

Assessment Matrix

All criteria listed below are to be addressed within all proposals

WDC will provide all relevant reports (dated prior to July 2014) to applicants at no cost

	Below Expectation	Meets Expectation	Exceeds Expectation	Elements:	Comments	
					Value	
5. Hundertwasser Wairau Maori Art Centre (HWMAC)				<ul style="list-style-type: none"> ▪ Hundertwasser Gallery ▪ Maori Fine Art Gallery ▪ Café / Restaurant ▪ Roof Top Garden 		
Meets 20/20 Vision		10		10	Original vision envisaged a boutique hotel. With Carpark to Park project design NRC building fulfils a wider opportunity.	
Complies with present zoning		10		10	Meets zoning. Resource Consent granted.	
Iconic status			12	12	Clearly unique to this environment (TB). No other equivalent in NZ.	
Suitability to Site	5			5	Large structure – part of which is screened by the “Bach” Public can access roof when closed.	
Catalyst for growth			14	14	Feasibility study – update by Crowe Howath of Deloitte Report.	
Supports Maori aspirations			11	11	Named – Hundertwasser Wairau Maori Art Centre. Letters of support from Iwi and Hihiaua Trust.	
Requires Ratepayer Financial Support from Council		8		8	Capital Contribution of \$2.8 m.	
Clearly indicates management and governance structure and viability		6		6	WDC owns building – leases to WAMT. WDC control construction. Includes pre-opening costs (\$0.5m)	
Funding Model outline			11	11	Identifies various funding sources.	
Requires gifting of building	3			3	Peppercorn lease – gift back to WDC	
Clearly shows operation & maintenance costs		7		7	Detailed operation and maintenance budget that has been peer reviewed. WAMT is a WDC CCO.	
Impact on parking		6		6	Addressed in Resource Consent. Parking Assessment supplied.	
Indicative Timeline		6		6	Max 1 year to fundraise. Commence build Nov 2015 – (2 year build)	
			Total	109		

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4. Harbourside	WDC will provide all relevant reports (dated prior to July 2014) to applicants at no cost				Value	Comments
	Below Expectation	Meets Expectation	Exceeds Expectation	Elements:		
Meets 20/20 Vision		10		10	Original vision envisaged a boutique hotel. With Carpark to Park project design NRC building fulfils a wider opportunity.	
Complies with present zoning		10		10	Meets zoning. Requires Resource Consent.	
Iconic status			12	12	External façade and lighting unique to the environment.	
Suitability to Site			14	14	Uses alleyway (back face) in design.	
Catalyst for growth		9		9	Range of opportunities.	
Supports Maori aspirations			11	11	Maori Arts Gallery.	
Requires Ratepayer Financial Support from Council	4			4	Capital Contribution of \$2.0 m.	
Clearly indicates management and governance structure and viability		8		8	Assume approx \$520K operation to be covered by entrance fees, events, rents and grants. It will be a CCO of WDC.	
Funding Model outline			10	10	Assumes lottery money can be transferred. Appears to be light in seismic work (\$0.3m). Savings on Seismic to be reallocated.	
Requires gifting of building	3			3	Owned by Council.	
Clearly shows operation & maintenance costs	3			3	No detail	
Impact on parking		6		6	No specific analysis – recognised wider activities.	
Indicative Timeline		6		6	Open Mid 2016	
			Total	103		

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2. Arts Maritime Play (AMP)	Elements:				Value	Comments
	Below Expectation	Meets Expectation	Exceeds Expectation	Value		
	0 – 5	6 – 10	11-15			
Meets 20/20 Vision		10	10	10	Original vision envisaged a boutique hotel. With Carpark to Park project design NRC building fulfils a wider opportunity. Includes Carpark to Park	
Complies with present zoning		10	10	10	Majority – will require resource consent. The lookout towers need to be evaluated due to height – plus rooftop restaurant.	
Iconic status		9		9	Lookouts unusual – uses existing building.	
Suitability to Site		10		10	Stays in footprint – connects to water.	
Catalyst for growth		9		9	Public Amenity (local?)	
Supports Maori aspirations		7		7	History of Maori – Ocean travel and culture.	
Requires Ratepayer Financial Support from Council	2			2	Not seen as commercial proposal. Ratepayer supported. No capital assessment.	
Clearly indicates management and governance structure and viability	2			2	To be determined.	
Funding Model outline	2			2	Future consideration.	
Requires gifting of building	3			3	Not relevant in their view.	
Clearly shows operation & maintenance costs	2			2		
Impact on parking		6		6	No information on visitor numbers.	
Indicative Timeline	5			5	Council decision – minimum 3 years	
			Total	77		

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7. Art Gallery	Elements:	Exceeds Expectation	Meets Expectation	Below Expectation	Value	Comments
	<ul style="list-style-type: none"> ▪ Maori Art Gallery / Auckland Satellite ▪ Auckland Maritime Satellite ▪ Lecture room / Convention / Theatre ▪ Café / Bar /Restaurant ▪ Bridge over Dent Street 	11-15	6 – 10	0 – 5		
Meets 20/20 Vision			7		7	Original vision envisaged a boutique hotel. With Carpark to Park project design NRC building fulfils a wider opportunity.
Complies with present zoning			6		6	Majority – will require resource consent – could be height issues.
Iconic status			8		8	Existing building – upgraded.
Suitability to Site			10		10	Activities and connecting air bridge – viewing opportunities.
Catalyst for growth			8		8	No detail.
Supports Maori aspirations			7		7	Possible Maori Art Gallery and voyaging.
Requires Ratepayer Financial Support from Council				4	4	Capital approx \$3.6 m from Council.
Clearly indicates management and governance structure and viability				3	3	WDC or WAMT type arrangement. No detail.
Funding Model outline				2	2	WDC.
Requires gifting of building				3	3	WDC owns.
Clearly shows operation & maintenance costs				5	5	? Ranking appears high
Impact on parking			6		6	
Indicative Timeline			6		6	
Total					75	

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1. Time Museum	Expectation	Meets Expectation	Exceeds Expectation	Value	Comments
	0 – 5	6 – 10	11-15		
Meets 20/20 Vision		9		9	
Complies with present zoning		10		10	
Iconic status	5			5	
Suitability to Site		6		6	
Catalyst for growth	5			5	
Supports Maori aspirations	4			4	
Requires Ratepayer Financial Support from Council	3			3	
Clearly indicates management and governance structure and viability	4			4	
Funding Model outline	3			3	
Requires gifting of building	3			3	
Clearly shows operation & maintenance costs	1			1	
Impact on parking		6		6	
Indicative Timeline		6		6	
			Total	65	