



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

INFRASTRUCTURE AND WORKS COMMITTEE

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

DATE: **Wednesday, 5 March 2008** **TIME:** **9.30 am**

VENUE: **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

to consider the business as set out herein and to take any necessary action connected therewith.

28 February 2008

Desiree Tukutama
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8815

MEMBERSHIP:

Councillors	DQ	Battersby, JP (Chairman)
	RP	Dallow, QPM, JP (Deputy Chairman)
	BA	Brady, JP
	JM	Clews, QSO, JP
	RI	Clow
	LA	Cooper, JP
	AK	Corban, OBE, JP
	MM	Jolley
	PG	Mitchell

Mayor RA Harvey, QSO, JP (ex officio)
Deputy Mayor (ex officio)

(Quorum 5 members)

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(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE INFRASTRUCTURE AND WORKS COMMITTEE
TO BE HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON WEDNESDAY, 5 MARCH 2008
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 Elected 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, 30 January 2008

RECOMMENDATION

That the minutes of the Meeting of the Infrastructure and Works Committee held on Wednesday, 30 January 2008, as circulated, be taken as read and now be confirmed.



5 PLACEMENT OF A MEMORIAL PLAQUE ON OLYMPIC PARK

PURPOSE OF THE REPORT

The purpose of this report is to seek approval from the Infrastructure and Works Committee for the placement of a memorial plaque on Olympic Park.

BACKGROUND

Olympic Park is a Citywide park therefore jurisdiction for development on this park resides with the Infrastructure and Works Committee.

New Lynn Community Board

At the meeting of 4 February 2008, the New Lynn Community Board resolved:

“That the New Lynn Community Board recommend to the Infrastructure and Works Committee to approve the placement of a memorial plaque on Olympic Park in memory of Bill Buchanan.”

93/2007

In addition, at the New Lynn Community Board meeting of 30 April 2007, the Chairman's report acknowledged the passing of Bill Buchanan, former New Lynn Community Board member, Portage Licensing Trust member and supporter of the development of Olympic Park, who passed away in April 2007.

The New Lynn Community Board resolved:

“That some form of recognition be given by Council and New Lynn Community Board in acknowledgement of WD Buchanan's contributions to the New Lynn community.”

747/2007

Olympic Park has been developed as a result of collaboration between a number of different organisations, working through the Olympic Park Trust.

In recognition of the contribution made by Bill Buchanan in support of the development of Olympic Park, the Olympic Park Trust has proposed to place a memorial plaque on Olympic Park.

STRATEGIC CONTEXT

Council has adopted a platform of 'Strong Communities', which addresses the Council's commitment to encouraging a strong sense of belonging by creating ways for people to contribute to their communities, creating and supporting places where people can gather and facilitating ways to bring people together around practical projects.

The Draft Memorial on Parks Policy outlines the requirements and considerations for the placement of plaques on parks. The policy provides the following guidelines for the approval of plaques on parks:

They shall be approved in the following cases:

- In recognition of an important historical figure or important person associated with the area;
- In recognition of an organisation or community group involved in the development of the area;

- In recognition of someone who has come to a misadventure on the park;
- In recognition of a significant event. These events may include visits by Royalty, Heads of State and other dignitaries, commemoration of international, national and local events, anniversaries of community organisations and other events of a civic nature may be considered appropriate for formal recognition;
- In recognition of the opening or unveiling of the park or major facility on the park.

ISSUES

Inscription

The inscription on the proposed plaque will remember Bill Buchanan and recognise his contribution towards the development of Olympic Park.

Location

The location of the plaque is yet to be decided.

RESOURCES

The memorial plaque will be fully funded by the Olympic Park Trust.

CONCLUSION

It is considered that the placement of a memorial plaque on Olympic Park is consistent with Council's commitment to encouraging a strong sense of community and with the requirements and considerations of the Draft Memorial on Parks Policy.

RECOMMENDATIONS

1. That the Placement of a Memorial Plaque on Olympic Park report be received.
2. That the Infrastructure and Works Committee approve the placement of a memorial plaque on Olympic Park in memory of Bill Buchanan at a place to be determined and at the cost of the Olympic Park Trust.

Report prepared by: Sarah Natac, Customer Liaison Officer, Parks and Open Space.



6 PARRS PARK CONCEPT UPDATE AND WAITAKERE AQUATIC AND ICE CENTRE DEVELOPMENT

GLOSSARY

Parrs Park Reserve Management Plan	(Management Plan)
Waitakere Aquatic and Ice Centre Charitable Trust	(the Trust)
Auckland Regional Physical Activity and Sports Strategy	(ARPASS)
Northern Strategic Growth Area	(NorSGA)

PURPOSE OF THE REPORT

The purpose of this report is to outline a proposal for the re-development of the existing Waterhole Swimming Centre at Parrs Park with the inclusion of a dedicated curling rink to create a Waitakere Aquatic and Ice Centre. The report also outlines a proposed update of the concept for the northern (undeveloped) end of Parrs Park that has been developed in consultation with existing park leaseholders and which includes the proposed Waitakere Aquatic and Ice Centre. The report requests consideration of this concept for public notification and consultation as partial review of the Parrs Park Reserve Management Plan (Management Plan) under Section 41(9) of the Reserves Act 1977. The report also requests approval of a consultation process and timeline for the proposed partial review of the Parrs Park Management Plan.

BACKGROUND

At the 8 February 2007 meeting of the City Development Committee a report was presented regarding requests Council had received for provision of facilities for Auckland Curling and Extreme Trampoline. The following resolutions were made:

“That the City Development Committee endorses Leisure Services exploring land options for the Auckland Curling Club and the Extreme Trampoline Club and that the results be reported back to the City Development Committee by May 2007.

That the City Development Committee endorses Leisure Services exploring land options for the appropriate and accessible location, housing and co-location of non-mainstream sports (including curling and trampolining) in conjunction with the review of the Open Space Strategy and that the results be brought back to the City Development Committee by May 2007”.

44/2007

A further update report was presented to the 6 September 2007 meeting of the City Development Committee, outlining that Parrs Park was being investigated for possible co-location for curling and that Te Rangī Hiroa Reserve and the Birdwood depot be investigated as a possible location for active recreation provision and that a registration of interest process would be undertaken to gain an understanding of possible options and demand.

Based on the above resolutions, Council staff subsequently met with representatives of the Waterhole Swimming Centre and Auckland Curling Club to discuss potential proposals for a joint development and possible ways to accommodate that within Parrs Park in order that they could progress with concept plans and feasibility work on the development proposal. In addition, Council staff have undertaken some preliminary discussions with other interest groups on Parrs Park to inform a draft concept plan update being prepared that not only incorporates the Waitakere Aquatic and Ice centre proposal but also future possible park development in the northern, predominantly undeveloped part of Parrs Park.

Parrs Park is a large park that provides significant areas of native ecosystems and has a variety of landscapes and recreational opportunities. It is used by people from across Waitakere and provides for many sporting codes and has a significant stream running through it with associated natural values. Hence Parrs Park is managed as a Citywide park. As such the delegation for decisions relating to Parrs Park sits with the Infrastructure and Works Committee.

STRATEGIC CONTEXT

Council's provision of Leisure Services principally aligns with the Strong Communities and Urban and Rural Villages strategic platforms.

The Urban and Rural Villages Strategic platform aims to ensure that people have choices in recreation in their own neighbourhoods and town centre. The future planning for a Citywide park such as Parrs Park and its associated community consultation provides for significant recreation opportunities, both passive and active.

ISSUES

Waitakere Aquatic and Ice Centre Development

The Waitakere Aquatic and Ice Centre Charitable Trust (the Trust) was set up in 2003. The Trust was established to purchase the Waterhole Swimming Centre and to subsequently progress plans to develop further facilities at the Waterhole Swimming Centre in association with the Auckland Curling Club and build an international level curling rink alongside additional pools, changing rooms and spectator seating and office space. The Trust will also maintain the facility and ensure management of the facility on a day to day basis by the Waterhole Swimming Centre.

A1-A8 A summary report from the Trust on establishment and funding proposals is attached at pages A1 to A8 to the Agenda.

A9-A10 In line with the above objectives and services outlined by the Trust, a proposal has been presented to Council on the re-development of the existing Waterhole Swimming Centre to provide additional pool space and an international level curling rink. A plan of the proposal is attached at page A9 and preliminary computer models of the scale and possible design of the development is attached at page A10 to the Agenda.

The proposal has been developed in consultation with Council staff from both the Parks and Leisure Sections. The proposal was initiated originally through the Management Plan which provided for the extension and re-development of the Waterhole Swimming Centre. Over the intervening years, work has continued on refining the re-development proposal for the Waterhole Swimming Centre. The Auckland Curling Club, then also approached the Waterhole Swimming Centre to consider a joint facility. Primarily as there are benefits in co-locating an ice rink with swimming facilities due to cooling, water and power use.

Both organisations have worked with Council staff to confirm the likely extent of the re-development and building extensions, associated car parking and how the proposal could be successfully incorporated within the existing park area.

A document from the Waterhole Swimming Centre titled *Waitakere Aquatic and Ice Centre Charitable Trust* provides details of their organisation and services. This document has been circulated separately to the Committee. Also circulated separately to the Committee is a Future Growth Strategy document provided by Auckland Curling Club on the benefits and need for a dedicated curling rink.

Quadruple Bottom Line Analysis

An analysis of the benefits of the Waitakere Aquatic and Ice Centre development proposal from a Waitakere City Council parks and leisure perspective is outlined below:

Social	Economic	Cultural	Environmental
<ul style="list-style-type: none"> • Promotes local recreation within an area of growing population • Provides additional recreational resource for the local area • Provides for non main-stream sports on a Citywide park and for the local area • Improved safety for community through additional use of the existing park and through increased road frontage to currently lesser accessed parts of the park • Promotion and provision of swimming lessons for children, providing for water safety. 	<ul style="list-style-type: none"> • Co-location of two recreation providers in one facility is cost effective and supported by leisure and parks strategies • Promotes the opportunity for local economic development through jobs running the facility • Cost-benefits in the operation of the facility with the co-location of the two types of infrastructure required for each organisation 	<ul style="list-style-type: none"> • Drowning statistics point to a high level amongst Pacific cultures, provision of learn to swim opportunities could be seen to assist in addressing some of these issues 	<ul style="list-style-type: none"> • Promotes links to other natural areas of the park • Riparian restoration and planting along stream beside proposed development and car park promote habitat enhancement in the area • Opportunity for environmental education and promotion through future walkway links and revegetation on site

The main benefit of the joint proposal is that the two developments have an environmental and operational positive impact due to the cogeneration energy effects. The energy needed to cool the ice is converted to heat which heats the pool and vice versa. This makes the partnership more sustainable both environmentally and economically. One of the major challenges facing pools and ice centres is that they are extremely power hungry which is expensive to sustain. By reducing their costs the operations for both facilities are able to be more financially sustainable and it is hoped that the organisations will be able to pass those cost savings onto the consumer making the recreation experience more affordable.

Another benefit is this joint proposal provides the best chance of seeing the curling facility built. Although curling is a non-mainstream sport it is still an Olympic sport and this facility will be the only one of its kind in the North Island. This will result in national and international tournaments being held in Waitakere City which offers a good profile for the City. The sport is similar to lawn bowls in nature and has the ability to attract youth, older adult, disabled and corporate participation which it currently does but the organisation will be able to further grow these markets with a dedicated facility.

Auckland Curling

As outlined above curling is an Olympic sport and is well supported by its international body. The international body provides capital assistance to clubs or bodies looking to develop facilities so raising capital for the project is feasible. The sport has identified the need to build a purpose built facility in the Auckland region since the only other facilities available for competition are in Ranfurly and Dunedin, in the South Island. The Auckland Curling Club currently uses Auckland's Paradise ice skating facilities which do not meet the clubs needs and do not offer the opportunity to develop the sport. The club only gets non peak times to train and have competitions. This situation does not suit the needs of the competitors and the quality of ice is also a problem as ice skating carves up the ice.

Auckland Curling believe that by having a purpose built facility in the Auckland region they will be able to attract more competitors, offer school programmes, develop older adult and disabled programmes and host national and international competition.

Waterhole Swimming Centre

The Waterhole Swimming Centre development is supported by Leisure Services as it will help meet the needs of the swimming community which West Wave Aquatic Centre alone can not meet. Lane space is under pressure at West Wave Aquatic Centre and management have confirmed the need for additional water lane space in the City to meet current and future demand. This is further supported by the Auckland Regional Physical Activity and Sports Strategy (ARPASS). In the development of ARPASS a survey was conducted on the Auckland regional Aquatics Strategy which cited *"There is evidence of high demand for aquatics facilities (in Waitakere), including overcrowding , waiting lists and competition for access to water space, particularly at West Wave Aquatic Centre"* and *"the current level of 'local' facility provision (1:186,444 people) is less than the indicative generic ratio (i.e. 1:30,000-50,000 people)"*. This information indicates that the re-development of the Waterhole Swimming Centre is timely and will address some current deficiencies in pool provision in the City. Requirements and provision of possible of pool facilities are also currently being investigated for the NORSGA area. It is not anticipated, based on current information, that the provision of additional pool space at the Waterhole Swimming Centre will create an over supply in one part of the City, however, further details relating to this issue will be reported back to the Committee at the July meeting.

Parrs Park Reserve Management Plan Assessment

The Management Plan for Parrs Park was adopted by the Waitakere Community Board (at that time the delegation for Citywide reserves sat with Community Boards) in 2000. The Management Plan contains a number of policies which provide for the Waterhole Swimming Centre and are required to be considered in the assessment of the proposal put forward by the Trust.

Leases play an important role in the Council's ability to regulate activities on reserves. Leases often give exclusive access to a reserve, or part of a reserve for a particular user and there is a need to ensure that the benefits of such exclusive use outweigh the disadvantages and that such leases are equitable and fair to the whole community. The following description is provided in the Management Plan with regard to the existing Waterhole Swimming Centre lease:

*“(1) The Waterhole Swimming Centre Limited was granted a lease over its building site (1600 sqm) in October 1982. The term of the lease is for 33 years from 1 October 19 82 with an annual rent of \$5.00. There is provision in the lease for a renewal for a further term of 33 years. This lease is legal in terms of the Reserves Act 1977 in view that it was granted by the former Waitemata City Council pursuant to section 54(1)(d) of the Reserves Act 1977 with the prior consent of the then Minister of Lands. This section of the Act authorises the granting of leases for the carrying on of any trade, business or occupation on any specified site on a recreation reserve. Under Clause 4 (*n) of the lease, the leasee is required to advise the council of admission fees charged to the public for access and use of the premises. The amount of the fees are subject to the final consent by the Minister of Conservation.*

Expires 2015”

Objectives and policies within the Management Plan relevant to the Trust proposal are as follows:

Objective 1 - To Increase the Use and Enjoyment of Parrs Parks

Policies

- 1.1 Provide facilities which present a diverse range of experiences and challenges for the public especially for youth, older people and women.
- 1.2 Control lease agreements to ensure the effective and equitable use of the park.

Implementation

- Ensure leases on Parrs Park provide for community use and wellbeing with reviews to ensure maximum potential of the park is realised for the community.
- Ensuring that new applications for leases and applications to extend leased areas or buildings will conform to the criteria as set out in the Community Assistance Policy and Parks Strategy. In addition the applicant will need to satisfy the Waitakere City Council that the proposed use:
 - a) will be in accordance with the objectives and policies of this plan.
 - b) will not detract from the existing environment and use of the park.
 - c) will generally provide a benefit (or benefits) to the public which is greater than any adverse effect caused by granting the lease.
 - d) is in an appropriate location.
 - e) will not cater exclusively to any one sector of the public except where this is provided for and is appropriate in terms of the objectives and policies of this plan.
 - f) fulfils a city wide need and is appropriate for a Citywide park.
 - g) does not allow permanent fencing.

Objective 5 - To Increase the Use, Range and Quality of Sports Facilities on Parrs Park

Policies

- 5.1 Extensions to buildings and improvements by leasees to enhance sporting facilities and activities are not provided for. Any proposals for extensions and improvements are to be assessed by the Community Board and any such work will be subject to Community Board approval and subsequent Resource Consent Requirements.

Implementation

Provide for possible future development of the Waterhole facility.

The following statement is also provided in the Management Plan specifically around the Waterhole Swimming Facility.

“An important aspect of the development of Parrs Park is the upgrading and extension of the Waterhole Facility. Three development options were assessed during the Management Plan process. The Option which was allowed for is detailed below:

Option 1b

A staged development of the Waterhole is provided for within the plan. This would include two additional pools, seating, upgrading of the changing rooms, a café and shop, kitchen, club rooms, outdoor BBQ area, a service lane and additional parking.

All costs associated with this proposed development and maintenance (including car parking) would be the responsibility of the Waterhole management.

Details on car parking, design and layout would be discussed with Council and the Community Board through the Resource Consent process required for the development.

Further consultation with the public would be carried out following submission of details for the proposal.

A review of the lease and expansion of the leased area for the Waterhole would be required to accommodate this development”.

Proposed Concept Update for Parrs Park

The policies in the Management Plan as detailed above, indicate that provision is already made for a re-development and extension of the Waterhole Swimming Centre. However, the Management Plan does not provide for the lease or development of facilities for the Auckland Curling Club and does not anticipate the extent and size of re-development as proposed by the Waitakere Aquatic and Ice Centre Development.

The Management Plan does, however, provide and recommend further consultation on details of re-development proposals. This, alongside the provision for a partial review of the Reserve Management Plan under Section 41 subsection (9) of the Reserves Act 1977. This subsection outlines that the re-notification of a modified concept for Parrs Park can be undertaken to provide a more relevant update for the subsequent development of the Park through the Long Term Council Community Plan process but also to provide the opportunity for community feedback and comment on the Waitakere Aquatic and Ice Centre proposal.

A11-A12

Parks staff have undertaken the development of a draft concept plan update which includes provision of the Waitakere Aquatic and Ice Centre proposal and how that re-development relates to existing and possible future developments within Parrs Park. The draft concept plan update is attached at page A11. It is proposed that this draft concept plan would form the basis of a plan for discussion through the consultation process with the community. A copy of the current concept plan for Parrs Park is attached at page A12 for comparison.

The Management Plan includes the following policies around consultation, which would form the basis of further notification and consultation to be carried out for the concept plan update for Parrs Park.

Objective 8 *To Involve Communities in the Design and Management of Parrs Park*

Policies

- 8.1 Involve the local community in the Parrs Park Reserve Management Plan.
- 8.2 Encourage community ownership of Parrs Park.
- 8.3 Involve key stakeholders and leasees in improving the recreational opportunities on Parrs Park.

Objective 9 *To Improve the Management and Administration of Parks*

Policies

- 9.2 Encourage clubs to combine or share facilities.
- 9.3 Ensure the reserves are managed in terms of their reserve classifications for the enjoyment and use of the local and regional community, now and in the future.

Implementation

- Ensure that any major change to the overall emphasis or specific policies of this Management Plan will need to be addressed following the processes outlined in section 41(2) of the Reserves Act.

Proposed Consultation Process for Concept Plan Update

The following outlines the proposed consultation process and timeline that would be undertaken for the Parrs Park concept plan update and Waitakere Aquatic and Ice Centre proposal:

April 2008

Public notification requesting submissions on the Parrs Park concept plan update and associated Waitakere Aquatic and Ice Centre proposal (two month submission period).

April 2008

One on one meetings with interest groups (including Iwi), users and other leasees on Parrs Park.

Public open day at Parrs Park to present the draft concept plan and receive comments/feedback.

May 2008

Second public open day at Parrs Park to present the draft concept plan and receive comments/feedback.

June 2008

Hearing of submissions on draft concept plan update by Infrastructure and Works Committee.

June 2008

Amendments to draft concept plan based on submissions.

July 2008

Report to Infrastructure and Works Committee to adopt the amended Parrs Park concept plan and make any required amendments to the existing Parrs Park Reserve Management Plan.

DECISION MAKING

There has been extensive community and Council consultation relating to the decision-making for provision of an extension of the Waterhole Swimming Centre through the Parrs Park Reserve Management plan.

At that time, options were assessed and would seem to have addressed all the issues outlined in the relevant criteria in accordance with Sections 76, 77, 78, 80, 81 and 82 of the Local Government Act 2002. In addition, the above consultation process and associated public notification process required and provided for under Section 41 Subsection (9), (5) of the Reserves Act 1977 will further address issues under the relevant Sections of the Local Government Act 2002.

As such, it is considered that the past and proposed decision making processes combined, around the provision of the Waitakere Aquatic and Ice Centre proposal will have met all the requirements for decision making as outlined in the Local Government Act 2002.

In particular:

Local Government Act Requirement	Information/Consultation Achieving that Requirement
<p><i>Section 77(1)</i></p> <p>(a) <i>Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and</i></p> <p>(b) <i>assess those options by considering -</i></p> <p>(i) <i>the benefits and costs of each option in terms of the present and future social, economic, environmental, and cultural well-being of the district or region; and</i></p> <p>(ii) <i>the extent to which community outcomes would be promoted or achieved in an integrated and efficient manner by each option; and</i></p> <p>(iii) <i>the impact of each option on the local authority's capacity to meet present and future needs in relation to any statutory responsibility of the local authority; and</i></p> <p>(iv) <i>any other matters that, in the opinion of the local authority, are relevant; and</i></p>	<p>Options developed through the Parrs Park Reserve Management Plan</p> <p>Community outcomes as identified in the Parks Strategy 1999 and LTCCP are achieved by the options considered in the Management Plan</p> <p>Future needs met and identified through ARPASS</p> <p>A feasibility study on the Waitakere Aquatic and Ice Centre proposal is still to be undertaken and will be reported back to Council in July.</p>

Local Government Act Requirement	Information/Consultation Achieving that Requirement
<i>(c) if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Maori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.</i>	Consultation through fortnightly Iwi meetings on the Parrs Park Reserve Management Plan and Iwi consultation will be undertaken through the notification process for the concept plan update
<i>78(1) A local authority must, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.</i>	Full Citywide consultation through the Parrs Park Reserve Management Plan and through the notification process and submission period to be undertaken for the concept plan update
<i>81 Contribution to decision-making processes by Maori</i>	Consultation through fortnightly Iwi meetings on the Parrs Park Reserve Management Plan and Iwi consultation will be undertaken through the notification process for the concept plan update.
<i>82 Principles of Consultation</i>	Refer to following table which outlines the proposed public consultation processes relevant to the concept plan update including all affected and interested persons, information dissemination and opportunities for presentation of views

RESOURCES

The public consultation process for the Parrs Park concept plan update and the associated details of the Waitakere Aquatic and Ice Centre can be undertaken by Council staff within the existing resources provided for Reserve Management Plans in the 2007/2008 Annual Plan. This would be in addition to the two Reserve Management Plans being undertaken this year, being Henderson Valley Park and Henderson Ward Neighbourhood Reserves Management Plans.

A1-A8 The re-development of the existing Waterhole Swimming Centre and establishment of the Waitakere and Aquatic and Ice Centre would be subject to funding. The Trust has outlined a proposed funding process and proposed funding sources in their summary document attached at pages A1 to A8 to the Agenda. Council may be approached by the Trust in the future to consider possible funding assistance, but this will occur as a separate process to the consultation and approval process for the Parrs Park concept plan update.

A1-A8 The summary report from the Trust on establishment and funding proposals, attached at pages A1 to A8 to the Agenda, outlines that after presentation of the proposal to Council at this meeting and parallel to community consultation being undertaken on the proposal, funding will be sought for the preparation of a feasibility study on the proposal. It is anticipated that the feasibility study will be able to be presented to the Committee at the July meeting when submissions on the proposal are heard and feedback from the community is provided to the Council.

The provision for the development of the Waitakere Aquatic and Ice Centre within the Parrs Park Reserve Management Plan would only provide for that opportunity to occur in the location identified within the Park. The development proposal would still require confirmation of funding before it could proceed and would also be subject to any approvals for applicable resource and building consents. If funding was not able to be obtained, then the status quo would exist, and/or a new proposal would need to be put forward to the community for consultation.

CONCLUSION

The proposed Waitakere Aquatic and Ice Centre provides for the development of significant recreational facilities within one of the City's largest and most used Citywide parks. The proposed consultation on the proposal would be undertaken through a proposed change to the Management Plan, in particular, through a concept plan update for the Parris Park. This concept plan update will provide a forum for community discussion on the relative merits of the proposal and also an opportunity to review the development of Parris Park, in particular the northern (currently undeveloped) area.

This report seeks approval to undertake an extensive city-wide consultation process on the concept plan update in order to report back to the Infrastructure and Works Committee on community opinion and comments on the future direction and development of the Park and the Waitakere Aquatic and Ice Centre proposal.

RECOMMENDATIONS

1. That the Parris Park Concept Update and Waitakere Aquatic and Ice Centre Development report be received.
2. That the Infrastructure and Works Committee approve the public notification of the proposed concept update for Parris Park, including the proposed Waitakere Aquatic and Ice Centre Development as a partial review of the Parris Park Reserve Management Plan under Section 41(9) of the Reserves Act 1977.
3. That the Infrastructure and Works Committee approve the timeline and consultation process outlined in the Agenda for the proposed change to the Parris Park Reserve Management Plan.
4. That a hearing of submissions by the Infrastructure and Works Committee on the proposed changes to the Parris Park Reserve Management Plan, including the proposed Waitakere Aquatic and Ice Centre be held after the consultation period and once submissions have been received.

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



7 NEW LEASE REQUEST BY THE MASSEY ATHLETIC CLUB INCORPORATED

GLOSSARY

The Massey Athletic Club Incorporated	(TMACI)
Massey Amateur Athletic and Harrier Club Incorporated	(the Club)
Moire Park Reserves Management Plan	(the Plan)

PURPOSE OF THE REPORT

The purpose of this report is for the Infrastructure and Works Committee to consider granting a lease to The Massey Athletic Club Incorporated (TMACI), on part of land known as Moire Park in Massey, for a term of five years with right of renewal for a further five years.

BACKGROUND

As this is a Citywide park, jurisdiction for the lease belongs with the Infrastructure and Works Committee and the decision will be forwarded to the Massey Community Board.

A13

TMACI, formerly known as Massey Amateur Athletic and Harrier Club Incorporated (the Club), has been lessee of part of land (attached at pages A13 to the Agenda) on Moire Park, Massey for the past five years.

Historically, the Club had been running for around 30 years and were registered as an incorporated society in 1976. At that time members of the Club built clubrooms on Moire Park but had no lease of the area of land the Club occupied. The Club provided facilities where locals could participate in physical fitness activities involving gymnastics, jogging, running, and track and field.

In July 2000 the Moire Park Reserves Management Plan (the Plan) was adopted. Under Management Objectives and Policies, Objective 5; "To increase the use, range and quality of sports facilities on Moire Park" within the Plan and, due to the strong demand for these activities, the Massey Community Board on 5 December 2001 approved the lease as follows:

- “2. That the Chief Executive be given authority to negotiate and conclude a lease with the Massey Amateur Athletic and Harrier Club Incorporated for the footprint of the building they occupy on Moire Park and the lease be executed as negotiated.
3. That it be recommended to Council that Lot 109 on Deposited Plan 84781 be classified under Section 16 (2A)(f) of the Reserves Act 1977 as a recreation reserve as defined in Section 17 of that Act.”

2768/2001

At that time the Club had around 250 members, with membership numbers remaining consistently at this level up to the present day.

STRATEGIC CONTEXT

Under the Council's strategic platforms of building Strong Communities, TMACI provide a key, functional use community leisure facility, where participation in fitness and exercise are facilitated.

TMACI meets the Council's vision of providing a community facility where people can be active, healthy and safe, thereby promoting the well being of the City's residents and creating a strong sense of community within the Council's Strategic Platforms.

By granting a lease of land to TMACI it will enable them to continue work in developing future initiatives involving physical fitness and exercise which meet the demands of the local community.

ISSUES

The TMACI is looking to the future and is developing cycling and walking groups to increase membership. Currently, membership reflects a mix of both females and males; including 178 children aged five to 13 years of age and 15 adults aged 50 years and over.

TMACI shares the facility with other groups which meets the Council's Community Objectives to ensure the premises are available to other community groups and charitable trusts. TMACI sub-lease to The Roosters Softball Club. TMACI are part of two other national organisations, Athletics Auckland and Athletics New Zealand. Future plans include applying for grants to enable refurbishments to the interior of the building.

The Lease Assessment Group has considered this application and agrees that there are no known issues and supports granting a lease to TMACI.

RESOURCES

There are no budget implications for granting this lease other than staff time.

CONCLUSION

It is recommended that the Infrastructure and Works Committee approve granting TMACI a lease under the Community Leasing Policy under the Standard Terms and Conditions for a term of five years with right of renewal for a further five years at an annual rent of \$633 plus GST.

RECOMMENDATIONS

1. That the New Lease Request by The Massey Athletic Club Incorporated report be received.
2. That a lease to The Massey Athletic Club Incorporated, for a term of five years with right of renewal for a further five years be approved.
3. That the Chief Executive Officer be given authority to negotiate and conclude a lease with The Massey Athletic Club Incorporated on part of land known as Moire Park, Moire Road, Massey (Part of Lot 109 Deposited Plan 84781) under section 54 (1) (b) of the Reserves Act 1977 and the lease be executed as negotiated.

Report prepared by: Margaret Groot, Property Manager, Tenancy.



8 THE WAITAKERE STADIUM GRANDSTAND - CONSTRUCTION STATUS FEBRUARY 2008

GLOSSARY

Waitakere City Stadium Trust	(The Trust)
International Association of Athletics Federations	(IAAF)
Canam Construction Ltd	(CCL)
Waitakere Stadium Grandstand	(The Grandstand)

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly update to the Infrastructure and Works Committee on the status of the Waitakere Stadium Grandstand (The Grandstand) construction project.

BACKGROUND

The status of The Grandstand project was last reported to the Infrastructure and Works Committee on Thursday, 30 January 2008. This report covers project progress to mid February 2008.

DESIGN

At the Joint Project Control Group meeting held on 17 January 2008 it was announced by the Waitakere City Stadium Trust (The Trust) that a naming sign would need to be installed above The Grandstand frontage in time for an International Association of Athletics Federation (IAAF) event on 19 February 2008. Logan Signs were engaged to manufacture the sign and installation was carried out on 18 February 2008.

CONSENT ISSUES

Enquiries with Council's Resource Consents have confirmed that a resource consent application was not required for the naming sign as it is a permitted development under the conditions of the District Plan.

A final inspection for code compliance was held on 14 February 2008 and a Code Compliance Certificate was subsequently issued on 18 February 2008.

At the time of writing this report the resource consent application for floodlighting was in the process of a public notification period. This notified period will close on 19 February 2008 and the responses will be assessed by the project resource consent planner.

CONSTRUCTION STATUS

CCL was granted practical completion on 20 December 2007 and is working to complete a number of minor outstanding works and defects. Priority was given to all works required for code compliance and it is expected that the remaining outstanding works will be completed as soon as possible.

At the time of writing this report the following items of work were being dealt with:

- Completion of southern plaza security gate and fence;
- Installation of handrail to northern plaza fence;
- Completion of security camera installation;
- Making good minor defects to plaza concrete;
- Installation of four gates;
- Making good minor painting defects;
- Making good minor roofing defects.

FIT OUT/SOFT LANDSCAPE STATUS

Spectator Seating

All defects have been rectified and a final account is due to be received from the seating contractor.

Loose furniture and equipment

At the time of writing this report The Trust is seeking sources of funding for the non-essential furniture and equipment. In the mean time loose furniture will either be brought in from The Trusts Stadium or hired on an as required basis.

Soft Landscape Works

With the exception of an area of flax planting at the southern end of the plaza all scheduled soft landscaping has been completed. The soft landscape contractor has formed and mulched the planting beds in preparation of the completion of the southern plaza security fence. In the period since the last report five trees were vandalised. Two were broken and have been removed and the other three have been replanted. The broken trees will be replaced at additional cost to the project.

Security System

With the exception of one security camera in the plaza area, the security system installation has been completed and the system is operational.

Kitchen Equipment Fit Out

The contract for the supply and installation of loose equipment was delayed due to the fact that the gas supply installation to the Grandstand was not completed. At the time of writing this report the gas connection and kitchen equipment installation had been completed but some minor defects with some of the kitchen equipment required attention.

TIMELINE STATUS

CCL successfully achieved Code Compliance on 18 February 2008, however, at the time of writing this report some works not associated with code compliance require completion.

CCL have undertaken to have these remaining items completed as soon as possible.

A time line of the key project dates is given in table 1 below:

Table1 - Timeline Status

TIMELINE STATUS			
Key contract dates / times	As at Contract Award January 2007	Change	As at 12 February 2008
Contract Commencement	19 January 2007	-	19 January 2007
Contract Period	225 working days	4	229 working days
Extension of Time (at tendered daily rate cost)	-		
Extension of Time (at no cost)	-	4	
Due Date for Completion (Practical Completion)	14 December 2007	4	20 December 2007
Fit Out and Commissioning	11 January 2008	4	15 January 2008
Building Code Compliance Final Inspection	-		14 February 2008
Building Code Compliance Approval	-		18 February 2008
SCHEDULED EVENTS			
International Association of Athletics Federations Event	-		19 February 2008

FINANCIAL STATUS

According to the latest financial report dated 11 February 2008 the projected final cost of CCL's contract shows a saving on the original contract award sum. Construction contract variations to CCL's contract show a saving of \$39,825 as a result of ongoing value engineering.

A summarised financial status for the project is provided in Table 2 below :

Table 2: Financial Status

FINANCIAL STATUS				
PROJECT COSTS	Approved Budget January 2007	Change	As at 11 February 2008	Items at Variance With Budget
Construction Contract Award Value (excl. contingency)	\$7,104,087		\$7,104,087	
Construction Contract Variations (incl. value engineered savings)	-	(-\$39,825)	(-\$39,825)	
Soft Landscape Contract Award Value (excl contingency)	\$115,000	(-\$37,481)	\$77,519	
Stadium Seating Contract Award Value (excl contingency)	\$270,000	(-\$10,481)	\$259,519	
Loose Kitchen Equipment Contract (excl contingency)		\$53,076	\$53,076	
Data and Telecom Installation Contract (excl contingency)		\$11,528	\$11,528	
Stadium Signage (excl contingency)		\$14,445	\$14,445	
Professional Fees and Disbursements	\$1,305,000	\$6,547	\$1,311,547	
Contingency Sum	\$535,864	(-\$335,864)	\$200,000	
Sub Total	\$9,329,951	(-\$338,055)	\$8,991,896	
Floodlights (contract yet to be awarded)	\$700,000	\$155,098	\$855,098	\$155,098
Sub Total (estimated)	\$10,029,951		\$9,846,994	
FURNITURE FITTINGS AND EQUIPMENT (estimated)				
Function Room Loose Furniture <i>(Desirable)</i>	-		\$137,350	\$137,350
Vertical Blinds <i>(Desirable)</i>	-		\$13,900	\$13,900
Cash Boxes <i>(Desirable)</i>	-		\$2,100	\$2,100
Estimated Total to Complete Project			\$10,000,344	\$308,448

The reduction of CCL's budget from \$535,864 to \$200,000 was approved by the Waitakere City Stadium Trust Board of Trustees in October 2007. The funding that has been released by this reduction will be re-allocated to cover essential items and floodlight construction.

At the time of writing this report the total budget available for this project through Council contributions and funds raised by The Trust stands at \$9,940,443. A further \$135,000 funding contribution from Council is currently being processed and when complete it is envisaged that the budget available will be sufficient to cover the estimated total to complete the project.

PROJECT RISKS

The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:

- At the time of writing this report the estimated cost of the floodlighting system is \$855,098 plus GST against a budget allowance of \$700,000. In order to address the apparent budget shortfall The Trust has resolved not commit to any construction costs until sufficient funding has been secured and resource consent has been granted;
- Currently, there is no identified budget source for desirable loose furniture. This issue will be mitigated by the use of hired furniture for large events and the use of furniture from The Trusts Stadium in other instances. In the long term The Trust aim to raise funding to purchase desirable loose furniture for the Grandstand.

QUALITY

Quality audits undertaken to date confirm that the Contractor's general attitude to maintenance of quality construction practice on site is good.

HEALTH AND SAFETY

During an event held at the Grandstand on 20 January 2008, a seven year old boy was injured by a falling gate. The boy was subsequently found to have a fractured leg and was treated at hospital. As operators of the facility The Trust have submitted an incident report to the Department of Labour and are dealing with the matter.

CONCLUSION

The Waitakere Stadium Grandstand achieved code compliance on 18 February 2008 and CCL are currently progressing the completion of the remaining outstanding works.

According to the latest financial report CCL are expected to complete the Grandstand construction contract for less than the original contract sum.

With the exception of minor defects with the loose kitchen equipment all essential fit out contracts have been completed.

The soft landscaping contract is largely complete and the final area of planting will be undertaken when CCL have completed works to the southern end of the plaza.

The construction of the floodlighting system remains on hold until The Trust has secured sufficient funds and resource consent has been granted.

RECOMMENDATION

That the Waitakere Stadium Grandstand - Construction Status February 2008 report be received.

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



9 WAITAKERE RIVER PROTECTION MEASURE

PURPOSE OF THE REPORT

The purpose of this report is to enable the Infrastructure and Works Committee to consider options for the control of erosion along the Waitakere River at Bethells Beach in order to protect the vehicle access way for users.

BACKGROUND

The Waitakere River is located in Te Henga Park which is a Citywide park and therefore jurisdiction for development on this park resides with the Infrastructure and Works Committee.

The Waitakere Community Board at its February 2008 meeting resolved the following:

“That the Waitakere Community Board support Option Six, to continue with the current level of maintenance of the moving of sand three times a year at the Waitakere River, and recommend to the Infrastructure and Works Committee said option be approved.”

45/2008

A14-A16

The Waitakere River is eroding in an area adjacent to the Bethells Beach Surf Club. A location map is attached at page A14 to the Agenda. Photographs of the location are also attached at pages A15 to A16 to the Agenda.

In recent years the Waitakere River has been gradually moving southwards and eroding the sand dunes in the vicinity of the four wheel drive access way at the rear of the Bethells Beach Surf Club, which provides access to the beach for emergency and surf club vehicles, and as a legal road access to the beaches in O’Neills Bay.

Historically the Waitakere River has taken a wide range of flow paths and the issue of erosion along the river bank has been ongoing for many years. The erosion is due to the strong flows down Waitakere River mixing with tidal flows and at the convergent point erosion is eating into the access way.

In the past hard structures in the form of gabion baskets have been installed to try and stop erosion but these measures have only caused further issues, to a point that the river is now eroding before and after the gabion baskets.

Current measures for erosion control involve sand being mechanically moved two to three times a year in order to prevent further erosion and to maintain the beach access way for current users.

Discussions regarding the options have previously been held on site with members of the local community but no final communication has been undertaken at this time. Following the decision of the Infrastructure and Works Committee the community will be updated on the outcome and course of action to be taken.

Investigations and options reports have been carried out by engineering specialists.

STRATEGIC CONTEXT

This project contributes to Council's Strong Communities platform where the objective is to support the health and wellbeing of the City's residents as well as the Green Network platform where the objective is to care for the natural environment which covers the protection and enhancement of native plants, wildlife and the eco-system.

ISSUES

The access way needs to be maintained to allow safe beach access for the Bethells Beach Surf Club and to continue to allow a vital link between Bethells Beach Road and O'Neill's Beach for land owners to access their land.

Various options for dealing with the erosion issue on the Waitakere River have been investigated and are summarised below:

Options

Option	Advantages	Disadvantages	Price
Option One - Gabion Basket Wall	<ul style="list-style-type: none"> Divert river away from access way 	<ul style="list-style-type: none"> Could become undermined in a large storm surge. Current gabion baskets are falling into stream bed causing new issues. Alters character of the Waitakere River. High capital cost. Not a guaranteed solution. Increased maintenance costs. 	\$700,000 to \$1m \$15,000 per year
Option Two - Rock Wall	<ul style="list-style-type: none"> Divert river away from access way 	<ul style="list-style-type: none"> High likelihood of the structure becoming undermined in a large storm surge. Alters character of the Waitakere River. High capital cost. Not a guaranteed solution. Maintenance costs increasing yearly. 	\$500,000 to \$700,000 \$15,000 per year
Option Three - Sand Bagging	<ul style="list-style-type: none"> Divert river away from access way 	<ul style="list-style-type: none"> Undermined in storm surge. Alters character of the Waitakere River. High capital cost. Not a guaranteed solution. Maintenance costs increasing yearly. 	\$600,000 to \$800,000 \$15,000 per year
Option Four - Reinstate Coconut Husks	<ul style="list-style-type: none"> Stabilizes river bank 	<ul style="list-style-type: none"> This option was tried in October 2006 and failed. As seen in Photo 3 Appendix B. 	

Option	Advantages	Disadvantages	Price
Option Five - Redevelop access away from river	<ul style="list-style-type: none"> Allows for some movement of the river without affecting the access way 	<ul style="list-style-type: none"> Destruction of habitats for native flora and fauna . Removal of a large quantity of sand dune. Not a guaranteed solution. Ongoing Maintenance costs. 	\$50,000 to \$150,000 \$10,000 per year
Option Six - Continue with the current level of maintenance (moving of sand)	<ul style="list-style-type: none"> No increased costs. No disruption to access way Access way can be repaired easily. No further consents needed. 	<ul style="list-style-type: none"> Access may be washed out after a large storm surge. As seen in Photos 1,2,4 and 5 Appendix B 	\$20,000 per year (based on three visits)
Option Seven - Do Nothing	<ul style="list-style-type: none"> Preservation of natural character of the river. 	<ul style="list-style-type: none"> Access no longer useable. Possibility of undermining Surf Club. 	Nil

Option Six is proposed as the preferred option for the following reasons:

- Aesthetic appearance
- Higher rate of success
- Reduced cost
- No construction time on site
- Least disruption to environment

Council has obtained two (2) resource consents from the Auckland Regional Council. One that allows the moving of sand within the Waitakere River for a period of thirty five (35) years and the other for the moving of sand from the dunes and access way for a period of (20) years. A further resource consent is also in place from Waitakere City Council for the moving of sand in the access way and dunes for a period of eight (8) years.

Quadruple Bottom Line Analysis

An analysis of the benefits of Option (6) Six - continue with the current level of maintenance (mowing of sand) is outlined below:

Social	Economic	Cultural	Environmental
<ul style="list-style-type: none"> Provides vehicle access way for batch owners at O'Neills Bay Provides access way for emergency vehicles from the Bethells Beach Surf Club Improved safety for local community and beach users Maintains existing paper road. 	<ul style="list-style-type: none"> Lower risk due to continuation of proven maintenance methods No further consents required 	<ul style="list-style-type: none"> Reduced human impacts on natural environment 	<ul style="list-style-type: none"> Reduced environmental impacts by not constructing hard structures within the river. Promotes links to other natural areas of the park Aesthetic benefits Reduced erosion through maintenance

Decision Making

This proposal is presented with due consideration of relevant criteria, as required by in Section 77 of the Local Government Act 2002. The principal community outcome to be derived is an improvement in traffic and pedestrian linkages resulting in an increase in safety and convenience for residents of the City.

RESOURCES

Funding of \$280,000 has been provided in the 2007/2008 Annual Plan for the Waitakere River Protection Measure to Bethells Beach Surf Club and vehicle access. Part of this budget has been used to investigate options and also for the ongoing mechanical movement of sand to reinstate the access way. It is intended the budget remaining at the end of the 2007/2008 financial year will not be required.

Additional finding of approximately \$20,000 per year has been provided for in the draft 2008/2009 Annual Plan and 2006-2106 Long Term Council Community Plan in order to continue with the mechanical moving of sand to reinstate the access way approximately three times a year.

CONCLUSION

In order to meet community and legal needs a vehicle access way is required. The current level of maintenance is working well and the access way has remained open.

Previous attempts at controlling the erosion both hard and soft measures have failed. The cost involved in order to establish hard structures is significant and the cost benefits are not guaranteed. Experts are unable to guarantee this type of measure would last because of the unpredictable nature of the environment.

For these reasons it is proposed that Council continue with current erosion control measures of mechanically moving the sand to reinstate the access way when required (approximately three times a year depending of storm events).

Waitakere River is located in Te Henga Park which is a Citywide park and therefore jurisdiction for development on this park resides with the Infrastructure and Works Committee.

RECOMMENDATIONS

1. That the Waitakere River Protection Measure report be received.
2. That the Infrastructure and Works Committee approve Option Six, to continue with the current level of maintenance of the moving of sand three times a year at the Waitakere River.

Report prepared by: Katharine Slack, Team Leader Parks Assets Development.



10 RECOMMENDATION FROM THE WAITAKERE COMMUNITY BOARD

Waitakere Community Board recommends to the Infrastructure and Works Committee:

That the Waitakere Community Board support Option Six, to continue with the current level of maintenance of the moving of sand three times a year at the Waitakere River, and said option be approved.

