of low impact design and effective stormwater management.
33. Reserve management plans are prepared in the context of the Waitakere Parks and Open Space Strategic Plan (Strategic Plan) which contains objectives and policies based on the Council's strategic direction; relevant national, regional and local strategies; and legislation. EcoMatters activities are consistent with the following objectives in this Strategic Plan:
  - To protect and enhance a resilient Waitakere ecosystem;
  - Shape urban form through community character and interweaving natural and built environments;
  - Empower communities with stewardship and sense of identity; and
  - Continually improve planning and management of open spaces and seek safe, sustainable and healthy environments.

34. This report provides an assessment of the proposal against the Management Plan.

### **CONSULTATION**

35. Consultation with key staff across the Council has taken place in preparing this report including the Acting Director City Services, Parks Assets, Strategic Planning and Transport Assets.
36. Council officers regularly meet with EcoMatters to discuss issues of mutual interest and will continue to do so in relation to extension of existing activities and the development of the ASDC.
37. Existing Park lessees are being consulted with regards to the proposal.
38. Public consultation was undertaken during the development of the Management Plan. This plan supports EcoMatters' activities and the establishment of further buildings in the vicinity of Olympic Place. No further public consultation is proposed.
39. EcoMatters' proposal is being reported to the New Lynn Community Board in March for its information. A verbal update will be provided at the Committee meeting regarding any issues raised by the Board.

### **RESOURCES**

40. Based on there being no requirement for a review of the Management Plan there is no further budget requirements for Council at this stage. Ongoing discussions with EcoMatters will continue to require staff time.
41. EcoMatters is currently developing a business plan which will consider funding for the ASDC. This is being reported to the Policy and Strategy Committee on 8 April 2010.

### **IMPLEMENTATION ISSUES**

42. A reserve reclassification process (from recreation to local purposes) was followed in order to enable EcoMatters to initially establish on the existing site. A similar process is likely to be required if buildings are proposed on land classified for recreation purposes under the Reserves Act.
43. Once the proposal is refined Council officers will determine if reclassification is necessary and if this is required, a report will be provided to the Infrastructure and Works Committee for consideration.
44. Depending on the finalised footprint for Building A, a road stopping procedure may need to be instigated for the unused portion of Clark Street which is currently managed as part of the Park.
45. Lease arrangements with EcoMatters will need to be reviewed to accommodate any new buildings and expanded range of activities.

## AUCKLAND COUNCIL TRANSITION ISSUES

46. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Sarah Smellie, Parks Planner.



## 9 TE ATATU PENINSULA COMMUNITY CENTRE AND LIBRARY STATUS UPDATE

### GLOSSARY

Long Term Council Community Plan 2009-2019	(LTCCP)
Rawlinsons Quantity Surveyors Limited	(Rawlinsons)
Registration of Interest	(ROI)
Te Atatu Peninsula	(TAP)
Te Atatu Peninsula Town Centre Concept and Implementation Plan	(TCCIP)

### EXECUTIVE SUMMARY

The purpose of this report is to provide the Infrastructure and Works Committee with a status update on the project to redevelop Te Atatu Peninsula (TAP) Community Centre and Library.

This report provides a summary of the recent background history to this proposed project and presents information regarding alterations to the approved concept plans that have resulted from discussions with the developers of two adjacent sites.

The report seeks to obtain the Infrastructure and Works Committee's endorsement to proceed with the tender to engage professional design services to continue the design development of TAP Community Centre and Library on the basis of the amended concept design.

### RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee resolve to:

1. **Receive** Te Atatu Peninsula Community Centre and Library Status Update report.
2. **Approve** the tender process to engage consultants to further develop Te Atatu Peninsula Community Centre and Library design on the basis of an amended version of the previously approved concept design option C.

### BACKGROUND

1. TAP Community Centre and Library project was last reported to the Infrastructure and Works Committee at its meeting held on 3 December 2008.

### Concept Design Development

2. Following a competitive tender process, contracts to produce concept designs and budget estimates were awarded to Creative Spaces Limited and Rawlinsons Quantity Surveyors Limited (Rawlinsons) respectively on 20 December 2007.
3. In order to fully explore the development potential of the site where the existing Community Centre, Library and car park are located, a brief was issued to Creative Spaces and Rawlinsons that required three specific scenarios be explored. In summary these scenarios were:
  - (a) Redevelopment of the existing facilities to meet the identified future needs of the TAP Community Centre and Library for a target, all-inclusive budget of \$5 million;
  - (b) Demolition of the existing TAP Community Centre and Library and the construction of a new facility for a target, all-inclusive budget of \$10 million; and
  - (c) Demolition of the existing TAP Community Centre and Library and the construction of a new facility with a residential and or commercial component that could attract investment from a private developer with a maximum net cost to the Council of \$10 million.
4. Following a quadruple bottom line analysis of the resulting concept designs, it was recommended to the Infrastructure and Works Committee that the concept option which addressed scenario C was the best overall solution. As a result of this recommendation, the Infrastructure and Works Committee meeting held on 3 December 2008 resolved as follows:

*“The Infrastructure and Works Committee resolved to:*

2. **Approve** the commencement of a tender process to engage consultants to further develop Te Atatu Peninsula Community Centre and Library concept design option C to a level that allows the engagement of a private development partner and to resolve land re-zoning and divestment issues.
3. **Invite** the Long Term Council Community Plan and Annual Plan Committee to allocate \$207,000 from the Annual Plan 2008/2009 for the interim redecoration of the Te Atatu Peninsula Community Centre.”

2049/2008

5. Following the approval of funding for the interim redecoration of TAP Community Centre, two contracts were let to repaint the interior of the facility and lay new carpets in the meeting room and activity room. Both these contracts have been completed. In addition to this, a refurbishment of the TAP Community Centre toilets and kitchen has also been undertaken.

### Te Atatu Peninsula Town Centre Concept and Implementation Plan

6. In December 2008, the Policy and Strategy Committee adopted the Te Atatu Peninsula Town Centre Concept and Implementation Plan (TCCIP). The Policy and Strategy Committee resolved as follows:

*“The Policy and Strategy Committee resolved to:*

2. **Agree to adopt** the updated Te Atatu Peninsula Town Centre Concept and Implementation Plan, dated October 2008”.

2088/2008

7. The TCCIP provides a strategic framework and vision for the future of TAP and includes a number of actions including:
  - The development of a District Plan change to give effect to Council's Managing City Growth (Plan Change 16) and Citywide Urban Design (Plan Change 18 Urban) plan changes;
  - Consultation with landowners to deliver development outcomes in TAP Town Centre;
  - The implementation of a TAP parking management plan;
  - Working with businesses and landowners to provide continued support for TAP Business Improvement District; and
  - Redevelopment of the existing TAP Community Centre and Library.

## DECISION MAKING

### Project Status

8. In response to the resolution by the Infrastructure and Works Committee, consultation took place with key landowners in TAP Town Centre. These discussions revealed that a redevelopment of the two lots of land adjacent to TAP Community Centre and Library is being considered.
9. Given the potential for improvement to TAP Town Centre offered by these possible developments, the Council worked with the adjacent landowners to investigate how to deliver an integrated and improved outcome for the TAP Town Centre core. As part of this work, the Council reviewed its concept design to ensure that the Council's redevelopment of the TAP Community Centre and Library would not be compromised by the future adjoining developments.
10. As a result of the above mentioned discussions, it became evident that the following changes to the Council's approved concept design would be necessary:
  - Deletion of the open courtyard between the TAP Library and Community Centre;
  - A reduction of the TAP library building footprint and the addition of a first floor to retain the required floor area;
  - Deletion of the ground floor retail space as new retail provision will be provided for elsewhere in the wider TAP Town Centre, this allows the Council to focus on core community services; and
  - Deletion of the proposed apartment block as private developers are in a better position to deliver this elsewhere in the TAP Town Centre.
- A18-A19* 11. A copy of a sketch plan proposal of the revised Library and Community Centre concept is attached at page A18. A copy of the Council's approved concept design is attached at page A19 for reference.
12. In accordance with the Infrastructure and Works Committee's approval to proceed with the tender process to engage consultants to further develop the concept design for TAP Community Centre and Library, an open invitation for registrations of interest (ROI) was issued on 19 January 2010.
13. The ROI process closed on 2 February 2010, with 14 submissions being received. Following the evaluation of the submissions, approval will be sought from the Tenders Subcommittee to issue tender invitations to a shortlist of five architectural practices.

## STRATEGIC CONTEXT

14. The redevelopment of TAP Community Centre and Library was included in the Long Term Council Community Plan 2009-2019 (LTCCP).
15. The redevelopment of TAP Community Centre and Library delivers on the following community outcomes:
  - Strong Economy;
  - Vibrant Arts and Culture; and
  - Urban and Rural Villages.
16. The redevelopment of TAP Community Centre and Library is aligned with the following strategies:
  - Economic Wellbeing – a catalytic environment for a flourishing and resilient community;
  - Social – supporting learning and literacy and providing a built environment that is accessible, sustainable and promotes health and wellbeing; and
  - Growth Management – a dynamic network of vibrant town centres and neighbourhoods with a social, physical and natural fabric providing housing choice and employment opportunities for all.

## RESOURCES

17. Table 1 below shows the amounts that have been approved in the Annual Plan 2009/2010 and entered into the LTCCP for this project. It is expected that the funding approved under the Annual Plan 2009/2010 will be reforecast at 30 June 2010 and a significant portion will be carried forward to the 2010/2011 financial year.

Details	2009/2010 Annual Plan	2010/2011 Financial Year	2011/2012 Financial Year	2012/2013 Financial Year
<b>Leisure</b>				
Te Atatu Peninsula Community Centre Redevelopment	2,128,000	0	0	0
<b>Libraries</b>				
Te Atatu Peninsula Library	2,442,000	0	528,000	5,411,000

**Table 1: LTCCP Budget**

18. Table 2 below shows the current estimated implementation timeline of the next key project stages:

Activity / Project Stage	Estimated Completion
Engagement of design resources	May 2010
Approval of developed design	June 2010
Completion of detailed design	July/August 2010
Obtain building consent	September 2010
Obtain resource consent	October 2010

**Table 2: Estimated Implementation Timeline**

## IMPLEMENTATION ISSUES

### Design Process

19. This report is seeking approval to engage the external design resources required to continue the development of the new TAP Community Centre and Library. Due to the establishment of the new Auckland Council on 1 November 2010 and associated staff reorganisation, it is proposed that this project be progressed to a consented detailed design stage. The completion of the detailed design and consent stages will allow a complete package of work to be handed to the new Auckland Council for implementation.
20. Based on previous experience and recent tenders for similar work, the expected value of the professional services contracts required to complete the detailed design of the new TAP Community Centre and Library is approximately \$1.2 million.

### Consent Issues

21. In light of the proposed District Plan change for TAP under the TCCIP and the deletion of the apartment block from the approved concept design, it is envisaged that the non-complying aspects of this project will be minimised which in turn will simplify the resource consent approval process in comparison to the Council's previously approved concept design.

## AUCKLAND COUNCIL TRANSITION ISSUES

22. The decision making proposed in this report is not constrained by section 31 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009, as it does not directly or because of its consequences: significantly prejudice the reorganisation, significantly constrain the powers or capacity of the Auckland Council or any subsidiary of the Auckland Council following the reorganisation, or have a significant negative impact on the assets or liabilities that are transferred to the Auckland Council as a result of the reorganisation.

**Report prepared by:** Steve Burris, Senior Engineer, Special Projects.

