

Memo




2 September 2016


To: Waitemata Local Board
 From: Catherine Edmeades, Development Programmes Lead, DPO

Subject: September update report

1. The purpose of this memo is to update the Waitemata Local Board on progress on City Centre projects to 2nd September 2016.
2. The report provides a high-level overview of progress on projects and initiatives in the City Centre, including:
 - a. City Centre Targeted Rate projects
 - b. Other City Centre projects
 - c. City Centre strategies / initiatives

For each project, a coloured bar shows the three stages of development:

Feasibility / Investigation	
Design / Consultation	
Construction	

An arrow  then shows what stage the project is currently at.

Executive summary

Myers Park Upgrade – Stage 2:

3. At the August ACCAB meeting, the board supported proceeding with a revised public art proposal for the Mayoral Drive underpass.
4. The board also supported providing additional budget for the artwork and for two elements of the project that had been removed as cost-saving measures – the upgrade to the Queen Street entrance and the western stairs connecting Mayoral Drive to Myers Park.
5. The splash pad will continue as a separate project and will be delivered by Community Services. The newly scoped project will be led by DPO.

Ellen Melville Centre and Freyberg Place Upgrade:

6. Construction of hoardings is complete and the hoarding skin is likely to be installed next week. Significant demolition of Freyberg Place has been undertaken and scaffolding has been constructed around Ellen Melville Centre to facilitate work on the building.

Homelessness:

7. At the August ACCAB meeting the board resolved to support, in principle, the allocation of \$2 million from the City Centre Targeted Rate for capital investment in the James Liston Hostel.
8. The grant will be subject to due-diligence and appropriate legal structures or contractual arrangements so as to ensure the outcome proposed is maintained in perpetuity.
9. Auckland Transport are proposing to install public toilets and bus driver facilities in six locations in the City Centre. DPO and ACE staff have negotiated the provision of a shower unit to support the needs of homeless people, in particular.
10. The shower is being trialled as a pilot and will be carefully monitored so that any issues that may arise can be resolved quickly.
11. Discussions are being held between Libraries, ACE, DPO and Community Facilities about the provision of lockers for the homeless in the vicinity of the Central Library.

Karangahape Road Streetscape Enhancement:

12. The working draft of the concept plan is progressing through the design review stage with internal stakeholders. Consultation with key external stakeholders is continuing in September with the aim of going out for public consultation in October.
13. The draft concept design and public consultation package will be brought to ACCAB for endorsement in September 2016.

Albert Street and Lower Queen Street Reinstatement Upgrades

14. A letter from the Chair of ACCAB has been sent to the CRL Project Director. The letter outlines the conditions upon which \$30 million of City Centre Targeted Rate may be allocated to the upgrade of Albert Street and Lower Queen Street as part of the CRL reinstatement works. Meetings to discuss this further with the CRL team are planned.

City Rail Link

15. Construction at Britomart has started with the closure of the Commerce Street entrance and the erection of hoardings around the worksite.
16. The advance utilities work is well underway up Albert Street and piling will start in September.

Downtown Public Spaces

17. The Environment Court process regarding the rezoning of Queen Elizabeth Square (QES) began 18 July 2016. A decision on the rezoning of the square is anticipated to be released from the court in September 2016.
18. A business case for the combined Downtown Infrastructure Development programme (including the Downtown Public Spaces) will be jointly developed in conjunction with AT, Panuku and ATEED to enable a decision to be made on how the constituent projects should be delivered and procured.

Wynyard Quarter Redevelopment

19. Auckland Council has allocated \$20 million to Auckland Transport to put toward the upgrades of Gaunt Street, Daldy Street and the new Wynyard Common local park, in the Wynyard Quarter. Auckland Transport will manage these upgrades.

Sky Path

20. At the Finance & Performance Committee on 21 July 2016 (and then ratified at the Governing Body meeting on 28 July 2016), Councilors voted unanimously to deliver the SkyPath project through a public private partnership (PPP).
21. The Environment Court hearing date has been set for 31 October 2016.

Learning Quarter

22. An integrated working group has been formed to discuss the alignment and integration of projects in and around Albert Park, which met for the first time on 28 July 2016.
23. The focus of the group is on CCTV, lighting and improvements to paths until discussions about the future role of Princes Street have been resolved through the Mid Town East West Public Transport Study.

Activate Auckland

24. CRL has agreed to allow ADO to provide additional resources to deliver activation and place-making in Lower Queen Street.
25. Operanesia, a collaborative event by Heart of the City and Activate Auckland was held in O'Connell Street on Thursday 11 August 2016. The event brought together music, fashion and food and was hailed as a great success.
26. A lighting installation by Angus Muir Design has been installed along the hoardings/under the gantry of the St James Suites development site on Queen Street to bring life and colour to the street at night.

Comments

City Centre Targeted Rate Projects

O'Connell Street Shared Space



27. An artwork has been considered for O'Connell Street following completion of the shared space. The concept is for a suspended artwork attached to buildings on either side of the street. The owners at 5 and 10 O'Connell St have in principle agreed to host the artwork from their buildings. Both property owners have signed letters of intent, to allow the art works to be attached to their buildings if the outcome of the structural feasibility for attaching the artworks is satisfactory to them.
28. The Arts and Culture team and APAP have recommended that the project proceeds so detailed structural investigations will continue.

Myers Park Upgrade – Stage 2



29. At the August ACCAB meeting, the board supported proceeding with a revised public art proposal for the Mayoral Drive underpass.
30. The board also supported providing additional budget for the artwork and for two elements of the project that had been removed as cost-saving measures – the upgrade to the Queen Street entrance and the western stairs connecting Mayoral Drive to Myers Park.
31. The splash pad will continue as a separate project and will be delivered by Community Services. The newly scoped project will be led by DPO.

Homelessness:

32. At the August ACCAB meeting the board resolved to support, in principle, the allocation of \$2 million from the City Centre Targeted Rate for capital investment in the James Liston Hostel.

33. The grant will be subject to due-diligence and appropriate legal structures or contractual arrangements so as to ensure the outcome proposed is maintained in perpetuity.
34. Auckland Transport are proposing to install public toilets and bus driver facilities in six locations in the City Centre. DPO and ACE staff have negotiated the provision of a shower unit to support the needs of homeless people, in particular.
35. The shower is being trialled as a pilot and will be carefully monitored so that any issues that may arise can be resolved quickly.
36. Discussions are being held between Libraries, ACE, DPO and Community Facilities about the provision of lockers for the homeless in the vicinity of the Central Library.

Beach Road Maori Artwork



37. Resource consent has been granted for five bronze sculptures of working waka prow that will be located on the existing “waka plinths” between Britomart Place and Tangihua Street.

Ellen Melville Centre and Freyberg Place Upgrade



38. The tender has been awarded to the preferred contractor JFC Ltd in collaboration with Corbel Construction.
39. The contractor took possession of the site on the 15th August to commence site establishment.
40. The construction of hoardings is complete and the hoarding skin is likely to be installed next week.
41. Construction programme is anticipated to be 9 months' duration.
42. Staff are planning a programme of activation and construction mitigation opportunities, in collaboration with residents, Heart of the City and business owners, that can be implemented during the construction phase of the Ellen Melville Hall and Freyberg Square upgrade.

High Street District Framework



43. The purpose of the framework & reference design is to provide Auckland Council with a supported vision and priority for the High Street District to guide future decision making and stimulate investment.
44. A number of intercept surveys in the High Street District have been completed. The purpose of surveying people using the area is to understand current perceptions of the district and people's vision for the future.
45. A number of indepth ‘informant’ surveys will be completed in September. These surveys will be undertaken with a range of people who have both a long history and a vested interest in the future of High Street.

Karangahape Road Streetscape Enhancement



46. The working draft of the concept plan is progressing through the design review stage with internal stakeholders. Consultation with key external stakeholders will continue in September with the aim of going out for public consultation in October.
47. The draft concept design and public consultation package will be taken to ACCAB for endorsement in September 2016.

Britomart Streetscapes - Stage 1: Galway Street



48. A funding agreement between Auckland Council and Cooper and Company has been signed for Stage 1: Galway Street.
49. Project is continuing to progress well with construction having begun on 14 June. The upgrade is currently on track to be completed by October 2016.

Britomart Streetscapes - Stage 2: Tyler Street



50. Discussions are now underway between Cooper and Co, Auckland Council and Auckland Transport regarding Stage 2: Tyler Street.

Federal Street upgrade



51. Work has commenced on a reference design for future upgrade of the remainder of Federal Street (from Mayoral Drive to Fanshawe St) and the adjoining side-streets.
52. The intention is for the next stage of physical works to be undertaken in the section between Mayoral Drive and Wellesley Street.

Hobson and Nelson Street upgrade



53. A project team is in the process of being established and a Project Lead will need to be appointed.
54. Discussions have begun with New Zealand International Convention Centre's Project Director (NZICC), Sarah Ballantyne regarding a partnership approach to the public realm improvements on Hobson and Nelson Street around the new facility.
55. Initial staging of the streetscape upgrades will be aligned with construction of the NZICC, indicating a potential construction start in 2017.
56. This project will also consider safety and amenity improvements to the Nelson Street slip lane.

Other City Centre Projects

City Rail Link

57. Construction at Britomart has started with the closure of the Commerce Street entrance and the erection of hoardings around the worksite.
58. The advance utilities work is well underway up Albert Street and piling starts in September.
59. The new 6m high acoustic shed above the pipejack shaft on the Victoria Street/Albert Street corner has been dressed with concept images of Aotea station and the Wellesley St pipejack site hoardings are up.
60. Reference design for the entire project has been completed. The regional consents for Aotea to the North Auckland line have been notified and submissions closed on Friday 12 August. Alterations to the Aotea station area have also been notified.
61. Activations in Lower Queen Street have included lunchtime basketball, the Samsung Olympic rowing promotion and Netflix.

Lower Queen St & Albert St Reinstatement upgrades



62. The financial contribution to these projects has been considered as part of the review of the City Centre Targeted Rate Work Programme and the Auckland City Centre Advisory Board has endorsed contributing \$20 million for the reinstatement of Albert Street and \$10 million for the reinstatement of Lower Queen Street.
63. A letter from the Chair of ACCAB has been sent to the CRL Project Director. The letter outlines the conditions upon which \$30 million of City Centre Targeted Rate may be allocated to the upgrade of Albert Street and Lower Queen Street as part of the CRL reinstatement works. Meetings to discuss this further with the CRL team are planned.



Downtown Public Spaces

64. The Environment Court process regarding the rezoning of Queen Elizabeth Square (QES) began 18 July 2016. An outcome on the rezoning of the square is anticipated to be handed down in September 2016.
65. A programme working group meeting was held on 9 August to:
 - Provide an update on actions and progress since the last PSG meeting.
 - Discuss the context (timing and location) of projects in the downtown precinct to agree the development programme for the DID programme CAPEX projects:
 - Quay St Seawall
 - Downtown Public Spaces
 - Interim Ferry Infrastructure reconfiguration
 - Interim Cruise Infrastructure
 - Agree a mandate to move forward with the programme, including commissioning the feasibility work required for the interim ferry infrastructure reconfiguration
66. The proposed phasing of the DID programme, including the Interim Cruise Infrastructure, Seismic Upgrade of the Quay St Seawall, Downtown Public Spaces and the Ferry Basin Reconfiguration projects was agreed to by the Programme Working Group.
67. It was agreed that a business case for the combined Downtown Infrastructure Development programme will be jointly developed in conjunction with AT, Panuku and ATEED, to enable a decision to be made on how the constituent projects should be delivered and procured.

Interim Cruise Infrastructure



68. It was agreed at the Growth and Infrastructure combined Chief Executive Steering Group that Panuku will lodge the resource consent for the Interim Cruise Project in early September, with costs to be shared between PoAL and Council.
69. It is proposed that PoAL deliver the infrastructure with costs shared between PoAL and Council.

Quay St Seawall Seismic Upgrade



70. Refer to Downtown Public Spaces above – awaiting the outcome of the project phasing decision as outlined above.
71. The project could run as a standalone project, however there is an opportunity to tie the engineering solution and construction in with any project doing work on the seaward side of the seawall – this would change the original design assumptions and provide opportunities for alternative solutions.

Ferry Basin Redevelopment



72. Auckland Council and Auckland Transport are considering options to enable funding of initial stages to align with timing for Quay St Seawall upgrades, and delivery of Downtown Public Spaces in 2018.
73. Council and Auckland Transport have begun progressing document called the Ferry Basin Water Space Strategic Review and Design Options.
74. It was agreed that the Feasibility work for the Ferry Basin Reconfiguration project should be started as soon as possible to understand the configuration and operational constraints and how these will impact upon the other projects within the Downtown Infrastructure programme. Black Quay have been engaged to develop a design brief and technical requirements for this next phase of work.

Central Wharves Strategy



75. The Ports Future Study was released in July 2016, and will now begin to form an integrated part of the Central Wharves Strategy work programme.

Westhaven Promenade



76. No further update

Wynyard Quarter Redevelopment



77. Auckland Council has allocated \$20 million to Auckland Transport to put toward the upgrades of Gaunt Street, Daldy Street and the new Wynyard Common local park, in the Wynyard Quarter. Auckland Transport will manage these upgrades.
78. Construction of the 650 seat ASB Waterfront Theatre is well underway and expected to be open for use by the October 2016.

Learning Quarter

79. The Learning Quarter Working Group has been established and has representation from the University of Auckland, AUT, the Development Programme Office, the Auckland Design Office, Auckland Transport and Auckland Council Resource Consents.
80. An integrated working group has been formed to discuss the alignment and integration of projects in and around Albert Park, which met for the first time on 28 July 2016.
81. The Mid Town East West Public Transport Study has convened three workshops, the most recent on July 14.

Cycle Network

82. Nelson Street Cycleway– comprised of stages as follows:



- i. Nelson St Bridge and Off-ramp (NZTA) – Completed
- ii. Nelson St Off-ramp to Quay St
 - Stage 1 – Union St to Victoria St – Completed
 - Stage 2 – Victoria St to Quay St – Construction of the cycleway is planned to be completed by April 2017.



83. Quay St Interim Cycleway

- i. Construction began on 7th March and the cycleway officially opened 8th July 2016.

Sky Path



84. At the Finance & Performance Committee on 21 July 2016 (and then ratified at the Governing Body meeting on 28 July 2016), Councillors voted unanimously to deliver the SkyPath project through a public private partnership (PPP).
85. A date has been set for the Environment Court hearing of 31 October 2016.

City Centre Strategies / Initiatives

Quay Park

86. Draft report is prepared and letters of endorsement anticipated by September 2016.

Precinct Frameworks

87. Framework documents are underway for key City Centre precincts, to collate planning and project information and inform decisions on projects and initiatives.
 - i. Downtown – complete.
 - ii. Aotea – complete
 - iii. Learning Quarter – implementation plan is underway.
 - iv. High Street District – underway.
 - v. Victoria Quarter – to commence 2016 (tbc).

Activate Auckland

88. CRL has agreed to allow ADO to provide additional resources to deliver activation and place-making in Lower Queen Street.
89. Operanesia, a collaborative event by Heart of the City and Activate Auckland was held in O'Connell Street on Thursday 11 August 2016. The event brought together music, fashion and food and was hailed as a great success.
90. A lighting installation by Angus Muir Design has been installed along the hoardings/under the gantry of the St James Suites development site on Queen Street to bring life and colour to the street at night.