

20 **HENDERSON LIBRARY AND CIVIC CENTRE DEVELOPMENT - PROPOSED ELECTED MEMBER WORKING PARTY**

**PURPOSE OF THE REPORT**

This report seeks the Council's approval for establishing an elected member working party for ongoing liaison and communication throughout the design and construction of the Henderson Library and Council Civic Centre projects.

**BACKGROUND**

At its meeting of 18 December 2002, the Council decided to go ahead with the development of the Henderson Library and associated Citizens Advice Bureau, car parking building and civic open space in the Ratanui Street/Trading Place car park in conjunction with the UNITEC campus development, while at the same time developing the Civic Centre adjacent to the Railway Station on the ex Carter Holt land in Henderson Valley Road. The Council also resolved that the two projects be run simultaneously with a completion date of December 2005.

**STRATEGIC CONTEXT**

Henderson is one of the three major town centres in Waitakere City and is recognised as a key centre in the Urban Strategy. It is the city's most centrally located town centre. It is located on the rail corridor and has the largest percentage of retail floor-space and community facilities. There has been significant recent investment, notably at Westfield's West City Mall, Sel Peacock Drive retirement complex and Council's Aquatic Centre. There is significant opportunity for further development and redevelopment. Good planning and co-ordination are essential to ensure Henderson consolidates its critical position as a key working environment and employment locality, hence furthering Council's objectives in creating a sustainable City.

The Henderson Library/UNITEC Campus development and Civic Centre project will play a pre-eminent role in catalysing the redevelopment of the Henderson Town Centre, providing two major cornerstones within the town centre. An analysis of the TBL benefits of the projects has identified significant economic, social and economic benefits to the City from the two projects.

The projects in particular will catalyse the redevelopment of the Henderson Town Centre, provide a leading edge example of transit supportive development, increase street and pedestrian activity within the town centre, allow the south-western portion of Henderson to be opened up to integration with the rest of the town centre, provide a "civic heart" and substantial boost to the "business address" of Waitakere City, provide significant improvement in access to tertiary education for the City's residents and provide a significant boost to the economic activity within Waitakere City.

**ISSUES**

As part of the process of developing significant community projects, it is considered important to establish an Elected Members Working Party to liaise with staff over the projects. Similar arrangements have been successfully implemented on other major projects.

There is currently in existence a small Elected Member working party dealing with Communications around the Civic Centre project. It is however felt that the project would benefit from a wide involvement of the whole Council to ensure that progress on both projects is in the best interests of the wider community.

**AI**

There is currently in existence a Project Control Group for the Henderson Library / UNITEC Campus project, made up of Waitakere City Council staff and UNITEC staff which is subject to a legal Heads of Agreement between the two parties which outlines the decision making process for the project. Another report on this agenda recommends the set up of a joint liaison group between the UNITEC Council and Waitakere City Council.

### **Working Party Role**

The role of the working party would be to assist Council staff to successfully plan and implement the projects to ensure progress is in the best interests of Henderson and the city as a whole.

The Working Party would be in a position to provide informal guidance on processes for the project including community consultation, design specification, and initial feedback on design issues as they arise to staff and the design team.

The group would also be a key channel for the exchange of views, information, issues and concerns between staff and elected members and the residents and ratepayers they represent.

As per the Heads of Agreement between UNITEC and Waitakere City Council, decision making for the Henderson Library/UNITEC Campus project would rest with the Council and Committees of Waitakere City Council and UNITEC, or where delegations exist, with the joint Waitakere - UNITEC Project Control Group.

Decision making for the Civic Centre project would rest with the Council and Committees of Waitakere City Council, or where delegations exist, with staff on the Project Control Group.

### **Project Scope**

The Henderson Library/UNITEC Campus development project on the Ratanui Street & Trading Place car park will incorporate:

- A new public Library and Citizens' Advice Bureau, incorporating tertiary library facilities for UNITEC.
- A tertiary building incorporating teaching and office space for UNITEC.
- A car parking building, vehicle lane and associated on-site parking.
- A landscaped public town square and open space.
- Art works integrated into the design of buildings and site landscaping.
- Installation of appropriate energy efficient services and sustainable construction methods and materials.

The Civic Centre development project at 2-6 Henderson Valley Road will incorporate:

- A new Civic Centre.
- Associated on-site parking.
- A landscaped open space area.
- A connection across the rail corridor to Rainside Avenue.
- Art works integrated into the design of buildings and site landscaping.
- Installation of appropriate energy efficient services and sustainable construction methods and materials.

The scope of the projects is also aimed at providing the opportunity to:

- Increase street and pedestrian activity in the main street thus supporting adjacent shops and businesses and revitalising the town centre.
- Contribute to the development of a Central Business District for Waitakere City.
- Integrate with proposed improved vehicle and pedestrian connections from existing streets into the sites.
- Encourage the use of public transport services.
- Generally, anchor and support a continued programme of revitalisation for Henderson which will contribute to Council's strategic direction of building intensified urban communities with a strong local economy, based on sustainable, dynamic centres linked to a transport interchange.

## **RESOURCES**

It is envisaged that the working party would meet on a monthly basis throughout the projects term with meetings facilitated by staff and attended by UNITEC Council members and staff, the Architects and Design Teams as appropriate.

**NOTE:** It is proposed that Elected Members will serve on this working party on a voluntary basis until the new remuneration system commences on July 2003.

## **CONCLUSION**

In line with the approach adopted for other community building projects, and recognising the significant effect this project will have across the City, it is suggested that the proposed Working Party be made up of all Councillors and the chair of the Henderson Community Board.

## **RECOMMENDATIONS**

1. That the information be received.
2. That a working party consisting of all Councillors and the Chair of the Henderson Community Board be set up to act as a liaison and communication forum regarding the Henderson Library/UNITEC Facility and Civic Centre Projects.
3. That this report be forwarded to the Henderson Community Board.

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