



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, 1 August 2007** **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.

C Fernandes

27 July 2007

Carmen Fernandes
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8887

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, 1 AUGUST 2007 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 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



4 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 6 June 2007

RECOMMENDATION

That the minutes of the Meeting of the Projects Special Committee held on Wednesday, 6 June 2007, as circulated, be taken as read and now be confirmed.



5 **CIVIL DEFENCE EMERGENCY OPERATIONS CENTRE - CONSTRUCTION STATUS
MAY/JUNE/JULY 2007**

PURPOSE OF THE REPORT

The purpose of this report is to provide a construction update to Projects Special Committee on the Civil Defence Emergency Operations Centre (EOC) Upgrade project.

BACKGROUND

The Civil Defence EOC was last reported to Projects Special Committee on 6 June 2007.

DESIGN

Since the last report to Projects Special Committee the following design issues remain outstanding:

- Finalisation of the rear car park finished levels;
- Design of the mounting brackets for the pneumatic antenna masts;
- Various minor amendments to power and data services;
- Design of the external signage.

A design issue has been raised regarding the specified polyurethane finish to the MDF ceiling tiles. In summary the specified finish does not appear to meet the fire code requirements. Alternative solutions are currently being investigated.

CONSTRUCTION STATUS

During the report period, the following activities have been completed:

- Installation of insulation;
- Installation of suspended ceiling grid;
- Installation of weather boards;
- Fitting of roof hand rail;
- Fitting of window shutter sliders;
- Installation of metal roof cladding;
- Installation of passenger lift;
- Completion of drainage lines;
- Commencement of exterior painting;
- Commencement of interior painting.

TIMELINE STATUS

A formal application for a time extension of eleven working days has been received from Skyward Construction (Skyward). At the time of writing this report the Engineer to Contract is assessing the application and until a decision has been made, the date for contract completion remains 3 August 2007.

A summary of the current timeline status is given in Table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at contract award October 2006	Change	As at June/July 2007
Acceptance of Tender	20 October 2006	-	20 October 2006
Contract Commencement	2 November 2006	-	2 November 2006
Contract Period	190 working days	-	190 working days
Extension of Time (at tendered daily rate cost)	-	-	-
Extension of Time (at no cost)	-	-	-
Due Date for Completion (Practical Completion)	3 August 2007	-	3 August 2007
Fit Out and Commissioning (15 working days)	24 August 2007	-	24 August 2007

Table 1: Timeline Status

FINANCIAL STATUS

Reported contingency expenditure during the nine month period since the contract commenced amounted to \$122,486 which is approximately \$14,200 higher than forecast.

The rate of contingency expenditure has fallen in comparison to the previous report. The forecast contingency expenditure sum of \$122,486 includes a provisional sum of \$12,500 to cover a potential Contractor's claim associated with an extension of time. A sum of \$16,200 has been included in the forecast contingency expenditure to cover the cost of whiteware and fitted furniture that the Contractor has been instructed to purchase and install. Money has been moved from the separate fit out budget to account for this as shown in table 2. Aside from numerous items typical of a construction contract, the following more significant items were also reported.

- Supply and installation of intercom system \$2,236
- Automation of lift access doors (code compliance requirement) \$4,410

The current level of forecast contingency expenditure amounts to 7.2% of the original contract sum. Ongoing value engineering will continue to be applied to achieve savings to offset additional costs where opportunities arise.

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

FINANCIAL STATUS			
Project Costs	As at contract award October 2006	Change	As at June/July 2007
Tender Award Value (excl. contingency)	\$1,708,325		\$1,708,325
Contract Variations	-	\$122,486	\$122,486
Additional sum from separate fit out budget for fitted furniture and white ware	\$16,200	\$16,200	\$16,200
Contingency Sum	\$140,000	(\$122,486)	\$17,514
Total Construction Cost (incl. contingency)	\$1,864,525		\$1,864,525

Table 2 - Financial Status

At this stage the project is forecast to come in within the overall budget allowance.

PROJECT RISKS

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

- The additional time requested by Skyward is likely to move the date of practical completion to 20 August 2007. It has been confirmed that this revised programme can be accommodated within the fit out and relocation programme. Submitted additional costs associated with the claim for extension of time are currently being assessed. At the time of writing this report they appear to be within the sum set aside from the construction contingency budget;
- Alternative solutions to a design issue with the polyurethane ceiling finish have been proposed and at the time of writing this report the impact of this issue in terms of time and cost have not been determined;
- Complaints from neighbours. As the site is located in a residential area with homes on three boundaries a risk of complaints was identified. No complaints have been recorded since the previous report;
- Graffiti Attacks. Measures that have been introduced to discourage graffiti have proven effective and no graffiti attacks have been reported since the previous report.

QUALITY

Ongoing quality audits are being conducted by the Architect, Consulting Engineers, and 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 significant health and safety incidents were reported. Safety audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

At the time of writing this report the submitted costs associated with the application for an extension of time are being reviewed by the Quantity Surveyor. Until this review is complete a final decision can not be made and the contract completion date remains unchanged. Discussions with the radio communications fit out contractor and Council's information management department have confirmed that they are able to accommodate the revised completion date into their programmes if necessary.

Further additional time and costs maybe incurred as a result of the ceiling finish design issue however, the scale of the impact on the project programme and budget has not been determined at the time of writing this report.

The rate of contingency expenditure has fallen in comparison to the previous report and it is noted that certain fit out items that are funded from a separate fit out budget have been added as an additional sum to the construction contract. Ongoing value engineering will be applied to mitigate additional costs wherever possible and the project is expected to be completed within budget.

RECOMMENDATION

That the Civil Defence Emergency Operations Centre - Construction Status May/June/July 2007 report be received.

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

6 RENOVATION OF THE DOUGLAS FIELD

PURPOSE OF THE REPORT

The purpose of this report is to advise the Projects Special Committee of the planned renovation of the Douglas Field.

BACKGROUND

The Douglas Field has not received any major renovations for over 15 years. It is planned to undertake a major renovation of the field over the spring/summer period of 2007/2008. The Douglas Field will not be available for use from 1 September 2007 to 29 March 2008. Closure is essential to allow work to be undertaken to restore the field to its previously high quality standard.

The turf cover on the field has been deteriorating over a number of years due to the natural infestation of a shallow rooted annual grass, poa annua.

Poa annua is easily kicked out leaving bare sand areas. These bare areas are then further eroded by play and weather causing larger blow outs on the field. This causes a dangerous and unplayable surface. Isolated treatments of the worst affected areas have been carried out over the past couple of years to slow the infestation of poa annua. This treatment has had some success extending the life of the field and allowing play to continue up until now.

Poa annua has also added to the contamination of the field's underlying sand layer with organic matter preventing surface water from entering the subsoil drainage system. The sand profile is now heavily contaminated and the turf cover is predominantly poa annua.

The major renovations will include spraying out of the whole grass surface, stripping off the top contaminated organic sand layer and recreating a new sand layer, re-sowing seed, fertilising and undertaking special spray treatments to prevent the reintroduction of poa annua. The sand top strippings will be recycled and used to dress out turf fields during the spring.

STRATEGIC CONTEXT

Sports parks contribute to the well being of the residents of Waitakere by providing recreational facilities to both children and adults. The renovation of the Douglas Field is aligned with the Council's 'Sustainable Development' strategic priority to ensure that all major programmes demonstrate ongoing social, economic, environmental and cultural benefit for current and future communities.

Renovation of the Douglas Field will ensure that Waitakere continues to have a premiere sporting facility contributing to the City's ability to host premiere sporting and cultural events.

ISSUES

Timeline

The length of time that the field will be out of operation is to ensure that Waitakere continues to have a premier field with a good grass cover prior to the winter season. No heavy play will be permitted until the end of the renovation period however the field may be able to accommodate some light athletic use at the time of the opening of the grandstand in mid January 2007.

Due to the deterioration of the field in recent years, these major renovation works had been planned to take place in the near future. It is now an opportune time to undertake this work as the construction of the grandstand is also underway and causing some disruption to field users. No other planned works were displaced to undertake the renovation of the Douglas Field.

Other sand sports fields in Waitakere will also receive similar refurbishment treatments over the next 5 - 6 years as the condition of the existing sand fields deteriorates. These major works are to ensure their optimal and intended use.

Consultation

Consultation with The Trusts Stadium management, major users and stakeholders of the Douglas Field has been held. A letter has also been sent to all users of the Douglas Field and Track informing them of the disruption and planned works. No feedback has been received as yet.

The use of the Douglas Track for athletics will not be affected and provision has been made to establish shot put circles at the end of the Waitakere Stadium Field No 2 to allow athletics field events to continue. This will ensure that Waitakere City Athletics Club Inc, schools and other organisations that utilise the Waitakere Stadium facility for athletics will be able to continue to use the facility throughout the renovation period.

The major displaced user will be Waitakere United. The Council is committed to working with Waitakere United to relocate the club to suitable facilities that comply with National League standard.

Contractors

The majority of the work will be undertaken by Eco City Services and Field Drainage Specialists through existing Park contracts. Both companies work extremely well together and undertake quality work. They have strong knowledge and a high level of experience in field renovation works and are well recognised throughout the sports field industry.

RESOURCES

Funding for this work has been included in the Parks Sand Sports Field Renewal Programme for 2007/2008.

A peer review is currently underway by the New Zealand Sports Turf Institute to confirm the Council's proposed renovations is the best affordable practise to achieve the desired outcome of providing a quality high-use sports field.

CONCLUSION

Renovation of the Douglas Field at this time is critical to ensure Waitakere continues to have a premier sports field at The Trusts Stadium. The renovation of the field, alongside the construction of the stadium grandstand will produce a premier sporting facility, positively impacting on the social, cultural and economic wellbeing of the City, and the City's ability to host premier events.

RECOMMENDATION

That the Renovation of the Douglas Field report be received.

Report prepared by: Sarah Natac, Parks Operations Officer: Parks and Open Spaces.



7 THE WAITAKERE STADIUM GRANDSTAND - CONSTRUCTION STATUS
MAY/JUNE/JULY 2007

PURPOSE OF THE REPORT

The purpose of this report is to provide a monthly update to Projects Special Committee on the status of the Waitakere Stadium Grandstand construction project.

BACKGROUND

The status of the Waitakere Stadium Grandstand project was last reported to Projects Special Committee on Wednesday, 6 June 2007.

DESIGN

The design of the floodlighting system is currently under review. A specialist lighting consultant has been engaged to assist in this process and provide professional advice to support the resource consent application.

The design of the public address (PA) system has been finalised and Canam are due to be instructed to proceed with the installation. A decision by the Waitakere City Stadium Trust is required on some suggested optional extras.

The design of the food and beverage kitchens has been finalised.

Other design issues currently under investigation are the re-introduction of a monolith sign to the plaza area and relocation of two flag poles.

CONSTRUCTION STATUS

Site operations commenced on 1 February 2007 and completion of the construction phase is on programme for 14 December 2007, with fit out and commissioning to follow during December 2007/January 2008.

During the report period the following activities have been completed:

- Completion of basement pre-cast panel placement;
- Completion of basement foundation and slab work;
- Completion of basement in situ concrete work;
- Placement of raker beams on gridlines 12 to 14;
- Placement of bleachers on gridlines 14 to 15;
- Placement of steel rafter sections on gridlines 14 and 15;
- Commencement of hard landscape earthworks.

Canam continues to make good progress with the construction of the grandstand and have started to install the first steel rafter sections which allow the full scale of the building to be visualised. Working relationships with sub-contractors remain positive and productive and no complaints from the public were recorded during the period covered by this report.

FIT OUT/SOFT LANDSCAPE STATUS

Spectator Seating

Following the evaluation of tenders this contract was awarded to Sebel Furniture Ltd. The contract award sum is within the budget allowance and a pre-commencement meeting was held on 29 June 2007. Installation of the seating has been programmed for the first week of October 2007.

Loose furniture and equipment

A summary schedule of loose furniture and equipment has been produced and currently additional funding is being sought to meet the cost of these items.

Soft Landscape Works

Following the evaluation of tenders the contract was awarded to Brett Garea Environments Limited. The contract award sum is within the budget allowance and a pre-commencement meeting was held on 28 June 2007. Completion of the soft landscape works has been programmed for November 2007.

Public Address System

A specialist sound system sub-contractor has been selected and the design of the public address (PA) system has been finalised. Projected costs are within the budget allowance and Canam are due to be instructed to engage the sub-contractor.

Security System

The design of the security system has been finalised in conjunction with the Trust's contractor, ACS Limited. At the time of writing this report costs for this element of the contract were yet to be confirmed.

Mechanical Services

The design of the mechanical services fit out has been finalised and projected costs are within budget. Canam have been instructed to proceed with this element of their contract.

TIMELINE STATUS

The construction of the grandstand is currently proceeding according to programme and no extensions of time have been requested. A summarised timeline status for the project is provided in table 1 below.

TIMELINE STATUS			
Key contract dates / times	As at Contract Award January 2007	Change	As at June/July 2007
Contract Commencement	19 January 2007	-	19 January 2007
Contract Period	225 working days	-	225 working days
Extension of Time (at tendered daily rate cost)	-		
Extension of Time (at no cost)	-		
Pre-completion Public Fireworks Event	5 November 2007	-	5 November 2007
Due Date for Completion (Practical Completion)	14 December 2007	-	14 December 2007

TIMELINE STATUS			
Fit Out and Commissioning (10 working days)	11 January 2008	-	11 January 2008

Table 1 - Timeline Status

FINANCIAL STATUS

The projected final cost of Canam's contract shows a saving on the original contract award sum.

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

FINANCIAL STATUS			
Project Costs	As at contract award January 2007	Change	As at June/July 2007
Tender Award Value (excl. contingency)	\$7,104,087		\$7,104,087
Contract Variations (incl. value engineered savings)	-	(-\$6,772)	(-\$6,772)
Contingency Sum	\$515,864		\$522,636
Total Construction Cost (incl. contingency)	\$7,619,951	-	\$7,619,951

Table 2 - Financial Status

PROJECT RISKS

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

- A number of elements within the project have yet to have fixed prices secured against them, in summary these are:
 - Supply and installation of a security system;
 - Widening of an existing pedestrian crossing;
 - Supply and installation of floor coverings.

Each element has had a monetary allowance allocated against it and, where appropriate performance specifications have been issued. These elements are contained within Canam's contract and fixed prices from selected sub-contractors are due to be received. If necessary, value engineering will be used to bring costs within the monetary allowances and mitigate risk to the project budget;

- The possible reintroduction of the blade sign and relocation of two flag poles may require a variation to the soft landscape contract which has not yet been designed;
- The preliminary design of the floodlighting system has been completed however insufficient information is currently available to commence the resource consent application. The resource consent process poses significant time delay risk to this element of the project as it is likely that the consent application will have to be publicly notified. In addition, the estimated cost of the system has been reported at \$1.2 million, which is significantly in excess of the budget allowance of \$700,000. This poses a major financial risk to this element of the project. Canam have provided a number of priced alternative infrastructure designs that are currently being assessed by the design team;
- At the time of writing this report, there is no identified budget source for the loose furniture and equipment that will be required when the grandstand becomes operational.

A risk review exercise has been held and a risk register will be reviewed at the end of each site meeting. Through this process, risks will be regularly monitored and mitigated and any new risks identified will be addressed as they arise.

QUALITY

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

No incidents were recorded during this report period. Quality audits to date confirm that the Contractor's general attitude to maintenance of health and safety on site is good.

CONCLUSION

Canam continues to make good progress and the latest cost report shows that Canam's contract is forecast to be completed for less than the original tender award sum.

Three significant steps towards securing a fixed price for the whole project have been made since the last status report with the engagement of the PA system and mechanical services sub-contractors and the spectator seating contractor.

Currently the most notable risk item is the cost of the floodlighting installation which has been estimated at approximately \$1.2 million against a monetary allowance of \$700,000. At the time of writing this report alternative design options are being explored in order to reduce costs.

RECOMMENDATION

That the Waitakere Stadium Grandstand - Construction Status May/June/July 2007 report be received.

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



8 MCCORMICK'S COTTAGE UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide an update on McCormick's Cottage (the Cottage) situated on Harbourview - Orangihina, particularly in regards to updated costings, and to seek direction on the future of the project.

BACKGROUND

The Cottage is located directly south of the central car park in Harbourview - Orangihina Park, Te Atatu Peninsula and 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. 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.

The last report to the Projects Special Committee (December 2006) tabled public submissions on future uses of the Cottage. A small number, 15 in total, were received. 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 submissions noting combining a café with an information centre.

In December 2006, the Projects Special Committee resolved:

- “2. That an update be brought back to the Projects Special Committee as regards the final project costs for rebuilding, costs of fit-out, and costs of waterproofing for the McCormick’s Cottage.”

2360/2006

Consultants have completed updated costings for the Cottage. This report provides a summary of the costs estimates for the project.

A copy of the updated condition report and future use costings has been sent to Elected Members separately.

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 and Culture strategic platform aims to ensure that the City’s arts and culture is reflected and appreciated in people’s everyday life. Council will know if it is 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 District Plan 2, and this identification will be operative on 23 July 2007. Appeals to Plan Change 2 were dismissed late last year; and minor wording changes were requested by the Environment Court. Council have made these changes and Plan Change 2 will be made operative on 23 July 2007.

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."

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

This report focuses on cost issues in relation to the Cottage to help inform decision making. All costings have been updated as requested by the Projects Special Committee in December 2006. This includes:

- Updated condition report and restorations costs;
- Identification of site hazards and associated costs;
- Costs to weather proof the Cottage;
- Cost estimates for future uses.

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 a claim under the Public Works Act 1981 remain unresolved. As outlined earlier in the report, the appeals to District Plan 2 have been dismissed.

Planning for future expenditure on this site is complicated by the proceedings in the High Court under the Public Works Act 1981. 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 was filed in the High Court. The matter was heard on 26 February 2007. In a decision determined on 14 May 2007, Justice William dismissed that application. A further review of the litigation strategy is now being undertaken.

The Legal Services Manager advises that if this litigation runs the full course there is little prospect that it will be finally resolved inside 3 years and may take even longer.

The Legal Services Manager 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.

Updated restoration costs

There is no immediate intention to restore the Cottage due to risks associated with the legal matters over Harbourview - Orangihina. However, assessing all future options now will allow Council to move quickly if legal issues are resolved. As part of the decision making process for the future options for the Cottage the restoration issues and cost implications are important considerations.

Further deterioration has occurred since the last condition report in September 2004. This is in part from weathering, but predominantly from ongoing vandalism.

Due to further degradation and increases in building costs the restoration estimates for the cottage has increased to \$360,000 plus GST (May 2007). This does not include conversion costs into a future use of the Cottage, which are discussed later in the report.

This is a significant increase from the previous condition report which was in the order of \$200,000 plus GST (September 2004). However, service costs were not included in the previous costings which are a large component of the cost increase.

Weather proofing and site hazards

Separate costs have been established for site hazards and to weather proof the cottage to reduce degradation. A number of site hazards have been identified. The total estimated cost to rectify the hazards (including improvement to site security) is in the order of \$9,000 plus GST.

Identified hazards are currently being assessed by officers, and will be addressed where appropriate. It is suggested that any remaining recommended works outlined in the condition report are undertaken in order to improve site safety and security.

Cost estimates have also been established for temporary works to improve the weather proofing of the Cottage. Temporary weather proofing works are estimated to be \$24,500 plus GST. The Historic Places Trust are advocating for weather proofing to be done to help protect the Cottage. It is suggested that these works are considered by the Committee.

Future use costs

Two future use options for the Cottage have also been costed and assessed on the level of impact on the heritage fabric of the Cottage. The options included an administration/information centre which is indicated in the Open Space Management Plan for Harbourview - Orangihina, and a café/restaurant. Alternatives of 'do nothing' and demolition are also discussed below.

Indicative costs, additional to restoration costs, range from \$140,000 plus GST for an administration centre to \$150,000 plus GST for an information centre. The overall heritage impact of these options would be low (depending on detailed design).

Indicative costs, additional to restoration costs, to convert the cottage into a café/restaurant are in the order of \$220,000 plus GST. However there are savings from the 'restoration' costs in the order of \$24,000 as kitchen fit-out can be excluded. The overall heritage impact of these options would be low-medium (depending on level of catering, and subject to detailed design). Although costs are higher for the café/restaurant option, there are opportunities for external funding as this would be a commercial venture.

These costs are discussed further in the resource section of this report, which includes maintenance and operational costs implications.

Demolition Discussion

The Cottage is identified as a Category 2 item under the District Plan. 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.”

Therefore demolition would be a non-complying activity and likely be a notified consent.

The Historic Places Trust would not support the demolition of the Cottage. Although the Historic Places Trust prefer consultative and collaborative processes when considering future options, and would continue to advocate for the protection of the Cottage, they do have powers to impose an interim registration or place a Notice of Requirement for a Heritage Order.

It would also be contrary to the Harbourview - Open Space Management Plan. This would likely be considered a significant change to the management plan and require public notification/consultation.

Short Term Options

Option	Pros	Cons
Demolition	<ul style="list-style-type: none"> No ongoing costs All safety issues removed 	<ul style="list-style-type: none"> Contrary to District Plan Listing Not supported by Historic Places Trust Notified consent required Notified change to Open Space Management Plan. Loss of heritage building
Do nothing	<ul style="list-style-type: none"> No risk to lost funding if land claimants successful 	<ul style="list-style-type: none"> Eye sore remains Public safety issues Ongoing degradation Potential loss of heritage building
Address Site Hazards	<ul style="list-style-type: none"> Improved public safety Improved security to Cottage Some improvement to appearance 	<ul style="list-style-type: none"> Budget implications of \$9,000 (however safety is a bottom line issue for Council)
Address Site Hazards and Weather Proofing	<ul style="list-style-type: none"> Improved public safety Improved security to Cottage Improved weather proofing and slow associated degradation Some improvement to appearance Minimum recommended by the Historic Places Trust 	<ul style="list-style-type: none"> Cost of \$24,500 (additional to hazards costs) No ongoing maintenance scheduled, will require additional funding through LTCCP/Annual Plan Although slowed, degradation will continue

Option	Pros	Cons
Full Restoration	<ul style="list-style-type: none"> • Full protection from degradation from weathering and damaged building fabric • Likely further reduction of vandalism • Further improvements to site security • Significant increase in amenity 	<ul style="list-style-type: none"> • Significant budget implications for restoration • Public Works Act land claim not resolved • Vandalism may still occur • No future use agreed, nor can be established until Public Works Claim fully resolved • Costs to convert Cottage into new use not included • Risk of losing significant investment (Public Works Act land claim and vandalism) • No maintenance scheduled to secure investment, will require additional funding through LTCCP/Annual Plan
Full restoration and conversion	<ul style="list-style-type: none"> • Full protection from degradation from weathering and damaged building fabric • Likely further reduction of vandalism • Likely further reduction of vandalism • Further improvements to site security • Significant increase in amenity • Re-use of an at risk heritage building 	<ul style="list-style-type: none"> • Significant budget implications for restoration and conversion • Risk of losing significant investment (Public Works Act land claim and vandalism) • Public Works Act land claim not resolved • Café will reduce restoration, conversion and ongoing costs however, unfeasible until Public Works Act land claim. • No maintenance scheduled to secure investment, may require additional funding through LTCCP/Annual Plan, unless undertaking by private sector

It is recommended that all site hazards are rectified, and that the Committee seriously considers additional work to weather proof the Cottage. Restoration is not recommended until a future use is feasible and that legal matters are fully resolved.

Long Term Options (Future Use Options)

Option	Pros	Cons
Administration/ Information Centre	<ul style="list-style-type: none"> Aligns with Open Space Management Plan Opportunity to display extensive information if required Nominal impacts on heritage fabric (depending on detailed design). Active use of Cottage, possible increase in visitors 	<ul style="list-style-type: none"> Full restoration costs applied to Council (over half of available funding for Harbourview - Orangihina) Full maintenance costs applied to Council Full renewal costs applied to Council Implications for new employee(s) to run facility (not in Annual or LTCCP)
Café/ Restaurant	<ul style="list-style-type: none"> Public use of Cottage Active use of Cottage, likely increased use in visitors Nominal impacts on heritage fabric (depending on detailed design) Reduced costs applied to Council for restoration and conversion costs (joint venture opportunities) Reduced maintenance costs applied to Council Likely revenue stream from commercial lease Information function still able to be retained (although at a reduced state) Nominal impacts on heritage fabric (depending on detailed design) 	<ul style="list-style-type: none"> Does not align with Management Plan Will limit information centre role of Cottage (issue if high level required) Limited community flexibility (could be used as meeting place, but education roles and community lease options limited) Likely reduced future flexibility for Council (i.e. lease will likely need reasonable length to enable sustainable business and allow cost reductions to Council) Impacts on heritage fabric could be slightly higher than information/Admin centre (depending on detailed design)

It is recommended that the café/restaurant be the preferred option for the Cottage. The café/restaurant provides a cost effective option allowing reductions in upfront costs, reductions in ongoing maintenance, provides a revenue stream for Council and retains public access and use of a heritage building. Furthermore, through design and negotiation for a lease on the Cottage Council could still retain an 'information centre' role.

The key negative aspect of the café/restaurant option is that it does not align with the Open Space Management Plan for Harbourview - Orangihina. However, due to the significant cost implications associated with restoring and maintaining a Council facility it is thought that this would not be a sustainable option for Council.

Conservation Plan

A draft Conservation Plan has been prepared for the Cottage. It needs to be decided whether to complete the plan or put this on hold until the land claim is resolved.

The Conservation Plan is an important resource for heritage sites, particularly those that are listed in the District Plan. A Conservation Plan is often required as part of resource consents when alterations, relocation and or demolition is considered.

Conservation Plans identify significant features and provides guidance for the maintenance and/or appropriate development of heritage sites. They often highlight recommended works for management of sites which can then be considered as part of the Long Term Council Community Planning and Annual Plan processes.

It is recommended that the draft Conservation Plan be completed. This will allow the project to move forward quickly, if appropriate, once the outcome of the land claim is resolved.

Finalising the Conservation Plan will require incorporating the preferred option(s) for the cottage, public consultation on the draft, and for this Committee to consider any changes based on any submissions received.

Henderson Community Board

A report on the Cottage was taken to the Henderson Community Board in June 2007 for their information, and to provide an opportunity to comment on the project. At that meeting the Henderson Community Board resolved:

- “2. That the Henderson Community Board recommends that weatherproofing and site hazard repairs be made to McCormick’s Cottage, and that it be funded from the Harbourview - Orangihina Park Uniform Annual Charge fund.
3. That no further action be taken on the restoration of McCormick’s Cottage until all legal issues are resolved.”

1029/2007

RESOURCES

The following provides cost estimates and implications for Council on the future use options. These costs are those that would likely apply to Council. For example conversion costs for the café/restaurant are not factored in as it is expected that this would be done by the private sector.

Additional to this the cost of ‘restoring’ the kitchen has been removed in the café/restaurant option as a commercial kitchen would be required which has been included in the conversion costs for this option.

Restoration and conversion cost estimates

Item	Administration Centre	Information Centre	Café/Restaurant
Restoration Costs	\$360,000	\$360,000	\$330,000
Conversion Costs	\$140,000	\$150,000	\$ - -- (private sector)
Subtotal	\$500,000	\$510,000	\$330,000

The above table provides the total development costs for Council for the various future use options. Officers have been contacted by the private sector who are keen to establish a café. These initial discussions indicated that there is a willingness to help pay for some of the restoration, and would pay for the fit-out costs. This would need further investigations to establish the appropriate funding split. The above assumes restoration costs for Council, with the fit-out undertaken by the private sector.

Annual operational cost Implications

Item	Administration Centre	Information Centre	Café/Restaurant
Annual Maintenance Costs	\$5,000	\$5,000	\$ - -- (private sector)
Annual Renewal Costs	\$5,000	\$5,000	\$5,000
Operational Costs	\$70,000	\$70,000	\$ - -- (private sector)
Revenue	\$ - --	\$ - --	\$(26,000)
Subtotal	\$80,000	\$80,000	\$(21,000)

The above table provides indicative ongoing costs for the various future use options. These figures have the assumption that the administration and/or information centre would require a salary component, materials, and other operation costs. The revenue for the café/restaurant option is based on a lease valued at \$260m2 (or equivalent to \$500 per week).

Ongoing costs and Long Term Council Community Plan Implications

Item	Administration Centre	Information Centre	Café/Restaurant
10 Year Maintenance Costs	\$50,000	\$50,000	\$ - --
10 Year Renewal Costs	\$50,000	\$50,000	\$50,000
10 Year Operational Costs	\$700,000	\$700,000	\$ - --
10 Year Revenue	\$ - --	\$ - --	\$(260,000)
Subtotal	\$800,000	\$800,000	\$(210,000)

All of the above figures are indicative and will be affected by detailed design and decision making on the specific make up of any option (for example if an Information Centre is staffed or not), and tendering processes. These are largely provided to highlight potential costs and differences between the options.

There is no specific budget allocated in the Long Term Council Community Plan for development, ongoing building maintenance, or operation of a Council owned facility.

The development of Harbourview - Orangihina is funded from the Harbourview - Orangihina Park Uniform Annual Charge Fund. As noted early, no major works are planned until legal issues are resolved. There have been no formal decisions made on how much, or if, this fund will be used for the Cottage.

Once a use is established budget allocation will need to be considered, either funded (in part or whole) from the Harbourview - Orangihina Park Uniform Annual Charge Fund or as a separate item in the Long Term Council Community Plan.

Depending on the future use, additional budget may be required to allow for operational costs.

\$21,000 is allocated in the 2007/2008 Annual Plan for the development of conservation plans and other heritage planning on parks. This budget can be used to complete the draft Conservation Plan for the Cottage or used to progress other work in the heritage planning programme for parks and open spaces.

CONCLUSION

There is no immediate intention to restore the Cottage due to risks associated with the legal matters over Harbourview - Orangihina. However, assessing all future options now will allow Council to move quickly if legal issues are resolved.

The Projects Special Committee requested that all costs for the Cottage be updated prior to further decision making. All costs have been updated and are outlined in this report.

The Projects Special Committee is asked to consider, short term options, long term options (future uses) and level of resources to be applied to the project (particularly in regards to the draft Conservation Plan) until legal matters are resolved.

It is recommended that all site hazards are rectified and that the Committee seriously considers undertaking weather proofing to protect the heritage building until the land claim over the park is resolved.

The Café/Restaurant is the officers recommended future use as this option provides a cost effective option allowing reductions in upfront costs, reductions in ongoing maintenance, provides a revenue stream for Council and retains public access and use of a heritage building.

RECOMMENDATIONS

1. That the McCormick's Cottage Update report be received.
2. That, funded from the Harbourview - Orangihina Park Uniform Annual Charge Fund, officers undertake:
 - a) works to rectify all remaining site hazards based on the condition report (May 2007); and
 - b) work to weatherproof McCormick's Cottage based on the condition report (May 2007).
3. That the café/restaurant is the preferred option for the future use of McCormick's Cottage.
4. That either:
 - a) Council officers complete the draft Conservation Plan for McCormick's Cottage incorporating the preferred future use; or
 - b) the Conservation Plan, and related work, be put on hold until the outcome of the land claim over Harbourview - Orangihina is known.
5. That once the outcome of the land claim is known a report be brought back to the Projects Special Committee on how to progress the restoration and conversion of McCormick's Cottage.
6. That Council officers provide budget estimates to the Long Term Council Community Plan and Annual Plan Special Committee for consideration for the 2009-2019 Long Term Council Community Plan based on the preferred future use option of McCormick's Cottage.

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



9 **WEST WAVE RECREATION CENTRE UPGRADE AND HENDERSON YOUTH FACILITY PROJECT UPDATE**

PURPOSE OF THE REPORT

The purpose of this report is to update the Projects Special Committee on issues regarding the development of the Henderson Youth Facility (the Youth Facility) and the upgrade of the West Wave Recreation Centre (the Recreation Centre).

BACKGROUND

In 2006, Council committed to retro fitting the former Henderson Library located at Alderman Drive, to develop a youth facility. The Youth Facility will cater for youth aged 13-25 with a focus on music, performance and art. The Youth Facility will have recording rooms, meeting spaces, a café, performance areas and a community social services room. A budget of \$2,548,000 has been approved through the Annual Plan.

As a consequence of approving the development of the Youth Facility Council's Information Management project team were required to relocate. Council officers recommended that the upstairs space located at Alderman Drive be utilised. However, to make the site suitable a large amount of remedial work was required to make the site both compliant and suitable as office space. A budget of \$500,000 was approved.

To create efficiencies Council officers recommended carrying out upgrade work on the Recreation Centre at the same time as developing the Youth Facility. Very little work had been carried out on the Recreation Centre due to the uncertainty of the building's future whilst awaiting a decision on the potential development of a youth facility. By carrying out the work as one project the intention was to minimise the effect to users of the precinct. Subsequently \$2,500,000 was approved for the development.

All three sub projects have been combined under the umbrella of the Youth Facility project.

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 Parks and Open Space 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

Design Update

In January 2007, the Projects Special Committee passed the following resolutions:

- “2. That concept layout “Z4” for the Henderson Youth Facility as presented at the meeting be endorsed.
3. That the Director: City Services be delegated authority to sign off any minor changes to the design concept arising from the community youth services workshop.
4. That approval be given to commence detailed design for the Henderson Youth Facility based on concept layout “Z4” as presented at the meeting.
5. That Council officers bring back to the Projects Special Committee a detailed design for the Henderson Youth Facility for approval.”

23/2007

Originally three concepts were presented to the Project Control Group. The Project Control Group chose one to progress into a developed design process. During the developed design process changes were made to the layout of the studio area for the Youth Facility. Advice from Marshall Day, acoustic specialist, recommended remodelling the layout to allow for better sight lines between rooms as well as being acoustically reliable. These were presented at the May 2007, Projects Special Committee meeting. A copy of the revised plans has been submitted for resource consent.

A1-A2

During the initial stages of the consent process concern has been raised by a number of internal stakeholders about the screen located at the front entrance of the Youth Facility (see attached pages A1 to A2). The majority of the concerns are about the site lines from the road, creating a space that shelters youth, the maintenance and damage likely to take place and the impact on the flow of pedestrian traffic. At this stage Council officers are reviewing the concerns raised and will be reviewing the screen as part of the detailed design process. Attached pages A1 to A2 show a copy of the latest design concept. The next stage is to work through detailed design.

A small mandated group of adults working within the youth sector have formed a steering group called Project Freespace to progress the design of the community space within the new youth facility. The group has contracted Youthline to work with a diverse group of 16 -19 year olds to develop a proposal to present to Council around the design and use of the community space. This will be done using leadership development skills and by working closely with supporting community agencies. By engaging youth in the entire process of development, their voices will be heard and acted upon, allowing for a space that will truly reflect the needs and wants of Waitakere Youth.

A3

All users and tenants of the Recreation Centre have relocated for the period of the construction. Recreation Centre staff are running on a reduced capacity out of the former Te Atatu South Library and Community Centre. Work has commenced on the replacement of the roof. Originally it was planned to replace the roof and ceiling as professional advice informed Council officers it was not possible to remove the asbestos, replace the roof and change the ventilation plant without impacting on the ceiling. After seeking a second opinion Council officers were notified that it was possible to replace the roof without replacing the ceiling. The cost saving is approximately \$250,000. The decision was presented to the Project Advisory Group who decided not to proceed with the ceiling replacement. The developed design and scope for the upgrade work to the Recreation Centre is attached at page A3.

Budget

In June 2007, Council officers presented a report to the Long Term Council Community Plan and Annual Plan Special Committee outlining that several design items were under estimated in the original concept phase. As at June, the quantity surveyor estimated all three projects (the Youth Facility, the Recreation Centre upgrade and creating office space for the Information Management project team and making the site compliant) to cost \$6,597,897. This created a budget shortfall of \$650,000. The savings identified above will further reduce this difference to \$400,000. However, the project has not been put out to tender and there is a possibility that during the tender process tenders will come in lower than the quantity surveyors estimates. Council officers have been through a process of reducing costs but reducing the scope further poses significant risks and the potential of leaving Council with a "white elephant". In the report Council officers recommended using a portion of the surplus from the Waitakere Central project to fund the shortfall.

Timeline

During the process of approving the concept design in February 2007, and being presented with a developed design in May 2007, the cost estimates for the project rose dramatically from being within the project budget to creating a large shortfall. This information was not conveyed to officers until May 2007 and led to Council officers spending unscheduled time with the architects and quantity surveyor to firstly understand why there were such significant increases and to secondly evaluate areas for potential cost savings. Part of the shortfall was due to several key design items being underestimated in the original concept phase.

The process has lead to a delay which means Council officers will not have the relevant information to present to the Tenders Subcommittee in August 2007, as originally planned. By presenting the tender in October 2007, for approval there will be a lag between the completion of the roofing contract in the Recreation Centre and the commencement of the Youth Facility and Recreation Centre upgrade work. This time delay will be added to the end of the project.

The delay causes the most impact on the Recreation Centre operations. During the delay Recreation Centre staff will continue to operate out of the former Te Atatu South Library and Te Atatu Community Centre on a reduced capacity. It will mean groups who have been displaced from Te Atatu Community Centre will be displaced for longer than originally signalled.

The delay to the completion of the Recreation Centre upgrade will cause an extended loss of revenue, arising from both the aquatic shop being closed for an additional time and the inability to accept the same numbers for programmes. In particular the school holiday programme will be reduced by 90 spaces per day.

Depending when Recreation Centre staff have access back into the Recreation Centre it may also impact on the forthcoming calendar year bookings. Groups that have been required to relocate are likely to choose to remain at their alternative sites.

Programmes run by Recreation Centre staff operate on a term basis. If the Recreation Centre is not operational for the commencement of term 1 (late January - early February 2008) there will be further revenue lost and the programme numbers will drop significantly as people find alternative providers.

Service Provider Contract Negotiations

A4-A5

A contract for the first year has been completed. During the first year while construction on the Youth Facility is being carried out Zeal will be focusing on building networks, creating a reputation within Waitakere and learning about existing programmes within the region. Their key performance indicators for the year are attached at pages A4 to A5.

Concurrently, Council officers are in the process of negotiating the terms and conditions to form the basis of the contract once the building is developed (year two onwards). A final draft will be presented to the Tenders Subcommittee for approval. The contract will be in the form of a lease (which will need to be approved by the Financial and Operational Performance Committee) with an attached service agreement. The lease will need to be on a term long enough to meet the requirements of the funding agencies but will also need to protect Council's interest in the remote instance of concept failure or the inability of Zeal to deliver on its service agreement.

Progress against milestones

Milestone/Activity	Baseline Date	Actual/ expected date	Comments
Tender appointed for Recreation Centre roof contract	30 May 2007	30 May 2007	
Construction period for Recreation Centre roof contract	11 June - 17 August 2007	20 June - 17 August 2007	Delay due to access to products however contractor confident will deliver on time.
Resource consent for Youth Facility, IM and Recreation Centre upgrade processing	14 May - 23 July 2007	14 May - 23 July 2007	A separate consent will be required for signage, parking and fountain.
Preliminary drawings priced for Youth Facility, Recreation Centre upgrade and Information Management office space	18 May 2007	29 May 2007	All three components are over budget, QS asked to review and explain differences in initial estimates
Youth Facility & IM detailed design due	6 July 2007	10 August 2007	Discussions over how the initial concept plans and developed design increase so far over budget caused delay in approval to proceed.
Recreation Centre detailed design due	6 July 2007	3 August 2007	Discussions over how the initial concept plans and developed design increase so far over budget caused delay in approval to proceed.
Detailed design peer reviewed by CCS & barrier free audit on Youth Facility	9 July 2007	10 August 2007	Developed design needs to be complete before review can take place.
Youth Facility building consent lodged	9 July 2007	9 July 2007	

Milestone/Activity	Baseline Date	Actual/ expected date	Comments
Tender for construction approved by Tenders Subcommittee	14 September 2007	12 October 2007	Consequence of delay in detailed design being over budget.
Construction period for Youth Facility and IM office space	18 September - 2007 - 21 March 2008	Late October 2007 - March 2008	
Draft fountain designs from school	September 2007	September 2007	
Impact on parking report to Henderson Community Board	September 2007	September 2007	
Tenants from Recreation Centre relocated	31 May 2007	25 May 2007	
IM relocate	August 2007	October 2007	
1 st year service agreement signed	1 June 2007	1 June 2007	
Zeal operational in Waitakere	1 July 2007	1 July 2007	
Negotiation & sign off on 2 nd year agreement	June 2007	August / September 2007	
Lease agreement approved via FOP	August 2007	September 2007	
Zeal to apply to national funders for fit out	NLT September 2007	NLT September 2007	
Fit out by Zeal	April / May 2008	April / May 2008	

RESOURCES

For all the Projects (the Youth Facility, the Recreation Centre upgrade and the creation of office space for Council's Information Management project team) the approved budget is \$5,948,000.

The budget comprises of \$2,548,000 approved for the Youth Facility. With a further \$3,400,000 for the Recreation Centre upgrade, the relocation of Information Management and to make the site compliant was approved.

The current estimate (that has not been put out to tender) to complete the project is \$6,597,687, creating a budget shortfall of approximately \$650,000, reduced by savings to \$400,000.

Council officers are proposing that surplus from the Waitakere Central project be utilised to cover the shortfall which will be quantified when tenders are received.

CONCLUSION

During the process of approving the concept design in February 2007, and being presented with a developed design in May 2007, the cost estimates for the project rose dramatically from being within the project budget to creating a shortfall. This information was not conveyed to officers until May 2007, and led to Council officers spending unscheduled time with the architects and quantity surveyor to firstly understand why there was such significant increases and to secondly evaluate areas for potential cost savings. Part of the shortfall was due to several key design items being under estimated in the original concept phase.

Discussions over budgets and design has led to a delay in the project timeline which means officers will not have the relevant information to present to the Tenders Subcommittee in August 2007, as originally planned. By presenting the tender in October 2007, for approval there will be a lag between the completion of the roofing contract in the Recreation Centre and the commencement of the Youth Facility and Recreation Centre upgrade work. This time delay will be added to the end of the project and poses significant operational risks, primarily for the Recreation Centre. However, it is anticipated that Zeal will complete fit-out in May 2008, with an official opening early July 2008.

RECOMMENDATION

That the West Wave Recreation Centre Upgrade and Henderson Youth Facility Project Update report be received.

Report prepared by: Clare Sarney, Leisure Planner.



PUBLIC EXCLUDED MATTER

10 WORLD NETBALL CHAMPIONSHIPS - EVENT VILLAGE CONCEPT

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

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following part of the proceedings of this meeting, World Netball Championships - Event Village Concept.

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

General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
World Netball Championships - Event Village Concept	The withholding of information is necessary in order to: <ul style="list-style-type: none"> enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). 	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

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

- This report contains information which if released could affect the Council's negotiations.*

