

31 AUG 2006

28/08/2006 15:32

PAGE 01

674931

COPY OF FAX
RECEIVED 28/8/06

FACSIMILE TRANSMISSION

TO: Strategic Parks Planner, Parks Planning (sic), Waitakere City Council
[REDACTED]

FROM: Anne Grace
[REDACTED]
[REDACTED]

DATE: 28.8.06 TIME: 3.45pm PAGES: 4

RE: Submission on Future Use For "McCormick's" Cottage at Harbourview-
Orangihina

WCC's Principal Responsibility - To Preserve This 1880s Heritage Building
McCormick's Cottage (McCormick probably didn't build it because he didn't buy the land until 1891) has been acknowledged as a significant heritage building since 1996 when Dinah Holman assessed it and recommended to Waitakere City Council that it be preserved. This perception was also supported by Dr Rod Clough when he presented expert evidence to the Environment Court on behalf of the Council on 5.12.05, in which he stated that the Council had earmarked funds to restore the building and that the Council's strategy was to protect such buildings and to inform the public of the heritage values of the local area.

Being over 100 years old, the house automatically falls within the jurisdiction of the Historic Places Act 1993. It is also a "Matter of National Importance" under Section 6 of the Resource Management Act 1991. **The Council, as a public agency, has a duty to preserve this building forthwith.** The delaying tactics, including this round of consultation, are unacceptable.

Funding the Restoration

Waitakere City Council seems to have a double standard when it comes to the preservation of buildings that are perceived to have heritage value. Those on private land, such as the old New Lynn Hotel and the bach where Colin McCahon spent a short 7 year period of time apparently warrant the expenditure of large sums of money to purchase, preserve and restore them - \$660,000 for the hotel, for example. In stark contrast is McCormick Cottage, perhaps the oldest dwelling on Te Atatu Peninsula, which, since 1989 when the Council acquired it, has not even seen enough money to maintain it in a stable condition. Now the Council seems to be complaining that it will cost a lot of money to preserve and restore it - \$250,000. Does the Council not know that that's what happens when you neglect assets? The restoration costs usually far exceed the cumulative costs of maintenance. The Council collected the People's Park levy for 5 years. This money should be spent on preserving and restoring the cottage, no matter how much it costs. **Some leadership by example, of how to preserve heritage buildings in Waitakere City, using McCormick Cottage to demonstrate this, would not go amiss.**

As a retired parks manager, I have had considerable experience in the protection and management of heritage buildings, particularly on regional parks (since 1978 when Coulney House was restored). My observation leads me to the conclusion that the Council has a death wish for this building. "Mistakes" the Council has made in its management are: insufficient annual maintenance since 1989 (neglect); no restoration, including refusing the involvement of a member of the public who wanted to help replace the leaking roof of the building several years ago; removing the tenants (2001); failing to reconnect the utilities so that the building could be occupied; boarding up the house, thereby creating warm moist conditions for wood-devouring insects and fungal rots; placement of a large pile of wood chips in close proximity to the building and failing to remove it for more than a year after it was pointed out to Council staff that if the pile of chips caught fire (e.g., from someone disposing of a cigarette on it), it would be very likely that the house would burn down. But for intervention by the Henderson Community Board, the ravages of the weather would still be unchecked.

Current Process

Your official July 2006 newsletter calls for submissions on the future use of the wooden cottage at Harbour View. This was followed by a public notice stating that the information from submissions "will be assessed and helped (*sic*) to prepare a conservation plan."

In a Council media release dated 3 May 2006, Councillor Dallow is quoted as saying, "*We think it is important to know what use the building could be put to before making any other decisions on its future.*"

Councillor Dallow seems to be unaware that the decision has already been made on how the building will be used and that the public has been consulted and confirmed this use. The steps needed to be taken to protect the building, commensurate with its already-identified heritage value, have also been determined. It is apparent that significant ratepayer funds are being expended through the current consultation process, apparently to "re-invent the wheel".

Conservation Plan

I already have a copy of the conservation plan for the cottage. It is dated September 2004. The Council has had it for some time but has not implemented it. Has it been filed and forgotten about? The failure to implement this immediately and preserve the building, or at least to weather-proof it, constitutes dereliction of duty to protect a recognized heritage building, in my opinion.

People's Park (No Commercial Development)

On 21 May 2001, Waitakere City Council unanimously adopted Te Atatu Residents and Ratepayers Association's proposal for a People's Park (No Commercial Development). This decision followed a City-wide survey in which 54% of respondent households supported the concept. The proposal included the use of the wooden cottage for information and resource facilities and the brick house for park administration.

Harbourview-Orangihina Open Space Management Plan

The adopted Open Space Management Plan, Policy 3.2.1 implementation includes:

- “* Register the brick villa, wooden cottage and gun emplacements under the Historic Places Act and include the two buildings –the District Plan Schedule [sic].”
[Note: TARRA had to take the Council to the Environment Court to get the buildings listed in the District Plan. Have they been registered with the Historic Places Trust, yet?];
- * The Old Cottage will serve the purpose of an information and administration facility.” [Note: This proposal was carried through from the people’s Park concept into the draft management plan and into the final Open Space Management Plan, adopted by the City Development Committee in February 2003. There were some 459 submissions on the draft plan: not a single submission was received opposing this use. This indicates that the preferred use is indeed as an information and administration facility.]

Reserve Classification

The adopted Open Space Management Plan proposed for the northern part of Harbourview-Orangihina, where the cottage is situated, a Scenic Reserve classification pursuant to Section 19 of the Reserves Act 1977. Approximately 320 submissions supported this classification and none opposed it. (Note that over 300 submissions opposed the Recreation Reserve classification proposed for the southern part of Harbourview-Orangihina and only 1 supported it outright. Also, the possibility of Local Purpose (Site for a Marae) classification was not canvassed through the draft management plan).

The Scenic Reserve classification proposal in the Open Space Management Plan followed on from a 1997 decision to classify the Lowland Reserve as Scenic Reserve.

The officers of the Council have not yet implemented the resolutions to do this. All that is required is to send a notice of the resolutions by way of a letter to the Department of Conservation. It is disconcerting that the Scenic Reserve classification has not been implemented as it will soon be 9 years since the proposal was adopted on 20.10.97.

The Scenic Reserve classification carries with it certain requirements in relation to the management and use of the land and its resources.

Council Undertakings in the Environment Court

I attended the Environment Court hearing on Proposed Plan Change 2, TARRA v Waitakere City Council. At that hearing, Mr E Shields and Ms R Lambert, acting as expert witnesses for the Council, testifying under oath, assured Judge Thompson that the Harbourview-Orangihina Open Space Management Plan would be faithfully implemented.

Mr Shields' evidence included the following:

"The Council is committed to the implementation of the Open Space Management Plan. The Council spent a considerable amount of time and resources consulting with the community about the types of facilities on the Harbourview-Orangihina Park [sic]."

"The community can appreciate the natural resources of the park by engaging in passive recreation while enjoying the availability of park facilities identified in the Open Space Management Plan."

The Council's expert witness Ms Sarah Flynn supported this position and stated that:

Classification (under the Reserves Act 1977) will provide greater certainty of achieving protection and restoration objectives because the Open Space Management Plan can only be modified using Reserves Act processes.

Assuming that the Council wishes to retain its integrity and continue to follow the Reserves Act process in its treatment of the Harbourview-Orangihina Open Space Management Plan, it will need to propose an amendment to canvas opinion on any possible change to the plan, specifically Policy 3.2.1. Unfortunately the public notice of the current process does not identify that the consultation relates to a possible amendment to the Management Plan and that an amendment is proposed under the Reserves Act process. Consequently, any proposed change of use will have to go through yet another consultation process to amend the management plan.

Conclusion

I am appalled by the continual delays in getting round to preserving "McCormick" Cottage. Its preservation and restoration as a recognized and significant heritage building must be a priority. The cost in achieving this, now significant because of a lack of maintenance (neglect), is comparatively unimportant. The use should be as described in the Harbourview-Orangihina Open Space Management Plan – information and administration facility. The public has already supported this use through two consultation processes and has registered opposition to commercial uses on the "People's Park". I do wish the Council would get on and JUST DO IT! (implement the steps necessary to preserve and restore the cottage and use it in accordance with Policy 3.2.1 of the management plan).

I wish to be heard in support of this submission.

Yours faithfully



Anne Grace

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECC - WATER	
Strategic Group	
Consent Services	
Field Services	

Alt

- 7 SEP 2006

675692

To Parks Strategic Planner
 Waitakere City Council
 Private Bag 93109
 Henderson
 Waitakere City

RE: submissions for McCormick's Cottage, Te Atatu Peninsula.

Restoration could be to create a venue for hire by many community groups or private individuals. It has such a lovely outlook, as a publicly funded restoration it would be good if the final use could be accessible to all levels of the community.

Restore the McCormick's cottage with a commercial kitchen to council standards so that community groups could cater events or local or corporate groups could hire the venue using a professional catering company.

Some ideas for promotion of its use as a venue for hire could be

- Local Art exhibitions launches
- Lunches/dinners/occasions for visiting dignitaries to Waitakere City
- Organization center for future festivals or markets in the park
- Local groups meetings or yearly celebrations
- Wedding ceremonies with the fantastic views or small wedding receptions
- Corporate product launches/functions
- Organized time out center for young people to gather, for coffee/hot Chocolates on a regular afternoon.
- Summer fundraiser weekend ice cream /ice block sausage sizzle shop for community groups or for upkeep of the cottage when the park is being used more.

A privately run café restaurant in such a beautiful location is a wonderful ideal but leasing a premise to a private operator means there is little control over the standard of business which will be operating. For example the Swanson Station Café, initially a busy, high standard café, now is not the place it was. McCormick's Cottage is a small location for a café, not only for profitability of customer seating but also for storage of food, beverage & waste generated from a food business.

I also feel that a Café or Restaurant only provides a service for the part of the community who can afford to go out & dine, this leaves a sector who would not benefit from the historic significance and beauty of the position in the park as an all purpose community venue would. Income could be generated from venue hire, with all hire groups having to place a bond as security over damage to the premise.

I have watched with excitement to developments in the park & living within walking distance enjoy it daily, I look forward to a playground for my children & a safe pedestrian crossing over Te Atatu road. Good Luck.

Penny Powell



Chief Executive	
Corporate Services	
City Services Roselle	/
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

28 AUG 2006

Lamin

25th August 2006

674430

S. L. Jones



Parks Strategic Planner
Private Bag 93109
Henderson
Waitakere 0650

Dear Sir

Submission on McCormick's Cottage

I wish to offer my opinion on the restoration of McCormick's Cottage. Firstly, it should not be restored, but rather, demolished. \$20,000 for making it weather tight is wasting money. No part of the building would comply with present regulations, and therefore no resource consent.

Building a new building would cease to make it historical. There would be many buildings in Central Auckland of a lot better design and more structurally sound than this one. The design of the building has no significance and was obviously built by McCormick as shelter for his family with no concern as to the visual appearance.

Mr. McCormick was most likely a labourer in the timber trade which does not make him a noted person who may have contributed significantly to our early history. The other 'historic' building on Harbour View had a veranda added to it, which takes away the historical factor. I understand this building has stood empty since restoration. For approximately 7 years a very capable business man has tried to lease the building as a café (maybe an information service as well), and has had no response from council.

For an 'Information Centre', a Kiosk type structure would be more than adequate to service our needs.

As a rate payer for 58 years & a builder for 40 of those years, please do not waste our money on such a stupid project.

Yours truly,

S. L. Jones
Stan Jones

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

Ab

Renee Lambert

- 1 SEP 2006

675073

Janelle Tork
[REDACTED]
[REDACTED]

17.08.06

To Glyes;

RE; PUBLIC CONSULTATION ON MCCORMICKS BRICK COTTAGE.

Following on from our phone conversation beginning of August 2006.

Firstly well done on huge effort that has been put in by yourself and your team on the proposed development of Te Atatu peninsula.

My only positive feedback would be that cycle, roller blading paths could be added to increase use of this wonderful area. Night lighting in built up areas for safety of residents. Has the council considered an open plan area for entertainers on special occasions i.e., New Years, Valentines, Mothers day etc. Playgrounds must be modern, testing and adventurous. Will there be park warden's motionoring areas?

Mc Cormicks Cottage as it stands is a marvel waiting to be brought back to life. It is a must that it is bought up to safety standards and then developed into a business that could bring community and outsiders together.

The Positioes of this landmark for future business development are its Heritage, History and Location. As a vision for the community it could be an outlet for information for outsiders along with resident enjoyment involving local goods, services and people.

This in turn would promote Te Atatu Peninsula, increase newcomers to the area, and hopefully bring the area up to a specification it deserves.

The negatives of developing and operating McCormick Cottage would be the consent from local residents that live in very close proximity.

To sum up the above I would be a very interested party in turning the cottage back to its original state along with making it into a viable business.

I would be interested in the council's bylaws of the area, i.e. parking, noise restrictions security, alcohol.

A long-term lease would have to be put in place and proposal of rent charges.

Floor plan would have to be obtained to consider size of this operation.

Agreement between council and future tenant on share costing developing the site.

Through the day Mc Cormicks Cottage used as a refreshment outlet for community and outsider use, this could be combined with info centre, which an agreement could be passed thru council and proprietor of this business. Nighttime Dining, short trading hours to accommodate residential area.

Overview - MCCORMICKS CAFÉ AND INFO CENTRE

Licensed Restaurant - sourcing local goods

Info Centre- Staff trained in Heritage of area and park developments

Lunch - takeout, or sit down, light meals, hot and cold drinks.

Seating outside on grass area?

Off street Parking in area beside the cottage.

Interior renovated keeping with the heritage - seating area, kitchen and small bar area.

Lit up at night.

Some form of sign writing.

Seasonal outside dining on balconies.

I believe I have the knowledge and experience, to make this a successful operation, but with the deliberation of the area due to legal reasons, it would be in my best interest not to proceed with any more research until the council can give me feedback on the above.

Thanks
Janelle Tork

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

Gyles Benson

- 1 SEP 2006

Lubica Lozica

[REDACTED]
[REDACTED]
[REDACTED]

675072

31/08/2006

Att Gyles Bendall
Strategic Park Planer
Waitakere City Council
Waitakere

Dear Gyles

Hope everything is going well.

Sorry to be so late but was so busy with work and helping to organize the parade for Saturday.

On the Peoples Park issue, There is so much we can do there. The area is super for all sorts of activities to bring the people together. Like something for the children and not so young. Like restaurants, cafe's, boutiques also I heard that we were going to have a ferry to ease some of the traffic, which is greater problem since they put in the lights on Te Atatu Rd Sth.

The old shack on the waterfront would be an ideal place for a café or restaurant. That, or others built, I can just imagine sitting outside in the warm sun sipping cup of coffee or a wine.

The building is very dilapidated. There is not much appeal as a historical building not seen inside it would require a great deal of transformation if permitted and how much of the changes would the council allow.

This area if renovated could be enjoyed by the whole family to have Breakfast or any other meal, with a safe playground for the little ones and a track as to encourage people to go for walks. You will probably say, there is already a track. But it is so rough, you got to watch where you going, you can't enjoy the beautiful scenery of our lovely city, plants or bird life. The whole place is so huge that anything you do is going to look like there is nothing done. It has to be done on a big scale so there is an impact to attract, like getting rid of the weeds plant trees, exotic plants native and foreign, benches lights that at night people can go for a run or walk and have some security.

Bottom of Harbor View, the beach front is so neglected that not many people go there, this is also in summer time. We go for a stroll there is mud around the tables. Why are we paying higher rates contributing to develop peoples park and there is nothing happening.

I would like to see, the ponds cleaned up. The hole in the new section of Te Atatu Rd is terrible with weeds bigger then the plants. I wonder why they do these ponds and they don't look after them. It would be better to build something on it. There is plenty of greenery across the road.

Other countries have some magnificent parks and we have weeds.

Thank you for your time hope we can make a difference
Please observe the great area and lets build something beautiful.

Kind Regards and all the best

Ljubica Lozica

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

Gyles Bendall

From: [REDACTED]
Sent: Thursday, 31 August 2006 2:15 p.m.
To: Gyles Bendall
Subject: Submission McCormack Cootage Conservation plan

Hi Gyles,

Please accept our Submission on behalf of the Te Atatu Residents & Ratepayers Association, via this email on the McCormack Cottage Conservation Plan.

It is the stance of the Association that the public have already been consulted on this issue during the City-Wide consultation process a few years back when it was democratically agreed that there should be no commercial development on the Harbourview land. The use of McCormack cottage was designated for potential use as an information centre under the Open Space Management plan which we understood is set in concrete. This means that it cannot and should never be used for any commercial use and should be conserved as an historic building for future generations, untouched by any form of commercialization.

Regards

Jeff Nielsen
Secretary
Te Atatu residents & Ratepayers Association

[REDACTED]
[REDACTED]
[REDACTED]

30 AUG 2016



674784

Strategic Parks Planner.

I wish to put in a submission in favour of having a cafe/information centre in McCormack Cottage at Harbourside.

The peninsula needs more of this type of facility. I feel that the area will be enhanced by this, providing not only information but having a cafe on site will encourage people to visit the area.

David Eldridge
[Signature]

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	<input checked="" type="checkbox"/>
Consent Services	
Finance Services	

All

Ayles Benda

30 AUG 2006

674785

To whom this may concern -

In regards to the old cottage in the peoples park at Te Atatu Peninsula I had wondered if it should perhaps be put to good use for the people that live here on the peninsula by being turned into a cafe or resturant of some degree. There are not enough choises here - even perhaps incorporate a information centre I have been living on the peninsula for a number of years now and feel that this could be quite acceptable to many people that I know. With having a bussiness here we need more choises -

Kogoro Naureen Tachuan.

[Redacted signature area]

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	✓
Consent Services	
Field Services	

A12

Gyles
Siddall

WENATCHEE CITY COUNCIL

01 AUG 2006

with time '06

To whom concerned,

Undersigned do disagree with doing up the Cormacks cottage. The money spent for this plan in the future would be a waste, costs are high. Is there never an end to this Council's overspending?

Sincerely, E. Ebbeling

E. + P. EBBELING

[Redacted signature area]

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SERVICES	
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Strategic Group	
Consent Services	
Field Services	
G. Bandal	

28 JUL 2005

[REDACTED]
[REDACTED]
[REDACTED]

671391

Strategic Parks Planner, Parks Planning
Waitakere City Council
Priv. Bag 93 109
Henderson - Waitekere City

2).7.06

Submission
McCormick's Cottage

I object to the conservation plan for that cottage.
The condition of the building is so rundown and far beyond reasonable spending on repair. It will further deteriorate until any decision is possible about future use. It will become a hole without bottom. The council should not be allowed to use the ratepayer's money for such unjustified ideas. If the cottage would be so important for New Zealand's history - why didn't the council care for it in the past to AVOID more damage??

The same waste of citizen's money is happening with the "New Lynn Hotel" Gr. North Rd. Since at least 1992 is that building such an eye sore and now it will cost unreasonable sums to "restore" it. We, the community, do not need an other café or gallery. We need to save our money to build or repair footpaths, cyclelines, healthclinics, retired people homes or facilities for the education of our young generation.

	Chief Executive
	Corporate Services
✓	City Services
	Mobile
	Consultancy Services
	ECC - WATER
	Strategic Group
	Consent Services
	Field Services

Jules Bondell

All

[REDACTED]

Parks Strategic Planner,
Waitakere City Council,
Private Bag 93109
Henderson.

WAITAKERE CITY COUNCIL
24 JUL 2006
670998

Dear Sir,
Ref restoration Mc Cormick Cottage.

I am dumbfounded at Council's suggestion of spending more than \$200,000 of Ratepayers money on the restoration of the above cottage. Although I am in favour of the conservation of historic buildings, I am afraid the condition of the Mc Cormick house does not warrant the projected cost.

Council has done a good job in restoring the old brick house now standing on Hongi Bush Avenue. At the time it was thought its future use could be as a restaurant. It stands in a magnificent position for this use, but obviously no one has considered it a feasible proposition otherwise a lease would have been obtained and a restaurant would be operating today.

It seems ludicrous to now suggest the Mc Cormick cottage could be restored and used for the same purpose.

Unless a developer can be found prepared to stand the cost of renovations at no expense to ratepayers then I am afraid there is only one thing left for the old cottage - demolition.

Yours faithfully
Graeme Smith

A15

CITY SERVICES
SOCIAL SERVICES
COMMUNITY SERVICES
SPORTS SERVICES
HEALTH SERVICES
WATER SERVICES

19.7.06

WAITAKERE CITY COUNCIL

21 JUL 2006

THE PARKS STRATEGIC PLANNER,
WAITAKERE CITY COUNCIL,
DEAR SIR/MADAM.

WITH REFERENCE TO McCORMICK'S COTTAGE IN TRATATA I SUGGEST THAT THE BEST OPTION FOR THIS BUILDING IS TO DONATE IT TO THE LOCAL FIRE BRIGADE TO USE AS A FIRE CONTROL EXERCISE.

IN NO WAY SHOULD RATEPAYER MONEY BE USED TO RESTORE THIS EYESORE. I AM OF SCOTTISH DECENT BUT I AM SURE I SPEAK FOR THE MAJORITY OF RATEPAYERS WHEN I SAY: ~ "SPEND NO MORE OF OUR MONEY RESTORING THIS BUILDING."

LIKEWISE THE OLD HOTEL IN NEW LYNN. DEMOLISH THIS AND SELL THE LAND TO RECOUP SOME OF THE MONEY ALREADY WASTED ON THIS PROJECT.

SOMEONE IN THE MANAGEMENT OF THE COUNCIL HAS THIS BEE IN THEIR BONNET ABOUT RESTORING OLD BUILDINGS, WITNESS McCANON'S COTTAGE. I HAVE NO WORRIES ABOUT THESE "RUBBISH" BUILDINGS BEING RESTORED PROVIDED THE PEOPLE WANTING TO DO IT PROVIDE THE MONEY AS WITH "FALLS HOTEL" AND DO NOT USE RATEPAYER MONEY.

IF THE PERSON PUSHING THIS CANNOT ACCEPT THIS REQUIREMENT, I SUGGEST HE/SHE RESIGNS AND FINDS EMPLOYMENT ELSEWHERE.

IF THEY CANNOT ACCEPT THIS COUNCIL SHOULD LOOK AT TERMINATING THEIR EMPLOYMENT CONTRACT.

WITH RATE INCREASES BEING SO HIGH AT THE MOMENT COUNCIL NEEDS TO STOP THIS STUPIDITY AND CONCENTRATE ON CORE MATTERS.

I THEREFORE DEMAND THAT NO FURTHER RATEPAYER MONEY BE WASTED ON THESE RESTORATION PROJECTS.

YOURS FAITHFULLY

S. M. Cameron

Alb

S. M. CAMERON

670896

66



16th July 2006

Parks Strategic Planner
 Waitakere City Council,

Sir

Re Conservation Plan for the Cornick's Cottage

In previous years I have made submissions to Mayor and Council regarding the De Alida Harbourview Park - my idea was for a low-roofed restaurant at the South end and foresters of the park, with hopefully, in future, a ferry service to the area.

However, instead, the the Cornick's Cottage could be used as a cafe. In the future, "if and when" a ferry service is approved, it could be made into a restaurant.

How good it would be for people to travel by ferry to the Harbourview Park and enjoy the walks and gardens (yet to be planted), and the wonderful views down the harbour, - and to enjoy refreshment before the trip back.

This then could really be a People's Park then, with no other buildings at all, but just a wonderful park and view.

Of course car parking would then have to be considered, and "faced unobtrusively" somehow.

I believe ferries are already running from the upper harbour to the city.

I hope this dream could at least be considered.

Yours faithfully
 Margaret Lynds
 LYNDS

Chief Executive	
Corporate Services	
City Services	
Mosaic	
Consultancy	
Service	

A17

Comptroller & Clerk

30 AUG 2006



674784

Strategic Parks Planner.

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The peninsula needs more of this type of facility. I feel that the area will be enhanced by this, providing not only information but having a cafe on site will encourage people to visit the area.

David Eldridge

Chief Executive	
Corporate Services	
City Services Roselle	
Consultancy Services	
ECO - WATER	
Strategic Group	<input checked="" type="checkbox"/>
Content Services	
Field Services	

X

Gyles Bendall

A18

674785

To whom this may concern -

In regards to the old cottage in the peoples park at Te Atatu Peninsula I had wondered if it should perhaps be put to good use for the people that live here on the peninsula by being turned into a cafe or restaurant of some degree. There are not enough choices here - even perhaps incorporate a information centre I have been living on the peninsula for a number of years now and feel that this could be quite acceptable to many people that I know.

With having a business here we need more choices -

Kororo Warren Tachman

[Redacted signature block]

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	✓
Consent Services	
Field Services	

Gyles
Burdall

WAIKAKE - CITY COUNCIL

04 AUG 2006

20th June 06

To whom concerned,

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doing up the Cornicks cottage
The money spent for this plan
in the future would be a waste,
costs are high Is there never an
end to this Council's overspending?

Sincerely, E. Ebbeling

E. + P. EBBELING

[Redacted signature area]

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SERVICES	
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Strategic Group	
Consent Services	
Fluid Services	
G. Bendal	

28 JUL 2006

[REDACTED]

671391

Strategic Parks Planner, Parks Planning
Waitakere City Council
Priv. Bag 93 109
Henderson - Waitekere City

2).7.06

Submission
McCormick's Cottage

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The same waste of citizen's money is happening with the "New Lynn Hotel" Gr. North Rd. Since at least 1992 is that building such an eye sore and now it will cost unreasonable sums to "restore" it. We, the community, do not need another café or gallery. We need to save our money to build or repair footpaths, cyclelines, healthclinics, retired people homes or facilities for the education of our young generation.

	Chief Executive
	Corporate Services
✓	City Services
	Museums
	Consultancy Services
	ECO - WATER
	Strategic Group
	Consent Services
	Field Services

Julie Kendall



WAITAKERE CITY COUNCIL

24 JUL 2006

670993

Parks Strategic Planner,
Waitakere City Council,
Private Bag 93109
Henderson.

Dear Sir,
Ref restoration Mc Cormick Cottage.

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It seems ludicrous to now suggest the Mc Cormick cottage could be restored and used for the same purpose.

Unless a developer can be found prepared to stand the cost of renovations at no expense to ratepayers then I am afraid there is only one thing left for the old cottage - demolition.

Yours faithfully
Graeme Smith

A22

City Services
Field Services
Customer Services
Financial Services
IT Services
Human Resources
Legal Services
Operations
Procurement
Public Works
Support Services
Technical Services
Training Services
Waste Management
Water Services

19.7.06

WAITAKERE CITY COUNCIL

21 JUL 2006

THE PARKS STRATEGIC PLANNER,
WAITAKERE CITY COUNCIL,
DEAR SIR/MADAM.

WITH REFERENCE TO McCOORMICK'S COTTAGE IN TEATITU I SUGGEST THAT THE BEST OPTION FOR THIS BUILDING IS TO DONATE IT TO THE LOCAL FIRE BRIGADE TO USE AS A FIRE CONTROL EXERCISE.

IN NO WAY SHOULD RATEPAYER MONEY BE USED TO RESTORE THIS EYESORE. I AM OF SCOTTISH DECENT BUT I AM SURE I SPEAK FOR THE MAJORITY OF RATEPAYERS WHEN I SAY: - "SPEND NO MORE OF OUR MONEY RESTORING THIS BUILDING."

LIKEWISE THE OLD HOTEL IN NEW LYNN. DEMOLISH THIS AND SELL THE LAND TO RECOUP SOME OF THE MONEY ALREADY WASTED ON THIS PROJECT.

SOMEONE IN THE MANAGEMENT OF THE COUNCIL HAS THIS BEE IN THEIR BONNET ABOUT RESTORING OLD BUILDINGS, WITNESS MCCANNON'S COTTAGE. I HAVE NO WORRIES ABOUT THESE "RUBBISH" BUILDINGS BEING RESTORED PROVIDED THE PEOPLE WANTING TO DO IT PROVIDE THE MONEY AS WITH "FALLS HOTEL" AND DO NOT USE RATEPAYER MONEY.

IF THE PERSON PUSHING THIS CANNOT ACCEPT THIS REQUIREMENT, I SUGGEST HE/SHE RESIGNS AND FINDS EMPLOYMENT ELSEWHERE.

IF THEY CANNOT ACCEPT THIS COUNCIL SHOULD LOOK AT TERMINATING THEIR EMPLOYMENT CONTRACT.

WITH RATE INCREASES BEING SO HIGH AT THE MOMENT COUNCIL NEEDS TO STOP THIS STUPIDITY AND CONCENTRATE ON CORE MATTERS.

I THEREFORE DEMAND THAT NO FURTHER RATEPAYER MONEY BE WASTED ON THESE RESTORATION PROJECTS.

YOURS FAITHFULLY

S.M. Cameron

A23

S.M. CAMERON

670896

66



16th July 2006

Parks Strategic Planner
 Waitakere City Council,

Dear

Re Conservation Plan for the Corrick's Cottage

In previous years I have made submissions to Mayor and Council regarding the Te Atatu Harbourview Park - my idea was for a low-roofed restaurant at the South end and fore shore of the park, with hopefully, in future, a ferry service to this area.

However, instead, the the Corrick's Cottage, could be used as a cafe. In the future, "if and when" a ferry service is approved, it could be made into a restaurant.

How good it would be for people to travel by ferry to the Harbourview Park and enjoy the walks and gardens (yet to be planted), and the wonderful views down the harbour, - and to enjoy refreshment before the trip back.

This then could really be a People's Park then, with no other buildings at all, but just a wonderful park and view.

Of course car parking would then have to be considered, and placed "unobtrusively" somehow.

I believe ferries are already running from the upper harbour to the city.

I hope this dream could at least be considered.

Yours faithfully
 Margaret Lynds
 LYNDS

Chief Executive	
Corporate Services	
City Services	
Moselle	
Consultancy	
Erwin	

A24

Conrad [unclear]

17 JUL 2006

67042

16-7-06

Dear Sir,

Re: Submissions on McCormick's Cottage

Please, do not spend one dollar more than it would cost to bulldoze it down. This dated old hunk of rubbish is obviously well beyond its use-by-date, and should not become another expensive White Elephant, that the majority of rate-payers wouldn't give a spit for.

With the new stringently enforced, building regulations coming into force, buildings like this need to be seen for what they have become — beyond reasonable economic help, and those who do not see it this way, should put their hands down from seeking rate-payers money, get off their back-sides, and find ways to achieve what is an interest, for only a small percentage of us rate-payers. I am sure, the majority of us, do not want our rates spent on this.

Regards

Dale Dickison
(Dale Dickison)
A25

Chief Executive	
City Manager	
City Clerk	
Public Services	
Non-Resident Services	
ECO - WATER	
Strategic Group	
Contract Services	
...	
G. Berdell	

21 JUL 2006

670906

Sender - M. J. Peace

Dear Sir,

You ask should the Mc Cormick house be saved and restored.

Is the house of ~~an~~ architecture significant? I don't know the answer to that but the house is in total disrepair and it would be cheaper to build a new one, also where it is situated it will be, as it already has been vandalised.

Would it be used — eg. cafe
There already is a restored house in Riverstone Rd Te Atatu North, it was may-be going to be a cafe, but it is still sitting empty after 3-4 years.

Would it be good value for the money spent to restore the house? and

could the money be better used?

Yes the money could be spent elsewhere to benefit more ratepayers.

I personally think it would be a waste of lots of ratepayers money.

Yours sincerely

M J Pease.

RECEIVED
C. BONDAGES



Patron:
Her Excellency The Hon
Dame Silvia Cartwright, PCNZM, DBE
Governor General of New Zealand

WAITAKERE CITY COUNCIL

3 November 2006

- 7 NOV 2006

Gyles Bendall
Strategic Parks Planner
Waitakere City Council
6 Henderson Valley Road
Henderson
WAITAKERE CITY

681023

Dear Gyles,

**RE: McCORMICK'S COTTAGE
HARBOURVIEW - ORANGIHINA PARK
TE ATATU PENINSULA, AUCKLAND**

Thank you for meeting 25 October to discuss with us the draft Conservation Plan and future prospects for McCormick's Cottage on the Te Atatu Peninsula.

While the cottage is not registered with the Trust, it clearly has very significant and meaningful heritage values culturally, socially, architecturally and potentially archaeologically. We certainly encourage and endorse efforts to restore the cottage and find active use for it that would ensure its continued life.

In the first instance we support the endeavour to secure the building by carrying out careful repairs, for which we understand some funds have now been allocated. This will help to stabilize it from further deterioration and damage, and hopefully potential vandalism, until such time as a functional use for it can be established, the funds made available and the work undertaken. We only caution that in the work done to in this initial plan of work to simply protect and repair at this stage, is considered in relationship to the identified strategies and principles as outlined in the Conservation Plan so that valuable heritage fabric is not compromised or destroyed. In this regard we can review a schedule of works once one is prepared, I would suggest in consort with your Heritage Planner Alina Wimmer.

Regarding the prospective future use of the cottage, we understand that the suggestions of it being used as a caretaker's cottage, an administration/information centre, or a café/restaurant are all possible uses being considered. It is in this order that these possible new uses would impact on the heritage values of the place – from least to most invasive. If it were to remain a residence it aligns most closely with its former use and any adaptive modifications may be minimal. Any use involving the public does put more demands on

NORTHERN REGIONAL OFFICE

P O Box 105 291 Auckland 1030 2 Durham Street East, Auckland New Zealand
Telephone (64 9) 307 3654 Facsimile (64 9) 303 4428
E-mail rbyron@historic.org.nz

A28

"Saving Our Past For Our Future"



Patron:
Her Excellency The Hon
Dame Silvia Cartwright, PCNZM, DBE
Governor General of New Zealand

the cottage in terms of intensity of use, but also in terms of modifications that would need to be effected. In this regard, obviously a café/restaurant puts greater pressure for potential alterations on the cottage than an information centre, depending of course on the particular adaptive re-use design considered. Any of the uses mooted could work as viable options, but in all cases would have to be very carefully planned in order to maintain both the integrity of the place and its modest scale, and the fragile and subtle qualities it maintains in the thoughtful retention of its original heritage fabric. For this, we recommend a heritage architect should be engaged to, with the direction of the Conservation Plan, plan and design for the chosen function.

It is very important too that whatever use is eventually contemplated should be made with thought as to how it might best reflect or convey the historical and cultural meaning of the site, place and overall context.

The draft Conservation Plan is a good, clear and comprehensive document that should serve as an integral and very important guide to the conservation of McCormick's Cottage. I have a few comments on it that I will prepare and issue separately.

Yours sincerely,

Robin Byron
Heritage Advisor Architecture
cc Alina Wimmer, Principle Advisor Heritage, Waitakere City Council

Director Executive	
Corporate Services	
City Services Roselle	✓
Consultancy Services	
ECC - WATER	
Strategic Group	
Consent Services	
Field Services	

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Architect's report no.12

project	WAITAKERE CITY RAIL BRIDGE	file ref	0355-F06-012-FC
job no.	0355	date	24 NOVEMBER 2006
client	WAITAKERE CITY COUNCIL		

1.0 Client/Brief

- The Artwork to the window at the eastern end of the link bridge has been completed
- Stevies Reserve landscaping is 95% complete
- The Area B streetscape, construction work is underway.
- Building Consent for this work has been received.
- Work on redesign of canopy glazing to reduce rain ingress. Detailed design work has been completed. Price has been reviewed by WT Partnership and submitted to WCC by Canam. Formal sign off of price from WCC been received and a VO for the work issued. Detailed design work is completed and shop drawings have been submitted and reviewed. Construction work is underway.
- Escalator 3 /4 roof extension at Rainside Avenue. A price from Canam has been received and a VO issued for this work to proceed. Building consent has been issued. Shop drawings have been prepared and steel fabrication is underway

Architecture
Urban Design
Planning
Interior Architecture

Architectus Auckland
1 Centre Street
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www.architectus.co.nz

2.0 Design Issues

- We are maintaining continuing coordination with all parties involved in the platform design and construction.
- All glazing design issues are resolved
- Revision of sanitary sewer and stormwater drainage in the Stevies Lane area has been completed by CMM and an instruction has been issued to Canam. This work is now complete
- A revised water supply route and detail has been agreed with CMM and the contractor This work has been instructed and work is now complete.
- Following site investigation and finite location confirmed of Telecom cables, CMM Canam and Architectus have agreed that escalators 3 and 4 will remain in the as currently designed position. The proposed methodology of construction near these cables has been agreed and is being priced by Canam.
- A report on vandalism issues has been prepared and issued by WCC. Discussions with the contractor, WCC, and Graffiti Solutions regarding the extent and type of graffiti guard systems to be applied are complete. A VPR has been issued for a non sacrificial clear coating to vulnerable concrete, plaster and precast elements. Once Steelwork erection is complete a VPR will be issued covering these steel areas. (these areas are very difficult to measure off drawings only).
- Pricing has been received and an Instruction issued by WCC to proceed with Scotchgard 3 M glass protective film. This work has been instructed and installation complete
- Architectus have proposed that the tops of either or both the lift towers be extended in some manner as a marker / signpost of some description, given their prominent position. A proposal and price for this work was submitted to WCC Special Projects committee for consideration. The committee has requested a detailed proposal which is being prepared. A detailed proposal was submitted to the Special Projects

Directors:
Malcolm Bowes
Patrick Clifford
Michael Thomson

Consultant:
John Sinclair

Auckland
Brisbane
Melbourne
Shanghai
Sydney

committee and early indications are that this work will not proceed.

- A preliminary meeting was held with Vivian Naylor of CCS to review the design. No significant design omissions were identified from her point of view.
- Location of retaining wall revised and reissued to suit APN hoardings
- Kerb line and footpath construction revised to suit uncovered tree roots
- Stevies reserve Landscape work underway – inspections undertaken

3.0 Value Management

- Additional savings will be instructed as identified.

4.0 Coordination

- We are continuing to work with Canam and the various consultants. Coordination with the Civic Centre team is ongoing
- Coordination with Rogers (platform Contractor) is continuing.
- Coordination with the Streetscape Project Team is continuing.
- Coordination with Hebs for the area B streetscape is continuing

5.0 Programme

- Escalator lead times have been critical. An adjustment of work sequence has been undertaken to minimize the impact on programme. Principally redesigning glass spider fixing detail to allow making of glass panels without a site measure. Lift and Escalator shop drawings have been approved. Escalators 1 and 2 are now installed. Lifts 1 and 2 are installed and commissioned. Public access is now available via lift 2 and stair access 4 across the bridge 24hrs .Escalators 1 and 2 are commissioned and in use, the train platform is now operating

Construction of the streetscape work to Stevies Reserve (Area A) is now 95%
This work is being carried out as a variation to the Rail Bridge Project

- Arboreal work to the Liquid Amber is complete .Minor further trimming will be required
- Remaining trees and vegetation have been removed following issue of resource consent.
- Public access to Stevies Reseve is now available
- The Western Taxi Cab building has been demolished and Canam have taken possession of the site for seperable portion 2.
- Piling work for Seperable Portion 2 (escalators 3 / 4) is now complete
- Lift pit, footings and concrete blockwork to Escalators 3 / 4 are complete
- Ontrack's Pier Protection wall is complete.
- Precast columns ,walls and column heads and stairs are erected
- Temporary structure has now been removed

- Dycore, precast edge beams, reinforcing and concrete topping to the bridge are complete.
- The stair and escalator base structures to the platform area are complete.
- Escalators 1 and 2 have been installed and commissioned
- Escalator 1 / 2 steelwork is installed
- Installation of lift 1 and lift 2 is complete.
- Structural Steel to Stair Access 4 is complete and glass spiders installed.
- Precast and insitu concrete stairs are complete.
- Solid plastering of concrete block walls is 95% complete.
- Lift shaft roofs have been constructed and Nuraply roofing completed.
Lift shaft walls have been strapped and Alcopla cladding is 95% complete
- Canopy steelwork is now installed.
- Roofing and guttering are complete
- Stair 4 glazing is complete
- Glass pivot windows are installed
- Electrical work is 98% complete. Lights to the bridge and stair are operating
- Roofing to the canopy is complete
- Floor tiling to Stair 4 is complete. Tiling to the bridge is complete
- Rippletone ceiling is complete
- Escalator 1 / 2 glazing is complete
- Escalator 3 / 4 Structural Steelwork is complete, escalators have been installed.
- Canam site sheds have been removed, this area is now available for Streetscape works.

6.0 Shop Drawings

- Temporary steelwork drawings were submitted to us by Canam to comment on any implication on the final appearance. There were no significant implications.
- Escalator 1 + 2 shop drawings have been approved.
- Escalator 3 +4 shop drawings have been approved
- Lift 1 and 2 shop drawings have been approved.
- Pre-cast panel, column, column head, beams and stair drawings have all been approved.
- Stair Access 4 structural Steel shop drawings have been approved

- Glazing and glass shelf shop drawings have been prepared by GPL . All glazing shop drawings have been submitted and reviewed.
- Dycore shop drawings have been approved
- Canopy steelwork shop drawings have been approved
- Alcopia shop drawings have been submitted and reviewed.
- Escalator 1 and 2 Steelwork shop drawings have been approved
- Handrail shop drawings have been reviewed and returned
- Escalator 3 / 4 Steelwork shop drawings have been approved

Canam Construction: Waitakere Civic Centre – Rail Bridge

Contractors Report: 2 November 2006

Report Period : 2/11/06 to 16/11/06

Prepared by : Nick Page

Date of report : 16/11/06

1.0 Contract status

- 1.1 Contract acceptance letter received 12 December 2005.
- 1.2 Insurance Policy - By WCC
- 1.3 Bond – A new \$125,000 bond has been issued.
- 1.4 Agreed Contract Commencement date – 12 December 2005
- 1.5 Original Completion date – Portion 1: 17 August 2006, Portion 2: 22 December 2006
- 1.6 Extension of Time – The shelf glazing has arrived and installation is now underway. We expect its installation to be completed on 24 November 2006. We will formalise an extension of time application for stage 1 once the glazing installation is complete. Stage 2 is on programme for completion prior to 22 December 2006.
- 1.7 Approved completion date – As 1.5

2.0 Financial

- 2.1 Last Claim Submitted- 1/11/06.
- 2.2 Certificate due date – Issued.
- 2.3 Payment due date – 24/11/06.
- 2.4 Outstanding payment issues – Nil
- 2.5 Next Claim to be submitted – 1/12/06.
- 2.6 Variations – A final decision on VPR 7 – Lift shaft Icon is awaited. We have received CI up to no197. More CI's prices have been submitted recently and awaiting approval with only pricing for the recent instructions outstanding. The only major cost issue yet to be priced is the final drainage & plumbing work, which will be submitted next week. We are aiming to have a final account figure submitted before Christmas.

3.0 Territorial authorities

- 3.1 Certifying Authority - Waitakere City Council
- 3.2 Building Consent Issues – Issued
- 3.3 On Track Approvals – Standard building & Engineering inspections are continuing.

4.0 Programme Status

- 4.1 Construction Start Date – 12 December 2005
- 4.2 An Updated Contract Programme showing progress to date is attached. The only remaining stage 1 work is the variation for the shelf glazing. Work on stage 2 is progressing on program.
- 4.3 Projected Construction Completion Date – Portion 1: 24 November 2006, Portion 2: 15 December 2006.
- 4.4 Snag lists for stage 1 have been issued and remedial work is progressing and is expected to be completed next week.

4.5 Construction Progress

Site Establishment

The closure of Stevenson's lane remains in place. It has been provisionally agreed that the closure will remain in place on completion of our works and that HEB Contractors will take over responsibility for the closure and the hire of the barriers from 15 December 2006

to allow them to complete the bus terminal works. As of the end of this week we will be removing our site office and reducing the extent of our fenced work area to allow HEB's access to additional site area.

Concrete Work

Stage 2 concrete work is complete including the plastering. Stevies Lane paving is nearing completion.

Carpentry

Stage 2 carpentry is complete except for final remedials.

Plumbing & Drainage

Stage 2 work drainage work is complete. First fix plumbing is complete.

Lifts & Escalators

The first 2 escalators have been installed and commissioned. A problem with the structural steel being closer than allowed by the regulations has prevented a final certificate for these being issued. An interim certificate was issued after temporary safety measures were put in place and the design issue has been referred to the designers for resolution. The second pair of escalators have been delivered and placed and work on connection of the sections is nearing completion.

Electrical and Security

Stage 2 first fix is complete.

Glazing

The Stage 1 roof shelf glazing is underway. The vertical panel installation is nearing completion and GPL expect to complete the shelf panels next week. Stage 2 escalator wall glass is installed, the roof rails are installed and the roof glass is being measured. The changes to the lock keepers on the stage 1 glazing has been instructed and will be carried out prior to Stage 2 completion.

Metalwork

The stage 2 rails are manufactured and will be installed following the tiling.

Painting

Painting to stage 2 is commencing today.

Tiling

Chinese Lion plates have been removed. The paving contractor has sourced a paver and will install it shortly.

4.6 Planned for the next three weeks.

List of work planned to commence or continue in the next three weeks.

- Complete paving to Stevies lane.
- Stage 2 Alcopia
- Complete Stage 2 glazing
- Complete Stage 1 shelf glazing
- Complete Exeloo installation
- Commence commissioning of stage 2 escalators
- Complete painting, tiling and handrails to Stage 2

5.0 Subcontractor's engaged

5.1 Subcontractors engaged since the last report;

All the main subcontractors are now in place on the project.

6.0 Weather conditions / delays

6.1 General weather conditions during last fortnight – The weather has been generally good.

6.2 Days lost due to inclement and/or adverse weather conditions in last period – No significant delay.

7.0 Health & Safety

7.1 H & S policy approved by On Track.

7.2 Accidents during period – None

8.0 Information required / outstanding

- Coordination of stage 2 works with the bus terminal construction including power to site works lights, opening of the stage 2 escalators, escalator uprights
- Lift Icon decision
- Instructions for minor variation work identified during the Stage 1 completion inspection
- Treatment of Kiosk service connections
- Up light cable protection
- Timing of fencing of railway to old Taxi stand area and Stevies lane closure after removal of Canam temporary fence
- Escalator safety barriers to internal structural steel
- Escalator base finishing details
- Glass protection detail at the bottom of the escalators
- Exeloo ventilation cover detail
- Closer panel detail between escalator and glazing at the top of the escalators
- Stage 2 escalator support flashing detail
- Payment instruction for On Track track protectors

20 October 2006

REPORT ON THE CIVIC CENTRE LINKBRIDGE PROJECT LIFT TOWER ICON STRUCTURES

BACKGROUND

The link bridge presents a major entry point to both the new Civic Centre Administration building, and the new Henderson Train Station.

With the Civic Centre complete, the Train Station and Link Bridge nearing completion, the Streetscape works underway, and the Link Bridge in use, it is clear an opportunity exists to add a prominent marker at this entry point, and the Train Station access.

While various signage systems are to be put in place for way finding, these are of a smaller scale, close range, information imparting nature.

PROPOSAL

It is proposed to add illuminated glass boxes to the top of both lift towers. These would be constructed from white translucent glass panels supported off a concealed steel frame, and measure approximately 3m x 3m x 1.5m high.

The icons would appear as a frameless glass box and be visible from several hundred meters distant.

During daylight the icons would display a translucent glow from the sunlight, and would be backlit during the hours of darkness to maintain this translucent glow. The intention is to create prominent illuminated markers to the Link Bridge and Train Station.

ALTERNATIVE LIGHT TECHNOLOGIES

The proposal provides for illumination of the icons by 8 x 36w fluorescent lights per icon.

Alternative solar power to these lights has been investigated by Connell Wagner. They report as follows ;

Lift Tower Lighting options

To provide the required light intensity we would provide approximately eight (8) 36w fluorescent lamps connected to electronic ballasts. Bi-level switching will be provided to achieve two intensity levels, high and low. Energy consumption is approximately 300 watts; estimated annual operating cost \$150 per year (@1000 kWh). We have reviewed the option of utilising solar power for the illumination of the 'Lift Icon' and summaries as follows:

- To size the solar panels and batteries we need to consider the worst month, which is June. In June, we can expect to produce an average of 2 kWh for every square metre of solar panel, each day. The night at this time of the year is about 14 hours long which equates to 4.2 kWh of energy.
- We need to provide battery banks to store the energy produced during the day for use during the night.
- Further batteries and solar panels are required to account for the days that the sun does not shine.
- Our initial estimate is that we will require at least 6 square metres of solar panels and 8 kWh of batteries. A similar project with 8.5 square metres of solar panels, without batteries, had a project cost of \$40,000. We believe that the cost for this solar power installation will be at least \$40,000. Payback period will be in excess of 100 years.

Most solar power installation benefit from the savings in the power reticulation and connection costs. In this case we already have power available. We not believe that solar is a viable for this situation.

Peter J Taylor
Associate - Building Services

Connell Wagner
139 Carlton Gore Road
PO Box 9762
Newmarket, Auckland
New Zealand

LOGO / SIGNAGE

A coordinated approach to signage has been undertaken as a result of the various projects which comprise the Waitakere Civic Centre / Administration building, the Link Bridge, Streetscape works, the Henderson Train Station, and the Henderson Transport Interchange Generally.

1. Way finding Signage and building Identification for the Civic Centre/ Administration building has been designed and is in the process of installation
2. Streetscape way finding signage will be installed to Rainside Avenue and Stevies Reserve
3. It is proposed to locate a Waitakere City Coat of Arms on the Administration building
4. Maxx way finding and signage requirements for the train station and transport options have been resolved in coordination with WCC's signage requirements.

In summary, given;

- a. The already considerable signage requirements for the project.
- b. The Link Bridge serves not only the Civic Centre Building, but also the Henderson Rail Station.
- c. The Civic Centre will bear its own Identification signage.

This report recommends that additional signage / logos would not be beneficial or desirable located on the Icons. While the intention of the Icons is to create a marker or signpost for the link bridge entrance, they should not incorporate further signage.

The location, form and materials of the Icons will create the marker, and not compete with the other various signage installations.

COST

Construction cost (including lighting Connected to existing power supply)	\$62,469.83	plus GST
--	-------------	----------

Professional fees;

Architectural	\$ 2,250.00	plus GST
Structural Engineering	\$ 450.00	plus GST
Electrical Engineering	\$ 600.00	plus GST

TOTAL \$ 65,769.83 plus GST

Additional cost for alternative solar powered lighting option (Budget estimate only)	\$40,000.00	plus GST
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Professional fees; Electrical Engineering estimated 15% of value of work	\$ 6000.00	plus GST
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TOTAL \$111,769.83 plus GST

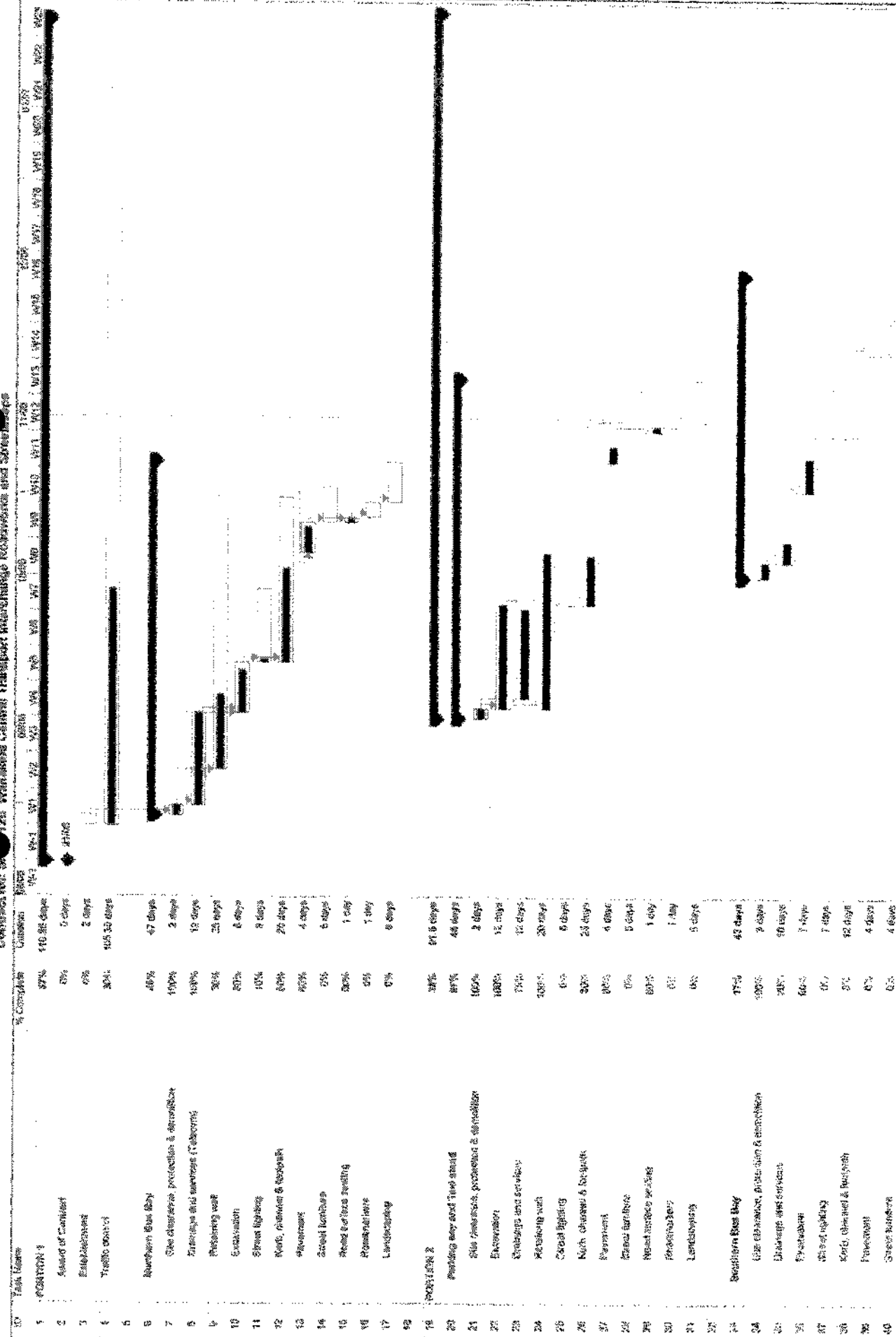
Fortnightly Report Waitakere Central Interchange works.

2nd Nov – 16th Nov

- a) Progress achieved – Set out revised kerb lines and levels Stage 2 preping for kerb. Lowering telecom chamber (Telecom). Excavating retaining wall footing Stage 1 retaining wall ongoing. Placing junction chambers and duct. Getting steel cages ready for streetlights. Excavating Eastern bus bay.
- b) Financial – Variation list updated couple still to complete, time extensions to be quantified. October payment cert received.
- c) Territorial Authorities – Consents all in place and been adhered to, closeness of cesspit to watercare main to be identified.
- d) Subcontractors engaged- Telecom (WCC), Backyard creations (ret wall), Traffic Systems (lighting), Fineline concrete (kerbing), Tecon (concrete), H&H (Drainage)
- e) Programme attached
- f) Delays identified – Wet weather ½ day 3/11, ½ day 7/11, 1/2 day 8/11, 9/11, ½ day 13/11. Removal of existing platforms.
- g) No accidents or incidents reported.
- h) Design information reqd – signal ducting at speed table, ducting for irrigation, detour over new year.
- i) Notifiable inspections – TBA

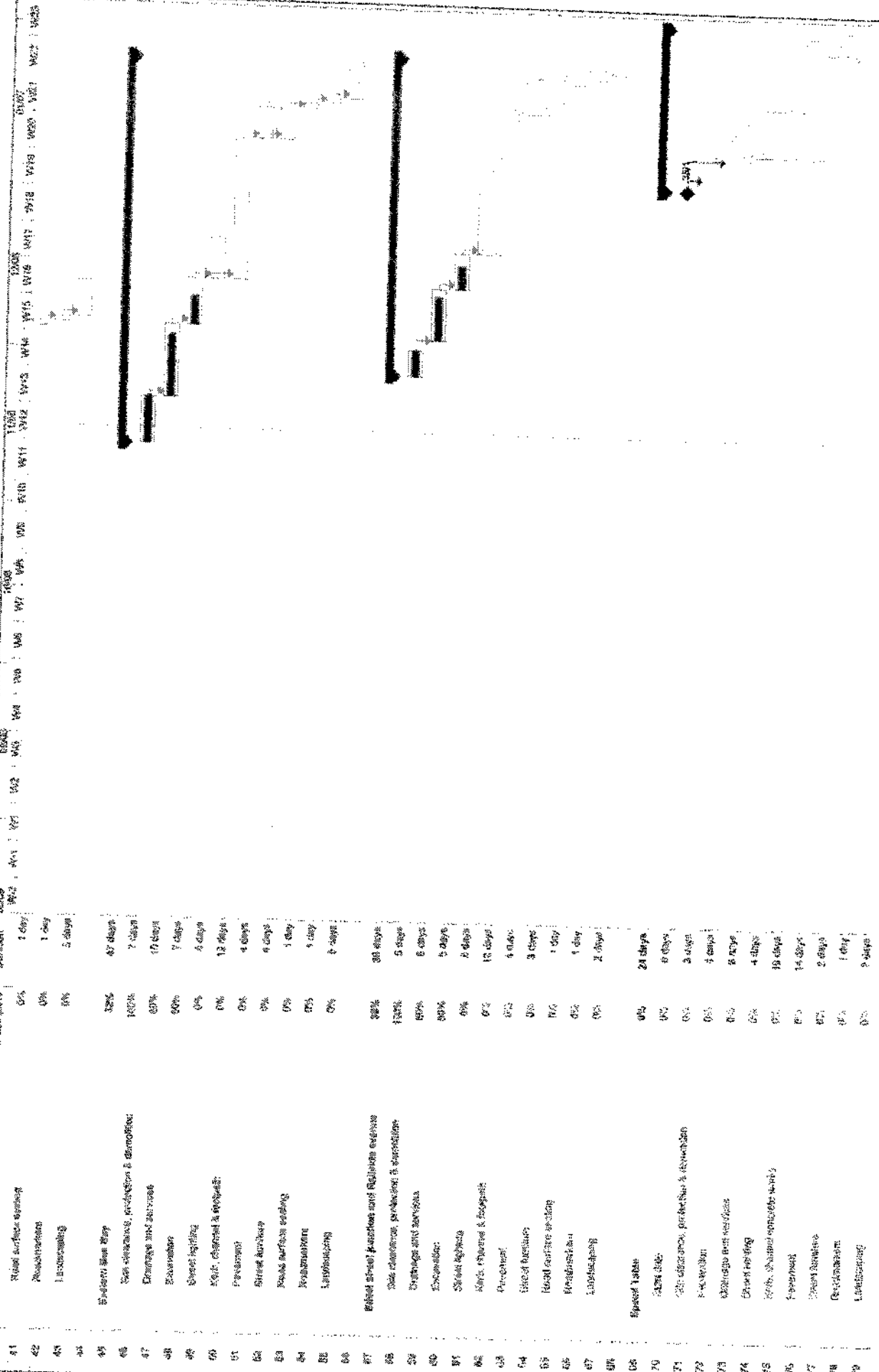
Date prepared: 16/11/06
Prepared by: Wayne Green

Contract No. 94-1211 Work Area Canal Transport Interchange Roadwork and Shoreline



ID	Task Name	% Complete	Duration	Start	End
1	CONTRACT 1	87%	110.88 days	1994-01-01	1997-01-01
2	SOUND OF CANAL	7%	0 days	1994-01-01	1994-01-01
3	EMPALEMENT	0%	2 days	1994-01-01	1994-01-01
4	TRAFFIC CONTROL	30%	145.33 days	1994-01-01	1997-01-01
5	SOUTHERN BUS LANE	48%	47 days	1994-01-01	1994-01-01
6	USE EXISTING PROTECTION & DEMOLITION	100%	2 days	1994-01-01	1994-01-01
7	LANDSCAPE AND SERVICE (CABARETS)	100%	10 days	1994-01-01	1994-01-01
8	PUSHING WALL	30%	25 days	1994-01-01	1994-01-01
9	EXCAVATION	80%	6 days	1994-01-01	1994-01-01
10	STEEL PILING	10%	8 days	1994-01-01	1994-01-01
11	KERT, DAMSEL & BUSHBY	80%	26 days	1994-01-01	1994-01-01
12	PAVEMENT	70%	4 days	1994-01-01	1994-01-01
13	SHEET PILING	0%	6 days	1994-01-01	1994-01-01
14	HEAD SURFACE FINISH	30%	1 day	1994-01-01	1994-01-01
15	PROMENADES	0%	1 day	1994-01-01	1994-01-01
16	LANDSCAPE	0%	8 days	1994-01-01	1994-01-01
17	POSTTENSION 2	30%	81.5 days	1994-01-01	1997-01-01
18	PUSHING WALL AND TRAFFIC CONTROL	80%	46 days	1994-01-01	1994-01-01
19	USE EXISTING PROTECTION & DEMOLITION	100%	2 days	1994-01-01	1994-01-01
20	EXCAVATION	100%	12 days	1994-01-01	1994-01-01
21	LANDSCAPE AND SERVICE	70%	12 days	1994-01-01	1994-01-01
22	REBAR PILING	30%	20 days	1994-01-01	1994-01-01
23	KERT, DAMSEL & BUSHBY	6%	6 days	1994-01-01	1994-01-01
24	PAVEMENT	30%	23 days	1994-01-01	1994-01-01
25	STEEL PILING	80%	4 days	1994-01-01	1994-01-01
26	HEAD SURFACE FINISH	10%	5 days	1994-01-01	1994-01-01
27	PROMENADES	80%	1 day	1994-01-01	1994-01-01
28	LANDSCAPE	6%	1 day	1994-01-01	1994-01-01
29	SOUTHERN BUS LANE	10%	43 days	1994-01-01	1994-01-01
30	USE EXISTING PROTECTION & DEMOLITION	100%	2 days	1994-01-01	1994-01-01
31	LANDSCAPE AND SERVICE	20%	50 days	1994-01-01	1994-01-01
32	EXCAVATION	60%	3 days	1994-01-01	1994-01-01
33	STEEL PILING	0%	1 day	1994-01-01	1994-01-01
34	KERT, DAMSEL & BUSHBY	80%	32 days	1994-01-01	1994-01-01
35	PAVEMENT	8%	4 days	1994-01-01	1994-01-01
36	SHEET PILING	6%	4 days	1994-01-01	1994-01-01

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