

Hibiscus and Bays Local Board Workshop Programme

Date of Workshop: Tuesday 13 February 2024
Time: 10:30am – 1:45pm
Venue: Local board office – 2 Glen Road, Browns Bay
Apologies: Victoria Short

Item	Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
		Welcome and apologies	Gary Brown Chairperson		
1.	10:30am	Parks and Community Facilities update Attachments <ul style="list-style-type: none"> • Presentation: Remediate storm and cyclone affected assets • Presentation: Fryberg Park – amenities block removal 	Sandra May Acting Manager Area Operations Prakash Thakur Work Programme Lead	Keeping informed	Receive an update and provide feedback on Parks and Community Facilities projects.
2.	11:00am	I&ES: Infrastructure Funding Agreements Attachment <ul style="list-style-type: none"> • Presentation: The use of Infrastructure Funding Agreements when new parks assets are developed by Developers 	Rudolph Van Wyk Manager Infrastructure and Funding Agreements DPO Adelia Laubscher Infrastructure and Funding Agreements Specialist DPO Alan Hanley Infrastructure and Funding Agreements Specialist DPO Matt Harrison Infrastructure and Funding Agreements Specialist DPO	Keeping informed	Receive an overview of the Development Programme Office and the purpose of the Infrastructure Funding Agreements.

	11:45am	BREAK			
3.	12:15pm	Discussion with Deputy Mayor Desley Simpson (NON-PUBLIC)	Cr Desley Simpson Deputy Mayor		
4.	1:15pm	Park Governance (NON-PUBLIC)	Mike Thompson Sport and Recreation Lead		
	1:45pm	Workshop concludes			

Role of workshop:

- (a) Workshops do not have decision-making authority.
- (b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
- (c) Workshops are not open to the public as decisions will be made at a formal, public local board business meeting.
- (d) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (e) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

Hibiscus and Bays – Remediate Storm and Cyclone affected Assets

Sandra May - Manager Area Operations

Parks and Community Facilities

13th February 2024



Purpose

- Flooding and Cyclone Gabrielle in January/ February 2023 have affected multiple assets and have created slips.
- Approved CAPEX renewal budget for #40193 Hibiscus and Bays – remediate storm and cyclone affected assets will no longer be required and will be re-allocated through the work programme development.
- Separate storm CAPEX damage budget has been allocated centrally and will be used to remediate storm damaged assets in FY2024 and is allocated under #45723 Hibiscus and Bays – Storm Capex Damage – Renewal.
- To provide an overview on the scope and status of works.





Sites Identified

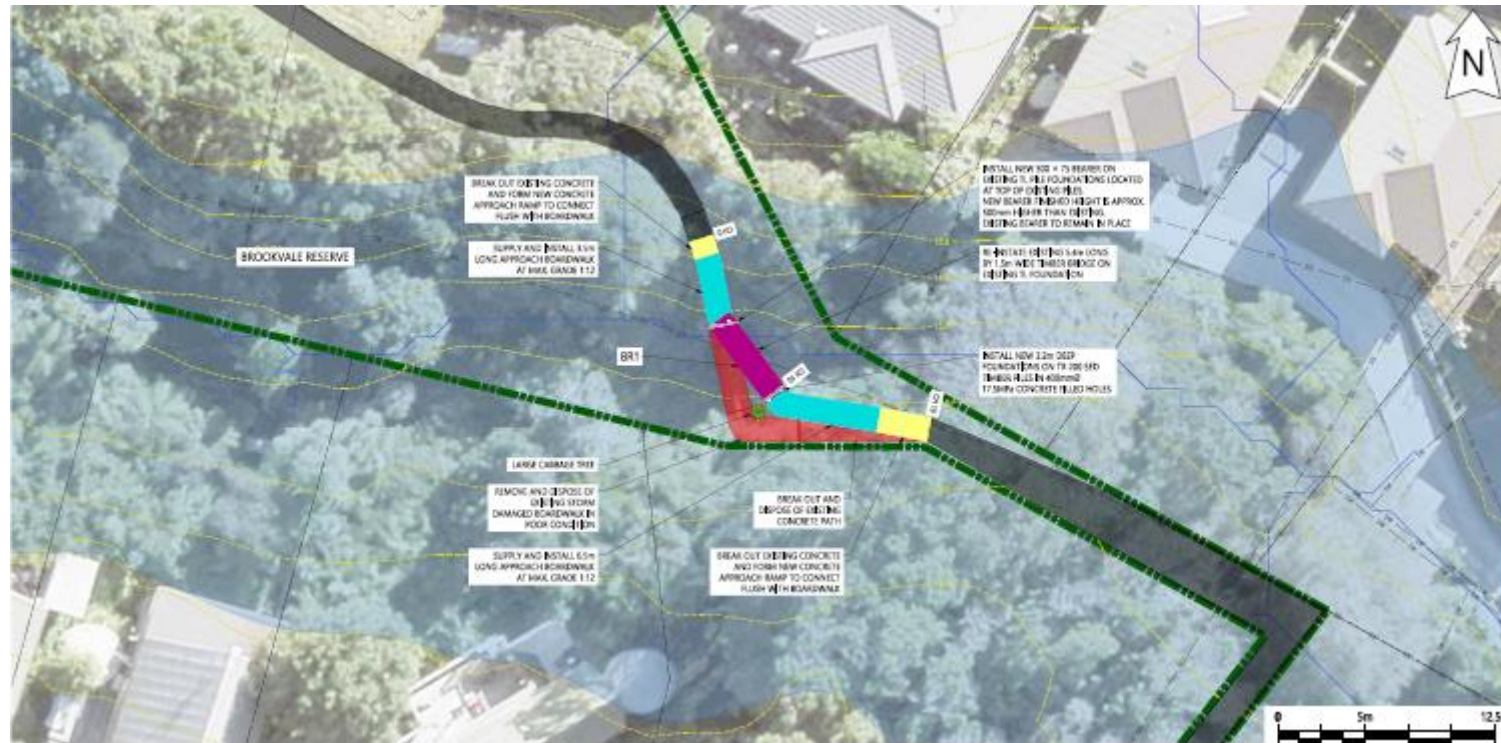
- **Brookvale Reserve Bridge** - Bridge washed off abutments.
- **Browns Bay Beach** - 3 Manly Esplanade - Ramp cracked, needs full replacement.
- **Churchill Reserve** - Large slip in mid-section of reserve and undermining of coastal walkway on northern end of reserve.
- **Clifftop Walkway Masterton to Beechwood** - The clifftop walkway has been closed off due to imminent risk of a slip.
- **Cranston Reserve** - R 32 Cranston Street, Torbay - Cranston Reserve track renewal - currently under construction, large amount of new track has been washed out. One bridge damaged and snapped of piles. New bridge required.
- **Deborah Reserve** - Landslips in 3 locations, track, boardwalk, and boat ramp.
- **Fitzwilliam Drive Reserve** - Damage to tracks (currently under construction) / Large Slip and fallen trees/ Sediment, aggregate and clay washed across street into neighbouring reserve Emlyn Place.
- **Mairangi Bay Park** - Fence and retaining wall falling by the bowling club.
- **Murrays Bay Beach** - Undermining of the boat ramp, wash out of sand etc.
- **Okoromai Walkway, Gulf Harbour** - Track has been partially washed out, reinstate culverts and washed-out boxed steps.
- **Te Ara Tahuna Walkway** - Section of path has slumped and needs replacing, two locations of paths undermined due to slips and retaining walls required.



Site Specific Scope and Objectives

Brookvale Reserve Bridge - Bridge washed off abutments.

- The design work has been completed. The bridge will be reinstated using the existing timber bridge with new foundation and boardwalk/ path approach to bridge.
- Contractor award in process.
- Expected to be complete by May 2024.

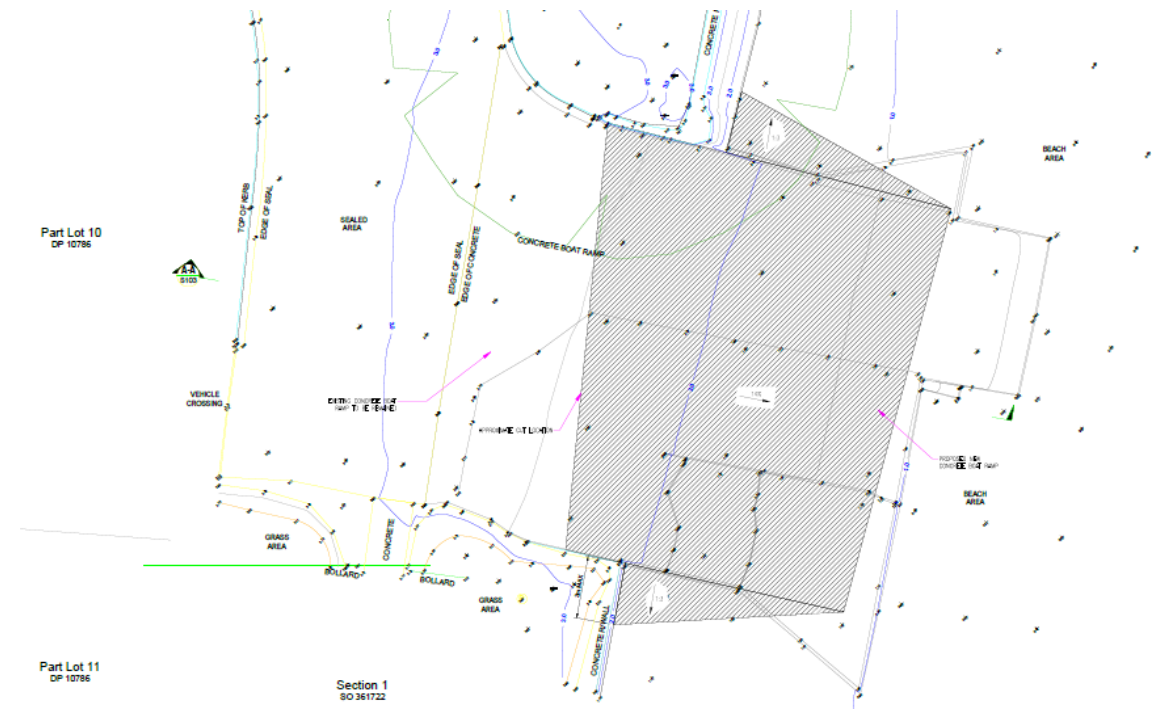




Site Specific Scope and Objectives

Browns Bay Beach - 3 Manly Esplanade - Ramp cracked, needs full replacement.

- The design is complete.
- Resource consent has been lodged. Awaiting outcome of consent process.
- Next Step: Procurement process.
- Expected delivery May- June 2024.





Site Specific Scope and Objectives

Churchill Reserve

Large slip in mid-section of reserve and undermining of coastal walkway on northern end of reserve.

Clifftop Walkway Masterton to Beechwood

The clifftop walkway has been closed off due to imminent risk of a slip. Members of the public have opened up sections over time and removed fencing. Temporary mesh fencing in place.

- Design works near completion.
- Geotechnical report and review required on various aspects of the design.
- Remediation Work is expected by mid-2024.





Site Specific Scope and Objectives

Cranston Reserve - R 32 Cranston Street, Torbay

Cranston Reserve track renewal - currently was under construction during the events, large amount of new track has been washed out. One bridge damaged and snapped of piles. New bridge required.

The pathway remediation works was completed within 2 months of the storms.

The bridge reinstatement is a more complex undertaking as the bridge renewal required 100-year flood considerations if fully replaced. Options are in review with Healthy Waters and consultation with Watercare due to proximity of critical assets.



Site Specific Scope and Objectives

Deborah Reserve

Landslips in 3 locations, track, boardwalk, and boat ramp.

- Design complete.
- Contractor award in process.
- Expected delivery by May 2024.





Site Specific Scope and Objectives

Mairangi Bay Park

Fence and retaining wall failing by the bowling club.

- Design completed.
- Stakeholders have been involved in design process.
- Engineering Approval for stormwater connection obtained.
- Building Consent/ Resource Consent in progress.
- Contractor award in progress.
- Expected delivery by April/ May 2024.





Site Specific Scope and Objectives

Murrays Bay Beach

Undermining of the boat ramp, wash out of sand etc.

- Design complete. The boat ramp has existing consent and renewal works are planned within permitted activity.
- Temporary measures applied to carry ramp through until end of April.
- Due to busy season requirements the renewal works have been pushed out to commence late April 2024 .





Site Specific Scope and Objectives

Okoromai Walkway, Gulf Harbour

Track has been partially washed out, reinstate culverts and washed-out boxed steps.

- The work is currently in progress.
- Estimated completion February 2024.

Te Ara Tahuna Walkway

Section of path has slumped and needs replacing, two locations of paths undermined due to slips and retaining walls required.

- Two sections have been completed in late 2023.
- Further section (near Silverdale school) in final design stage for works to be completed by mid 2024. Geotech reports are underway.





Site Specific Scope and Objectives

Fitzwilliam Drive Reserve

Damage to tracks (under construction during storm events) / Large Slip and fallen trees / Sediment, aggregate and clay washed across street into neighbouring reserve Emlyn Place.

- Clean-up has been completed.
- Large tree branches and clay removed from tracks and Emlyn Place, roadside.
- New gabion rock installed on accessway to avoid dirt/ clay run off onto street.
- New handrails installed along large slip to protect track.





Cost Summary

Item	Project Name # 45723 Hibiscus and Bays – Storm Capex Damage - Renewal	Estimated Project Cost
1	Brookvale Reserve - Bridge	\$ 40,000
2	Browns Bay Beach - Ramp	\$ 120,000
3	Churchill Reserve - Slips	\$ 80,000
4	Clifftop Walkway Masterton to Beechwood	\$ 20,000
5	Cranston Reserve - R 32 Cranston Street, Torbay - Tracks	\$ 65,000
6	Deborah Reserve – Track and boat ramp	\$ 40,000
7	Fitzwilliam Drive Reserve - Tracks	\$ 20,000
8	Mairangi Bay Park - Fence and retaining wall	\$ 120,000
9	Murrays Bay Beach - Undermining of the boat ramp	\$ 140,000
10	Okoromai Walkway, Gulf Harbour - Track	\$ 20,000
11	Te Ara Tahuna Walkway - Section of path	\$ 30,000
	Total Estimated Cost	\$ 695,000
	Note: Cost shall include for construction consultancy, consenting and project management fees.	





Site Specific Scope and Objectives/ Works complete

Glenelg Reserve

- Slip Remediation - debris have been removed. Work completed.

Cooper Lea Reserve

- Minor slip remediation – debris have been removed. Bank has been stabilised with rock. Works completed.

Freyberg Park

- Car park washout – potholes have been filled. Works completed.

Clifftop Walkway Masterton to Beechwood

- Barrier fence has been installed. Works completed.

Swann Beach Road - Ardern Lookout, Stanmore Bay

- Barrier fence has been installed. Works completed.





Next Steps

- Award contracts and commence construction for remaining works as listed.
- It is anticipated that majority of works will be completed by mid - 2024.
- Regular updates will be provided via monthly reports.



Freyberg Park - Amenities Block Removal

Sandra May - Manager Area Operations
Parks and Community Facilities

13th February 2024



Freyberg Park - Amenities Block

Freyberg toilet and changing room facility has been completed in 2022 under project #24497 Freyberg Park - demolish and rebuild main park building.

The toilet block and temporary changing rooms are now redundant and require removal.

A condition assessment has been requested and completed to identify if the building is salvageable for reuse or must be demolished.





Freyberg Park - Amenities Block

The purpose of the assessment was to determine if the condition of the building was suitable for reinstatement, and if so on what basis when maintaining its original use.

The condition assessment has identified:

- Roof cladding and fixtures corrosion.
- Dry rot in floor plate. Failed wet area floor covering.
- Deferred maintenance of Toilet roof cladding, barge board fascia at roof apex and flashing.
- Rotten rusticated timber weatherboard cladding, reduced ground clearance affecting exterior elements.
- Blocked, and failed spouting system and exterior light fittings.
- Changing room corroded interior window bars, window fittings and openings not operational.
- Tree causing damage to spouting.





Freyberg Park - Amenities Block

Structure

- Poor condition (Condition Grade 4- CG4), functional with limited serviceability remaining, extensive deterioration and minimal life expectancy remaining, maintenance costs inefficient.

External Fabric

- Poor condition (Condition Grade 4- CG4), functional with limited serviceability remaining, extensive deterioration and minimal life expectancy remaining, maintenance costs inefficient.

Interior Finishes and Fittings

- Very poor condition (Condition Grade 5- CG5), limited functionality and potentially hazardous to remain in service, extensive deterioration, generally not suitable to occupy and use.

Services

- Poor condition (Condition Grade 4- CG4), functional with limited serviceability remaining, extensive deterioration and minimal life expectancy remaining, maintenance costs inefficient.

Site/ Asset Surrounds

- Poor condition (Condition Grade 4- CG4), functional with limited serviceability remaining, extensive deterioration and minimal life expectancy remaining, maintenance costs inefficient.







Freyberg Park - Toilet Block and Change Rooms

The overall condition of the building is in poor to very poor condition.

The remediation required to achieve acceptable condition under NZ building code are not economical considering the life and age of the toilet block and changing rooms.

The condition assessment has concluded that due to the severity of the asset's overall safety and performance features, a renewal of the changing rooms is not recommended.

Relocation/ Reuse of the building is not recommended.





Freyberg Park - Toilet Block and Change Rooms

Recommendation:

Schedule the demolition of the toilet block and changing rooms used as temporary facilities.

With support of local board members, staff will prepare a business report for formal approval.

The demolition of the facility will be funded through Renewals ABS OPEX and will not impact the local board OPEX.



Thank you!

- Questions?

INFRASTRUCTURE FUNDING AGREEMENT

Community Facilities – Sports Park
Three Kings - Quarry Development



SIGNING PAGE

Dated: _____

Date once both Parties have signed (Developer to sign first)

Auckland Council (Council)		Fletcher Residential Limited (Developer)	
Street address	135 Albert Street, Auckland CBD	Street address	810 Great South Road, Penrose, Auckland 1061
Postal address	Private Bag 92300, Victoria Street West, Auckland 1142	Postal address	As above
		Company Number	952002

Agreement

The Parties agree to enter into a relationship based on the terms and conditions set out in this agreement, which includes this Signing Page, the Specific Terms, and the Schedules.

Executed as an agreement

Signed under delegated authority for and on behalf of Auckland Council by:	Signed for and on behalf of Fletcher Residential Limited by:
<hr/> Authorised signatory Name: _____ Position: General Manager Community Facilities Date: _____	<hr/> Authorised signatory Name: _____ Position: _____ Date: _____

Infrastructure Funding Agreements (IFAs)

When, purpose and benefits, presented to the Hibiscus and Bays Local Board

Infrastructure Funding & Agreements Team
(Development Programme Office)

February 2024



PURPOSE OF THE PRESENTATION

1. To introduce the **Infrastructure Funding & Agreement Team**, and
2. Introduce you to **Infrastructure Funding Agreements (IFAs)**:
 - a. What is an IFA?
 - b. Why are IFAs entered into?
 - c. IFAs capture obligations of all parties involved.
 - d. Workflow from business report to completion of asset.
 - e. Examples of IFAs for other large developments.
 - f. Interaction between CF Operations and IFA Team.



1. IFA Team Members (DPO)



Rudolph Van Wyk

Manager Infrastructure Funding & Agreements

rudolph.vanwyk@aucklandcouncil.govt.nz

021 592 040



Alan Hanley

Infrastructure Funding Agreements Specialist

alan.hanley@aucklandcouncil.govt.nz

021 653 641



Matt Harrison

Infrastructure Funding Agreements Specialist

matt.harrison@aucklandcouncil.govt.nz

027 230 7466



Adelia Laubscher

Infrastructure Funding Agreements Specialist

adelia.laubscher@aucklandcouncil.govt.nz

027 277 6012



Nadia Naude

Infrastructure Funding Agreements Officer

nadia.naude@aucklandcouncil.govt.nz

027 2047065



2. WHAT IS AN IFA?

- a) An IFA is a commercial, legally binding agreement, entered into by Auckland Council and developers (sometimes CCOs as well),
- b) It's a “monitoring agreement” when developers undertake large-scale developments, which will include the construction of multiple assets, to be vested in Council, like:
 - i. parks and playgrounds, i.e. Sunny Heights development,
 - ii. reserves and esplanades, and
 - iii. drainage reserves, and ponds, and roading assets, etc.
- c) IFAs give effect to the Local Board Resolution (in some cases Governing Body as well), which requires the developer to enter into an IFA with Council, and
- d) Developers normally need to enter into these IFAs before they start construction work on the assets.



3. WHY IS AN IFA REQUIRED?

- a) IFAs would capture details of assets that Changda International are constructing for Council, within the North-East Park (Drainage Reserve), because consents do not address details of such elements.
- b) These assets are generally developed:
 - i. By developers for Council, at no cost to Council, or
 - ii. By developers in partnership with Council, through cost sharing.
- c) The IFA captures the details of the assets (i.e. designs) to be considered by asset owner SMEs, as they present this to the Local Board, who then:
 - i. Approve designs, and
 - ii. Agree Future OPEX expenses.
- d) The approvals would have been granted by the LB resolution, subject to Changda International entering into an IFA with Council and / or CCOs.



4. DIFFERENT FUNDING ARRANGEMENT ALL NEED IFAs

- a) Assets can be constructed through 3 different funding arrangements, which include:
 - i. Developed by the developer, at no cost to Council, and assets will vest fully in Council. I.E. the Drainage Reserve,
 - ii. A cost sharing arrangement with Council, and assets will vest fully in Council, (not applicable in the case of Sunny Heights),
 - iii. Through a tripartite cost sharing with Council and a CCO, and assets will vest fully in Council, (not applicable in the case of Sunny Heights)

- b) All three these types of IFAs are drafted by us, with the same purpose – to capture the obligations in relation to:
 - i. Design quality, construction quality, Performance Bonds, practical completion, and vesting requirements, and
 - ii. maintenance obligations, Maintenance Bonds, defects liability periods, final completion and inspection processes, and Bond releases.



5. WORKFLOW FROM BUSINESS REPORT TO HANDOVER

- a) Parks Planning compiled a Business Report, which was presented to the Local Board,
- b) The report generally captures:
 - i. The strategic direction for the “service delivery” in the park / reserve,
 - ii. Advice regarding designs and maintenance obligations,
 - iii. CAPEX obligations for both Council and developer, plus
 - iv. The consequential OPEX associated with the assets,
- c) Ideally, the Local Board approves proposal and takes a formal Resolution, stipulating that the developer shall enter into an IFA with Council,
- d) Developer signs IFA with Council, starts construction, and contacts Parks Planner and CF Operations when works are completed,
- e) Parks Planning and CF Operations approves practical completion,
- f) Parks & Community Facilities monitor maintenance until final completion.



6. EXAMPLES OF IFAs FOR LARGE ASSET DEVELOPMENTS

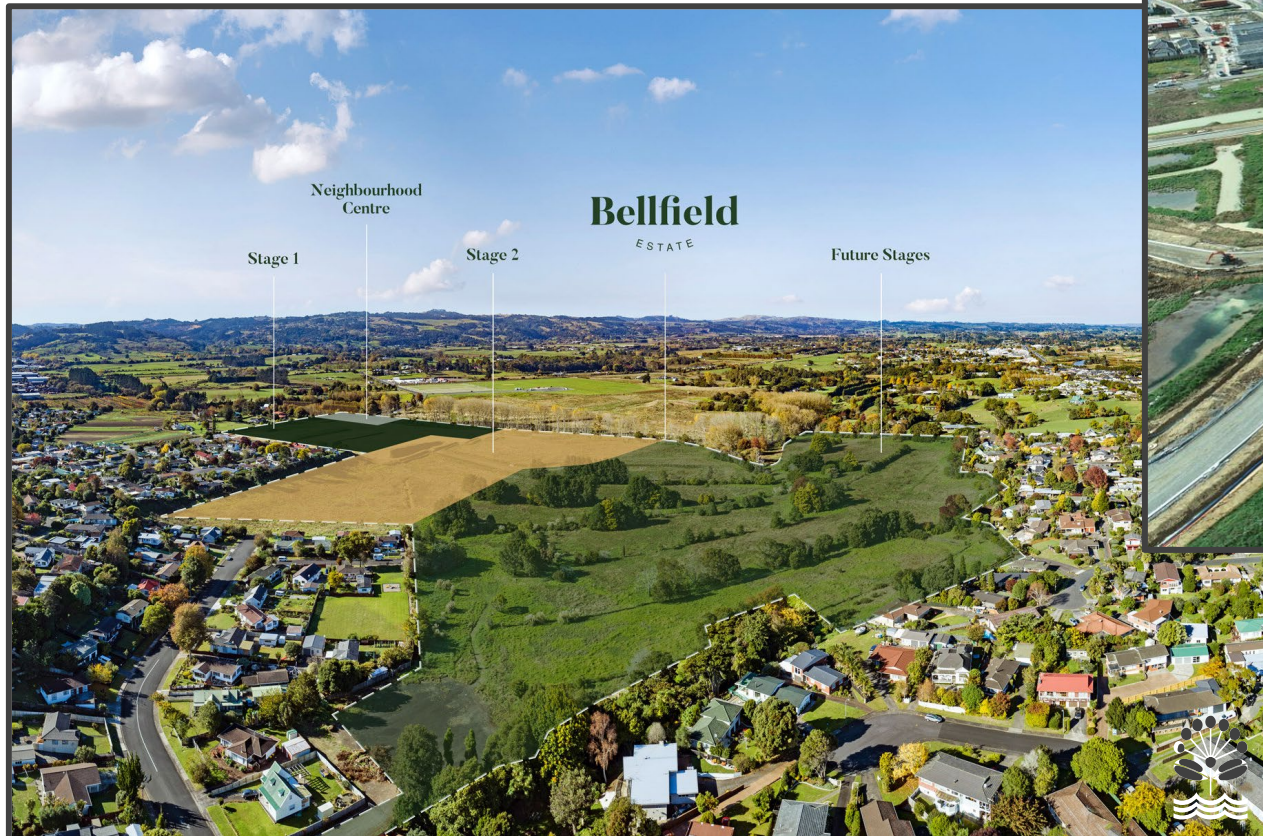
Three Kings Sports Park IFA



7. EXAMPLES OF IFAs FOR LARGE DEVELOPMENTS

continue. . . .

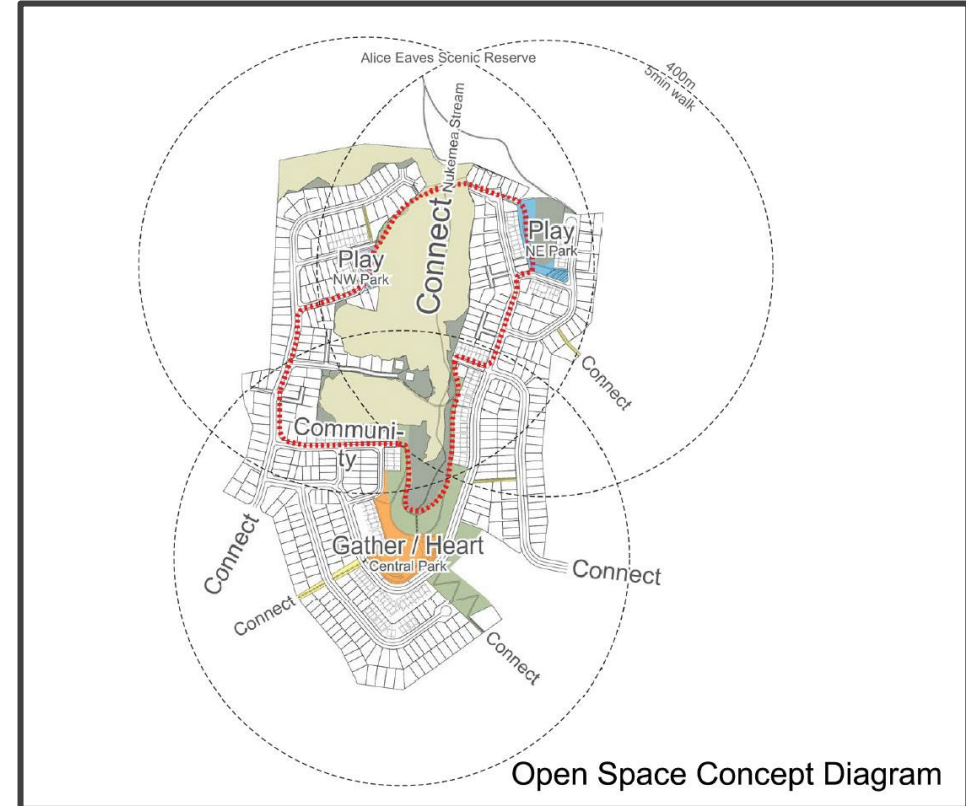
Ōpaheke Park Development – Bellfield



8. EXAMPLES OF IFAs FOR LARGE DEVELOPMENTS

continue. . . .

Sunny Heights - Orewa



9. INTERACTION BETWEEN PARKS & COMMUNITY FACILITIES

- a) **IFA Team** drives IFA through signature execution, on instruction by Parks,
- b) In most cases, prior to commencement of work by the developer, a Performance Bond (security) is put in place by the **IFA Team**,
- c) When works are done, practical completion is confirmed by Parks & Community Facilities – Park Specialists and **CF Operations Staff**,
- d) Parks Planning Specialists and **CF Operations Staff** informs IFA Team of Practical Completion / handover, and Performance Bond is released,
- e) Before Perf. Bond is released, **IFA Team** request developer to pay Maintenance Bond,
- f) The developer's defects liability & maintenance obligations start, and is monitored by **CF Operations Staff** (liabilities are negotiated before IFA is signed),
- g) At end of developer's maintenance period, inspections are carried out by Parks Planner and **CF Operations Staff**, who informs **IFA Team** of Final Completion, and
- h) Developer's Maintenance Bond is released by **IFA Team**, and Council's maintenance starts.



Together we develop better



to make Auckland great!

