



**AGENDA FOR AN EXTRAORDINARY MEETING OF THE COUNCIL TO BE HELD IN THE  
CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY, ON  
THURSDAY, 20 JULY 2006, COMMENCING AT 1.30 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 Council by resolution so decides; and
- (ii) the Chairperson 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 Council 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 STATE HIGHWAYS 16/18 MOTORWAY DEVELOPMENT - COUNCIL FUNDING**

**PURPOSE OF THE REPORT**

The purpose of this report is as follows:

- to seek approval to release funds over 2006/2007 to 2009/2010 for essential works arising from Transit New Zealand's construction of the State Highway 18 Motorway and the extension of the State Highway 16 motorway in the north of Waitakere City;
- to seek delegated authority for the Group Manager: Asset Management to agree with Transit New Zealand the actual amount of Council's funding contribution and to approve Transit New Zealand claims.

**BACKGROUND**

Prior to Council's consideration of the 2006-2016 Long Term Council Community Plan, Transit New Zealand had advised that the State Highway 16/18 had not been included in its current Land Transport Plan.

Council had reached agreement with Transit New Zealand as to its contribution, but funding had generally been forecast to be mainly required from 2009/2010.

The recent Government announcement of increased funding for transport has had the outcome that Transit New Zealand is to bring forward initiation of the design-and-build contract for the new motorways, start up now being October 2006.

As a consequence, Transit New Zealand has written to Council to confirm its commitment to funding Council's contribution by 1 August 2006.

It is essential that Council release funds for certain road and water works that are beyond Transit New Zealand's approved scope of work but are required in terms of Council's plans for development in the Northern Strategic Growth Area. Council's contribution will be recovered through Development Contributions.

At this stage, Transit plans to procure a design and build contract and therefore the actual quantum that would be payable by Council can only be confirmed once Transit has awarded these contracts.

## **STRATEGIC CONTEXT**

Council is responsible for stormwater, wastewater, water supply, and local roads asset management, and strategic planning in Waitakere City. Council is currently committed to an adjustment of its northern Metropolitan Urban Limit and facilitation of urban development in Northern Strategic Growth Area (NOSGA). Planning and development for Northern Strategic Growth Area must be correlated to Transit New Zealand's intended development of the state highways.

## **ISSUES**

### **Works Costs in the 2006-2016 Long Term Council Community Plan**

The works for which funds are required for Transit have been identified through the planning processes and Council has with one exception provided for them in the 2006-2016 Long Term Council Community Plan.

Contributions to the Transit New Zealand contracts to match anticipated development in the Northern Strategic Growth Area are required for the following:

- Stormwater culverts across and below the motorway formations;
- Wastewater lines across and below the motorway formations;
- Water supply lines across and below the motorway formations;
- East facing ramps for the SH18 motorway interchange at Buckley Road.

These are directly provided for in the 2006-2016 Long Term Council Community Plan.

### **Massey North Interchange**

At the June 2006 liaison meeting of Transit and Council officers the matter of the Massey North Interchange (adjacent to the existing Westgate shopping complex) was raised. Transit advised that the costs of any increment to Transit's intended configuration for this interchange would have to be guaranteed by Council if it were to be included in the design-and-build contract starting in October 2006.

Council's requirements are currently being finalised in terms of the Metropolitan Urban Limit shift application. To date it has been determined that the Hobsonville Road over-bridge will eventually need three lanes each way, whereas Transit has budgeted for two lanes each way. The Council is legally required to contribute to the cost of the Hobsonville Road over-bridge and interchange ramps only to the extent required to meet future growth at Massey North.

Transit has advised that its estimate for the four lane bridge is \$6 million and that \$3 million should be allowed at this early stage for the accessibility requirement. Transit also concurred the \$1 million should be allowed for the corresponding ramp development.

### Future-proofing SH18

Transit will be requested to add to the design brief a requirement to future-proof the proposed cycleway from Buckley Avenue to the Westgate interchange. This does not mean design or construction of the cycleway, but would require alteration to landscaping and retaining walls to ensure that it would be possible to build the cycleway in the future.

### Authority to Agree Costs and Approve Claims

It is proposed that the Group Manager: Asset Management be given delegated Authority to apply approved funds contributing to Transit's design-and-build contract for the development of the SH18 motorway and SH16 motorway extension, during the course of the contract.

The progress of the contract will entail negotiations from time to time in regard to specific elements of cost, and approval of claims for agreed work completed. Delegation will enable rapid responses and minimising delays and cost escalation.

### RESOURCES

As explained above, funding had been provided in the 2006-2016 Long Term Council Community Plan for infrastructure projects required for Northern Strategic Growth Area, however, the timing decision by Transit New Zealand means that the Long Term Council Community Plan work programme will need to be adjusted accordingly.

The table below summarises provisions, in \$1000 units, in the 2006-2016 Long Term Council Community Plan an authority is now requested to enable funding of Council's contribution to Transit's State Highway 16 and 18.

Line Item	05/6	06/7	07/8	08/9	09/10	10/11	11/12	12/13	13/14	Total
Westgate ~ Hobsonville Road		100	338	341	1,209	1,209				3,197
Westgate ~ Northside Drive				338		338	1,163	1,163		3,002
Hobsonville Corridor ~ Buckley Road Ramps		1,000								1,000
Stormwater		150	150	50	50	50				450
Wastewater		40	40	40	40	40	40	40	40	320
Water Supply	350	50	50	50	50	50				600

It is proposed that the Westgate Hobsonville Road and Northside Drive allocations from 2006/2007 to 2010/2011 be brought forward to contribute to the Massey North Interchange over 2006/2007 to 2009/2010. The total amount is \$6,196,500 from which drawings of up to \$5,500,000 may be required. This course of action will not compromise the budget for investigation and design resources for Hobsonville Road and Northside Drive in the 2006-2016 Long Term Council Community Plan.

The timing of payments will be dependent on the work programme prepared by Transit New Zealand, but it is highly likely that significant payments will be required in 2006/2007. Payments will generally be made as progress payments.

## CONCLUSION

A change to the Transit New Zealand work program and Transit New Zealand's recent advice regarding cost sharing, requires an immediate commitment by Waitakere City to resource new infrastructure associated with the proposed change to the Metropolitan Urban Limit shift and development of the Northern Strategic Growth Area.

This can be achieved through application of funds provided for the 2006-2016 Long Term Council Community Plan, but with regard to the contribution to the Massey North interchange the intended purpose of funds for Hobsonville Road near the interchange and Northside Drive need to be changed to suit. These funds will need to be re-established when the 2006-2016 Long Term Council Community Plan is next reviewed.

It is noted that the funds now required are recoverable through developer contributions because these funds are entirely to service growth.

In order to provide an efficient process, and to minimise cost escalation, it is recommended that authority to approve funding of Council's contribution to Transit New Zealand be delegated to the Group Manager: Asset Management.

## RECOMMENDATIONS

1. That the State Highway 16/18 Motorway Development - Council Funding report be received.
2. That in regard to Council road infrastructure requirements linked to the Transit New Zealand October 2006 design-and-build contract for State Highways 16 and 18 in Waitakere City, authority be given to commit funding of \$5,500,000 of funds be authorised from line items in the 2006-2016 Long Term Council Community Plan as follows:
  - Hobsonville Corridor Buckley Motorway ramps \$1,000,000;
  - Northern Strategic Growth Area Westgate Town Centre Hobsonville Road Development \$3,196,500;
  - Northern Strategic Growth Area Westgate Town Centre Northside Drive \$3,000,000.
3. That in regard to Council stormwater infrastructure requirements linked to the Transit New Zealand October 2006 design-and-build contract for State Highways 16 and 18 in Waitakere City, up to \$450,000 of funds be authorised from line items in the 2006-2016 Long Term Council Community Plan as a contribution to Transit to upgrade culverts to a standard beyond Transit NZ design standards. (sizing of culverts for 25% blockage for the maximum future development).
4. That in regard to Council wastewater infrastructure requirements linked to the Transit New Zealand October 2006 design-and-build contract for State Highways 16 and 18 in Waitakere City, up to \$320,000 of funds be authorised from line items in the 2006-2016 Long Term Council Community Plan as a contribution to a 450mm diameter duct to be laid under the motorway to facilitate the relaying of the 150mm diameter rising main from the Herald Island Pump Station.

5. That in regard to Council water supply infrastructure requirements linked to the Transit New Zealand October 2006 design-and-build contract for State Highways 16 and 18 in Waitakere City, up to \$600,000 funds be authorised from line items in the 2006-2016 Long Term Council Community Plan as follows:
  - **Monterey Park** - Duct required under the motorway to house the 150mm diameter services.
  - **Ockleston Road** - Bridge crossing required above the motorway to facilitate the 100mm diameter services.
  - **Sinton Road** - Duct under the motorway required to house the 150mm diameter services.
  - **Brigham Creek Road** - 300mm diameter services required to be laid under the motorway along the road.
  - **Trig Road** - Bridge crossing required above the motorway to facilitate the 150mm and 250mm services.
  - **Westgate Interchange** - Bridge crossing required above the motorway to facilitate the 300 mm diameter services.
  - **Kedgley Drive** - 150mm and 100mm diameter services required to be laid along the motorway.
  - **New Watercare Pump Station at Hobsonville Road** - three new bulk meters with associated services need to be installed.
  - **Corner of SH16 and Brigham Creek Road.** - 150mm and 100mm diameter services required to be laid along the motorway
6. That authority to negotiate with and accept Transit New Zealand's cost quotations and approve Transit New Zealand's claims for completed work as referenced in recommendations 2 to 5 inclusive above be delegated to the Group Manager: Asset Management with reporting to the Tenders Subcommittee.
7. That a financial commitment be made, and if necessary funds brought forward to the 2008/2009 and 2009/2010 years in the Long Term Council Community Plan to finance Council's cost share of works associated with State Highways 16 and 18, and that the quantum and payment timing be confirmed once detailed cost quotations are obtained from Transit New Zealand.

Report prepared by: Tony Miguel, Group Manager: Asset Management.



4 **RECOMMENDATIONS FROM OTHER MEETINGS**

**RECOMMENDATION FROM THE COMMUNITY SPORTS FUND ALLOCATION  
SUBCOMMITTEE MEETING WEDNESDAY, 21 JUNE 2006**

**NOTE:** The following recommendation was inadvertently omitted from inclusion in the July 2006 Finance and Operational Performance Committee's agenda. The allocation of funding to groups needs to be ratified before the next meeting of that Committee and has therefore been brought to the Council for endorsement.

**COMMUNITY SPORT CLUB DEVELOPMENT AND LOANS FUND ALLOCATION 2006**

**The Community Sports Fund Allocation Subcommittee recommends:**

That the following Community Sport Development Fund Allocation grants be approved.

No.	Group Name	Funding Requested	Funding Allocated
1	Piha Surf Life Saving Club Inc	\$2,250.00	\$2,250.00
2	Te Atatu Bowling Club Inc	\$10,880.00	\$10,880.00
	<b>TOTAL</b>	<b>\$13,130.00</b>	<b>\$13,130.00</b>

**NOTE:** The funding for the Te Atatu Bowling Club is tagged with the proviso: Subject to ongoing monitoring by Freeman Associates Corporate Consultants.



**PUBLIC EXCLUDED MATTERS**

**5 STRATEGIC OPEN SPACE LAND PURCHASE**

**6 SWANSON STREAM LAND SLIP**

These items will be considered in the Confidential Supplement of the agenda, and have been circulated to members separately with this agenda.

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following part of the proceedings of this meeting, namely, Strategic Open Space Land Purchase and Swanson Stream Land Slip.

The general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation of the matters, 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 matters to be considered.	Reason for passing this resolution in relation to the matters.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
Strategic Open Space Land Purchase	The withholding of information is necessary in order to: <ul style="list-style-type: none"> <li>• enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</li> </ul>	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.
Swanson Stream Land Slip	The withholding of information is necessary in order to: <ul style="list-style-type: none"> <li>• protect the privacy of natural persons, including that of deceased natural persons</li> </ul>	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)(a) and (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 reports contain information which if released could be detrimental to the commercial position of the supplier of the information and could affect the Council's negotiations.*

