



NOTICE OF MEETING OF THE 35TH COUNCIL MEETING

I hereby give notice that the 35th Council meeting of the 7th Papakura District Council is to be held on:

DATE: Tuesday 26th January 2010

TIME: 4.00 P.M.

VENUE: Council Chambers
35 Coles Crescent
PAPAKURA

T Stratton
CHIEF EXECUTIVE OFFICER

MEMBERSHIP:

Chairperson	His Worship the Mayor (Calum Penrose)
Deputy Chairperson	Clr Goldsmith
	Clr Auva'a
	Clr Catchpole
	Clr Conroy
	Clr Jones
	Clr O'Connor
	Clr Piggott
	Clr Pringle

(Quorum 5 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
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9. ITEMS FOR DECISION

(a) THE FUTURE OF ACCENT POINT, THE LIBRARY AND MUSEUM

REPORTING OFFICER: Nicola Mochrie
Manager Strategic Projects

ATTACHMENT: Design Concept January 2010

(Attachment No. 1)

PURPOSE OF THE REPORT

The purpose of this report is to update Council with regard to the progress of the redevelopment of Accent Point and seek direction with regard to the budget for the redevelopment.

BACKGROUND

The Council has been aware of the challenges of Accent Point both as a Council asset and as the home for the Library and Museum for many years. Since 2002 Council has actively explored options to either increase the activation and value of Accent Point or to divest it as an asset. Simultaneously Council has investigated options for improvements to the Library and Museum either within Accent Point or in alternate locations (existing buildings or new build options).

Council entered into a conditional sale and purchase agreement to sell their existing Accent Point holdings and to lease the Level 1 car parks and storage area, part of Level 2 and all of Level 3 of the same building on the 20th of July 2009. The Agreement was conditional on due diligence with regard to the soundness and suitability of the building, including plans and specifications for its future use, and the costs of the project and ATA approval. Council has undertaken the work in relation to the due diligence condition and is satisfied that the building is both sound and suitable and that the Councils objectives could be met by the sale and lease proposal. In addition a concept plan was developed which demonstrated that a quality redevelopment could be achieved which would meet the objectives of Council with regard to the future provision of community facilities. The unconditional Sale and Purchase Agreement was subsequently signed on the 26th of November 2009.

This agreement also included an agreement for KCL to lead on the redevelopment of Levels 2 and 3 in line with the Councils concept plan on a design build and maximum guaranteed price basis. The Agreement confirmed a sale price of \$3,500,000 (exclusive of GST) payable to PDC, an annual rental (based on a ten year lease period with the opportunity for two reviews) of \$575,000, a total build price of \$5,200,000 and a capital contribution by PDC to the redevelopment of \$4,234,000.

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 to commence at the end of January 2010 (actual date to be confirmed). The resource consent for the redevelopment of the Great South frontage is to be lodged at the end of January 2010. The design for the new Levels 2 and 3 is progressing with the detailed design to be concluded by the middle of February with the building consent to be submitted at the beginning of March 2010.

The overall design for the interior of Level 3 has been developed in conjunction with Kaitiaki, see Appendix 1. The design is based on a concept of the environment of Papakura and the connections of the Pa to the Harbour. Feature elements are proposed to ground this concept with the feature ceilings representing the trees, tile selections the path between the Pa and harbour and art panels along the walkway (with the actual design to be determined, placeholder images shown on images in appendix) and frosted glass patterns within the main body of the space continuing to weave together the Pa and the Harbour and the spaces and facilities within Level 3.

Budget Update

The budget agreed by Council was based on the concept plan developed by Council and focussed on ensuring the relocation of the Library, Museum and Council officers to Level three to address the key issues of safety, visibility and accessibility. Work to date on the development of the detailed design has highlighted the opportunity to further enhance the look and feel of the new Level three should additional funding be available. In particular there is the opportunity to provide:

- A specifically designed security screen / grill for the Great South Road entrance. A grille is required for security purposes but a designed grill will ensure that the new high quality entrance proposed is not compromised at night time. It is also hoped that this will provide an example of the type of approach the Council wishes to see in the town centre.
- Artwork on the walls of the walkway from Great South Road. This art work would add interest to this long walkway attracting and welcoming users. In addition art work is a well recognised tool in mitigating vandalism and graffiti.
- Feature ceilings to add interest and to break up the significant spaces of the walkway from Great South Road, the common area and the Library.
- Clear high quality signage throughout the space. Understanding where the facilities are located has always been a key driver in this project and this is equally true for visitors once they have found the building as it is for finding the building in the first place.
- A movable wall at the mid-point of the proposed community room to allow the space to be used either as one space for up to 80 people seated or as two separate rooms. The provision of a movable wall provides a high level of acoustic protection thus ensuring two activities can be undertaken at the same time with minimal nuisance to either party. This is particularly important when the room is likely to be used by groups of children (e.g. the weekly library programme 'Wriggle and Rhyme, Active Movement for Early Learning' or Museum education activities).

- A movable glass wall between the Library and the Meeting Room. This would allow for an extension to the children's area again supporting activities for children.
- Sofas, chairs and coffee tables in the common area. This would soften this significant space and provide a welcoming space for users of the community facilities. These would be in addition to any provided by a cafe operator which will only occupy a relatively small portion of the overall floor area of the common area.

The cost of these additional elements is approximately \$100,000.

In addition, there is an opportunity to enhance the quality of the fit out to the library. To date only a limited fixtures and fittings budget has been allowed for with primarily the existing fittings and fixtures being relocated from Level Four to Level Three. The majority of these fittings are more than 10 years old (purchased for the original fit out of Level 4 of Accent Point), with the exception of the shelving which is at least 20 years old (as it was relocated to Accent Point from previous library locations). As a result the fixtures and fittings are both dated and in a tired condition.

An increased budget would allow for new fittings which are complementary in design to the design for the Library Space itself and which reflect the desire for an updated Library that meets the changing services provided by libraries and demands of users. In particular it would allow for the provision of new shelving. Shelving is arguably the most important component of any fit out. It has the greatest impact on the function and look and feel of a library. Shelving influences customer flow and visibility across and through the space which contributes to a sense of safety, health and safety and ease of use. It would also allow for the provision of shelving to meet current best practice. For example, shelving heights are now lower with more face out display which is particularly a benefit for children and the elderly key library users. Further, the cost to relocate (disassemble and reassemble in a new configuration) the existing shelving is a third of the cost of providing all new shelving.

It is considered that an additional \$80,000 to be used for fixtures and fittings would significantly improve the overall quality of the newly relocated Library.

In terms of the additional funding sought Council is reminded that there are existing 2009/10 and 2010/11 LTCCP budgets for the upgrade of, and improvements to, the Library and Level 4 of Accent Point which could be utilised. The LTCCP provides for \$1,088,000 in relation to the upgrade, \$221,000 for Library improvements and \$269,000 for works to Level 4 of Accent Point. To date only \$734,000 has been used to address the Council capital contribution to the development, with the remainder being addressed by the sale value of Level 4 (\$3,500,000). Therefore there is available applicable budget of up to \$844,000.

CONCLUSION

An agreement to sell Level 4 of Accent Point and to lease Levels 1, part of 2 and 3 of the same building and to redevelop part of Level 2 and Level 3 was concluded on the 26th of November 2010. The redevelopment is being led by the owner of the premises – KCL – with the Council as an active partner. The planning stage for the redevelopment is now well advanced. Work on the detailed design for Level 3 has identified an opportunity to enhance the quality of the fit out for the public spaces and the Library should further funding be available. The additional funding sought, \$180,000, represents a small percentage in relation to the overall cost but would have a significant impact on the look and feel and quality of this important community space. There is existing allocated budget available which could be utilised.

RECOMMENDATIONS

1. That the information be received.
2. That the Council support the utilisation of an additional \$100,000 of funding from the existing 2010/11 LTCCP budget for enhanced design elements for Level three.
3. That the Council support, in principle, the utilisation of an additional \$80,000 of funding from the existing 2010/11 LTCCP budget for fixtures and fittings for the Library.

9. ITEMS FOR DECISION

(b) SLIPPERY CREEK BRIDGE - OWNERSHIP

**REPORTING OFFICER: Theresa Stratton
Chief Executive**

PURPOSE OF THE REPORT

This report seeks a Council resolution regarding future ownership of the proposed Slippery Creek footbridge.

BACKGROUND

For many years the Drury community has been working on a proposal to build a footbridge over Slippery Creek. Council has always supported this project and has granted funding in previous years to a total of \$50,000.

There have been also been informal discussions about the future ownership of the bridge and Council has indicated that providing the structure met Council standards it would be willing to take ownership of the structure and maintain it into the future.

NARRATIVE

The Drury Community have now formed the Slippery Creek Bridge Trust and are currently applying for funding to various agencies. In order to assist the process of funding applications the Trust have asked that Council confirm their position on future ownership of the bridge.

CONCLUSION

To assist the Drury community with the next stage of their project to construct a footbridge over Slippery Creek, Council have been asked to confirm that would take ownership of the structure and responsibility for future maintenance.

It is recommended that Council provide this assurance on the condition that the structure meets all relevant Council standards for public infrastructure.

RECOMMENDATIONS

1. That the information be received.
2. The Council confirm to the Slippery Creek Bridge Trust that the footbridge, once constructed and providing it meets all relevant Council standards for public infrastructure, will be accepted by Council as a public asset.

9. ITEMS FOR DECISION

(c) BRUCE PULMAN PARK COMPREHENSIVE DEVELOPMENT PLAN

REPORTING OFFICER: Nicola Terry
Manager Community Assets

ATTACHMENT: Comprehensive Development Plan

(Attachment No. 2)

PURPOSE OF THE REPORT

The purpose of the report is to present the Bruce Pulman Park Comprehensive Development Plan for endorsement.

BACKGROUND

As part of Council's Long Term Council Community Plan deliberations in May 2008, a working party was proposed consisting of two Councillors and two Bruce Pulman Park Trustees in order to provide governance for the preparation of a Comprehensive Development Plan (CDP). Council brought forward \$100,000 from the Bruce Pulman Park capital projects budget to support the preparation of the CDP.

A CDP is required under the District Plan zoning for the Special Purpose and Recreation Zone. Under the District Plan rules, a CDP should have been prepared and lodged prior to any development taking place on the park. As the park has since been developed in part, the CDP has become more of a confirmation of direction rather than the planning tool anticipated by the District Plan rules.

Following a tender process, a conglomerate of consultants were appointed with specific skills in sports and open space research, reserve management planning, landscape design and sportville concepts. They undertook research with the current users of the park and with groups who identified themselves as potential future park users as well as looking at various sports park models around the country. The working party supported by Park and Council officers undertook significant revisions to the draft and it has now been endorsed by Bruce Pulman Park Trust.

NARRATIVE

The purposes of preparing a Comprehensive Development Plan (CDP) were as follows:

- to provide clarity and certainty of development for Council to recommend ongoing financial contributions to capital works,
- to support the Trust in making funding applications to third parties, and
- to meet the requirements of the Special Purpose and Recreation Zone in the District Plan.

The attached CDP provides a good base document for these purposes.

The CDP outlines the current situation on Bruce Pulman Park (BPP), the development principles to guide future development, discussion of various development scenarios and results of the research including current users, potential future users, population projections and trends in sport and recreation. These are discussed in more detail below. The landscape plans show the Trust's preferred and endorsed development scenario.

Development Principles

The development principles have been agreed by the working party and include overarching and more specific principles. The overarching principles include:

- Socially sustainable development
- Economically sustainable development
- Environmentally sustainable development
- Cultural sustainability
- Ongoing education

Sustainability has been defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" as taken from the 1987 Bruntland Report to the United Nations.

The eleven more specific development principles include:

1. High quality design, materials and construction
2. Design buildings and hard surface areas to minimise their footprints within the park where practical and affordable
3. Minimising duplication in facilities and services where practical to enhance sustainability and support higher levels of service and sense of belonging
4. Affordable access to facilities and fields (where a user charge is incurred)
5. For the development of facilities which require external funding, and where the external funder requires it, a comprehensive and independent feasibility study is completed prior to consideration by BPPT and external funders
6. Provision for passive recreation within BPP, establishing it as a key destination for local community
7. Best practice in environmental design and use of water
8. Ensure high quality connectivity and accessibility to the park by walking, cycle, public transport and motor vehicles and a priority use hierarchy for design and management of safe and user friendly movement within the park
9. Crime Prevention through Environmental Design approach
10. Designed for easy conversion of internal spaces to other purposes through reconfiguration
11. Opportunities for shared access to facilities on school sites are considered

The development principles are intended to be used over time to guide development and any changes to the plans as endorsed in order to allow for flexibility and response to changing demands. Any future proposals should be considered in light of the principles and assessed accordingly.

Development Scenarios

Various development scenarios were tested by the consultant group and the working party as part of the CDP process. These included a dispersed spatial layout, a semi-dispersed spatial layout and a clustered layout. The existing and planned development on BPP was designated as being the dispersed spatial layout. The other scenarios provided for the same number of sports and recreational based activities however the built environment and intensification of development within the site varied depending on each scenario. Each of the scenarios was tested against the development principles to ensure alignment. The working party adopted the dispersed model as the preferred option for the CDP and this is illustrated in the landscape plans for the park.

A number of facilities are in planning and already have resource consent. These include a Golf Centre (First Tee), Indoor Courts Centre, Arthur Lydiard House, the extension of the Gymsport building to hold the Multi Purpose Sports Centre and field floodlights and goalposts. In addition, the Trust has identified a number of additional facilities that do not currently have resource consent. These include the Cricket Training Centre and Garage, Cricket Pavilion, Oval floodlights, Children's Adventure Playground and Fitness/cycle trail and Exersites. The way these facilities fit in each of the development scenarios was explored and discussed in the CDP with the agreed dispersed model taking precedence.

Potential Future Users

Research was undertaken by the consultants with both the current users and sports groups who identified themselves as potential future park users. These were then analysed and assigned a strength of case rating depending on feedback, trends in sport and recreation, affordability, demographics, comparison with other competing demands for the Park resources and the land available at the Park for development. The strength of case ratings were robustly debated by the working party and the CDP reflects the agreed ratings. The activities and their ratings can be viewed on pages 31 – 35 of the CDP.

Future use of the Park has been further enhanced by the memorandum of understanding between the Trust and Auckland University of Technology (AUT). This makes the Park a de-facto AUT campus with specific emphasis on accessing the sports science, development and training facilities for AUT students.

Wider Context

The CDP discusses the wider context around Bruce Pulman Park and includes details on recreation trends, population increases within a 2 km radius of the Park, a literature review, results from research with sport and recreation groups in the vicinity and information on various regional facilities. This supports the need to develop the Park into a regionally significant resource.

Next Steps

In terms of process from here the Bruce Pulman Park Trust has requested that council endorse the CDP and this is recommended below. Given the changes in regional governance, there is no opportunity to make changes to the current Long Term Council Community Plan (LTCCP). However, there is the opportunity to use the CDP as a basis for recommending to the Auckland Council that ongoing capital funding is provided. In line with the funding signalled thus far for the Indoor Courts Facility, Council may like to consider those items in the CDP that support wider public use and participation in sport and recreation. A report analysing the report from this point of view will be brought back to the Council in March 2010.

Once the CDP is endorsed by both the Trust and Council, it can be used to support funding applications to third parties such as the ASB Charitable Trust. These funding organisations now require a high level of planning documentation to ensure their investments benefit the community over the long term.

CONCLUSION

The Bruce Pulman Park Concept Development Plan has been approved by a working party consisting of two Bruce Pulman Park Trustees and Councillors Goldsmith and O'Connor and they consider that it is now ready for endorsement. The principles in the Bruce Pulman Park CDP are sound and the future opportunities are outlined. It is recommended that the Plan is endorsed and that the Council further consider which aspects of the development it will recommend to the Auckland Council to support in the future once the community benefit has been analysed.

RECOMMENDATIONS

1. That the information be received.
2. That Council endorse the Bruce Pulman Park Comprehensive Development Plan as attached.
3. That the Council's support for specific initiatives in the Plan is reported back in March 2010.

10. ITEMS FOR INFORMATION

11. NOTICES OF MOTION

12. CONFIDENTIAL

- (a) ART GALLERY UPGRADE PROJECT
CS2009-15
 - (b) HAWKINS THEATRE UPGRADE PROJECT
CS2009-14
 - (c) PLAN CHANGE NO 13: THE RURAL PLAN
CHANGE – APPEAL PROGRESS.
 - (d) DESIGNATION OF PROPOSED ROAD, OFF
HINGAIA ROAD
 - (e) FOOTPATH UPGRADE PROJECT,
FORTHERN SECTION CONTRACT
PDC/09/55
 - (f) STATION ROAD IMPROVEMENT WORKS
CONTRACT PDC/09/54
 - (g) LEASE OF 159 DOMINION ROAD
-

RECOMMENDATION

1. That Council move into public excluded session. The general subject matter to be considered, the reasons for passing this resolution in relation to each matter and the specific grounds under S 7 (2) i and S 48 (2) a (i) of Local Government Official Information and Meetings Act 1987 are:

Item	Reason	Grounds
12(a) Art Gallery Upgrade Project CS2009-15	To enable Council to carry on, without prejudice or disadvantage negotiations (including commercial or industrial negotiations).	S 7 (2) i
12(b) Hawkins Theatre Upgrade Project CS2009-14	To enable Council to carry on, without prejudice or disadvantage negotiations (including commercial or industrial negotiations).	S 7 (2) i
12(c) Plan Change No 13: The Rural Plan Change – Appeal Progress.	To enable the local authority to deliberate in private on its decision or recommendation in any proceedings before a local authority where a right of appeal lies to any Court or Tribunal against the final decision of the local authority in those proceedings.	S 48 (2) a (i)
12(d) Designation of Proposed Road, off Hingaia Road	To enable the local authority to deliberate in private on its decision or recommendation in any proceedings before a local authority where a right of appeal lies to any Court or Tribunal against the final decision of the local authority in those proceedings.	S 48 (2) a (i)
12(e) Footpath Upgrade	To enable Council to carry on, without	S 7 (2) i

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Project, Forthorn Section Contract PDC/09/55	prejudice or disadvantage negotiations (including commercial or industrial negotiations).	
12(f) Station Road Improvement Works Contract PDC/09/54	To enable Council to carry on, without prejudice or disadvantage negotiations (including commercial or industrial negotiations).	S 7 (2) i
12(g) Lease of 159 Dominion Road	To enable Council to carry on, without prejudice or disadvantage negotiations (including commercial or industrial negotiations).	S 7 (2) i