



NOTICE OF MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE

I hereby give notice that the District Development Committee meeting of the Papakura District Council is to be held on:

DATE: Tuesday 13th April 2010

TIME: 9.30 am

VENUE: Council Chambers
 35 Coles Crescent
 PAPA KURA

T Stratton
CHIEF EXECUTIVE OFFICER

MEMBERSHIP:

Chairperson	Clr Jones
Deputy Chairperson	Clr Conroy
	HWM Penrose
	Clr Auva'a
	Clr Catchpole
	Clr Goldsmith
	Clr Piggott
	Clr O'Connor
	Clr Pringle

(Quorum 4 members)

(The reports and recommendations contained in this Order Paper are not necessarily Council Policy and should not be taken as Council Policy, or opinion)

**PAPAKURA DISTRICT COUNCIL
CONTENTS**

NO.	ITEM	PAGE
1.	Apologies	3
2.	Confirmation of Minutes	3
3.	Deputation and Petitions	3
4.	Presentations	3
5.	Strategies and Policies	3
6.	Development Projects	4-8
	(a) Hawkins Theatre	4-5
	(b) The Future of Accent Point, the Library and Museum: April Update.....	6-8
7.	Regional Issues	8
8.	Notices of Motion	8
9.	Confidential	8
	(a) The Future of Accent Point, the Library and Museum: Lettable Space and Café Update	8

PAPAKURA DISTRICT COUNCIL

AGENDA FOR THE MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE TO BE HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPAKURA ON TUESDAY 13TH APRIL 2010 COMMENCING AT 9.30 A.M.

1. APOLOGIES

2. CONFIRMATION OF MINUTES

- (a) That the Minutes of the District Development Committee Meeting held on Tuesday 9th February 2010 be confirmed.

3. DEPUTATION AND PETITIONS

4. PRESENTATION

5. STRATEGIES AND POLICIES

The consultation and decision making process was also set out as follows:

- Process and names confirmed at April 13th District Development meeting
- Consultation period 21st April – 21st May
- Hearings held late May – early June
- Final decision at Council meeting 27th July

If following the above consultation process Council resolved to change the name of the Theatre, the full implementation of the name change would be complete by December 2010.

During the discussion of possible new names, councillors indicated that they wished to ask Kaitiaki for input/suggestions for new names. In order to provide for meaningful input, the above consultation timetable would need to be delayed for approximately one month. Alternatively, Council could invite Kaitiaki to put in submissions as part of the consultation process – however, this option would not provide for community feedback on any suggestions Kaitiaki may have. Officers are seeking direction from Council on their preferred option for gaining input from Kaitiaki.

CONCLUSION

Council have agreed to consult with the community on a decision to change the name of the Hawkins Theatre. The consultation timetable is set out earlier in the report. As part of the consultation process, Council wishes to get feedback on a small number of new names. In addition, Council indicated that they wished to provide for input from Kaitiaki into the process and two options for gaining feedback from Kaitiaki are set out above.

RECOMMENDATIONS

1. That the information be received.
2. That Council endorse the consultation timetable for the Hawkins Theatre name change as set out in this report
3. That Council endorse “ArthousePapakura”, “Papakura Arts Theatre”, “The Arts – Papakura” as possible new names for the Hawkins Theatre for consultation purposes.
4. That Council give direction regarding providing for input from Kaitiaki into the possible new names for the Theatre

6. DEVELOPMENT PROJECTS

(b) THE FUTURE OF ACCENT POINT, THE LIBRARY AND MUSEUM: APRIL UPDATE

REPORTING OFFICER: Nicola Mochrie
Manager Strategic Projects

PURPOSE OF THE REPORT

The purpose of this report is to update Council with regard to the progress of the redevelopment of Accent Point.

BACKGROUND

In 2009 Council entered into an agreement to sell its interest in Accent Point (to the other part owner of the building KCL Property) and to lease (on a long term basis) Level 1, part of level 2 and Level 3. This lease would allow for the Council community facilities currently located on Level 4 to be relocated to Level 3. It is noted that this did not include the relocation of the University of Auckland Education Centre as the University did not seek to relocate (despite an offer from Council). This agreement also included an agreement for KCL to lead on the redevelopment of Levels 2 and 3 in line with the Council's concept plan on a design build and maximum guaranteed price basis. The redevelopment is to ensure the following:

- A new high quality visible, accessible and safe entrance to Level 3 from Great South Road
- A new enlarged library to meet existing and future needs and provision of services
- A new Museum to meet existing needs and support the enhancement of the facility in the future
- A high quality common area with refurbished public toilets
- Limited Council Office Space (as provided currently on Level 4 as satellite offices to the main Council buildings at Coles Crescent) if required by the new Auckland Council)
- A small lettable space for a community focused retail use

The overall agreement allows for Council to continue to capitalise on the positive aspects of Accent Point namely its central Town Centre location, the proximity to public transport and the 155 public car parks within the building. It also provided the ability to address the issues associated with the location of the Council community facilities on Level 4 – visibility, accessibility and the perception of safety.

NARRATIVE

Progress Update

The redevelopment of Accent Point is progressing well and in line with the programme developed by KCL and agreed with PDC. The consent for demolition – the strip out of the existing Level 3 - has been approved and demolition is underway and due to be completed by mid-April. Measures have been in place through the demolition period to mitigate the impact on occupiers and users of Level 4. In particular, the activities with the greatest noise impact have been undertaken after opening hours. A staff member has also been acting in a liaison role between the contractor and the users to assist in promptly addressing any issues which have arisen. In addition, in recognition of the increased usage of the lifts and the public toilets on level 4, works have been undertaken to improve the quality of both facilities and ease of maintenance. The toilets have been repainted, floors professionally

cleaned and fixtures replaced where required. The cleaning schedule has been significantly increased. The lifts have been painted in an anti-graffiti paint which both limits graffiti and allows for easier cleaning should the lifts be targeted. The lifts have also been reprogrammed to ensure improved access to level 4.

The resource consent for the redevelopment of the Great South Road entry in relation to the proposed new frontage has been approved. The building consent for the redevelopment of level three is currently being assessed by the regulatory section of Council.

Subject to the approval of this consent it is intended to start construction works in late April 2010. The proposed construction period is April to September 2010. In the middle of this period there will be a need to close the Great South entrance for two to four weeks to allow for the development of the new frontage and the new walkway from Great South Road to Level 3. Users will be advised in advance of this closure and clear directional signage will be provided.

From mid-September 2010 the Library and Museum will be closed for a short period to allow for the actual move. Again users will be advised well in advance. In line with the original schedule the new facilities are due to open on the 1st of October 2010.

Communications

As advised in February officers are working actively to ensure the community and users of the facilities at Accent Point are aware of what is proposed and happening. The following has been undertaken to date

- Signs at Accent Point all through the building and car parks. These have been updated throughout the process in response to the programme and any issues raised by users.
- A leaflet distributed to all businesses and available at the Museum, Library and Council reception. Two issues have been produced to date and a third is to be produced shortly. The leaflets include answers to frequently asked questions in order to directly respond to matters raised by users. The second leaflet also provided plans of the development and concept illustrations.
- A media release
- An advert in local Franklin, Papakura and Manukau papers
- Information Boards at the Library, Museum and Council Offices
- Briefing to the ambassadors
- Update to all staff but particularly customer services
- Council and Library web pages

Museum Update

Council staff have been working actively to support the Museum with regard to the relocation and in particular opportunities to enhance its own permanent and temporary exhibitions and communications infrastructure and to develop a clear vision for the future of the Museum. It is considered that this is the ideal opportunity as Council works to improve the built space of the Museum to further enhance the valuable role the Museum plays in education and research to also better communicate the history of Maori and the different world views. To this end staff have supported the Museum in submitting an application to ASB for funding for the exhibition area and communications infrastructure.

CONCLUSION

The redevelopment of Accent Point is progressing well and in line with the programme developed by KCL and agreed with PDC. Demolition is underway, construction is proposed to commence in April (subject to approval of the building consent) to allow for completion and opening of the new community facilities for October 2010.

RECOMMENDATIONS

1. That the information be received.

7. REGIONAL ISSUES

8. NOTICES OF MOTION

9. CONFIDENTIAL

- (a) **THE FUTURE OF ACCENT POINT, THE LIBRARY AND MUSEUM: LETTABLE SPACE & CAFE UPDATE**
-

RECOMMENDATION

1. That Council move into public excluded session. The general subject matter to be considered, the reason for passing this resolution in relation to each matter and the specific ground under s. 7 (2) i of Local Government Official Information and Meetings Act 1987 are:

Item	Reason	Grounds
8(a) The Future of Accent Point, the Library and Museum: Lettable Space & Café Update	To enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial or industrial negotiations)	s. 7 (2) i