



Waitakere City Council  
*Te Taiao o Waitakere*

## NOTICE OF MEETING

# INFRASTRUCTURE AND WORKS COMMITTEE

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

**DATE:**      **Wednesday, 4 June 2008**                      **TIME:**              **12.00 pm**

**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 May 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, 4 JUNE 2008  
COMMENCING AT 12.00 PM**

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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, 7 May 2008

**RECOMMENDATION**

That the minutes of the meeting of the Infrastructure and Works Committee held on Wednesday, 7 May 2008, as circulated, be taken as read and now be confirmed.



## 5 STURGES ROAD AND DRIVEWAYS WORKS - PROJECT UPDATE

### GLOSSARY

Bristow Barbour and Walker	(Bristows)
Connell Wagner Limited	(Connell Wagner)
New Zealand Railways Corporation	(ONTRACK)

### EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee on the future construction of road and driveways' works along Sturges Road between Swanson Road and Vintage Drive, Henderson. Complex processes are required that address resource consents, the legal requirements around raising of the road, a formal easement over a neighbouring utility reserve and possible claims from the residents for injurious affection caused by the raised road. The Project Team believe that later in this year many of the above matters will be resolved enabling a contract to be let to get on with building the road and driveway works.

### RECOMMENDATION

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

**Receive** the Sturges Road and Driveways' Works - Project Update report.

### BACKGROUND

1. New Zealand Railways Corporation (ONTRACK) wish to replace the existing road over rail bridge at Sturges Road in order to provide added headroom clearance for future rail electrification and to provide greater lateral safety distance between bridge piers to accommodate double rail tracks. This requires that the existing bridge be removed and a new bridge be built in its place by ONTRACK.
2. The new road over rail bridge will be about one (1) metre higher than the existing bridge. The raised bridge requires that Council raise its road to accommodate new bridge levels. The raised road has a knock on effect requiring that many driveways be raised to reach the new road levels.
3. Under s330 of the Local Government Act 1974 the Council may alter the level of a road and Schedule 13 of that Act sets out the process for the public notification of the proposal to raise the level of the road and to hear submissions in respect of that proposal. Resolution number 951 / 2007 was approved by Council on 30 May 2007 for public notification.
4. The driveway from number 12 Sturges Road exits close to the new bridge location. Because Sturges Road is curved and as the new raised bridge partly obscures approaching traffic, exit and entry to the driveway of number 12 Sturges Road is unsafe. The new driveway will also be steep.
5. The Project Team proposes to re route the driveway of number 12 Sturges Road over a neighbouring utility reserve so that improved safety is gained. At its meeting held on 8 May 2008, the Henderson Community Board has agreed to:
  - “2. *Approve the public notification of Council's intention to grant a right of way easement under section 48(1)(f) of the Reserves Act 1977 to the owners of 12 Sturges Road (Lot 1, DP 129962) over the adjacent local purpose (utility) reserve (Lot 61, DP 107080) for the purpose of obtaining safe access to Sturges Road.*

3. *Approve the Chief Executive Officer authority, in the absence of any objections or submissions, to apply to the Minister of Conservation for consent to grant a right of way easement over the adjacent local purpose (utility) reserve (Lot 61, DP 107080) to the owners of 12 Sturges Road.*
4. *Approve the Chief Executive Officer authority to negotiate and execute a right of way easement under section 48(1)(f) of the Reserves Act 1977 to the owners of 12 Sturges Road over the adjacent local purpose (utility) reserve (Lot 61, DP 107080)."*

731/2008

## DECISION MAKING

- A1
6. Sturges Road is required to be raised about 1 metre in height to permit future rail electrification, over a road length of about 60 metres on either side of the planned ONTRACK new higher level bridge. The raised road will affect access to properties, as shown on the plan attached at page A1, requiring their driveways to be adjusted.
  7. In addition the road will be widened to permit the construction of an additional traffic lane. The wider road will need to be retained by timber retaining walls and reduced privacy is possible to neighbouring housing because the footpaths are elevated from the position that previously existed. Screen planting will assist to address that issue. In all, some 14 properties will be affected by driveway level adjustments and retaining walls.

## Issues

8. Resource Consents are required for the road and driveway works. This process is required to be fully notified and once a notice has been advertised and sent to affected parties, any objections heard, and a formal hearing in front of a commissioner takes place, a decision is only likely to be made by about early to mid August 2008.
9. The formal process to raise the road following the Local Government Act requires public notice and letters sent to all adjoining land owners and occupiers. The time periods are prescribed by the Act and the process for Council to hear any objections is only likely to occur by about mid August with a decision being made at that time.
10. The easement over the local utility reserve follows a similar process requiring public notice and drafting of an easement document after the public have had time to comment. The easement is required to be submitted to the Minister of Conservation for approval and this time period is unknown at this stage but may take some months. Accordingly it may be necessary to delay driveway works over the utility reserve until the easement has been approved. Legal advice given to the Project Team foresees no impediments by the Minister in awarding the easement.
11. A fourth issue to be resolved arises from possible claims for injurious affection caused by the raising of the road. In 2007 the Project Team appointed a professional firm of valuers, Bristow Barbour and Walker (Bristows) to undertake a survey of properties affected by the raised road. This report will now need to be revised to address the changes caused by ONTRACK designing and building the bridge. It is planned to table a formal report by Bristows in late August detailing the numbers of possible claims and a strategy to negotiate these claims on Council's behalf.

### Consideration of Community Views

12. Consultation between the Project Team and the public took place in 2007 with the holding of an open day on 4 August 2007 as well as with regular meeting of the Sturges Bridge Replacement Community Liaison Group. Personal visits were also made by the Project Team to two elderly residents in the area.
13. Raising Sturges Road requires a formal Local Government Act 2002 process whereby public notification and hearings must be held if objections are received. This process will commence shortly with letters sent to all owners of driveways that must be raised as well as a notice being placed in the Western Leader and the New Zealand Herald.
14. The Council Project Manager met with the owner of number 12 Sturges Road on site on 10 April 2008. The details of the easement and the raised driveway were explained to the owner and the owner was given an opportunity to make suggestions or improvements to the scheme. The owner at number 12 Sturges Road has indicated that subject to Council and the Department of Conservation approving an easement over the utility reserve, he is in favour of the driveway alignment and has expressed his thanks to Council for making his entry point safer.

### STRATEGIC CONTEXT

15. Not applicable to this report.

### CONSULTATION

16. Consultation with the local community will be undertaken as part of the public notification process.

### RESOURCES

17. The road and driveway works design will be re costed by the project quantity surveyor to ensure that adequate budget for the proposed works is in place.

### IMPLEMENTATION ISSUES

18. It is planned to commence road and driveway works later in the year once the resource consent and Local Government Act process has been completed.

Report prepared by: Joe Schady, Senior Engineer Special Projects.



## 6 THE WAITAKERE STADIUM GRANDSTAND - CONSTRUCTION STATUS MAY 2008

### GLOSSARY

Waitakere Stadium Grandstand	(Grandstand)
Canam Construction Limited	(CCL)
Waitakere City Stadium Trust	(Trust)

### EXECUTIVE SUMMARY

With the exception of some minor outstanding works the construction of the Waitakere Stadium Grandstand (Grandstand) is now complete. Future reports to Infrastructure and Works Committee will focus on the progress of the floodlights element of the project.

According to the latest financial report the cost of the construction contract with Canam Construction Limited (CCL) is expected to exceed the original tender award sum by \$22,584, which will be funded from the contingency sum provided.

With the exception of two items of loose kitchen equipment all essential fit out works have been completed. These two items have been installed but are subject to repeated failure of the ignition controls. The matter is currently under investigation to determine the cause of the problem.

The Waitakere City Stadium Trust (Trust) are continuing to raise funding for the construction of floodlighting and have resolved not to commit to a contract until resource consent has been obtained and sufficient funding has been secured.

### RECOMMENDATION

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

**Receive** the Waitakere Stadium Grandstand - Construction Status May 2008 report.

### BACKGROUND

1. The status of the Grandstand project was last reported to the Infrastructure and Works Committee on 2 April 2008. This report covers project progress to late May 2008.

### DECISION MAKING

#### Issues

##### Consent

2. A peer review of the lighting impact assessment that was submitted as part of the floodlighting resource consent application has been completed and confirms that the calculated light spill from the floodlights will be within the limits allowed in the District Plan. The Trust has opted to hold a pre-hearing with the submitters on 19 May 2008 at the Grandstand in advance of the main hearing on 12 June 2008 which will be held in the Council Chamber. Professional legal services and specialist engineers have been engaged to assist the Trust in their presentation at the pre-hearing and main hearing.

##### Construction Status

3. CCL continues to progress the completion of minor outstanding works at the Grandstand which appears to have taken more time than previously reported. Discussion with CCL has resulted in assurances that the remaining items of work will be completed by 16 May 2008.

4. At the time of writing this report the following items of work required completion:
  - (a) Completion of the Installation of two gates.
  - (b) Minor painting works.
  - (c) Re-application of anti-graffiti coating to plaza seats.
5. Given the minor nature of the outstanding works at the Grandstand, future status reports will concentrate on the progress of the floodlighting element of the project.

#### **Fit Out/Soft Landscape Status**

6. **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.
7. **Soft Landscape Works** - All soft landscape works have been completed satisfactorily and practical completion was issued to the soft landscape works contractor on 1 April 2008. The soft landscaping is now subject to a 12 month maintenance and defects period after which maintenance will be undertaken by Waitakere City Council Parks.
8. **Kitchen Equipment Fit Out** - During the reporting period, further faults with two specific items of kitchen equipment were reported. It is now thought that the source of the problem could be an issue with the power supply to these items of equipment and investigations are currently underway to determine if this is the case.

#### **STRATEGIC CONTEXT**

9. The construction of the Grandstand has been monitored during the report period to ensure that the project outcome remains in alignment with Council's strategic objectives.

#### **RESOURCES**

##### **Timeline Status**

10. CCL continues to make progress with the remaining minor outstanding works, the majority of which have now been completed. Overall completion of the minor outstanding works is expected by 16 May 2008.
11. As the Grandstand construction element of the project is now virtually complete the timeline status in this and future reports will concentrate on the key dates associated with the construction of the floodlighting.

12. A timeline of the key project dates is given in Table 1 below:

TIME LINE STATUS			
Event/stage	Original Programmed Date	Change	As at May 2008
Completion of minor outstanding works to Grandstand	31 March 2008	35 days	16 May 2008
Pre-hearing planning meeting	15 May 2008	-	15 May 2008
Public Pre-hearing meeting	19 May 2008	-	19 May 2008
Public Hearing	12 June 2008	-	12 June 2008
Granting of Resource Consent (estimate)	Early-mid July 2008	-	Early-mid July 2008
Completion of detailed design information (estimate)	Mid August 2008	-	Mid August 2008
Submission of building consent application (estimate)	Mid August 2008	-	Mid August 2008
Granting of building consent (estimate)	Early October 2008	-	Early October 2008
Award contract to construct floodlights (estimate)*	End October 2008	-	End October 2008
Completion of floodlights construction (estimate)	Mid December 2008	-	Mid December 2008
Project close out and handover (estimate)	End December 2008	-	End December 2008
End of defects liability period (estimate)	End December 2009	-	End December 2009

**Table 1 - Timeline Status**

\* The date of award of the contract to construct the floodlights will also depend on the Trust being able to secure sufficient funding.

### Financial Status

13. According to the latest financial report dated 21 May 2008, construction contract variations to CCL's contract show an increase of \$22,584 beyond the original contract award sum. This resulted from reconciliation of the contract variations by the Quantity Surveyor and will be funded from contingency.
14. A summarised financial status for the project is provided in the following Table 2.

\* The reduction of CCL's contingency budget from \$535,864 to \$200,000 was approved by the Waitakere City Stadium Trust Board of Trustees in October 2007. The further reduction to \$50,000 has been advised by the project Quantity Surveyor on the basis that the contract final account is almost agreed. The funding that has been released by this reduction will be re-allocated to cover essential items and floodlight construction.

FINANCIAL STATUS			
PROJECT COSTS	Approved Budget January 2007	Change	As at 21 May 2008
Construction Contract Award Value (excl. contingency)	\$7,104,087		\$7,104,087
Construction Contract Variations (incl. value engineered savings)	-	\$22,584	\$22,584
Soft Landscape Contract Award Value (excl contingency)	\$115,000	(-\$37,742)	\$77,258
Stadium Seating Contract Award Value (excl contingency)	\$270,000	(-\$10,481)	\$259,519
Loose Kitchen Equipment Contract (excl contingency)		\$53,762	\$53,762
Data and Telecom Installation Contract (excl contingency)		\$11,528	\$11,528
Stadium Signage (excl contingency)		\$14,530	\$14,530
Professional Fees and Disbursements (estimate)	\$1,305,000	\$11,880	\$1,316,880
Contingency Sum	\$535,864		
Reduction of contingency to \$200,000*		(-\$335,864)	
Reduction of contingency to \$50,000*		(-\$150,000)	
Contingency expenditure to date		(-\$22,584)	\$27,416
<b>Sub Total</b>	<b>\$9,329,951</b>	<b>(-\$442,437)</b>	<b>\$8,887,564</b>
Floodlights (estimate) (contract yet to be awarded)	\$700,000	\$155,098	\$855,098
<b>Sub Total (estimated)</b>	<b>\$10,029,951</b>		<b>\$9,742,662</b>
EXTRA COSTS	Approved Budget January 2007	Change	As at May 2008
Relocation of existing trees		\$9,546	\$9,546
Project sign board		\$1,764	\$1,764
Master key locks		\$4,469	\$4,469
Naming sign		\$6,911	\$6,911
Additional mulch		\$200	\$200
Supply and install baby change table		\$628	\$628
Supply and install extra plaza bollards		\$2,162	\$2,162
Planting and grassing of earth works		\$5,240	\$5,240
			<b>\$30,920</b>
FURNITURE FITTINGS AND EQUIPMENT (estimated)			
Function Room Loose Furniture <i>(Desirable)</i>	-		\$137,350
Vertical Blinds <i>(Desirable)</i>	-		\$13,900
Fitted Shelves, Lockers and Cash Boxes <i>(Desirable)</i>	-		\$2,100
<b>Total to Complete (estimated)</b>			<b>\$9,926,932</b>

15. 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 \$9,602,444. Based on the actual and estimated project costs provided in Table 2, the Trust needs to raise a further \$324,488 in order to complete the full scope of works.

## IMPLEMENTATION ISSUES

### Project Risks

16. The following risks are currently being managed in order to mitigate unfavourable impacts on the project outcomes:
- (a) At the time of writing this report the estimated cost of the floodlighting system is \$855,098 plus GST. In order to address the estimated budget shortfall, the Trust has resolved not to commit to any construction costs until sufficient funding has been secured and resource consent has been granted.
  - (b) 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

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

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



## 7 TE ATATU PENINSULA COMMUNITY CENTRE AND LIBRARY CONCEPT DEVELOPMENT - PROPOSED PROJECT REPORTING PROGRAMME

### GLOSSARY

Te Atatu Peninsula (TAP)  
Quadruple Bottom Line (QBL)

### EXECUTIVE SUMMARY

The purpose of this report is to present the proposed project reporting programme of the Te Atatu Peninsula (TAP) Community Centre and Library concept development project to the Infrastructure and Works Committee for approval.

### RECOMMENDATIONS

It is recommended that Infrastructure and Works Committee resolve to:

1. **Receive** the Te Atatu Peninsula Community Centre and Library Concept Development - Proposed Project Reporting Programme report.
2. **Approve** the proposed programme of reporting for Te Atatu Peninsula Community Centre and Library Concept Development.

## BACKGROUND

1. A contract to provide concept options for the redevelopment of the existing TAP Community Centre and Library site was awarded to Creative Spaces Ltd on 20 December 2007. The brief for this contract required that three specific scenarios be explored. In summary these scenarios were:
  - (a) Redevelopment of the existing facilities to meet the identified future needs of the Community Centre and Library.
  - (b) Demolition of the existing Community Centre and Library and the construction of a new facility.
  - (c) Demolition of the existing Community Centre and Library and the construction of a new facility which could include a residential and commercial component.
2. This concept design exercise determined that it would not be possible to meet the full range of identified needs within the target budgets that were issued with the design brief for scenarios 'A' and 'B'. This led to the development of alternative options 'A2' and 'B2' which have been reduced in scope to meet the specified target budgets.
3. The TAP Community Centre and Library concept development exercise has been undertaken in parallel with the on going TAP Town Centre Redevelopment project that is being progressed by Strategic Projects. Due to the mutual relationship between these projects as well as the need for an integrated approach to Community consultation and reporting, it is proposed that a programme of co-ordinated project reporting is implemented.

## DECISION MAKING

### Issues

4. The proposed programme of co-ordinated project reporting is as follows:
  - (a) **Infrastructure and Works Committee 4 June 2008**  
Special Projects to submit a report on the proposed programme of reporting for the TAP Community Centre and Library concept project.
  - (b) **Policy and Strategy Committee 3 July 2008**  
TAP Town Centre Redevelopment Options Report to be presented by Strategic Projects which will include a presentation of the draft TAP Community Centre and Library Concept by Special Projects. This report will seek approval from Policy and Strategy Committee to present the TAP Town Centre Redevelopment options to the Henderson Community Board and the TAP Community and seek their views.
  - (c) **Henderson Community Board 3 July 2008**  
Strategic Projects will present the TAP Town Centre Redevelopment concept options to the Henderson Community Board to consult their views and express an intention to hold a TAP Community consultation exercise in mid July.
  - (d) **TAP Community Consultation mid July 2008**  
Following consultation with the Henderson Community Board, Strategic Projects will undertake a Community consultation exercise in mid July 2008 that will include the display of the draft TAP Community Centre and Library Concept plans. The results of this Community consultation will be subsequently reported to Policy and Strategy Committee.

(e) **Infrastructure and Works Committee 6 August 2008**

Special Projects to present the TAP Community Centre and Library concept report recommending a preferred option for approval to be progressed to detailed design and construction. Strategic Projects will provide support with a brief presentation of the TAP Town Centre Redevelopment concept. The recommended concept option will be selected using the appropriate quadruple bottom line (QBL) analysis methodology.

**Consideration of Community Views**

5. The Community consultation phase of this project will be led by Strategic Projects as part of the overall TAP Town Centre Redevelopment concept. Consultation is expected to be undertaken in mid July 2008 and the results will be factored into the QBL analysis that will support the TAP Community Centre and Library concept development report to Infrastructure and Works Committee on 6 August 2008.

**STRATEGIC CONTEXT**

6. The TAP Community Centre and Library concept development is aligned with the following strategic platforms:
  - (a) Urban and Rural Villages.
  - (b) Strong Communities.
7. The context and linkages of this project with these strategic platforms will be presented in the report to Infrastructure and Works Committee on 6 August 2008.

**RESOURCES**

8. The services of Creative Spaces Ltd will be utilised to assist in the presentation of the TAP Community Centre and Library concept development to Infrastructure and Works Committee on 6 August 2008. Funding for this resource has been allocated from the budget approved in the 2007/2008 Annual Plan. Approximately \$2,200 of this funding will need to be carried forward to pay for work in the 2008/2009 financial year. No other resources than staff time will be required to implement the proposed programme of reporting.

**IMPLEMENTATION ISSUES**

**Project Risks**

9. The proposed programme of reporting intends to recommend a preferred concept option for the redevelopment of the TAP Community Centre and Library site to Infrastructure and Works Committee on 6 August 2008. Due to the strong links between this project and the TAP Town Centre Redevelopment project, it is intended that the feedback from the Community consultation exercise that is to be carried out in mid July shall be included in the QBL analysis that will be used to evaluate the concept options and identify a preferred option, provided that the QBL analysis is completed on time. In the event that the QBL analysis is delayed, this report will be deferred to the 3 September 2008 meeting of Infrastructure and Works Committee.

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



**8 NEW LYNN INTEGRATED PROGRAMME - STATUS UPDATE MAY 2008**

**GLOSSARY**

Auckland Regional Council	(ARC)
Auckland Regional Transport Authority	(ARTA)
Land Transport New Zealand	(LTNZ)
Long Term Council Community Plan 2006-2016	(LTCCP)
New Lynn Town Centre	(Town Centre)
Project Control Group	(PCG)
Transport Oriented Development	(TOD)
Target Outturn Cost	(TOC)
Waitakere City Council	(Council)

**EXECUTIVE SUMMARY**

ONTRACK have undertaken a value engineering exercise on their initial trench design, to investigate and identify areas of opportunity that might be re-designed to achieve cost reductions. This process is now complete and the revised design is being assessed by quantity surveyors and will be reviewed by an Independent Expert. The Waitakere City Council (Council) will have the opportunity to review the elemental cost estimates and the split of costs between organisations in mid June 2008.

The Council lodged a submission on Auckland Regional Council's (ARC) draft Annual Plan 2008/2009 requesting that a further \$7.9 million be allocated to the project. This additional funding will bridge the funding shortfall between the amount approved by ARC for Auckland Regional Transport Authority (ARTA) and the amount sought by the Council for its preferred option.

ARTA officers have advised Council officers that ARTA wishes to lead the design process for the New Lynn Rail Station, to deliver a station to ARTA's current budget of \$12.554 million. ARTA officers have indicated that they would allow for the Council to input into the design via a design review process, the nature of which is yet to be confirmed. However, should the Council's submission for additional funding be approved, ARTA have indicated that they would be supportive of the Council's design preference, provided that the Council funded the cost deficit.

ARTA officers are proposing to 'novate' relevant parts of the contracts that the Council currently holds with its design and quantity surveying consultants, to enable the same design team to deliver the detailed design of this project component under contract to ARTA.

The New Lynn - Urban Regeneration Strategy and Concept Plan was presented and endorsed as a draft for discussion at the May 2008 meeting of the Policy and Strategy Committee and the May 2008 meeting of the New Lynn Community Board. Officers are meeting with key stakeholders to discuss opportunities for future development options and initiatives.

The Council is currently carrying out a Development Contribution and Financial Policy Review. The review investigates funding of future development and growth that will occur across the whole of the City. The next priority for officers is to ascertain the key principles of the future policy. These agreed principles will then form the basis of future engagement with developers across the City.

The Answer Company, an external advisory company, is finalising a report on various funding alternatives that might be available to the Council to support a portion of the costs of the New Lynn Town Centre upgrade and wider associated projects. The proposed options require deeper analysis by Council officers to consider growth aspects and affordability. A report detailing the various identified funding options and impacts of these will be presented to the appropriate Council Committee for consideration.

The District Plan includes a designation providing for the existing railway. The extent of the designation in New Lynn needs to be amended to accommodate the trenching and double tracking of the railway line. At the April 2008 Planning and Regulatory Committee meeting, the Committee endorsed in principle the alteration subject to written approval by the adjoining landowner. Written approval has now been provided in a satisfactory form, and the designation has consequently been amended to the extent sought.

The communications portfolio has developed external and internal newsletter updates, continued liaison group meetings with local businesses and land-owners and hosted a separate briefing for businesses possibly affected by the Totara Avenue stormwater works. Complaints are being compiled in a centralised system to ensure a cohesive approach and to allow officers to track all complaints. To date there have been minimal complaints, with the majority being from local businesses impacted by traffic flow. Council officers are continuing to meet regularly with ONTRACK to discuss such issues.

There is \$21,568,000 budgeted in the Annual Plan 2007/2008 which includes roading components, land purchase, ONTRACK contribution and communications. Of this amount it is expected that \$14,532,250 will not be spent this year and will therefore be required to be carried forward into the Annual Plan 2008/2009.

In the draft Annual Plan 2008/2009 there is a further \$47,740,600. Additional amounts will be required in the subsequent 2009/2010 and 2010/2011 draft Annual Plans. Current total Council project costs are estimated at \$149,878,769 exclusive of administrative costs. There are three funding sources from LTNZ, ARTA and development contributions currently being investigated which will offset some of the estimated project cost. These amounts have yet to be confirmed but are estimated to be between \$66,330,430 and \$78,330,430. Targeted rating is also being considered as a potential funding mechanism and work is being undertaken to assess its feasibility.

### **RECOMMENDATION**

It is recommended that Infrastructure and Works Committee resolve to:

**Receive** the New Lynn Integrated Programme - Status Update May 2008 report.

### **BACKGROUND**

1. The status of the New Lynn Integrated Programme was last reported to Infrastructure and Works Committee on 7 May 2008. This report covers project progress to late May 2008.

### **DECISION MAKING**

#### **Issues**

##### **Transport Infrastructure**

2. The timing of construction of the Council's planned roading projects for New Lynn will be heavily dependant on the programme of ONTRACK's rail trench project. It will be important to manage the Council's works programme, around the ONTRACK project, so as to minimise the impacts to the public and businesses in the area.
3. While opportunities will be sought to progress the Council's projects in parallel with the ONTRACK project, where this may be deemed possible without significant public impact, it is anticipated that the ONTRACK project will have to be progressed significantly before the majority of the Council's projects can be commenced.

### **Strategic Funding**

4. The Answer Company, an external advisory company, is finalising a report on various funding alternatives that might be available to the Council to support a portion of the costs of the New Lynn Town Centre upgrade and wider associated projects. The proposed options require deeper analysis by Council officers to consider growth aspects and affordability. A report detailing the various identified funding options and impacts of these will be presented to the appropriate Council Committee for consideration.

### **Development and Implementation of the Town Centre**

5. The New Lynn - Urban Regeneration Strategy and Concept Plan was endorsed as a draft for discussion at the May 2008 Policy and Strategy Committee meeting. Subsequently the discussion document was presented to the New Lynn Community Board at their May 2008 meeting.
6. Council officers are meeting with key stakeholders to discuss opportunities for future development options and initiatives. These discussions and any further progress on key parts of the Town Centre development will continue over the next few months. The outcomes of these discussions and any additional work will be reported back to the appropriate Council Committee.

### **Development Contributions**

7. The Council is currently carrying out a Development Contribution and Financial Policy Review. The review investigates funding of future development and growth that will occur across the whole of the City. The next priority for officers is to ascertain the key principles of the future policy. As this information is developed it will be reported to the appropriate Council Committee for consideration. These agreed principles will then form the basis of future engagement with the developers across the City.

### **Strategic Consents and District Plan**

8. The District Plan includes a designation providing for the existing railway. The extent of the designation in New Lynn needs to be amended to accommodate the trenching and double tracking of the railway line. At the April 2008 Planning and Regulatory Committee meeting, the Committee endorsed in principle the alteration subject to written approval by the adjoining landowner. Written approval has now been provided in a satisfactory form, and the designation has consequently been amended to the extent sought.

### **Communications**

9. Since the last report to the Infrastructure and Works Committee, communications efforts have continued. Most notable have been both external and internal newsletter updates, continued liaison group meetings with local businesses and land-owners and a separate briefing for businesses possibly affected by the Totara Avenue stormwater works.
10. Complaints are being compiled in a centralised system to ensure a cohesive approach and to allow officers to track all complaints. To date there have been minimal complaints, with the majority being from local businesses impacted by traffic flow. The Council is continuing to meet regularly with ONTRACK to discuss such issues.

11. In coming weeks the Council and ONTRACK will host a second public open day and will co-ordinate an "Open For Business" newspaper feature, focussing on the Town Centre and aiming to increase retail awareness. The Council will be intensifying stakeholder communications and increasingly publicising The New Lynn - Urban Regeneration Strategy and Concept Plan as a discussion document.

#### **Relationship Management & Advocacy**

12. The current funding allocation to the New Lynn transport interchange included in the ARC Annual Plan 2008/2009 is \$12.554 million toward the rail station only. This level of funding will not deliver the Council's preferred option for the bus/rail interchange (Option 2) and will not deliver an appropriate level of modal transfer or amenity for the public.
13. A Council submission on the draft ARC Annual Plan 2008/2009 was lodged including a request that a further \$7.9 million additional funding is allocated to the project, by the ARC. Additional funding would enable bus patrons and patrons transferring between bus and rail services to be provided for to an appropriate level and will bridge the funding shortfall between the amount approved by ARC for ARTA and the amount sought by the Council for its preferred option.
14. Local MP David Cunliffe continues to be regularly updated, along with other relevant government ministers and officials. Separate briefings have been held with local National Party Members of Parliament, and with the Green Party. A process for advocating for further funding from the government awaits the finalisation of costs and scope of works.

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

15. ONTRACK, as previously reported, have been undertaking a value engineering exercise, with their consultants, to investigate areas of the scope of TOC 1 that might be minimised to enable cost reductions. This process is now complete and the resulting design amendments for this scope of work have been forwarded to quantity surveyors for pricing.
16. One focus of the value engineering exercise has been reducing the length and width of the rail platform to limit excavation and slab/wall construction costs, identified as a key cost component.
17. Following pricing, the value engineered TOC 1 package will be forwarded to ONTRACK's third party peer reviewer prior to being issued to other project stakeholders, including the Council and the ARTA, for comment. This will provide the Council with the opportunity to review TOC 1 scope elements, cost estimates and the split of responsibility for costs (ONTRACK/ARTA/COUNCIL). It is expected that this information will be made available to the Council in mid-June 2008.
18. Additional TOC packages will be developed to incorporate elements, and related costs, not included in the TOC 1 scope, such as additional trench cover, higher quality finishes and ventilation (if required).
19. ONTRACK's consultants are proposing a draft layout for the interchange that would deliver some of the Council's preferred Option 2, with additional 'holes' in the concourse cover between the Memorial Drive bridge and the main concourse to the west, and less cover to the east of the Memorial Drive bridge, above the rail trench. ONTRACK's consultants believe this draft layout could be delivered in the absence of mechanical ventilation, although some platform level screening walls may be required to divert emissions away from the concourse area. This draft layout has been provided to Council officers for consideration.

### **ARTA Status**

20. ARTA officers have advised Council officers that ARTA now wishes to lead the design process for the New Lynn Rail Station, to deliver a station to the current ARC draft budget of \$12.554 million. This process would allow for Council to input via a design review process, the nature of which is yet to be confirmed.
21. ARTA officers are proposing to 'novate' relevant parts of the contracts that the Council currently holds with its design and quantity surveying consultants, to enable the same design team to deliver the detailed design of this project component under contract to ARTA. The Council has provided ARTA with information regarding the scope and nature of these contracts to enable ARTA to develop a business case to be submitted to the ARTA Board for their approval of this approach.

### **Legal Agreements**

22. This portfolio will deal with the development of legal agreements to provide clarity to partners such as ARTA and ONTRACK. The portfolio holder is currently establishing the timeline for doing so. ONTRACK has indicated that after June 2008 they will have greater clarity surrounding the TOC project and therefore be in a position to draft an agreement with WCC.
23. The portfolio will also assist with discussions around air rights and rights of access. Both of which will be considered as part of this portfolio.

### **Risk Management**

24. Appointment of Coffey Projects has been concluded and work on this portfolio is about to commence with scope clarification and risk identification. Workshops will be held with key players in due course to determine project scope boundaries and identify, evaluate and allocate risks.

### **Consideration of Community Views**

25. The New Lynn Community has been involved in the future planning of New Lynn since the 1996 and 2005 planning Charrettes.
26. Over the last two years the Council has undertaken a consultation programme with New Lynn landowners in proximity to the rail corridor, and has held 3 public consultation meetings. A portfolio has been established with the responsibility of communications. Council officers are working with the communications advisors from both ONTRACK and ARTA to manage consultation, the media and general public concerns prior to and during the construction period and to ensure that the views of the community are clearly expressed back to the Council.
27. A site office has been established for the rail project in the Town Centre and provides a base for consultation, providing details on construction, road closures and public transport information available for the public.

### **STRATEGIC CONTEXT**

28. The New Lynn project is identified as one of the Council's top five projects and represents a substantial investment in the LTCCP 2006–2016. The project delivers on the following strategic platforms:
  - Urban and Rural Villages;
  - Strong Communities; and
  - Integrated Transport and Communications.

29. The New Lynn project is aligned with a number of strategies:
- The Auckland Regional Growth Strategy, whereby New Lynn has been identified as a regional growth centre;
  - Auckland Regional Land Transport Strategy;
  - The Council's: Transport Strategy 2006 - 2016;
  - Growth Management Strategy; and
  - Economic Development Strategy.

## RESOURCES

### Timeline/Milestones

30. The timeline and milestones for the project are currently being assessed by officers and will be reported in tabular format in future status reports.

### Financial Status

31. There is \$21,568,000 budgeted in the Annual Plan 2007/2008 which includes roading components, land purchase, ONTRACK contribution and communications. Of this amount it is expected that \$14,532,250 will not be spent this year and will therefore be required to be carried forward into the draft Annual Plan 2008/2009.
32. In the draft Annual Plan 2008/2009 there is a further \$47,740,600. Additional amounts will be required in the subsequent draft Annual Plan 2009/2010 and draft Annual Plan 2010/2011. Current total Council project costs are estimated at \$149,878,769 exclusive of administrative costs. There are three funding sources from LTNZ, ARTA and development contributions currently being investigated which will offset some of the estimated project cost. These amounts have yet to be confirmed but are estimated to be between \$66,330,430 and \$78,330,430. Targeted rating is also being considered as a potential funding mechanism and work is being undertaken to assess its feasibility.

## IMPLEMENTATION ISSUES

### Project Risks

33. A risk identification workshop will be held and any significant risks will be included in future status reports.

Report prepared by: John Schermbrucker, Special Projects Manager and Clare Sarney, Senior Project Manager (This report is based on information provided by individual portfolio holders).



9 **HENDERSON YOUTH FACILITY - CONSTRUCTION STATUS UPDATE MAY 2008**

**GLOSSARY**

Henderson Youth Facility	(Global Café)
Information Management project team office	(IM office)
Infrastructure and Works Committee	(Committee)
West Wave Recreation Centre	(Recreation Centre)

**EXECUTIVE SUMMARY**

The purpose of this report is to update Infrastructure and Works Committee (Committee) on progress of the Henderson Youth Facility (Global Café) project.

Defects identified at the West Wave Recreation Centre (Recreation Centre) upgrade have been addressed. There are a number of electrical items outstanding.

Work is progressing to the Global Café and Information Management project team office (IM office). The expected completion date for this portion of the work is 11 July 2008.

Detailed design is being carried out for the landscape works at the front of the Global Café. The landscape will exclude the water feature, but will otherwise be in accordance with the concept design by the Parks Planning Manager. The completion of the landscaping will extend beyond the contract completion date for the Global Café and IM office.

A design has been approved to remedy the problems with the delivery of hot water to the Recreation Centre ablutions. The contractor has been instructed to proceed.

The contractor's extension of time claim number 2 has been reviewed and agreed at 21 working days. The amended contract completion date is 11 July 2008.

The contractor's claim for additional costs for mechanical plant of \$92,441 has been reviewed by the quantity surveyor who has assessed the claim value at \$18,682. An Engineer's ruling is to be issued.

**RECOMMENDATION**

It is recommended that Infrastructure and Works Committee resolve to:

**Receive** the Henderson Youth Facility - Construction Status Update May 2008 report.

**BACKGROUND**

1. The construction status of the Global Café project was last reported to the Committee on 7 May 2008. This report updates construction status to late May 2008.

## DECISION MAKING

### Issues

#### Progress to date

2. Defects identified during the practical completion process for the Recreation Centre upgrade have been addressed during the reporting period. Some remedial work to electrical items is outstanding. Work is proceeding to programme on the Global Café and IM office. Partitioning and structural work to these areas are complete including the structural work to the new infill area on the east face of the building. The first fix of services is complete. Installation of the ceiling and cladding of the internal walls in the Global Café is complete, with stopping and preparation for painting in progress. Re-roofing of the Global Café is complete.
3. Work to the external staircase to the IM office and installation of the internal lift is in progress. Work has commenced on the covered walkway to the front of the Recreation Centre. Foundations are currently being installed and the walkway will be completed by the due date for completion as summarised in Table 1 below. External painting to the Global Café and IM office is in progress and the repainting of the Recreation Centre is proceeding at the same time as the construction of the covered walkway.

#### Landscape Design

4. Design work is proceeding in accordance with the amended concept designed by the Parks Planning Manager. The construction of the landscape works will be carried out after the due completion date for the Global Café (refer to Table 1 below) during the fitout by Zeal, and will be completed prior to the opening of the Global Café.

#### Hot Water Supply to the Recreation Centre Ablutions

5. The problems experienced with the slow delivery of hot water in the Recreation Centre have been addressed by the project team. The consultant has amended the design of the system to ensure that hot water to fixtures in the ablution is delivered within an acceptable time period. The contractor has been instructed to proceed with the installation of additional pipework, pumps and water heater.

#### Contractor's Claim for Additional Costs - Recreation Centre Air-conditioning

6. As reported in the Construction Status Update April 2008, the Contractor has presented a claim for \$92,441 for additional costs for air conditioning as part of the Recreation Centre upgrade. The claim has been reviewed by the quantity surveyor, who has recommended that an amount of only \$18,682 is due for payment. The Engineer to the contract is to write to the contractor, ruling on the claim.

### Options identified

#### Hot Water Supply to the Recreation Centre Ablutions

7. A number of options for improving the hot water delivery to the ablutions have been considered by the project team. The option which has been chosen involves the installation of additional pipework into the system previously constructed as part of the Recreation Centre upgrade, as well as the installation of a separate electrical hot water cylinder and circulating pump to ensure that water in the pipe system is maintained at the correct temperature.

### Contractor's Claim for Additional Costs - Recreation Centre Air-conditioning

8. Options for dealing with the claim for additional costs will be considered upon receipt of the contractor's response to the Engineer's ruling.

### STRATEGIC CONTEXT

9. Construction progress has been monitored during the report period to ensure the project outcome remains in alignment with the Council's strategic objectives.

### RESOURCES

#### Timeline Status

10. The contractor's extension of time claim number 2 for 21 days due to structural issues affecting the completion of the infill area on the east face of the Global Café was previously reviewed by an independent assessor appointed by the consultant. The extension of time was assessed as 13 days. The contractor disputed the ruling and the matter was referred back to the assessor to consider the contractor's objections. The consultant has now advised that the assessor is in agreement with the contractor's claim of 21 days due to the fact that the claim was centred on the late supply of information from the architect and was beyond the contractor's control.
11. Aside from extension of time claims numbers 1 and 2 of 11 days and 21 days respectively there was a 21 day delay in the issue of a building consent for the Global Café/IM Office. This had the effect of shifting the start date of this portion of the works, and has no cost implications.
12. The current timeline status including provisional extensions of time to date is provided in Table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at contract award October 2007	Change	As at May 2008
Contract Commencement date	15 October 2007		15 October 2007
Contract Period: Global Cafe/IM office	126 w days		179 w days
Extensions of Time:			
Delayed consent issue at no cost		21 w days	
Asbestos removal		11 w days	
Foundation/structural clash redesign		21 w days (prov.)	
Due Date for Practical Completion: Global Cafe / IM office	29 April 2008	53 w days	11 July 2008

**Table 1 - Timeline Status**

## Financial Status

13. While contingency expenditure during the report period amounted to \$62,285 value engineering savings were recorded, which result in a net reduction of contingency expenditure amounting to \$33,553. The more significant items contributing to this expenditure are reported below. It is noted that while the provisional costs of these items represent a worst-case scenario, the costs are subject to review, which may result in reduced cost at time of agreement:
- Cost of alterations to Recreation Centre hot water system \$21,184
  - Changes to Air-conditioning ducts in Global Café \$35,000
14. The costs due to changes to the air-conditioning ducts in the Global Café are subject to interrogation by the quantity surveyor as are a number of items in the variation schedule. The expenditure reported above therefore represents a worse case scenario which may reduce when agreement on the actual amounts is reached.
15. The combined outcome of ongoing value engineering and contingent expense on the contract to date, result in the cost of these variations yielding net contingency expenditure to date inclusive of these variation costs, of 86% of the contingency sum. The current level of contingency expenditure amounts 7.4% of the contract sum.
16. A summary of the current financial status of the construction contract is given in Table 2 below.

<b>FINANCIAL STATUS</b>			
<b>Project Costs</b>	<b>As at contract award 15 Oct 2007</b>	<b>Change</b>	<b>As at May 2008</b>
Tender Award Value. Alliance Construction Ltd.	\$4,125,535		\$4,125,535
Provisional sum for landscape works	\$50,000		\$50,000
Provisional sum for re-roofing	\$308,000		\$308,000
<b>Subtotal</b>	<b>\$4,483,535</b>		<b>\$4,483,535</b>
Contract variations to date		\$457,927	\$457,927
Value engineering savings		(\$95,838)	(\$95,838)
Contract Contingency sum	\$420,000	(\$362,089)	\$57,911
<b>Total Construction Cost</b>	<b>\$4,903,535</b>	<b>-</b>	<b>\$4,903,535</b>

Table 2 - Financial Status

## IMPLEMENTATION ISSUES

### Project Risks

17. The following issues are currently being managed to mitigate unfavourable impacts on the project outcome:
- The contractor has submitted a claim for \$92,441 for additional work to the Recreation Centre air-conditioning. The claim, which includes for additional electrical work and changes to duct configurations has been interrogated by the quantity surveyor, who has recommended that only \$18,682 should be payable. The contractor has disputed this amount so the risk remains for the total amount of the claim. The contract variations to date in Table 2 above include a provisional amount of \$42,000 for this claim, which gives an at-risk amount of \$50,441.

- Landscape re-design: The landscape re-design is progressing excluding the water feature. The construction of the landscaping will extend beyond the contractual completion date and will be completed during the fit-out period prior to the opening of the Global Café.
- Extension of Time claim number 2 for 21 working days has been re-assessed by the independent assessor appointed by the consultant. The assessor has agreed with the extension of time of 21 working days. The Engineer to the contract is to confirm this to the contractor in writing.
- The construction of the walkway and canopy construction on the west face of the Recreation Centre is being managed by the project team to ensure completion within the project timeframe.
- Hot water to the Recreation Centre ablutions - The consultant and contractor have carried out a suitable design for remedying the problems with delivery of hot water, and the contractor has been instructed to proceed with the installation of the additional components. The cost of the remedial works is included in the contract variations to date in Table 2 above.
- Changes to air-conditioning ducts and configurations in the Global Café have resulted in a claim from the contractor for additional costs of \$35,000. This cost is included in the contract variations to date in Table 2 above.

### Quality

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

Report prepared by: Duncan Miller, Senior Engineer: Special Projects.



## 10 HENDERSON TOWN CENTRE - GREAT NORTH ROAD STREETSCAPE AND ROADING UPGRADE - CONSTRUCTION STATUS UPDATE MAY 2008

### GLOSSARY

Henderson Primary School	(School)
Infrastructure and Works Committee	(Committee)
Ministry of Education	(Ministry)

### EXECUTIVE SUMMARY

The purpose of this report is to update the Infrastructure and Works Committee (Committee) on progress of the Henderson Town Centre - Great North Road Streetscape and Roading Upgrade project.

On 7 May 2008 a high level meeting was held between Council officers, consultant representatives and the contractor to address the contractor's poor performance at the commencement of the contract. As a result of this meeting the contractor has reprogrammed the works and has put measures in place to bring the contract back on track. While the contract completion date is 22 July 2008, the works are now programmed to be complete at the end of July 2008. Since 14 May 2008 there has been a marked improvement in production and increased supervision by the contractor's senior management.

Due to the delays that have been experienced in obtaining an entry agreement from the Ministry of Education (Ministry), it has been decided to defer the work in zone H to commence around mid-September 2008.

A high emphasis is placed on liaison with the public and businesses along the route of the works to minimise impacts of the work on commercial activity on Great North Road. This liaison has intensified as a result of the issues related to the poor performance of the contract works.

Expenditure against contract contingency to date is 15% of the contingency amount and 1.5% of the contract value. This is considered reasonable for a project of this scale.

### **RECOMMENDATION**

It is recommended that Infrastructure and Works Committee resolve to:

**Receive** the Henderson Town Centre - Great North Road Streetscape and Roading Upgrade - Construction Status Update May 2008 report.

### **BACKGROUND**

1. The construction status of the Great North Road Streetscape and Roading Upgrade project was last reported to the Committee on 7 May 2008. This report updates the construction status to late May 2008.

### **DECISION MAKING**

#### **Issues**

##### **Progress to date**

- A2
2. Work has been taking place in three zones during the reporting period - zones A, F and G. Installation of new kerbing in all these zones is complete. Footpaths in zone G are nearing completion and footpaths in zones A and F are due for completion by the end of May 2008. Work has commenced on the removal of existing kerbs to zone C and installation of new kerbs in zone C will be carried out prior to the commencement of any footpath work in this zone. The zones are shown at page A2. In addition to the kerb and footpath work, three speed tables in zone A and one in zone F have been re-constructed.
  3. At the previous Committee meeting on 7 May 2008 it was reported that the contractor had fallen behind on the programme on all areas being worked on. Progress of the works in zone A in particular has been a matter of concern for businesses on Great North Road, with a large number of complaints having been received regarding disruption and loss of income as a result of the works. Following the Committee meeting, a high level meeting was held between Council officers and the contractor, which was also attended by senior representatives from the consultant. At this meeting the concerns of Council and business operators were relayed to the contractor. Subsequent to this meeting the contractor has carried out the following key improvements in order to bring the contract back on track:
    - the remaining works have been re-programmed to ensure that the durations and dates for the different sections are realistic and robust;
    - the contract resources have been adjusted and increased. This has included the removal of a poorly performing subcontractor from the site and the provision of additional spare concrete and paving crews on call to meet demand pinch-points;

- an additional senior supervisor has been assigned to the site, in order to bring more drive to the production with increased supervision from senior management;
  - the contractor will be consistently undertaking 24 hour shifts. The addition of another supervisor will allow night shifts to take place. Night work will concentrate on preparation of areas and the day shifts will focus on production;
  - the contractor has increased monitoring of the works as production progresses to avoid time-consuming re-work. In addition the Council has allocated an additional engineer to regularly review the works to provide critical feedback to the contract team on a daily basis;
  - additional senior management time has been allocated to ensure resources are available and programmed deliverables are met.
4. The re-programming of the remaining works, while not recovering the lost time on areas A, F and G, results in the contract completion shifting to the end of July 2008. This is approximately two weeks later than the contractual completion date. However, work in zones B, C, D and E will be completed within their programmed periods.
5. There has been a marked increase in production since 14 May 2008, resulting in areas of new footpath being opened to the public in zones A and F. The progress of the works is subject to close monitoring by the consultant team and Council officers.

#### **Procurement of Land from Ministry of Education**

6. As advised verbally at the previous Committee meeting on 7 May 2008, there has been a delay in obtaining an entry agreement from the Ministry of Education (Ministry) to the land at Henderson Primary School (school) to enable work to start on the road widening in zone H. The Ministry has referred the agreement to Land Information New Zealand and the Office of Treaty Settlements, and Council officers have been advised of at least a one month delay before the Ministry will be in a position to sign the agreement. In light of this delay, which impacts on the completion of zone H works within the contractual completion date, as well as problems associated with carrying out earthworks in the wet winter months, it has been agreed that work to zone H will be deferred to commence around mid September 2008. The later execution of this work will not impact on the remaining work within the Henderson Central Business District.

#### **Public Liaison**

7. As a result of the poor performance previously reported there has been an intensification of efforts directed to public liaison, particularly with businesses affected by the contract works. Letters from the Manager, Public Affairs apprising and updating businesses of the situation were delivered on 9 May 2008 and 21 May 2008 and the Director, City Services sent a memo to all councillors and the chairman of the Henderson Community Board on 13 May 2008. Ongoing liaison in the form of drop-in visits by Council officers to businesses has been taking place. In addition a special feedback meeting has been held between Council officers and representatives of the Henderson Business Association.

### Diversion of Buses

8. A temporary bus-stop has been established in the parking area at the approximate mid-point of zone A in order to bring the bus passenger trade back to the shops at the east end of the works. When zone A is substantially complete the bus stop at the east end of this zone will be re-established. Zone A is expected to be complete by 27 May 2008.

### Consideration of Community Views

9. Extensive consultation has taken place with community groups and organisations during the concept and developed design stages of the project. This consultation included public meetings and an open day held in March 2007. Ongoing liaison with business owners has been taking place during the course of the contract.

### STRATEGIC CONTEXT

10. The project team is monitoring construction progress on an ongoing basis to ensure that the outcome remains in alignment with the Council's strategic objectives.

### RESOURCES

#### Timeline Status

11. The duration of the contract is 95 working days. Within this period the roading works are required to be completed in 80 working days, as a separable portion of the works. Work commenced on 3 March 2008 and the contractual completion date is 22 July 2008 (as amended in Table 2 below). The contractor has provisionally indicated that an extension of time of two working days will be sought for additional work to zone G.
12. As discussed in paragraph 3 above, the contractor has re-programmed the works. While the contract completion date remains at 22 July 2008 the updated programme shows completion of all works on 30 July 2008.
13. The work to zone H outside the school will be commenced in mid September 2008, with a duration of 37 working days.
14. The current contractual timeline status including provisional extensions of time to date is provided in Table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at contract award 31 January 2008	Change	As at May 2008
Contract Commencement date	3 March 2008		3 March 2008
Contract Period: Roading Upgrade (Separable portion 1) Streetscape Upgrade (Separable portion 2)	80 w days 95 w days	+ 2 w days +2 w days	82 w days 97 w days
Due Date for Practical Completion: Roading Upgrade (Separable portion 1) Streetscape Upgrade (Separable portion 2)	27 June 2008 18 July 2008		1 July 2008 22 July 2008

Table 1 - Timeline Status

### Financial Status

15. Contingency expenditure during the report period amounted to \$19,633, which is considered to be reasonable for a project of this scale. The more significant items contributing to this expenditure are reported below. It is noted that while the provisional costs of these items represent a worst-case scenario, the costs are subject to interrogation by the consultant, which may result in reduced cost at time of agreement.
- Break out of previously undetected concrete \$ 4,208
  - Additional costs for installing larger water meters \$13,300
16. The combined outcome of ongoing value engineering and contingent expense on the contract to date, result in the cost of these variations being accommodated within the contract contingency sum, yielding a net contingency expenditure to date inclusive of these variation costs of 15% of the contingency sum. The current level of contingency expenditure amounts to 1.5% of the contract sum, which is within forecast limits for contingency expenditure at this stage of the contract. The current financial status of the contract is deemed to be in a healthy state.
17. A summary of the current financial status of the contract is given in Table 2 below.

<b>FINANCIAL STATUS</b>			
<b>Contract Costs</b>	<b>As at contract award 31 January 2008</b>	<b>Change</b>	<b>As at May 2008</b>
Tender Award Value. HEB Smithbridge Ltd	\$3,417,012	-	\$3,417,012
Contract variations to date (to be agreed)	-	\$52,212	\$52,212
Removal of Hanging Baskets from contract	-	(\$251,299)	(\$251,299)
Contract Contingency sum	\$341,701	(\$52,212)	\$289,489
<b>Total Construction Cost</b>	<b>\$3,758,713</b>	<b>(\$251,299)</b>	<b>\$3,507,414</b>

**Table 2 - Financial Status**

### IMPLEMENTATION ISSUES

18. Implementation of the measures required to improve the contractor's performance will be subject to ongoing monitoring and review by the consultant team members and Council officers. The project team members are in daily contact with the contractor as issues arise on the site. Implementation on the part of the consultant and Council officers will be in terms of the conditions of contract between the Council and the contractor.
19. Increased emphasis is being placed on liaison with the public and business owners along the route of the works in order to minimise the impact of the works on normal commercial activity along Great North Road. Formal meetings with the Henderson Business Association will take place to identify and address concerns.

### Project Risks

20. The following issues are currently being managed to mitigate unfavourable impacts on the project outcome:
- Slow progress on zones A, F and G. High level meetings have been held with the contractor to address issues relating to poor performance on the contract works. Measures as outlined in paragraph 3 above have been implemented to minimise the impact on the completion of the project;
  - Complaints and concerns have been received from business owners and members of the public. Processes have been set up to deal with complaints and concerns. Follow-up with the complainants is carried out by Council officers and, where applicable, the contractor is instructed to rectify unsatisfactory situations. Increased liaison with businesses in the form of letters and visits by Council officers has been implemented during the reporting period;
  - Entry Agreement with the Ministry. The delay in obtaining the agreement has led to a decision to defer the work to zone H outside the school.

### Quality

21. Quality audits undertaken to date confirm that the contractor's general attitude to maintenance of quality construction practice on site is satisfactory. Quality issues are addressed on an ongoing basis by the project team.

Report prepared by: Duncan Miller, Senior Engineer - Special Projects.



## 11 ARMOUR BAY GRAZING PROPOSAL RESULT OF CONSULTATION 2008

### GLOSSARY

Manukau Harbour Foreshore Reserves Management Plan	(the Plan)
Armour Bay Reserve	(the Reserve)
City Development Committee	(CDC)
Infrastructure and Works Committee	(IAWC)
Waitakere Community Board	(WCB)

### EXECUTIVE SUMMARY

The purpose of this report is to present the Armour Bay Grazing Submissions and to obtain a decision from the Infrastructure and Works Committee (IAWC) on whether part of land on Armour Bay Reserve be made available for leasing for grazing purposes.

This report provides the results of the submissions received after public consultation notice was published 17 January 2008. Results reveal that 95% of the submissions received do not support (any) grazing on Armour Bay Reserve.

This report recommends the 'do nothing' option which will enable the park to continue to be available for use by the public as a whole and not by one select group of the community and will continue to comply with the current Reserve Management Plan.

## RECOMMENDATIONS

It is recommended that the Infrastructure and Works Committee:

1. **Receive** the Armour Bay Grazing Proposal Result of Consultation 2008 report.
2. **Approve** that the land known as Armour Bay Reserve, Armour Road, Parau not be made available for grazing purposes and that no lease be granted on said land.
3. **Agree** that the Waitakere Community Board be notified that no grazing is to be permitted on land known as Armour Bay Reserve, Armour Road, Parau.

## **BACKGROUND**

1. On 1 May 2007 a report was presented to the Waitakere Community Board (WCB) after Council was approached by a group requesting use of land at Armour Bay Reserve for the purpose of grazing horses.
2. The purpose of the report was for the WCB to consider making available approximately 1.5ha of Armour Bay Reserve, Armour Road, Parau for the purpose of grazing horses.
3. The report refers to the Parks and Open Spaces Strategy (2005) which states Council supports equestrian facilities / pony clubs in Waitakere City.
4. Waitakere Community Board resolved:

*“That the Grazing Land at Armour Bay, Parau report be received.  
That Council owned parkland at the north-west corner of  
Armour Bay Reserve be tendered and made available for  
grazing purposes.”*

772/2007

5. However, it has since been established that the Manukau Harbour Foreshore Reserves Management Plan (the Plan) adopted in 2001, which covers Armour Bay Reserve, Parau - does not include any developments that include grazing of horses or equestrian activities. It must also be noted that Armour Bay Reserve is classified as a Citywide Park therefore the delegated authority is the Infrastructure and Works Committee (IAWC) (previously known as the City Development Committee) (CDC).
6. Under Policy 8.8 within the Plan, the criteria for leases is based on the fact that leases will generally provide a benefit (or benefits) to the public which is greater than any adverse effect caused by granting a lease and that a lease will not cater to any one sector of the public, except where this is provided for and is appropriate in terms of the Objectives and Policies of the Plan, which in this case, the lease proposal does not meet that criteria.
7. Policy 8.8 was identified in Reports to the WCB on 4 September 2007 and the CDC on 6 September 2007 with resolutions carried as follows:

*“That the Grazing Land at Armour Bay Reserve, Parau –  
Registrations of Interest report be received.  
That it be recommended to the City Development Committee  
that public consultation be commenced regarding whether  
Armour Bay Reserve, Parau be used for grazing purposes”*

3414/2007

8. CDC

*“That approval be given to commence public consultation regarding whether part of Armour Bay Reserve, Parau be used for grazing purposes subject to the Reserves Act 1977.”*

3065/2007

9. No lease has been approved by Council on part of land on Armour Bay Reserve, Armour Road, Parau for grazing purposes at this time.

**DECISION MAKING**

10. Under Local Government Act 2002 Section 77; Requirements in relation to decisions; Council acknowledged that there were groups who were interested in using Armour Bay Reserve for an alternative use which in this instance was for the purpose of grazing horses. On 6 September 2007 Resolution 3065/2007 by CDC approved commencing public consultation.

**Issues**

11. After Resolution 3065/2007 was carried in September 2007 a public notice was advertised 19 January 2008 (submissions closed 19 February 2008). IAWC are being asked to consider whether making part of the land at Armour Bay Reserve available for grazing purposes is in the public interest.
- A3 12. Of 38 submissions, 95% opposed the proposal, one was in support, one suggested partial use over summer only, 36 objecting to the land being used for (any) grazing purposes (main points raised being that the Armour Bay Reserve would not be available to all, and concerns about the damage and pollution the horses are likely to cause). See the attachment at page A3.
- A4-A13 13. The reason most stated is that currently the Reserve is frequented by the local residents and visitors who use the park for exercising, walking their dogs, play and running area for children and adults, plus access to the beach and walking tracks. See the attachments at pages A4 to A13 for some submission letters.
14. Issues raised include:
- (a) Land boggy/wet over winter months; animals left to graze may get trapped and/or injured in the bog - raising safety issues for the health and wellbeing of the animals.
  - (b) Animals grazing with only temporary fencing; concerns that animals may escape and may be injured and/or cause injury on roadways, plus escapees grazing on native flora and fauna.
  - (c) Tetanus in horse droppings; this claim is disputed by horse owners as they explained that all horses are vaccinated against tetanus - disputed risk.
  - (d) Public Access; if the land were grazed it would prohibit safe access by children, pedestrians, dogs could not be left to run - risk of public losing access to the Reserve.
  - (e) Droppings/manure from animals and/or fertilisers put on the land may impact on the quality of the land and possibly affect the native vegetation, as the area is prone to become boggy and waterlogged, there are no guarantees that this will not affect water quality - possible eco system damage risk.
  - (f) Some submitters are concerned that Council are being seen to want to graze the land as merely a money generating exercise and that there was not enough public consultation - this was addressed by Resolution 3065/2007 - effectively issue addressed.

15. Other concerns raised by submitters relate to safety/health issues. Horses/horse riders using roadways and the beach. Horse droppings on pathways and in the sea, these have been identified as operational issues which will be addressed separately. The point of contact for these issues is the Councils Customer Liaison Officer.
16. By allowing smaller areas of parks and reserves such as Armour Bay Reserve to be leased to only one section of the community it reduces the public's access, thereby contributing to the erosion of the City's 'Green Network'. Grazing of this piece of land is not in-line with the Long Term Council Community Plan Green Network Platform.
17. As the delegated authority the recommendations from IAWC on the Armour Bay Reserve Grazing Proposal Result of Consultation 2008 Report will be forwarded to the WCB.

#### **Options Identified**

18. The options being considered by this report are whether part of Armour Bay Reserve, Parau be made available for grazing land or whether the status quo remains.

#### **Consideration of Community Views**

A14-A17

19. The public notice was published in the NZ Herald and the Western Leader; Letters of notification were posted to those within 1.5kms of the Armour Bay Reserve. See the attachments at pages A14 to A17.

#### **STRATEGIC CONTEXT**

20. The Council's Strategic Platforms include that within the urban and rural villages it is to ensure that people have choices in recreation in their neighbourhoods. Within the Building Strong Communities platform the vision is for people to be active, healthy and content, and that they feel safe with a strong sense of community that 'connect' people with each other, the vision includes providing leisure facilities and services that people enjoy.
21. Within the Green Network platform it states that the Waitakere Ranges will be permanently protected, that there will be a network of bush and trees, this platform is about caring for natural areas. The City's parks, bush and streams form a 'Green Network' that provides homes and highways for wildlife, with recreational areas for people. Protection and enhancement is sought on both private and public land, community use is encouraged, as is the protection of landscapes, native plants, wildlife and ecosystems. These areas making up the 'Green Network' provide public access to waterways as does Armour Bay Reserve.
22. By making the land available to one group it will restrict use by other users which is not in-line with the Plan.

#### **Preferred Option**

23. Preferred option is to preserve Armour Bay Reserve as being available for public use.

#### **CONSULTATION**

24. Consultation has involved internal Council staff and the residents and ratepayers within 1.50km radius of Armour Bay Reserve, Parau.

## RESOURCES

25. There are no resource implications except for staff time and public notice costs.

## IMPLEMENTATION ISSUES

26. There are no implementation issues.

Report prepared by: Margaret Groot, Tenancy Manager Community Leases.



## 12 PROPOSED CHANGES TO THE KEEP WAITAKERE BEAUTIFUL STREET TREE PLANTING PROGRAMME

### GLOSSARY

Keep Waitakere Beautiful Trust (KWBT)  
Community Street Tree Planting Programme (CSTPP)

### EXECUTIVE SUMMARY

The Keep Waitakere Beautiful Trust (KWBT) manages the annual Community Street Tree Planting Programme (CSTPP) in Waitakere, which aims to enhance and beautify local neighbourhoods. Since the programme's inception in 1994, over 4652 trees have been planted in 189 streets in the four wards of the City. To date no monitoring of the success of the plantings has been carried out. In October and November 2007 a survey that assessed the survival and condition of all the street trees planted as part of the programme was undertaken.

The results from the survey highlighted issues with maintenance frequencies and poor tree condition. Low survival rates of some specific tree species were also documented. Each year fewer streets are nominated by residents for planting. It is also noted that it is increasingly difficult to engage the community with few residents taking ownership of the programme. In some instances, there is little participation from the community in planting trees on the day of the event which is a key objective of the programme.

It is recognised that the requirements of the community led programme have been fulfilled. It is now necessary to revise the programme. This report recommends cessation of the CSTPP and proposes utilising part of the allocated funding for a new KWBT beautification programme as well as other citywide programmes KWBT coordinates.

### RECOMMENDATIONS

It is recommended that Infrastructure and Works Committee resolve to:

1. **Receive** the Proposed changes to the Keep Waitakere Beautiful Trust Street Tree Planting Programme report.
2. **Agree** that the Keep Waitakere Beautiful Trust street tree planting programme ceases in its current form.
3. **Approve** the proposal for re-allocation of \$5,000 for Trees for Babies and \$10,000 for the Neat Streets programme from the Keep Waitakere Beautiful Trust street tree planting budget to be forwarded to the Long Term Council Community Plan and Annual Plan Committee for their consideration.

## BACKGROUND

1. KWBT was established in 1993 as a partnership between the Waitakere City Council and the wider Waitakere community. It is a community based, environmental trust that delivers a citywide range of environmental projects as part of its annual calendar of events including Trees for Babies, Operation Spring Clean, Clean Stream Waitakere and the Eco Wise Community Awards.
2. One of the key annual events that KWBT co-ordinates is the CSTPP. The KWBT street tree planting programme has been delivered by KWBT since 1994, in partnership with a number of agencies including Waitakere City Council, Techscape and The Specimen Tree Company. There has been in the past, significant input from the local community through nominations of streets for planting.
3. Streets are nominated for planting by a local resident or member of the community; the list of streets are taken to the Community Boards, checked by Council arborists and roading managers, and then approved for planting. Residents are also encouraged to participate in planting, aftercare and tree maintenance.
4. The CSTPP aims to plant up to 100 trees per year in each of the four wards (Waitakere, Henderson, New Lynn and Massey). The number of trees planted in each ward varies depending on the number of suitable streets nominated from each ward, as well as physical constraints such as overhead power lines and narrow berms, which may be affected by tree plantings.
5. Since the inception of the annual CSTPP 13 years ago, KWBT has recorded both the tree species and the streets that the programme has planted throughout the City. These trees have been maintained by Parks Assets; however the annual works programme did not provide an overall summary of the tree's condition and survival rate. As a result no formal monitoring of the programmes success has been carried out.
6. The Citywide street and park tree planting programme also plants street trees throughout Waitakere in line with the Street Tree and Parks Amenity Planting Strategy.

## DECISION MAKING

### Issues

7. In October and November 2007 a survey was undertaken of all the streets planted as part of the CSTPP within Waitakere. The survey assessed individual trees using aspects of tree condition that included tree survival, overall tree condition (broken branches, staked and mulched, leaf condition, disease and trunk rot), mower damage to trunk and roots, presence of weeds, and distance to power lines.
8. These conditions were used to rate each tree on a scale from 1/5-5/5 (1/5, healthy and vigorous, no maintenance required; 2/5 good condition, 3/5 average condition, 4/5 poor condition, 5/5 dying or badly damaged). Using the records kept by KWBT, up to four randomly chosen streets were chosen and all the trees were rated, for each year since 1994. The remainder of streets planted each year were also scored, again using the same conditions but at an overall streetscape level.
9. Since 1994 the CSTPP has planted at least 4,652 trees on 189 streets throughout Waitakere.

A18-A22 10. Some historical inconsistencies in the records of the plantings meant that not all the data from all years was analysed. In total, 127 streets with the full data available were used for the tree analysis (See the attachments at pages A18 to A22; Table 1). This comprises 67% of the total streets surveyed.

A18-A25 11. A total of 3,705 trees were planted on 127 streets within Waitakere from 1994 to 2007 (See the attachments at pages A18 to A25: Table 1, 2). Of these, 2,654 trees have survived (alive in the ground, not relative to tree condition); a 71% survival rate. Annual survival varied, ranging from 57% in 2001 through to 97% in 2007 (Table 1), which reflects improved planting techniques that have been implemented over the last five years. While no formal analysis of the survival rates of the street trees planted through the citywide planting strategy has been undertaken, the accepted rate of loss is 5% per annum, with less than this typically observed.

Year	Tree survival (%)	Streetscape condition rating (1/5-5/5)
1994	97%	2
1995	82%	3
1996	no records	0
1997	71%	2
1998	77%	2
1999	73%	3
2000	65%	3
2001	57%	2
2002	72%	3
2003	no records	0
2004	72%	3
2005	79%	3
2006	80%	2
2007	97%	2

**Table 1: Annual survival of community street tree plantings by KWBT 1994-2007**

A26-A33 12. The visual amenity values of several streets surveyed was high as was the quality of a number of individual trees (See the attachments at pages A26 to A33; photos 1-9). Individual tree species survival varied from 100% (*Magnolia grandiflora*) to 14% (*Plumeria rubra*, Frangipani) (Table 2). *Magnolia grandifolia*, *Vitex lucens*, Puriri; *Fraxinus spp.*, Ash species; *Olea europaea*, Olive; and *Metrosideros spp.*, Pohutukawa were the most successful species planted.

13. While many individual trees were healthy and vigorous, a number of species were in poor condition. The species planted most widely as part of the CSTPP, *Alectryon excelsus* or Titoki was often surveyed with stunted growth, broken branches and mower damage (reflected in the condition rating, Table 2).

Tree species	Condition rating (1/5-5/5)	Species survival (%)
<i>Magnolia grandifolia</i>	1	100%
<i>Vitex lucens</i>	2	96%
<i>Fraxinus spp.</i>	2	92%
<i>Olea europaea</i>	2	90%
<i>Metrosideros spp.</i>	2	86%
<i>Prunus spp.</i>	3	81%
<i>Podocarpus totara</i>	2	81%
<i>Pittosporum eugenoides</i>	3	79%

Tree species	Condition rating (1/5-5/5)	Species survival (%)
Ginkgo biloba	4	73%
Melia azedarach	3	68%
Plagianthus regius	3	68%
Albizia julibrissin	3	68%
Alectryon excelsus	4	63%
Mertya sinclairii	2	59%
Beilschmiedia tarari	4	54%
Sophora spp.	2	29%
Plumeria rubra	4	14%

**Table 2 - Overall tree species condition rating and survival of trees planted by KWBT 1994-2007**

- A26-A33 14. During the survey, a number of residents expressed opinions regarding the CSTPP; many were pleased with how the programme engaged the community in local activities. Residents also appreciated the enhancement of the visual amenity of the neighbourhood. A number of individual trees were also under planted by residents to enhance the tree planting (See the attachments at pages A26 to A33; photos 4, 10).
- A26-A33 15. While there were examples of healthy trees planted in the City, many of the trees surveyed were in average to poor condition (See the attachments at pages A26 to A33; photos 11 -14). Many suffered extensive mower damage (See attachments at pages A26 to A33; photos 15 -18). In many instances this resulted in stunted growth and in some cases tree death. Trees were also weedy at the base of the tree, either with overgrown grass or other weeds including *Solanum mauritianum*, woolly nightshade; one of the weed species recognised on the Councils' invasive species list (See attachments at pages A26 to A33; photos 20-22).
- A26-A33 16. The mound planting methodology where many of the trees have been planted with the root mound slightly above ground level has over time, resulted in soil eroding away around the base of the plant exposing the roots of the trees. Many roots also appear to have repeatedly been mown over (See the attachments at pages A26 to A33; photos 16, 18). For the mound planting methodology to be successful it is necessary to maintain a layer of mulch over the protruding root ball.
17. When lawnmowers strike a tree, they penetrate the bark and damage the specialised cells that enable the tree to grow. Any damage caused during the trees life, especially at a young age when they are more susceptible to damage will cause life long stress and weakness. Close mowing also often results in basal damage to the trunk or main stem wounding. Mowing around trees can also stimulate the increased root growth of grasses.
18. Recognising the issues with street scape and individual tree condition that this survey identified, future planning of residential street tree plantings will incorporate site specific conditions such as soil type, water table, micro-climate and aspect. Tree planting methods have been updated in recent years and the tree species chosen for individual streets will reflect new practices. It may also be necessary to trial different planting methods and maintenance to minimise damage to the tree roots by property owners mowing their grass verges.
19. As the CSTPP enters its 14<sup>th</sup> year, it has been identified that each year fewer streets are nominated by residents for planting. This shortage is noticed in particular in some wards where few streets are nominated annually. This results in a surplus number of trees that are required to be planted in each ward.

20. It is also noted that it is increasingly difficult to engage the community with few residents taking ownership of the CSTPP. In some instances, there is little participation from the community in planting trees on the day of the event, a key objective of the community street tree planting programme.
21. As a result of the successes of the CSTPP and the Citywide street and park tree planting programme, few streets remain in a number of wards that are without street trees. This has led to a natural decline in the number of streets nominated by the community for planting by KWBT.
22. Consultation has been undertaken with the Programme Manager of KWBT to address the issues outlined above. As a result of this discussion, it was acknowledged that the requirements of the CSTPP have been fulfilled. Therefore it is now recommended by both Council parks staff and KWBT to review the CSTPP.

### Options Identified

23. Two options have been identified for the future management of the CSTPP. These are Option 1, the CSTPP will continue in its present form with funding from the Annual Plan allocated to maintaining the programme and Option 2, the CSTPP in its current structure will cease.
24. Under Option 2, the budget that has been allocated to the CSTPP is proposed to be re-allocated across a number of programmes with similar beautification outcomes. A new programme that KWBT is launching, 'Neat Street' aims to engender neighbourhood pride through a range of activities including litter clean ups, graffiti paint outs, tree planting as well as safety and security advice. This new initiative differs from the street tree planting programme in that it targets a range of issues that affect community pride, rather than solely focussing on tree planting. This programme could utilise a portion of the budget of the street tree planting programme to help beautify neighbourhood streets through weeding and planting. Additional funding could be provided to Trees for Babies, a very successful programme run by KWBT. This programme is endorsed by Plunket and day care centres throughout the City. High numbers of babies are born in Waitakere every year and this trend looks to continue. The Trees for Babies programme is currently running at a deficit due to the increased demand for the event. Any additional funding would facilitate the Trees for Babies plantings through better under planting and implementation.
25. It is therefore suggested that the Infrastructure and Works Committee recommend to the Long Term Council Community Plan and Annual Plan Committee that the draft 2008/2009 KWBT street tree planting budget be reallocated across several programmes as summarised below:

Programme	Budget reallocation
KWBT Trees for Babies	\$5,000
KWBT Neat Streets	\$10,000

26. The proposed changes to the draft 2008/2009 budget will be covered under the contractual agreement that the Council has KWBT. The remaining \$20,000 from the current contract will be regarded as savings to Council.

### Assessment of Options

27. The following table highlights the main issues with making no changes to the current management of the CSTPP (Option 1) or revising the KWBT street tree planting programme and reallocating the budget to other related projects (Option 2):

		Social	Economic	Environment
Option 1	Advantages	<ul style="list-style-type: none"> <li>Empower the community through managing and coordinating the CSTPP.</li> </ul>		<ul style="list-style-type: none"> <li>More trees planted in the ground contribute to the goals of the Green Network.</li> </ul>
	Disadvantages	<ul style="list-style-type: none"> <li>Increasingly difficult to motivate the community every year to nominate streets for planting and become involved in planting at the street events.</li> </ul>		<ul style="list-style-type: none"> <li>Trees planted will continue to be poorly maintained.</li> <li>Not able to plan for purchasing appropriate species to plant prior to planting.</li> <li>Average rates of tree survival.</li> </ul>
Option 2	Advantages	<ul style="list-style-type: none"> <li>Efforts can be directed on programmes with a focus on social and environmental issues.</li> <li>Community involvement and support should increase under a more holistic programme such as Neat Street.</li> </ul>	<ul style="list-style-type: none"> <li>Funding can be redistributed for other projects where there are current shortfalls.</li> <li>There will be an annual savings of \$20,000 to Council.</li> </ul>	<ul style="list-style-type: none"> <li>Fewer trees will die if trees are planted properly.</li> <li>Appropriate species will be chosen for replanting.</li> </ul>

Based on the above evaluations, Option 2 is the preferred option for the management of the CSTPP.

### Consideration of Community Views

28. Since its inception, the community has been involved in all aspects of the CSTPP including planning, planting and maintenance. Support for the CSTPP in various neighbourhoods is variable and a revision of the CSTPP will benefit the community.

### Preferred Option

29. The preferred option for the management of the CSTPP is Option 2. The reasons for this are outlined in paragraphs 23-25. There are no risks associated with this option.

## STRATEGIC CONTEXT

30. The proposed alterations to the programme and reallocation of funds to other Parks programmes will continue to meet Council's Green Network and Active Democracy goals by involving the community in creating and improving their neighbourhoods.

## CONSULTATION

31. Consultation has been undertaken with the Chief Executive Officer of EcoMatters Environment Trust and the Programme Manager of KWBT.

## RESOURCES

32. Funding for the street tree programme has been approved through the Annual Plan 2007/2008 (\$34,500) and is one of the key programmes funded by Council through the Keep Waitakere Beautiful Trust.

## IMPLEMENTATION ISSUES

33. There are no implementation issues.

Report prepared by: Jane Andrews, Community Assistance Co-ordinator and Renee Davies, Service Manager: Parks Planning.



## 13 PROPOSED LAND EXCHANGE - SMALL AREA OF TE ATATU SOUTH PARK

### GLOSSARY

Te Atatu South Park (the Park)

### EXECUTIVE SUMMARY

The Council approved a subdivision consent application for 43 residential lots at 82 McLeod Road, Henderson in 2005. The subdivision is located adjacent to Te Atatu South Park (the Park).

A34 The consent holder has requested that Council consider exchanging 508m<sup>2</sup> of Te Atatu South Park (the area marked A on the plan attached at page A34) with an area of 508m<sup>2</sup> of land owned by the consent holder located adjacent to the Park (the area marked B on the plan attached at page A34).

The consent holder has proposed the exchange in order to achieve a better development layout. The exchange will also provide increased road frontage to the Park.

A report was presented to the City Development Committee that approved the public notification of the proposed land exchange.

Under that report the City Development Committee required the proposed land exchange to be publicly notified and any objections to be reported back to the Committee.

Two objections were received in response to the public notification. This report is therefore seeking a decision on the proposed land exchange in light of the objections.

This report recommends that the proposed land exchange is approved for the reasons set out under the below heading Preferred Option.

This report is directed to the Infrastructure and Works Committee on the basis that the Park is a Citywide park. The Infrastructure and Works Committee has the delegation to make decisions in relation to Citywide parks.

### **RECOMMENDATIONS**

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

1. **Receive** the Proposed Land Exchange -Small Area of Te Atatu South Park report.
2. **Approve** the proposed land exchange under section 15 Reserves Act 1977 of approximately 508m<sup>2</sup> of Te Atatu South Park (being part Lot 21 DP53436 NA 35C/37 and Pt Lot 7 DP 19451 - as marked on the attached page A1) with an area of approximately 508m<sup>2</sup> of privately owned land (comprised in pt Lot 19 DP 53436 NA 35c/37 or Lot 100 DP 369723 following completion of stage 1 of the subdivision -as marked on the attached page A1).

### **BACKGROUND**

1. The resolution of the City Development Committee is set out below.

*“1. That the Te Atatu Park Proposed Land Exchange report be received.*

*2. That the City Development Committee approves the notification of Council’s intention to enter into a reserve exchange of approximately 508m<sup>2</sup> of Te Atatu South Park (Lot 21 DP 53436 CT NA35C/37, or Lot 100 DP 369723 on completion of stage 1 subdivision) under section 15 Reserves Act 1977, with any objections to be brought back to the incoming Council for consideration and subsequent recommendations.”*

3440/2007

2. Public notification of the proposal has now been undertaken and the two objections received in response to the notification are presented in this report.

### **DECISION MAKING**

#### **Issues**

##### **Nature of the Objections**

3. The main tenet of the objections are:
  - (a) that the proposed area to be exchanged is currently used by children for playing and there is a concern that the approval of the land exchange would mean that there is less area for children to play;
  - (b) that the proposed area to be exchanged provides visual relief to the built area and provides a view to the Waitakere Ranges;
  - (c) that the area of land to vest in the Council (the area marked B on the plan at page A34) will not provide as much public benefit as the area of land to be exchanged.

### Council's Response to the Objections

A34

4. The area of proposed land to exchange has been assessed by the Council. It is considered that the area of land to be vested in the Council under the exchange (area B marked on the plan attached at page A34) will provide improved road frontage to the Park that will directly benefit residents of the subdivision and visitors to the Park.
5. The benefits provided by the area marked B are that the layout of the development will be improved by allowing an additional two lots to be incorporated within the development.
6. While the area to be exchanged is currently used by children for playing it is considered that the balance of the remaining Park is more than sufficient area for children to play. On balance it is considered that children will not be disadvantaged by the exchange as a result.
7. The other main benefit of this development is the increased visibility to the Park as a result of the residential development on the boundary of the Park. An increase in surveillance across the Park may result in an increase to the use of the Park and safety of park users with an increase in passive surveillance.

### Options Identified

#### To Approve Proposed Land Exchange

8. The approval of the proposed land exchange will result in the following main benefits:
  - (a) improving the layout of the development and enabling the best used of land for this development;
  - (b) the Council acquiring an area of land that will provide increased road frontage to the Park and greater land area to the entry to the Park.

#### Not to Approve Proposed Land Exchange

9. The main disadvantage to the Council is the loss of the area proposed to be exchanged and the effects on the use of this area. However, as provided in the benefits above, the balance of the remaining area of land and increased surveillance on this area provide other benefits to the public and the Council.

### Assessment of Options

10. On balance of the above options it is considered that the benefits to the public and the Council of the proposed land exchange outweigh not allowing the proposed exchange. The following table sets out the advantages and disadvantages of the proposed exchange.

		<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Cultural</b>
<b>Option 1- Allow Exchange</b>	<b>Advantages</b>	Increased use of area of Park through increased surveillance and improved road frontage	Values of each land area are equal so no loss to Council	Minimal impact on environment as an equal area of land to vest in the Council	The balance of Park still available for cultural use
	<b>Disadvantages</b>	Loss of area of land current used for playing	None	None	None
<b>Option 2- Not to Allow Exchange</b>	<b>Advantages</b>	Current area of land retained used for playing	No economic costs if no exchange	There is no impact on environment if no exchange	There is no impact on cultural use of Park if no exchange
	<b>Disadvantages</b>	Increased road frontage would not be obtained	The loss of opportunity to acquire increased road frontage	Less road frontage on one hand – but no environmental disadvantage for area A	There is no impact on cultural use of Park

### Consideration of Community Views

11. Under section 78 of the Local Government Act 2002 consideration has been given to the views of the community and public notification has been carried out.
12. The public notification process has involved the advertising of a public notice in the Western Leader seeking submissions and objections on the proposal for one month following notification. A letter was also provided to residents occupying properties nearby the Park and also sought submissions and objections on the proposal.
13. Two objections have been received in response to the notification and these are set out above together with an assessment of the options in respect of the proposed exchange.

### Preferred Option

- A34
14. The preferred option is to exchange the area of land marked A on the plan attached at page A34 in exchange for the area of land marked B on the same plan.
  15. The main reasons for this are:
    - A34 a) the exchange will enable an improved layout to the development and a better use of the land on the basis that the area marked A at page A34 is small and triangular in shape and would be difficult to develop.
    - A34 b) the balance of the Park area next to the area marked A at page A34 is still able to be used for play - and will have increased visibility through the residential properties to be developed along the boundary of the Park.
    - A34 c) the area to be vested in the Council marked B at page A34 will provide increased road frontage to the Park and greater land area to the entry to the Park.

## STRATEGIC CONTEXT

16. Under the draft Parks and Open Spaces Strategy 2005 provision is made for exchanges of land in circumstances resulting in benefit to the public subject to undergoing the public approval process. The benefits of the proposed exchange are set out above in this report.
17. There is no existing reserve management plan for the Park - however, a plan is programmed to be prepared in 2013. The Park is a Citywide park and therefore requires an individual reserve management plan to be prepared.

## CONSULTATION

18. Consultation has been undertaken with relevant Council staff and extensive public consultation has been undertaken.
19. Public notification has been undertaken including public notice in the Western Leader and a mail drop to surrounding residents.
20. Iwi has not been consulted with regard to the proposal. It is considered that the proposed exchange involves a relatively small area of land and that iwi consultation is not required.

## RESOURCES

21. No resources are required other than staff time. There is no external or internal funding associated with this proposal.

## IMPLEMENTATION ISSUES

22. If a decision is made to approve the proposed land exchange the process required to complete this project involves:
  - a) drafting a memorandum to the Minister of Conservation to authorise the exchange the land by notice in the New Zealand Gazette.
  - b) preparing the draft Gazette notice to attach to the memorandum together with copies of the Council's resolutions and objections through the public consultation process.

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