

**AGENDA FOR AN ORDINARY MEETING OF THE COUNCIL TO BE HELD IN THE
CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,
ON WEDNESDAY, 23 JULY 2003, COMMENCING AT 9.30 AM.**

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1 APOLOGIES



2 PRESENTATION - AMERICA'S CUP VILLAGE LIMITED

Councillor Scott Milne, Chairman of the Recreation & Events Committee, John Duthie, Group Manager City Planning and Cameron Pau, Group Manager Recreation and Community Services, will attend the meeting to brief Council on the concept of a marine events centre, so that this Council will be in a position to be fully informed before the matter is addressed at the next Electoral College meeting.



3 WAITAKERE LIBRARY PRELIMINARY DESIGN

PURPOSE OF THE REPORT

The purpose of this report is to update Council on progress of the design for the Waitakere Library, and surrounds including the associated UNITEC campus expansion and seek approval of the Council for the preliminary design concept.

The report will include a presentation and explanation of the preliminary design report (which will be circulated prior to the meeting), by the project Architects: Architectus & Athfield Architects.

BACKGROUND

Following Council's resolution at the 18 December 2002 Council meeting:

"2. That the Henderson Library/UNITEC development based on the Ratanui Street and Trading Place site continue on the current timeline with projected completion date of December 2005";

3656/2002

Preliminary design work for this project has commenced with the awarding of the Architectural Services contract to the design team led by Architectus & Athfield Architects on 3 April 2003.

The design team have completed the first stage of the three-stage design process for the Waitakere Library and UNITEC campus, with the preliminary design being presented today.

The preliminary design is also being presented to UNITEC Council for their approval at the beginning of August 2003.

Throughout the process input into the design has been received from internal stakeholders and appointed advisors (Iwi representatives, lead artists, quantity surveyor) with co-ordination from a joint Project Control Group assisted by an independent project manager.

Councillors from Waitakere City Council and UNITEC have also formed an elected members working party to advise staff on this project and other matters relating to Waitakere City's and UNITEC's partnership.

STRATEGIC CONTEXT

The Waitakere Library/UNITEC campus development is one of a number of projects that support the Henderson 20 Year Strategic Plan (1995) and the Henderson Town Centre Concept Plan (2002).

The principles of the Henderson 20 Year Strategic Plan are to:

- encourage mixed use development and improve the quality of the built environment;
- develop the streams and the green networks and improve the leisure facilities;
- improve public transport, road and walking linkages;
- encourage a range of economic activities to sustain a robust economy in an adaptable innovative and dynamic way.

The Henderson Town Centre Concept Plan was produced to guide the future development of Henderson in a planned and co-ordinated way to ensure that Henderson consolidates its critical position as a key working environment and local employer, furthering Council's key objectives in creating a sustainable city.

This plan identified specific economic strategies for Henderson's revitalisation and identified three key redevelopment clusters including a Business/Community/Education cluster in the Trading Place/Ratanui Street area. The requirements to make the Business/Community/Education cluster successful were identified as:

- combining community facilities, business development and tertiary education in the most integrated way possible;
- offering high quality, safe, vibrant public spaces and amenities facilitating a mixture of uses that encourages the development of a 24hr life area that extends the commercial trading viability of the town centre;
- being easily accessible by car to assist trade;
- having a new road and bridge link from Edmonton Road;
- offering sufficient parking to replace the existing provision and providing more for new uses;
- maintaining good access from the mall;
- having an integrated civic library and tertiary education development.

The preliminary design meets the strategic goals of these two plans.

UNITEC has long been aware that a large proportion of its students come from Waitakere, and many more Waitakere citizens were not accessing tertiary education. Planning for the establishment a UNITEC presence in Waitakere City has been progressing for many years with significant recent progress with the opening of their Henderson campus in 2001 and signing a Memorandum of Understanding with Waitakere City Council in 2002 that identifies ways in which both organisations can work together in the future.

ISSUES

Architectus & Athfield Architects and the design team have now developed the preliminary design concept for the Waitakere Library, UNITEC campus and associated facilities including car parking, public open space and road links, which they will present at the meeting.

A1-A15 The preliminary design is also attached at pages A1 to A15.

Budget

An independent project manager has been appointed to co-ordinate Waitakere City Council's and UNITEC's requirements to ensure that the project meets the needs of both parties. To ensure that the project will be delivered within budget, an independent quantity surveyor has been contracted by Council to oversee budget and value management processes. This collaboration will continue throughout the design and construction process to ensure that the project is delivered within budget and without any compromise on quality. The cost estimate will be presented at the meeting.

Environmentally Sustainable Design

To achieve a high standard of sustainability for the building and site development, the Architects and design team have worked closely with acknowledged experts in the field of environmentally sustainable design (ESD) to include a number of sustainable elements and services.

Art

The Architects and design team have also collaborated closely with the nominated lead artists for the project; Matthew von Sturmer and Kate Wells.

Car parking

Construction of a parking building in Henderson is a required element of the developments at Trading Place, both to meet resource consent requirements and to replace existing parking. This parking will also support the growth of UNITEC and the Library.

The preliminary design shows two possible car parking layouts; one in a stand alone car parking building which could be developed as a charged facility with provision for future retail or residential development above or alongside; and one which sees less car parking on site in a smaller car parking building and the remainder of the car parking requirements being met on a nearby site.

Four options for financing the parking building are being explored. Indicative cost estimates will be available at the meeting if required. Preliminary estimates indicate that some subsidy from the Council would be required if the private sector is involved in the construction and operation of the building.

Council's policy on partnerships with the private sector needs to be considered in relation to this issue. Private sector involvement is considered appropriate in this instance in that:

- the project is one which provides infrastructure and a partnership with the private sector may deliver better value for money than a directly funding process;
- the benefits of private sector partner involvement are likely to exceed the costs of the partnership to the community.

The Council is asked to endorse a request for proposals from the private sector for the construction and operation of the parking building in order to gain better information on how the project should proceed. This will help to determine the level of private sector interest and the extent of the costs required from the Council.

A request for proposals would be based on the concept design for a car parking building at Trading Place. This would contemplate the following:

- private sector involvement in the design, construction and operation of a car park building with between 256 and 316 spaces;
- possible retail frontage;
- possible office or residential space at the top of the building;
- other commercial revenue opportunities;
- identifying what level of subsidy is required from the Council if the project is not financially justified;
- prospect of some involvement in the operation of a car park building at the new Civic Centre site.

The request for proposals would not bind the Council in any way, but would provide a greater ability to assess the different options for proceeding with a car parking building. More certain information about costs could be reported back for an evaluation of the different funding options.

It is recommended that the final decision on capering layout and location is made at the developed design stage, based on the costings and a decision on the feasibility of private sector involvement in its construction and/or operation.

Oratia Stream vehicle crossing and Great North Road punch-through

The preliminary design links with the proposed bridge crossing the Oratia Stream from Edmonton Road and allows for, but is not dependent upon, the future punch through to Great North Road. The preliminary design also allows for future private development of surrounding sites and the expansion of UNITEC's campus in the future.

Following approval of the preliminary design, it will be publicly displayed for comment as part of the communications process, and the Design team will move into the next stage of the design process; the developed design, due for completion by October 2003.

RESOURCES

Resources for Council's proportion of this project have been approved through the 2003/2004 Annual Plan and Long Term Council Community Plan. A total budget of \$11.8 million dollars over three years has been allocated to this project.

CONCLUSION

The design team has completed the first stage of the design process with the completion of the preliminary design that meets all the requirements of the project brief. Following Council and UNITEC approval, the next stage of the process, developed design, will commence and is due to be completed by October 2003 when the developed design will be presented to Council.

RECOMMENDATIONS

1. That the information be received.
2. That the preliminary design for the Waitakere Library be approved as a basis for further design development.
3. That officers seek proposals from the private sector for the construction and operation of a parking building in Henderson as outlined in the report.
4. That a decision on the final design of the car park be made following the receipt of proposals from the private sector.
5. That this report be circulated to the Community Boards for their information.

Report prepared by: Lois Easton, Group Manager: City Development Projects.



4 CIVIC FUTURE PROJECT - VARIATION TO HEADS OF AGREEMENT BETWEEN UNITEC AND WAITAKERE CITY COUNCIL

PURPOSE OF THE REPORT

The purpose of this report is to enable Council to vary the Heads of Agreement signed with UNITEC in relation to the design processes for the Waitakere Central Library and UNITEC complex in Henderson. The Variation is sought to enable the existing Agreement to be extended to cover the developed design, now that the preliminary design is nearing completion.

BACKGROUND

Council has decided to build a Waitakere Central Library in Henderson and undertake this project as a joint development with UNITEC's expanded teaching facilities. In order to facilitate this, Council and UNITEC signed a Heads of Agreement for Preliminary Design of the Project on 12 November 2002. This Agreement was subsequently varied by the Chief Executive when Council determined to construct the Civic Centre portion of its project on the site at 2-6 Henderson Valley Road, as this significantly changed the cost allocations associated with the project (in Council's favour), and thus the costs of the design process to be met by both UNITEC and Waitakere City.

ISSUES

The preliminary design has now been completed in all but minor detail and will be presented to Council at its meeting of 23 July 2003. It is now necessary to move to the preliminary design phase. Rather than draw up a separate Heads of Agreement, it is more time and cost effective to vary the Heads of Agreement for the Preliminary Design to incorporate the developed design phase.

A16-A19

A proposed Variation to the existing Heads of Agreement is set out at pages A16 to A19. This will provide for all the existing working arrangements between the parties to remain in place, but will extend them to cover the developed design phase and allow the architects to be instructed to continue without the need for further delay. Note that this will not affect Council's ability to comment on the preliminary design.

CONCLUSION

The preliminary design phase of the Library / UNITEC component of the Civic Future Project is drawing to a conclusion. It is now necessary to commence the developed design phase, and an Agreement with UNITEC is required in order to do this. The most cost effective and efficient way of achieving this is to vary the existing Heads of Agreement between UNITEC and Waitakere City Council to cover the developed design phase.

RECOMMENDATIONS

1. That the information be received.
2. That the Chief Executive be authorised to negotiate and execute any necessary Variations to the Heads of Agreement for Preliminary Design of Civic Future Project dated 12 November 2002 between Waitakere City Council and UNITEC Institute of Technology, in order to extend the provisions of the document to cover the developed design phase of the Civic Future design process.

Report prepared by: Ross McLeod, Director: Corporate & Civic Services.



5 AMERICA'S CUP VILLAGE LIMITED: PROPOSAL TO TRANSFER LAND FROM INFRASTRUCTURE AUCKLAND TO AUCKLAND CITY COUNCIL

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

6 UPDATE LAND DISPOSAL HOBSONVILLE AIRBASE

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of the proceedings of this meeting, America's Cup Village Limited: Proposal to Transfer Land from Infrastructure Auckland to Auckland City Council and Update Land Disposal Hobsonville Airbase.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter(s), and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter(s) to be considered.	Reason for passing this resolution in relation to the matter(s).	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"> • America's Cup Village Limited: Proposal to Transfer Land from Infrastructure Auckland to Auckland City Council; • Update of Land Disposal Hobsonville Airbase 	The withholding of information is necessary in order to: <ul style="list-style-type: none"> • enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- *The report contains information which if released would affect the Council's negotiations.*

