



I hereby give notice that an ordinary meeting of the Auckland City Centre Advisory Board will be held on:

Date: Wednesday, 25 June 2014
Time: 3.00pm
Meeting Room: Committee Room
Venue: Level 15, 1 Greys Avenue
Auckland

Auckland City Centre Advisory Board OPEN AGENDA

MEMBERSHIP

| | | |
|---------------------------|---------------------|---|
| Chairperson | Dr Lucy Baragwanath | Strategic Relationships Advisor, Office of the Deputy Vice-Chancellor (Strategic Engagement) University of Auckland |
| Deputy Chairperson | Earl Gray | Partner, Simpson Grierson, Committee for Auckland |
| Members | Dick Ayres | Member, CBD Residents Advisory Group |
| | Mayor Len Brown, JP | Mayor, Auckland Council |
| | Jenny Bygrave | Head of Strategic Developments, Auckland University of Technology |
| | Shale Chambers | Chair Waitemata Local Board |
| | Tim Coffey | Member, CBD Residents Advisory Group |
| | John Coop | Warren and Mahoney, NZ Institute of Architects |
| | Jillian de Beer | Managing Director, de Beer Marketing & Communications |
| | Kate Healy | Ngati Whatua o Orakei Corporate Limited |
| | Barbara Holloway | Town Manager, Karangahape Road Business Association |
| | Councillor Mike Lee | Councillor, Auckland Council |
| | Alex Swney | Chief Executive, Heart of the City |
| | Connal Townsend, JP | Chief Executive, Property Council of NZ |

(Quorum 7 members)

Tam White - Democracy Advisor

20 June 2014

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1 Apologies

At the close of the agenda no apologies had been received.

2 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3 Confirmation of Minutes

That the Auckland City Centre Advisory Board:

- a) confirm the ordinary minutes of its meeting, held on Wednesday, 28 May 2014, including the confidential section, as a true and correct record.

4 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

Projects Progress report for Auckland City Centre Advisory Board – for period 1 May to 30 May 2014

File No.: CP2014/13635

Purpose

1. Updating the Auckland City Centre Advisory Board of progress on City Transformation led projects underway in the city centre between 1 May 2014 to 30 May 2014

Executive summary

2. *Lorne Street shared space upgrade*

- A new location for the Reo Seat, adjacent to Esquires café in Library has been agreed with Auckland Transport and Waitemata Local Board representatives.
- Seat to be installed by late July 2014.

3. *O'Connell Street Shared Space*

- Project on programme, with underground works and concrete pouring completed. Paving also underway.
- Access has been maintained to all businesses throughout construction
- Weekly updates to business owners along the street are helping to address some of their concerns regarding the project.
- The installation of the proposed art work (O for O'Connell) requires agreement from building owners. Scoping alternative locations at the Southern end of the street.
- Scoping an opening event at the end of the project to help attract pedestrians into the new space

4. *Freyberg Square*

- Council staff held a workshop with the Waitemata Local Board and City Centre Advisory Board on the initial concept for the Freyberg Square Design.
- Overall support for the intent of the scheme, including the proposal to integrate the Ellen Melville Hall upgrade into the Freyberg Square project.
- Council staff exploring opportunities with the City Centre Advisory Board for the use of currently unallocated targeted rate to fund the Square upgrade.

5. *Myers Park*

- Construction contract for Stage 1 has been awarded to Fulton Hogan, including new playground, CCTV, planting, lighting and provision of event infrastructure with construction to begin in early July. Targeted rate funding the playground and CCTV.
- Council staff reviewing what elements of the Development Plan (2012) can be implemented within the remaining budget, including targeted rate allocation, and which elements require additional funding.
- Staff will facilitate a workshop with Waitemata Local Board and the City Centre Advisory Board in July 2014 to agree a way forward.

6. *Upper Khartoum Place*

- Main Contractor underway with construction, tracking ahead of programme.
- Ongoing construction activities being communicated to stakeholders to help minimize disruption to neighbouring businesses.
- Pedestrian access through from Lower Khartoum Place to Art Gallery being maintained at all times.

- Project to be completed and on programme in August 2014. Initial feedback has been positive, particularly in relationship to opening up the views to the Art Gallery.

7. *Federal Street shared space upgrade*

- Project ahead of programme with an estimated completion of mid July 2014.
- The native Green Wall at the entrance to SkyCity carpark has been installed and received favourable press coverage.
- Discussions ongoing regarding outdoor dining locations and consents ongoing with SkyCity and Bylaw team.
- Joint opening event with Auckland Council and SkyCity Open Day programmed for end of July 2014.

8. *Quay Street*

- Early initiatives progressing on programme
- Ongoing design and implementation of streetscape project governed by City Centre Integration Group (CCIG).

9. *Bledisloe House Customer Services Centre and Bledisloe Lane Upgrade*

- The Bledisloe Lane works form part of the Customer Services Centre as the Façade for the Services Centre is part of the Bledisloe Lane works.
- Construction contract awarded to Fletcher Construction as a variation to Customer Services Centre
- Due to need to manage public health and safety issues through construction, the works will mean changes to pedestrian access to the lane during construction. Designated pedestrian route to be provided at all times at the rear of Bledisloe House as an alternative.
- Work to begin on site first week of June 2014, with project to be completed in November 2014, when Customer Service Centre opens.

10. *Hobson and Nelson Street upgrade*

- Project objectives and feasibility agreed between Auckland Transport and Auckland Council
- Concept design report is being developed by Auckland Council Built Environment Unit, which will inform final scope of the project
- Funding and timing to be agreed through the 2015-2025 LTP process to support the opening of the NZICC in late 2017.

11. *Aotea Precinct Plan (Framework)*

- Scope of Aotea Precinct Plan being developed, within input from CRL team and planning team
- Presentation of the initial-thinking to the Auckland City Centre Advisory Board and Waitemata Local Board, to seek initial input in August 2014.

12. *Victoria Street Linear Park*

- Concept design report completed and presented to City Centre Advisory Board who were supportive of project in principle
- Progress on the project is subject to agreeing how it is integrated with the CEWT Study, the City Rail Link and Learning Quarter Framework. This will be confirmed by CCIG.

13. *Grafton Gully Cycleway, Upper Queen Street Bridge and Beach Road*

- Delivery of Beach Rd and Queen Street Bridge Cycleway projects integrated with Grafton Gully cycleway (NZTA project) to ensure delivery is aligned with cycleway completion in Sept 2014
- Concept design completed.
- Council staff exploring opportunities with the City Centre Advisory Board for the use of currently unallocated targeted rate to fund public realm enhancements alongside Beach Road cycleway.
- Staff to present the integrated project to the Waitemata Local Board and the City Centre Advisory Board in July 2014 for feedback.

Recommendation/s

That the Auckland City Centre Advisory Board:

- a) receive the projects progress report for the period of 1 May to 30 May 2014.

Attachments

There are no attachments for this report.

Signatories

| | |
|------------|---|
| Authors | Rachael Eaton - Team Leader City Transformation - Central/Islands |
| Authoriser | John Dunshea - City Transformation Manager - City Transformation Projects |

City Centre Implementation Plan

File No.: CP2014/13458

Purpose

1. To respond to the May resolution of the Auckland City Centre Advisory Board (CEN/2014/29) to:
 - Support the proposed delivery model for maintenance and cleaning services within the Auckland City Centre.
 - Agree that Auckland Council and Auckland Transport report to the 25 June 2014 meeting updating the Board with respect to implementation of the new integrated cleaning and maintenance new delivery model.

Executive summary

2. That the project to develop and introduce integrated cleaning and maintenance model within the Auckland City Centre be managed via a Steering Team with a membership of the Chief Operations Officer Auckland Transport and Chief Operations Officer Auckland Council.
3. That a key principle guiding the development and implementation shall be that the new model of integrated maintenance shall be undertaken at a cost not greater than current costs.
4. That the City Centre Delivery Team be formed with membership being:
 - John Dragicevich Manager Infrastructure & Environment Auckland Council
 - Rennae Corner Maintenance Office Manager, Auckland Transport
 - Dylan Smith, Senior Area Maintenance Engineer
 - Dick Fong, Waste Operations Manager, Auckland Council
 - Jane Aitken, Central Local and Sports Parks, Auckland Council.
 - Andrew Duncan, Finance, Auckland Council
5. The City Centre Delivery team shall work at the direction the Steering Team and be responsible initially for implementation of the new integrated maintenance and then its subsequent management including reporting to the City Centre Advisory Board.
6. Via the Steering Team and with reference to the implementation plan below the City Centre Delivery Team will report to the Auckland City Centre Advisory Board regarding progress each month.

Implementation Plan

The City Centre Delivery Team shall undertake the following:

| Plan | Action | Timing |
|---|--|---|
| <p>That Auckland Transport will be responsible for the maintenance and renewal of the “hard assets” associated with the road carriageway and footpaths. This includes surfaces of roads and footpaths, traffic control devices including signage and street furniture.</p> | <p>Identify road carriageways and footpaths for which Auckland Transport shall be responsible. Identify those assets which will be transferred to Auckland Transport from Auckland Council together with associated budget provisions. Transfer appropriate budgets to Auckland Transport.</p> | <p>By 1 September By 1 November</p> |
| <p>That Auckland Transport will be responsible for all aspects of lighting – street lighting and amenity lighting throughout the CBD.</p> | <p>Identify public lighting assets which Auckland Transport is not currently responsible for. Identify those assets and services which will be transferred to Auckland Transport from Auckland Council together with associated budget provisions. Transfer appropriate budgets to Auckland Transport.</p> | <p>By 1 August By 1 September Date to be determined</p> |
| <p>That Auckland Council will be responsible for all aspects associated with the maintenance and renewal of public squares and plaza’s including surfaces of squares and plaza’s. All sweeping, cleaning / washing on carriageways, storm water catch pits etc, footpaths, squares, plaza’s and amenity areas – throughout the city centre. All cleaning of litter bins All pick up of loose litter All gardens and trees All aspects associated with the maintenance, renewal and operation of public toilets. Graffiti Management</p> | <p>Identify public squares, plaza’s and parks for which Auckland Council shall be responsible. Identify those assets and services which will be transferred from Auckland Transport to Auckland Council together with associated budget provisions. Transfer appropriate budgets to Auckland Council.</p> | <p>By 1 August By 1 September Date to be determined</p> |
| <p>Auckland Transport will establish a single “full facility” contract with one contractor being responsible for maintenance of hard assets in the road corridor.</p> | <p>Complete full disclosure concerning current contracts.</p> | <p>Date to be determined</p> |
| <p>Auckland Transport will establish a single contract with one contractor all public lighting.</p> | <p>Complete full disclosure concerning current contracts. Novate or transfer contracts from Auckland Council to Auckland Transport.</p> | <p>By 1 September</p> |

| | | |
|---|--|--|
| <p>Auckland Council's Infrastructure and Environment Department shall establish a single "full facility street environment" contract with one contractor to be responsible for sweeping, cleaning, washing, litter bins, loose litter.</p> | <p>Complete full disclosure concerning current contracts. Novate or transfer contracts (or relevant elements of contracts dealing with sweeping and cleaning along roads & footpaths) from Auckland Transport to Auckland Council, Infrastructure & Environment Department. At the expiry of existing contracts, seek a single full facility contract with a single provider.</p> | <p>By 1 September</p> <p>Date to be determined</p> |
| <p>Auckland Council's Parks, Sports and Recreation Department shall establish a single "full facility" contract with one contractor responsible for maintenance of hard assets in parks and squares / plaza's, green assets and public toilets.</p> | <p>Complete full disclosure concerning current contracts. Novate or transfer contracts (or relevant elements of contracts dealing with squares and plaza's – hard surfaces, cleaning and sweeping) from Auckland Transport to Auckland Council Park's Sports and Recreation Department. Novate or transfer contracts (or relevant elements of contracts dealing with toilet maintenance) from Auckland Council's Property Department to Council's Park's Sports and Recreation Department. At the expiry of existing contracts, seek a single full facility contract with a single provider.</p> | <p>By 1 October</p> <p>Date to be determined</p> |
| <p>A City Centre Delivery Team, shall be established which draws together from Auckland Transport and Auckland Council those staff accountable for these activities operations within the Auckland city centre. This Delivery Team shall be accountable for the effective integration of maintenance and cleaning services within the Auckland City Centre.</p> | <p>The Team be established under the leadership of the Manager Infrastructure and Environment</p> | <p>By 1 July</p> |
| <p>A "City Centre Service Clock" be established which schedules times for bin and bag clearance, loose litter pick up, street and footpath sweeping and washing to ensure effectiveness and efficiency.</p> | <p>A working party reporting to the City Centre Delivery Team commence a process working with current contractors to develop a proposed service clock. The proposed clock be reported to the City Centre Advisory Board.</p> | <p>By 1 September</p> |

Item 6

| | | |
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| <p>A geographic “City Centre Service Schedule” shall be mapped. The schedule shall define basic levels of service together with various enhanced levels of service and the locations where such enhanced levels shall be applied. Definition of service levels will include outcomes expected, frequency and methods of delivery – machine cleaning / hand cleaning.</p> | <p>A working party reporting to the City Centre Delivery Team commence a process to develop options with respect to a proposed service schedule and associated costings. One option shall be the current schedule.</p> | <p>By 1 November</p> |
| <p>The “City Centre Service Schedule” together with costings of enhanced service levels shall be the basis of accounting for utilization of the revenue derived from the CBD Targeted Rate.</p> | <p>The proposed service schedule options and associated costings be reported to the City Centre Advisory Board. Each option shall include a means by which revenue derived from the CBD targeted rate can be accounted for.</p> | <p>By 1 December</p> |
| <p>The City Centre Delivery Team to take an active role in ensuring materials and equipment selection for new works is appropriate to ensure consequential operational expenditure arising from such work is adequately budgeted for.</p> | | <p>To be resolved</p> |
| <p>Establish up to six “orderlies”, each to operate and “own” a patch within the Auckland City Centre with roles to include liaison with local business people, coordinate contractors and deal with immediate issues.</p> | <p>Proposal and business case prepared and considered by City Centre Advisory Board.</p> | <p>By 1 September No decision or implementation until costs associated with full implementation of integrated management of maintenance are known and provided for.</p> |
| <p>Currently Council does not provide maintenance and cleaning services within the Britomart area. This is undertaken by the developer who organises their own service. Over time we shall seek to include this area within the approach outlined above.</p> | <p>No action proposed until integrated maintenance is delivered across the remaining areas of the city centre</p> | |

Recommendation/s

That the Auckland City Centre Advisory Board:

- a) consider and comment upon the proposed delivery model for maintenance and cleaning services within the Auckland City Centre.

Consideration

Local board views and implications

7. Local Board views have not been sought.

Maori impact statement

8. Changes are not expected to impact Maori specifically.

Implementation

9. Implementation will be staged.

Attachments

There are no attachments for this report.

Signatories

| | |
|-------------|--|
| Authors | Ian Maxwell - Manager Parks, Sports & Recreation Tony McCartney - Group Manager Road Corridor, Auckland Transport |
| Authorisers | John Dunshea - City Transformation Manager - City Transformation Projects Dean Kimpton - Chief Operating Officer |

Update on City Rail Link

File No.: CP2014/13409

Purpose

1. To update the board on progress with the City Rail Link.

Executive summary

2. The City Rail Link has been progressing design and appointed a Principal Technical Advisor in late 2013 to take design to the next level. The land designation for the CRL which was heard by independent commissioners last year, has been confirmed by Auckland Transport (AT) and is now under appeal. A total of 31 surface properties of the required 73 needed for the CRL have been purchased for about \$45 million. Discussions with tenants entitled to relocation have begun. Negotiations with Precinct Property regarding the Downtown Shopping Centre are continuing. Subterranean property acquisition negotiations have yet to start.

Design

3. The Principal Technical Advisor (PTA), an Aurecon lead consortium, was appointed in December last year and has now joined the CRL team in an integrated project office. The consortium included an international challenge team which has looked at the further design optimisation AT has been undertaking since the current concept design was released publicly in July 2012.
4. AT's on-going design work, combined with input from the challenge team and the wider PTA, is likely to result in some refinements to the design to optimise project efficiency and drive value for money solutions. The project is about to move into the reference design phase which will take design to level suitable for eventual inclusion with the construction contract documents. The project remains unfunded for construction and AT does not have a mandate to begin construction except as it relates to negotiations with Precinct on the Downtown Shopping Centre. These negotiations are continuing.
5. The design team is looking at how an enabling or early works package could be managed to co-ordinate with Precinct's plans and facilitate other planned or proposed private or council-lead city centre development that will be impacted by CRL construction, particularly in the Downtown/ Britomart area.

Planning

6. A recommendation by five independent planning commissioners to confirm the designation for the City Rail Link was received earlier this year after a hearing in 2013. AT confirmed the designation in April and it is now under appeal by six appellants:
 - Precinct Properties
 - Stamford Hotel
 - Stamford Residences
 - Samson Corporation
 - Tramco
 - Mediaworks
7. Predominantly the appeals relate to the 15 year lapse period for the project and the management of noise, vibration and business disruption effects. AT has begun discussions with appellants to address their issues with a view to finding a solution before the matter goes to the Environment Court.

Property

8. AT has purchased 31 surface properties for a total of \$45 million. The remainder (42) are in active negotiation.
9. Discussions have begun with tenants who have lease interests in properties that we have bought or are about to buy.
10. AT anticipates starting negotiations for subterranean parcels of land later this year or early 2015. A total of 88 negotiations are required. A survey to understand individual property ground levels to inform these negotiations was undertaken last year.

Recommendation/s

That the Auckland City Centre Advisory Board:

- a) note the update on the City Rail Link.

Attachments

There are no attachments for this report.

Signatories

| | |
|-------------|---|
| Authors | Carol Greensmith – CRL Project manager, Communications, Auckland Transport |
| Authorisers | Chris Meale – CRL Project Director, Auckland Transport John Dunshea - City Transformation Manager - City Transformation Projects |

Update on the draft Karangahape Road and Newton Plans

File No.: CP2014/13583

Executive summary

1. The Auckland City Centre Advisory Board provided feedback in June 2014 on the draft Karangahape Road and Newton Plans as per the May meeting delegation to the chair and deputy chair.
2. The Board looks forward to receiving a response from council staff in relation to their feedback noting the following questions:
 - What is the likelihood of the plan being implemented?
 - What is the timeframe for implementation?
 - What is the cost of implementation and where does the funding come from?and including indicative costs of potential projects at the Auckland City Centre Advisory Board meeting in August 2014.

Recommendation/s

That the Auckland City Centre Advisory Board:

- a) receive the update on the draft Karangahape Road and Newton Plans.

Attachments

There are no attachments for this report.

Signatories

| | |
|------------|---|
| Authors | Rachael Eaton - Team Leader City Transformation - Central/Islands |
| Authoriser | John Dunshea - City Transformation Manager - City Transformation Projects |

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

That the Auckland City Centre Advisory Board:

- a) exclude the public from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each 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 follows.

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 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Projects to be funded by unallocated City Centre Targeted Rate up to 30 June 2016

| Reason for passing this resolution in relation to each matter | Particular interest(s) protected (where applicable) | Ground(s) under section 48(1) for the passing of this resolution |
|--|--|---|
| The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7. | s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). In particular, the report contains commercially sensitive information.. | s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7. |

C2 Targeted Rate

| Reason for passing this resolution in relation to each matter | Particular interest(s) protected (where applicable) | Ground(s) under section 48(1) for the passing of this resolution |
|--|--|---|
| The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7. | s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). In particular, the report contains commercial information.. | s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7. |