



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

PROJECTS SPECIAL COMMITTEE

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

DATE: **Wednesday, 6 December 2006** **TIME:** **9.30 am**

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

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

1 December 2006

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Councillors	RP	Dallow, QPM, JP (Chairman)
	AK	Corban, OBE, JP (Deputy Chairman)
	DQ	Battersby, JP
	JM	Clews, QSO, JP
	LA	Cooper
	C	Harding, JP
	PA	Hulse

Mayor RA Harvey, QSO, JP (ex officio)

Deputy Mayor CA Stone (ex officio)

(Quorum 4 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 PROJECTS SPECIAL COMMITTEE TO BE HELD AT
WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON WEDNESDAY, 6 DECEMBER 2006, COMMENCING AT 9.30 AM.**

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 1 November 2006

RECOMMENDATION

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 1 November 2006, as circulated, be taken as read and now be confirmed.



4 **RENEWAL WORK FOR WEST WAVE RECREATION CENTRE UPDATE REPORT**

PURPOSE OF THE REPORT

The purpose of this report discusses the impact of the West Wave Recreation Centre (the Centre) renewal work on tenants and user groups of the Centre.

BACKGROUND

In a report to the Projects Special Committee in May 2006 Council officers recommended that Council consider the long term use of the Centre. At that time, no allowance had been made in the draft Long Term Council Community Plan for major renewal work. This was due to the uncertainty of the building's future whilst awaiting a decision on the potential development of a youth facility. Because of the deferred maintenance there is now a large amount of work to be carried out. The nature of the work is such that it will require the shut down of the Centre. Council officers have been investigated the possibility of carrying out renewal work at the same time as physical works are being undertaken for the Facility, to deliver process efficiencies and cost savings. The intention was to minimise the effect to users of the precinct and to ensure that the Centre is only closed down once, instead of on two separate occasions. Consequently at the 1 November 2006 meeting the Projects Special Committee resolved:

- “1. *That the Henderson Youth Facility Update and Renewal Work for West Wave Recreation Centre report be received.*
2. *That the renewal and upgrading work for the West Wave Recreation Centre be carried out as part of the Henderson Youth Facility project in 2007.*
3. *That it be recommended to Council that \$542,000 (berl adjusted) allocated in the Long Term Council Community Plan in 2009/2010 for the renewal of the West Wave Recreation Centre be brought forward to 2006/2007 as per the funding chart*
4. *That it be recommended to Council that a further \$1.8 million be allocated in the 2006/2007 and 2007/2008 Annual Plan for the upgrading and compliance work required for the West Wave Recreation Centre as per the funding chart.*
5. *That the Projects Special Committee endorse the development of an expanded gym area as part of the West Wave Recreation Centre renewal project, subject to a site-visit evaluation.*
6. *That all users and tenants of the West Wave Recreation Centre be given notice of the upcoming work and be advised of the requirement to relocate by may 2007 at their own expense, and that Council will assist to identify alternative suitable venues.*
7. *That a further report on the matter be brought back to the Projects Special Committee at its 6 December meeting.”*

2072/2006

STRATEGIC CONTEXT

Council's leisure facilities and activities contribute to the well being of the City's residents, by providing recreation opportunities that promote health and social cohesion. The Council's Draft Leisure Strategy and Draft Parks Strategy guide the provision of these facilities and activities to ensure that they are available to all residents, responsive to changing demands and provided efficiently. Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

To improve the well being of the City's people and communities, the Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives. Through the Strategic Plan Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop a City where: "People are active, healthy and content. They feel safe and there is a strong sense of community".

ISSUES

During the Projects Special Committee, November 2006 meeting, there was significant discussion by Councillors about the users groups affected by the Centre development and Council officers were asked to bring a report back to the December meeting:

- “6. *That all users and tenants of the West Wave Recreation Centre be given notice of the upcoming work and be advised of the requirement to relocate by May 2007 at their own expense, and that the Council will assist to identify alternative suitable venues.*
7. *That a further report on the matter be brought back to the Projects Special Committee at its 6 December meeting.*”

2072/2006

Since the meeting Council officers have notified all users via a letter of the upcoming work. While the project will produce greater benefits for the majority some groups will be impacted by the changes.

New Zealand Plunket Society

In 1999 the Finance, Policy and Property Committee resolved:

- “1. *That authority be granted to make payment of a “one off” grant to the Royal New Zealand Plunket Society (West Auckland Branch) Inc in the sum of \$84,000 plus GST in recognition of and in final settlement for the Society's past investment in the Edsel Street property, as a charge against the Edsel Street sale receipt.*
- 2 *That the premises currently occupied for the purpose of a Plunket clinic at Alderman Drive be formally leased to the Royal New Zealand Plunket Society (West Auckland Branch) Incorporated at a nominal rental for a term expiring on 30 June 2015, on the basis outline in the agenda report.*
- 3 *That a further clause be included in the lease to the effect that Council retain the right to terminate such tenure with two calendar months notice in the event that the present Henderson Recreation Centre complex is proposed for redevelopment, subject to the West Auckland branch of the Royal New Zealand Plunket Society being provided with suitable alternative accommodation without liability for fit out costs at a peppercorn rental for the unexpired balance of the lease term and otherwise upon the same terms and conditions as set out.*”

926/99

Therefore, as recognition of Plunket's financial contribution of 7% to the Edsel Street property which was purchased by Council in the 1980s, Council is required to find a suitable alternative location as an additional cost to the project. Council officers are in the process of discussing options with Plunket.

Music Education Centre

The Music Education Centre have leased space at the Centre since 1990 to run a business of teaching children and adults how to play musical instruments. Due to the possibility of demolishing the Centre the operators of the Music Education Centre were notified by Council's solicitors in 2004 that their lease would not be renewed and were notified the development was likely to take place in about two years time, since which time the Music Education Centre have been operating on a month by month basis under section 105 of the Property law Act 1952. Council however agreed to give six months notice in writing at the request to terminate any lease agreement. The Music Education Centre has been advised of the need to relocate by May 2007 during the construction.

Council officers met with the Director of the Music Education Centre in October 2006 to update him of the Youth Facility, the possible work on the Centre and the implications for his business. The Director has expressed a desire to remain operating in some form either within the Youth Facility or by returning to their current leased site after the Centre renewal and upgrade is complete. The Projects Special Committee is requested to consider three possible uses for the space:

- a) incorporate the space under the management of the Centre as space for bookings and hire groups for meetings, training, seminars, activities and community use. There is currently a greater demand for space and time than can be catered for at the Centre.
- b) leased out at market rates inline with current new lease agreements similar to the West Wave physio agreement. This could allow the Music Education Centre business to continue to operate from the premises and ensure equality amongst lease holders.
- c) incorporate back into the Centre to allow for an extension of the current martial arts room in to half the space as well as retaining enough space for bookings and hire activities.

No confirmed scope has been investigated as officers need further direction from the Committee.

However West Wave Aquatic and Recreation Centre management have requested that the space currently leased by the Music Education Centre be incorporated back into the Centre as space for one off hire activities. Due to Council's legal requirement to give 6 months notice to the tenant a decision is required urgently.

Waitakere Central Community Arts Council

Waitakere Central Community Arts Council currently lease one of several rooms located at the Centre. During investigations into a Youth Facility, which included the demolition of the Centre the Waitakere Central Community Arts Council were notified Council would not extend their lease. Their current lease is on a month by month period, with a right of 90 days notice for relocation. Council officers have had an initial meeting with representatives from Waitakere Central Community Arts Council in September 2006 indicating that they would be seeking Council approval to carry out renewal and compliance work at the Centre in early May 2007 and that if such work was approved it would require their relocation. Following from Council endorsement of the renewal and compliance work formal notice was given to the Waitakere Central Community Arts Council in November 2006.

While investigating the scope of the Centre upgrade work the management of the West Wave Aquatic and Recreation Centre indicated that during peak time the Centre is at capacity and there is a need for more activity rooms and expressed that the room could be well utilised as part of the Centre. Furthermore, officers believe that with the development of the Youth Facility and the creation of a recreation precinct that Waitakere Central Community Arts Council would be better served at the Corban Art Precinct and should be given notice that Council does not intend to lease the space they currently use after the upgrade. Council officers have notified the President of Waitakere Central Community Arts Council that officers will be recommending in this report their relocation at their own cost.

This space has also been identified as the most suitable space/room to be used as a community room allowing for multiple activities and groups to utilise it with direct access from the front car park and or Centre as well as natural light and window frontage.

Furthermore, Council officers are in the process of reviewing current processes for Council support including the allocation of community lease space to ensure equity amongst various community groups. The results of which will be used to develop a Council policy.

Martial Arts

Council officers have also received a request from the Western Judo Club on behalf of a large number of martial arts clubs that use the Centre to lay semi-permanent matting on the floor. Currently the martial arts room floor is made from flooring board. A large number of the regular Centre night users are martial arts clubs, hence the development of a specific room.

The Judo club that use matting are required to lay and pack away their matting after each use on the Centres main floor courts. This is taking the club up to 45 minutes in set up time depending on the number of areas being laid (for which they are charged). The clubs have requested that they can have their mats laid permanently on top of the existing flooring. Many groups have now out grown the size of the existing room and use the main floor area. Council officers do not believe it is practical to use the main floor area as this would impact on other users, particularly shows. If laid permanently other community groups could also use the mats for activities such as pre-school gymnastics. If such work was to be carried out it would need to be included in the scope of the project.

However there are two other possible solutions:

- A) notify the Music Education centre that their lease will not be renewed and knock down internal walls in the Music Education Centre to create a door through to the Centre.
- B) expand the current martial arts room by moving one internal wall inwards approximately 2 metres towards the main floor. Subsequently reducing the main floor space.

Option A, would create greater space allowing for more user groups and bookings to utilise the Centre including providing for Judo and other programmes that require a matted area. This would also possibly allow the expansion of the martial arts room by expanding the length of the room across the main road frontage.

Whereas Option B would create sufficient space for the mats to be laid permanently in a room that could be closed off. This in effect would create the ability to have multiple users in the Centre at one time with minimal disturbance between the groups. Option B may create supervision and design problems due to the location of the current office and would reduce the remaining court space available for hire limiting what activities could take place and possibly impacting on large show bookings.

West Wave management support Option A, notify the Music Education that their lease will not be renewed after the completion of the renewal work and to knock down internal walls in the Music Education Centre creating a door through to the Centre. West Wave management support option A because it would allow for more activities, greater use and would provide space for growth and development of the Centres programmes including current and potential users with minimal impact on the main floor use. However direction is required from the Projects Special Committee to determine the appropriate users in relation to lease agreements. Once this direction has been given officers can scope the most the suitability of the Judo clubs request.

The renewal project provides an opportunity to design and develop a Centre which is better suited to the needs of the users.

Waitakere City Roller Skaters

Waitakere City Roller Skaters are an annual hirer of the Centre and have been for a number of years. Their current annual hire period expires at the end of 2006. Notice has been given to the Waitakere City Roller Skaters that Council officers will be recommending in this report that at the completion of the upgrade work to the Centre that they will no longer be permitted to skate on the floor at the Centre for a number of reasons. The skaters currently hire the entire main floor space (which is made up of four hireable spaces) and kitchen/café room during peak days and times with minimal club members participating. Council officers believe that the Centre can be better managed by offering greater use of the floor space to other community groups which will see an increased in participation, range of activities, revenue and annual visitor numbers to the Centre.

The creation of an expanded gym as part of the upgrade will reduce the main floor space and will impact on the space currently utilised by the skaters and may therefore make it impossible to both expand the gym which will benefit the majority, contribute to a healthy City and will also generate greater revenue return and meet the needs of the skaters.

Currently the skaters pay a nominal fee of \$25 per hour. If each space was charged out separately the space would be hired out at \$110 per hour. In addition a supplementary clean of the floor is provided at a cost to the Centre of \$80 plus GST per week. The other two standard cleans have also been arranged to occur prior to the skaters utilising the Centre. Prior to arranging for additional cleaning the hirer was frequently refusing to pay invoices commenting that the floor was not up to a suitable standard and that due to dirt and spills on the floor their members were having numerous falls. When comparing the revenue from hireage of the floor space to the skaters with the costs to the Centre to provide the space it is not considered a viable option and Council is subsidising the club significantly more than other Centre users.

Furthermore there is concern that the roller skates and inline skates used by the user group often leave marks and indents in the floor which can only be removed by re-sanding the floor. Originally the skaters were allowed to skate on the floor because it was thought the floor would be demolished. With a change in direction and the commitment by Council to maintain the Centre the continued use by the skaters could result in further deterioration of the floor, reducing the life and increasing the ongoing maintenance work required. Furthermore the manufacturer has said that the use of chalk (which is sometimes used by the skaters) will null and void any warranty. Other facilities within the City, such as The Trusts Stadium have also expressed concern about potential damage to flooring caused by skating. Officers are seeking a resolution as part of this report to support the relocation of the skaters.

General Hirers/Annual Hirers

While a large portion of users have expressed general support for the renewal work some have voiced concerns about their inability to relocate their shows and programmes temporarily to suitable locations within the City. Council officers have been investigating potential options however it is unlikely all users will be suitably relocated (particularly the large shows will be impacted). This may result in the loss of some shows being hosted in Waitakere, unfortunately this is unavoidable. Council officers have expressed that relocation needs to remain the responsibility of the group and the group needs to incur any related costs. This was supported by the Committee by resolving the following at their November 2006 meeting:

- “6. *That all users and tenants of the West Wave Recreation Centre be given notice of the upcoming work and be advised of the requirement to relocate by May 2007 at their own expense, and that Council will assist to identify alternative suitable venues.*”

2072/2006

At the Projects Special Committee meeting in November 2006 the Committee also discussed the issue of what tenants/users would be allowed back to the Centre at the completion of the work. Council officers advised that while tenants were on a month by month lease and annual hirers are only permitted to book within the current calendar year, a large number of users had continued to use the Centre for numerous years and relied on being given the same space. This was making it difficult for new user groups to gain space within the Centre at peak times and was creating ownership and monopoly issues by existing users. It wasn't allowing the uses of the centre to change as community needs and wants changed. Council needs to consider the long term use of the Centre and the creation of a desired recreation precinct. It is advised that user groups be notified that no group is guaranteed the same space or times previously hired/tenanted and that officers will call for applications.

RESOURCES

In the Long Term Council Community Plan \$200,000 was allocated in 2006/2007 for the installation of a new floor for the West Wave Recreation.

The Projects Special Committee recommended to Council that \$542,000 (berl adjusted) allocated in 2009/2010 was brought forward into 2007/2008 and that a further \$1.8 million be allocated in the 2006/2007 and 2007/2008 Annual Plan for the upgrading and compliance work required for the West Wave Recreation Centre.

CONCLUSION

During the Projects Special Committee's November 2006 meeting the Committee resolved to support the renewal and upgrade of the West Wave recreation centre being included in the scope of the Henderson Youth Facility development project and to notify all users that they would need to relocate by May 2007 at their own expense. Furthermore at the meeting there was discussion around the future users of the Centre and a request for a report to be brought back in December 2006.

As part of the project Council needs to consider the suitability of existing users of the Centre. There are two main types of users of the Centre; tenants and annual hirers. Space is leased by Music Education Centre, the Waitakere Central Community Arts Council and Plunket. West Wave management have identified a need for more community activity rooms and are requesting that notice be given to Waitakere Central Community Arts Council and the Music Education Centre that their leases will not be renegotiated at the completion of the renewal and upgrading work. By freeing up the space will allow for greater community access and in turn programme provision during peak times at the Centre.

The location of the rooms (the public walk way side) is also the best location for community activity rooms within the Centre. Furthermore, Council needs to consider the long term desire to create a recreation precinct and the best location for users. Council is committed to finding an alternative location for Plunket as part of their lease agreement with Council.

The report also recommends that Waitakere City Roller Skaters be given notice, that at the completion of the renewal they will no longer be able to hire the Centre. This is for a number of reasons, primarily concerns about damage to the flooring. Officers have notified Waitakere City Roller skaters that this recommendation is being presented to the Committee.

The report also discusses a request from several martial arts groups to create/expand (the current room is too small) a specific martial arts rooms where mats could be laid semi permanently (the mats would not be glued and could be removed during hireage for shows.) If endorsed officers will need to investigate the most suitable way to incorporate such space.

RECOMMENDATIONS

1. That the Renewal Work for West Wave Recreation Centre Update Report be received.
2. That the Projects Special Committee resolve:
 - a. to incorporate the space currently leased by the Music Education Centre under the management of the West Wave Recreation Centre as space for community use as per the other rooms managed by West Wave.
OR
 - b. to lease out the space currently leased by the Music Education Centre at market rates inline with current new lease agreements and that interested parties should apply.
OR
 - c. incorporate the space into the West Wave Recreation Centre to allow for an extension of the current martial arts room in to half the space as well as retaining enough space for bookings and hire activities, subject to further investigation by officers.
3. That the Waitakere Central Community Arts Council be notified that at the completion of the renewal and upgrade work to West Wave Recreation Centre that their lease will not be renewed.
4. That all annual hirers be notified of the requirement to reapply for space within the West Wave Recreation Centre at the completion of the renewal and upgrade.
5. That Council officers notify the Waitakere City Roller Skaters that they will not be able to continue to skate in the main floor of the West Wave Recreation Centre after the upgrade is complete and that Council officers will continue to work with the Waitakere City Roller Skaters to attempt to find alternative accommodation.

Report prepared by: Clare Dwyer, Leisure Planner.



5 MCCORMICK'S COTTAGE - FUTURE USES

PURPOSE OF THE REPORT

The purpose of this report is to provide feedback to the Projects Special Committee from public consultation on the future uses of McCormick's Cottage and provide a general update on the project.

BACKGROUND

McCormick's Cottage (hereafter referred to as the Cottage) is located directly south of the central car park in Harbourview - Orangihina Park, Te Atatu Peninsula. The Cottage is currently vacant.

The Cottage is historically significant as it was originally part of the land that was owned by Henderson and McFarlane and is therefore associated with early extractive industries such as timber milling and gum digging. Harbourview - Orangihina also has associations with the brick making industry. Henry McCormick arrived in New Zealand from Scotland in the 1860s and the McCormick's are believed to have constructed the house in the 1880s. Farming activities occurred on the land and the house remained in family ownership over successive generations until the 1950s when it was acquired by the Auckland Harbour Board. The Cottage and land came into Council ownership in 1990.

A draft Conservation Plan has been prepared for the cottage but has yet to go out for public consultation. Cost estimates for the restoration have also been completed. However, these are due for an update and need to take into account a future use.

At its May 2006 meeting the Projects Special Committee resolved:

- “2. That the Projects Special Committee approves undertaking consultation on the future use of McCormick's Cottage prior to consulting on the draft Conservation Plan.
3. That Council officers bring back a draft Conservation Plan which incorporates potential final use after the consultation referred to in No. 2 of this Resolution has been undertaken.
4. That Council officers investigate the scope of works required to weather proof McCormick's Cottage and that:
 - (a) if costings are less than \$20,000 that work is undertaken;
 - (b) if costings are \$20,000 or more, a report be brought back to the Projects Special Committee.
5. That Council officers investigate registering the McCormick's Cottage with the Historic Places Trust.”

703/2006

STRATEGIC CONTEXT

Council has a statutory obligation to manage and protect its cultural heritage in a sustainable way for present and future generations. The Historic Places Act 1993, the Resource Management Act 1991 and the Local Government Amendment Act 2002 all require local authorities to take responsibility for the effective management of cultural heritage at a local level.

The Council's Vibrant Arts & Culture strategic platform aims to ensure that the City's arts and culture is reflected and appreciated in our everyday life. As a council we will know if we are succeeding if “Waitakere residents are able to retain, interpret and express their arts, history, heritage and traditions and if our heritage is protected through the generations.”

This project is also aligned to the following Council strategies and objectives:

Waitakere City Council Heritage Strategy

- Objective 1: Recording the City's heritage
- Objective 2: Protecting the City's heritage collection
- Objective 3: Understanding and interpreting the City's heritage
- Objective 4: Community management structures

Waitakere City Council draft Parks and Open Space Strategy

- Objective 5: Recognise, protect and where appropriate promote cultural heritage and Tangata Whenua values within parks.

Heritage Protection

Significant heritage sites are listed within the District Plan. The category applied to a site effects the level of protection the District Plan provides. The Cottage is identified as a Category 2 item under the District Plan, but this identification is not yet operative. It is awaiting the outcome of the Te Atatu Residents and Ratepayers appeal against Proposed Plan Change 2. The listing of the Cottage is not disputed in the appeal; therefore significant weight would be given to the Category 2 status, even though this status is not yet operative.

There are three categories within the District Plan. Category 1 has the highest protection. Under the District Plan Category 2 items are "structures of value, but where change could be considered if it is in keeping with the character. This category mostly includes dwellings. No demolition would be considered."

The New Zealand Historic Places Trust maintains a register of places which it identifies as having historical or cultural heritage significance or value. The Cottage is not currently registered by the Trust.

All sites that are associated with pre-1900 human activity are defined as an archaeological site and are protected under section 2 of the Historic Places Act, this includes the Cottage.

ISSUES

Heritage Planning Programme

At the May 2006 meeting of Projects Special Committee concerns were raised in regards to the largely unknown number and extent of heritage works required in the City. The following provides a brief context of wider heritage planning for the City.

Since the May meeting Council officers have initiated a first phase of a project to establish a programme for all heritage sites within Council parks and reserves. This will help guide Council in the efficient and effective management and protection of cultural heritage resources.

There are 154 recorded sites in the City's parks, a majority of which are midden sites (97 out of 154). There are a high proportion of heritage sites, such as middens, that occur along esplanade areas. These sites are often prone to erosion which affects risks associated with the protection of heritage sites. The range of sites in the City's parks include:

- Pre-Historic Sites
 - 97 Midden sites
 - 3 Pa sites
 - 2 Taro sites
 - 1 Rua and terrace

- Historic Sites
 - 9 Brickworks sites
 - 3 Timber industry sites
 - 3 Wharves sites
 - 4 Cemeteries
 - 2 War memorial/other war sites
 - 7 Community buildings
 - 6 Private dwellings
 - 14 Trees
 - 3 Other structures/sites.

The management for many these sites will be picked up through the development of Reserve Management Plans, particularly the Waitemata Harbour Foreshore Reserves Management Plan which is currently underway, where appropriate policies will be put in place to protect heritage sites. A small number of significant sites will require Conservation Plans, likely a further 13 plans will need to be developed.

A detailed list for heritage capital works will be developed along side planning works, such as works suggested through Conservation Plans and Reserve Management Plans.

Submissions on Future Uses

Submissions on ideas for future uses of McCormick's Cottage were called for through the public notices in the Western Leader, Council's website, and through Council's City News publication. The Western Leader also provided articles on the cottage and the call for submissions.

A1-A27

A small number, 15 in total, were received, and are attached in full at pages A1 to A27. The table below provides a brief summary of the future uses that submitters suggested:

Number of Submissions	Use Supported in Submission
2	Use as an Administration and information facility (as per Harbourview - Orangihina Reserve Management Plan).
1	Hire facility - open for all - for exhibitions, weddings, local groups, functions etc.
7	Demolish and/or spend no money.
5	Café and/or restaurant, with 3 noting combining a café with an information centre.

A28-A29

Future uses of the cottage were also discussed with the Historic Places Trust. The letter is attached at pages A28 to A29 outlines these discussions further. The Trust noted that the caretakers cottage, administration/information facility, and café/restaurant would likely have increasing impact to heritage fabric respectively through the options. However, each option was viable if planned carefully with appropriate professional input and with direction from the conservation plan.

From this point it is suggested that Council select a short list of feasible options. These can then be assessed by:

- cost estimates (additional costs to convert, on-going maintenance/operational costs);
- and assessed against the draft Conservation Plan and any impacts on the heritage fabric that may be affected and/or restrictions that may inhibit use.

The table below provides an analysis of the options and recommends which ones to progress.

Option	Discussion	Recommendation
Administration and information facility.	This aligns directly with the Reserve Management Plan for Harbourview - Orangihina. Option retains public use/access. Some heritage fabric impact likely. Full costs will fall on Council. No funding in Long Term Council Community Plan to run facility.	Shortlist - progress with costing and heritage analysis.
Hire facility.	Not in Reserve Management Plan. Option will retain public use/access. Some heritage fabric impact likely. Possibility of being able to incorporate information facility (eg. displays). Full costs will fall on Council. New option raised through submissions, but only by one submitter. No funding in Long Term Council Community Plan to run facility (unless run as a commercial venture).	Do not progress.
Demolish and/or spend no money.	Not in Reserve Management Plan. Loss of cultural heritage to community. The Cottage is identified as a category 2 item under the District Plan (but this identification is not yet operative as noted earlier in report). As a category 2 item no demolition would be considered. Council has a statutory obligation to manage and protect its cultural heritage (via The Historic Places Act 1993, the Resource Management Act 1991 and the Local Government Amendment Act 2002).	Do not progress.
Café and/or restaurant.	Not in Reserve Management Plan. Option will retain public use/access (although would be leased to a private business). Some heritage fabric impact likely. Could incorporate information facility. Restoration and on going maintenance costs could be shared between Council and café/restaurant.	Shortlist - progress with costing and heritage analysis.
Caretakers Cottage.	Not in Reserve Management Plan. Early option but no support shown through submission process. Would not retain public use/access as it would become a 'private home'. Minor heritage fabric impact. Full costs would fall on Council. No funding in Long Term Council Community Plan to employ caretaker or equipment.	Do not progress.

As outlined above it is suggested to progress with two options:

1. Administration and Information Facility.
2. Café/Restaurant.

The officers' view is that a café/restaurant which incorporates an information facility would, if it were commercially viable, provide for the greatest contribution to amenity values and make best use of building in terms of public use and enjoyment.

It is suggested that along side the update of the condition report that these options are further investigated (costs and heritage fabric impact).

Minor Repairs

At its May 2006 meeting the Projects Special Committee supported a request from the Henderson Community Board to provide budget for immediate repairs. At that meeting the Committee resolved:

- “4. That Council officers investigate the scope of works required to weather proof McCormick's Cottage and that:
- (a) if costings are less than \$20,000 that work is undertaken;
 - (b) if costings are \$20,000 or more, a report be brought back to the Projects Special Committee.”

703/2006

Council officers have had quotes for the work to provide minor repairs to the cottage. Proposals have included the following works: Roof repairs and repaint, replace spouting and down pipes, weather tight doors and windows, refix and replace missing weather boards, removal of lean-to and front deck. The proposals have come in just under \$20,000. Installation of an alarm will also be investigated.

Council officers are currently setting up contracts in conjunction with the Historic Places Trust to undertake the work.

Legal Issues

Major park development projects at Harbourview - Orangihina have been on hold since the beginning of 2005. Currently no major works are planned for Harbourview - Orangihina while Environment Court appeals and a claim under the Public Works Act 1981 remain unresolved.

Planning for future expenditure on this site is complicated by the proceedings in the High Court under the Public Works Act 1981. As Councillors are aware the application to strike out the statements of claim, which was argued in October 2006, was declined by Associate Judge Faire. An application for review of that decision has been filed in the High Court. A hearing date for that application had not been allocated at the time of preparation of this report.

The Manager: Legal Services advises that if this litigation runs the full course there is little prospect that it will be finally resolved inside three years and may take even longer. The Plaintiffs have indicated a wish to have settlement discussions and while there is little confidence that this might bring an acceptable outcome, the Council has requested that our lawyers indicate to the plaintiffs' advisers that we will attend a meeting. The pleadings presently seek the return of the unsold land and damages for land already sold. However the indication we have been given is that all matters may be able to be settled by a payment and that the amount sought is “modest”.

The Manager: Legal Services recommends that, given the uncertainties of this litigation any expenditure be limited to protecting the property against the risk of further deterioration in the meantime.

This uncertainty is unhelpful to the Council's planning for this important City asset. In the past the Council viewed the whole property as special and has not focussed on the particular features of the property which might need protection in the event that it might return to private ownership. It is felt that some thought needs to be given to an exit strategy in those circumstances and staff will now consider what the key features are and how they might best be protected under the District Plan in that eventuality.

Next Steps

The following is an outline of the suggested next steps for the various work streams of the project.

Timing	Minor Repairs	Future Uses	Conservation Plan
December 2006	Finalise minor repair contract with Historic Places Trust.	Update condition report and analysis short listed options through condition report (ie. full costings for options), and test against draft conservation plan.	
January - February 2007	Undertake minor repairs of the cottage.		
March - April 2007		Report back to Project Special Committee on analysis and costings, and to determine future use.	Report to Project Special and seek approval to consult on draft conservation plan.
May - June 2007			Report back to Project Special on submissions and adopt Plan.

The timing of the restoration of the Cottage will largely depend on the legal issues, namely the land claim under the Public Works Act. This will be established once a future use is agreed upon, and options to secure any Council investments are explored or legal issues are resolved.

Decision Making

There has been ongoing community and Council consultation relating to the decision-making for McCormick's Cottage. The options have all been assessed against relevant criteria in accordance with Section 77 of the Local Government Act 2002 and it is considered that the decision making around McCormick's Cottage meets all the requirements for decision making as outlined in the Local Government Act 2002.

Further consultation will be undertaken through finalising the draft Conservation Plan prior to final decisions being made.

RESOURCES

Restoration of the Cottage is estimated to cost over \$200,000. Additional funding will be required depending on what the Cottage will be ultimately used for, however there are also opportunities to enter in joint ventures depending on the future option that is chosen.

Budget has been ear-marked from the Harbourview - Orangihina Park Uniform Annual Charge Fund for the restoration of the Cottage.

There is no budget allocated in the Long Term Council Community Plan 2006-2016 for ongoing maintenance or operation of a Council owned facility. Once a use is established additional budget allocation may be required to allow for operational costs.

CONCLUSION

A small number of submissions (15) were received in regards to possible options for the future use of McCormick's Cottage.

It is suggested that the Administration/Information facility and café/restaurant options be short listed for further investigations in regards to associated costs and impact on the heritage fabric of the cottage.

RECOMMENDATIONS

1. That the McCormick's Cottage - Future Uses report be received.
2. That the Projects Special Committee recommend that the Administration/Information facility and café/restaurant options be short listed for further investigations in regard to associated costs and impact on the heritage fabric of McCormick's Cottage.
3. That once investigations on the short listed options for McCormick's Cottage are complete, Council officers report back to the Projects Special Committee.

Report prepared by: Gyles Bendall; Strategic Parks Planner: Parks Planning.



6 WAITAKERE CENTRAL TRANSPORT INTERCHANGE - CONSTRUCTION STATUS OCTOBER / NOVEMBER 2006

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly construction status update to the Projects Special Committee on the Waitakere Central Transport Interchange Project. The period for this report covers October / November 2006.

BACKGROUND

The Waitakere Central Transport Interchange was last reported to Projects Special Committee on 1 November 2006 in a report entitled "Waitakere Central Transport Interchange - Construction Status September / October 2006".

DESIGN ISSUES LINK BRIDGE PROJECT

No design issues are outstanding.

PROGRESS LINK BRIDGE PROJECT

Construction Status

During the report period, the following activities have taken place:

- The escalator to the central platform is commissioned and is in daily use.
- Construction of the Railside Avenue escalator has had its steelwork and most of the glazing installed.
- The landscaping works on Stevies Reserve is nearing completion.
- Exeloo toilets have been installed.
- Shelf glazing erection is almost complete.

A30-A36

Status of construction is further reported in the following reports are attached at pages A30 to A36

- Architect's Report No. 12 covering the link bridge and the streetscape works.
- Canam Construction's report for the period to 16 November 2006.

Timeline Status

No formal claims for extensions of time have been received from Canam.

Practical completion of separable portion 1, excluding variations, was achieved on 10 November 2006 once the escalator to the central platform was signed off. The completion of the outstanding extra works is imminent. This delay has no material effect on the performance of the bridge as it has been in daily use since late July. The forecast completion date of separable portion 2 is late December 2006.

The current timeline status is provided in Table 1 below:

TIMELINE STATUS LINK BRIDGE			
Key Contract Dates / Times	As at Contract Award 12 December 2005	Change	As at November 2006
Contract Commencement Date.	12 December 2005	-	-
Target Contract Completion - separable portion 1 Link Bridge structure.	17 August 2006	12 weeks *	10 November 2006
Target Contract Completion - separable portion 2 escalator structure on Railside Avenue.	22 December 2006	-	22 December 2006
Extensions of Time approved to date.	-	-	-

Note * due to late supply of escalator, steelwork, interface problems with Ontrack and late supply of shelf glazing from overseas.

Table 1. Timeline Status

Financial Status

The total expenditure on the contract to date has been \$4,251,102 including \$215,280 for this period consisting of glazing, steelwork and preliminary and general items. The approved contract variations total \$330,660 and comprise repairs to uncharted sewer and water mains, additional water proofing measures to the glazing and minor changes to lighting, conduits, Exeloo toilets, the landscaping of Stevies Reserve, 3M film and works undertaken on Sundays.

Summarised financial status for the construction project is provided in Table 2 below.

FINANCIAL STATUS LINK BRIDGE			
PROJECT COSTS	As at Contract Award 12 December 2005	Change	As at November 2006
BUDGET COMMITMENT			
Contract Sum Awarded	\$4,725,228	-	\$4,725,228
Contract Variations Approved from contingency	-	\$330,660	\$330,660
Contingency Sum	\$750,000	\$330,660	\$419,340
Total Construction Cost (incl. contingency)	\$5,475,228		\$5,475,228
EXPENDITURE TO DATE			
Contract Sum		90%	\$4,251,102
Contingency		-	-
Total Construction Expenditure To Date			\$4,251,102

Table 2. Financial Status

Project Risks

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

- Tagging of both lifts has occurred a number of times and security cameras have been installed in the lifts to eliminate or minimise tagging. Recent footage shows a perpetrator from Henderson High School caught on camera. This matter is in the hands of the Security Manager for action.
- Tagging of timber benches is to be prevented by using a wax based product to prevent ingress of ink, paint and crayon into the wood substrate.

Quality

Ongoing quality audits are being conducted by the Architect, Consulting Engineers and the Council's project manager. Quality of construction audited to date has been of a high standard and no significant quality issues have been reported.

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

Health and Safety

During the report period no health and safety incidents were reported. Audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

Architect's Proposal for Lift Tower Icon Structures

A37-A39

At the Projects Special Committee meeting of 3 October 2006, the Project Architect made a presentation regarding a proposed lift icon structures to be built above each lift shaft. The Project Team is of the opinion that the bridge is already an attractive structure and that there is no need to further enhance its appearance. In addition, the cost of the structures estimated at between \$65,000 and \$112,000 seems unjustified particularly as Council can not use Land Transport New Zealand or Auckland Regional Transport Authority funding for this purpose. The Architect's report is attached at pages A37 to A39. The Project Team recommends that Council do not proceed with the design and construction of the lift icon structures.

Coffee Kiosk

A contract has been awarded to Supreme Beanz Limited for the establishment, fit out and operation of a coffee kiosk on the Link Bridge. It is anticipated that the kiosk will be operational in late January 2007 once building consents, manufacture and installation are complete.

STREETSCAPE, BUS STOPS, TAXI RANK AND LANDSCAPING

Design

The redesign of the paving to provide raised timber walkways above tree roots has been completed. There are no further outstanding design matters.

PROGRESS STREETSCAPE, BUS STOPS, TAXI RANK AND LANDSCAPING

Construction Status

During the report period, the following activities have taken place:

- Construction of the retaining wall is ongoing.
- Preparatory road foundation and drainage works is ongoing.
- Kerbing is ongoing.
- Telecom protective measures to shallow cables is nearing completion.
- Removal of the old platforms has been completed as a variation under this contract. Ontrack have agreed to refund Council in full for all costs associated with this work.

A40-A42

Status of construction is further reported in the following report is attached at pages A40 to A42:

- HEB Smithbridge Limited's report for the period to 16 November 2006.

Removal of Old Platforms

Ontrack has requested that HEB Smithbridge Limited remove the old platforms as a variation under Council's contract and that Ontrack would reimburse Council for any costs. The Project Team supported this approach particularly due to the tight timelines requiring the old platforms be removed before the streetscape is completed and access to remove the platforms is cut off. This work commenced with the removal of the old lighting masts, signs and steel structures. The bulk removal of the southern platform took place over the weekend of 11 and 12 November 2006 and the northern platform over the weekend of 18 and 19 November 2006. HEB Smithbridge Limited were requested to ensure that this work would not cause any delays to their current work schedule and this was achieved as access to the rail corridor could only be gained on weekends when no trains are running, thus requiring HEB Smithbridge Limited to undertake this work outside their normal site hours.

Timeline Status

As reported last month, HEB Smithbridge Limited were unable to complete separable portion 1 by 24 October 2006 due to the interface problems with the hoardings, with Canam's site and safe guarding work of the Telecom cables. The progress of the works has consequently shifted to the area south of the old heritage station and once Telecom has completed their safe-guarding works, the construction of the streetscape should proceed with more vigour and urgency. Further difficulties may arise due to the redesign of the works around the old hoardings. It is not clear what impact this will have on the project yet, but a delay is anticipated to the completion of the project because of the existing hoardings remaining in their current locations.

The current timeline status is provided in Table 3 below:

TIMELINE STATUS RAILSIDE AVENUE STREETScape			
Key Contract Dates / Times	As at Contract Award 18 August 2006	Change	As at November 2006
Contract Commencement Date	28 August 2006	-	-
Target Contract Completion - separable portion 1 northern Bus Bay	24 October 2006	8 weeks *	22 December 2007
Target Contract Completion - separable portion 2 balance of the works.	31 January 2007	4 weeks*	28 February 2007
Extensions of Time approved to date	-	-	-

Note * due to access constraints at the APN Outdoor Hoardings, Telecom protective works and part of the site occupied by Canam for constructing the RAILSIDE AVENUE escalator and redesign of works around the old hoardings.

Table 3. Timeline Status

Financial Status

The total expenditure on the contract to date has been \$251,789 including \$155,251 for this period consisting of excavation, concrete work, steel reinforcing and preliminary and general items.

Summarised financial status for the construction project is provided in Table 4 below.

FINANCIAL STATUS RAILSIDE AVENUE STREETSCAPE			
PROJECT COSTS	As at Contract Award 18 August 2006	Change	As at November 2006
BUDGET COMMITMENT			
Contract Sum Awarded	\$1,329,960	-	\$1,329,960
Contract Variations Approved from contingency	-	-	-
Contingency, Engineering and Supervision	\$264,778	-	\$264,788
Total Construction Cost (incl. contingency)	\$1,594,738		\$1,594,738
EXPENDITURE TO DATE			
Contract Sum		19%	\$251,789
Contingency		-	-
Total Construction Expenditure To Date		-	\$251,789

Table 4. Financial Status

Project Risks

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

- The completion of the Railside Avenue escalator by Canam is scheduled for mid December and HEB Smithbridge Limited are required to undertake the paving and access works that are necessary for the general public to use the escalator in time for Christmas. A close degree of cooperation with Canam is needed in order to work contemporaneously in closely confined areas. It is the Project Team's view that temporary access to and from this escalator will be achieved on time.
- The passage of buses, trucks and vehicles along Railside Avenue is tedious at school closing time in the mid afternoon. HEB Smithbridge Limited have managed their work with consideration to this peak traffic flow and have ensured that adequate measures are in place to avoid any unnecessary delays to traffic due to the construction works in progress.

Quality

Ongoing quality audits are being conducted by the Architect, Consulting Engineers and the Council's project team. Quality of construction audited to date has been of an acceptable standard and no significant quality issues have been reported.

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

Health and Safety

During the report period no health and safety incidents were reported. Audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

PARK AND RIDE FACILITY WEST OF THE RAILWAY LINE

It is planned to construct a 120 bay park and ride facility for the use of rail commuters, on the western side of the rail tracks.

Ontrack now require this site for a further twelve months for the rail double tracking staging works and until such time as this land is leased to Council, commuters will be required to park their cars in the surrounding on-street parking. While it is Ontrack's intention to lease the Aroha Land to Council for a park and ride facility, if the land is required for their own purposes, then this requirement will take priority over a commercial lease to Council. Ontrack also require Council to provide verification that the lease area will be used for rail commuter parking and be managed as such, with an agreed parking methodology being required prior to them entering into a lease with Council for this area.

CONCLUSION

The Waitakere Central Transport Interchange link bridge component of the project is nearing completion. The bridge is in daily use by the public and no significant problems are foreseen in completing the remaining bridge elements.

The Streetscape project is under construction with some delays to the programme but the Project Team is confident that this project can be completed by the end of February 2007.

RECOMMENDATION

That the Waitakere Central Transport Interchange - Construction Status October / November 2006 report be received.

Report prepared by: Alan Tresadern, Group Manager: Project Services.

