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**PROJECTS AND PROPERTY COMMITTEE
13 MARCH 1998**

**A meeting of the Projects and Property Committee
was held on Friday 13 March 1998 at 2.00 pm**

PRESENT: Councillor Ron Wright (Chairman),
The Mayor,
Councillors Oscar Alpers, Carole Anderton,
Morgan Fahey, Ishwar Ganda, Ian Howell,
Alister James and Gail Sheriff.

APOLOGY: An apology for absence was received and accepted
from Councillor Denis O'Rourke.

Councillor Alpers arrived at 2.10 pm, and was
present for all clauses with the exception of part of
clause 2.

Councillor James arrived at 2.14 pm, retired at
3.07 pm, and was present for all clauses with the
exception of part of clause 2 and the whole of
clause 9.

The Mayor arrived at 2.20 pm, retired from the
meeting at 3.06 pm and was present for all clauses
with the exception of part of clause 2 and the whole
of clause 9.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

**1. DISPOSAL OF SURPLUS PROPERTY:
500 WAIRAKEI ROAD**

RR 7011

The following report was considered and adopted at last month's meeting, but is
being resubmitted this month to allow the proposed disposal of the subject
property to be readvertised in accordance with the relevant statutory requirements:

Officer responsible Property Projects Manager	Author Steve McCarroll, Property Projects Officer
Corporate Plan Output: Surplus Property	

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The purpose of this report is to seek the adoption of formal resolutions to dispose of land at the abovementioned location.

In accordance with the property decision-making flow chart, all Council units have been advised of the proposed disposal of the above property with no interest expressed in its retention.

HISTORY

This site is an ex-Waimairi District Council owned site that has a registered lease to a joinery business.

The lease is in existence through to September 2001.

PROPERTY DESCRIPTION

The property is a rear site, zoned Business 4 in the Proposed City Plan, and is surrounded by other light industrial uses. The land contains an area of 2,233m².

CURRENT SITUATION

The existing lessee is an obvious purchaser of this site and has apparently expressed interest in recent times in purchase should the site become available for sale.

Irrespective of this fact, it is considered that the site should be tendered in the normal manner, as the lessee is in a position, as is any other prospective purchaser, to tender an appropriate price.

A current market valuation of the site has been requested. The current government valuation is \$110,000.

GENERAL

Proceeds from the sale of surplus property are programmed into the 1997/98 annual plan and budget. The sale of this property is therefore required to meet this commitment.

SECTION 230 RESOLUTIONS

In order to comply with the Local Government Act, the Council should adopt the following resolution.

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Resolution

That pursuant to Section 230 of the Local Government Act 1974, the Council hereby resolves to dispose of the property described in the schedule:

Schedule

All that land situated at 500 Wairakei Road, being Lot 19 DP 24940 contained in Certificate of Title 6C/1342.

- Recommendation:**
1. That the above Section 230 resolution be adopted.
 2. That the above property be tendered for sale.
 3. That the Property Projects Manager and Property Manager be delegated authority to sell the property at a price not less than the valuation set by the Council's independent valuer.

PART B - REPORTS FOR INFORMATION

2. PROPERTY UNIT SIX MONTHLY MONITORING REPORTS

The Committee **received** reports by the Property Manager, Commercial Property Manager, Property Services Manager and Property Projects Manager, which outlined the activities of the Property Unit for the six month period 1 July 1997 through 30 December 1997. It was noted that it is anticipated that the construction of the Brighton Pier library building project will commence mid-May 1998, subject to resource consent/documentation.

The delay being experienced with the Spreydon Library extension, due to problems with the classification of some trees in Barrington Park and resource consent issues, was discussed. Several options are being investigated by staff, and a report will be submitted to a future meeting of the Committee.

3. REVIEWING THE EFFECTIVENESS, EFFICIENCY AND ECONOMY OF THE COUNCIL'S OPERATIONS

RR 6121

The Committee **received** a report from the Director of Operations in response to a request from the Council (when adopting the 1997 Plan) that the effectiveness and

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efficiency of the Council operations be reviewed as an input to the 1998 Plan cycle. The information was **received**.

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**4. CENTENNIAL POOL REDEVELOPMENT
MONTHLY REPORT**

RR 7248

A report prepared by the Major Projects Co-ordinator, which brought members of the Committee up to date on progress on the Centennial Pool redevelopment project, was **received**. It was noted tenders for the water treatment section of the project closed on 11 March, and tenders for the remaining sections will close on 1 April 1998. The date for public submissions on Elsie Locke Park has been extended until mid-April. The report included a monthly financial report. The report was **received**.

**5. PIONEER SPORTS STADIUM (Pool, Stadium Additions and Alterations,
Creche): MONTHLY REPORT**

RR 7247

The purpose of this report, prepared by the Major Projects Co-ordinator, was to bring members of the Projects and Property Committee up to date on the progress of the Pioneer Sports Stadium project. The tender period for the mechanical services and water treatment sections had been extended until Tuesday 10 March 1998. It was noted that the anticipated commencement date for the project will be in early April. The report was **received**.

**6. WESTPACTRUST CENTRE
MONTHLY REPORT**

RR 7249

The Committee **received** a report prepared by the Major Projects Co-ordinator, advising of progress on the WestpacTrust Centre project. The Senior Projects Co-ordinator spoke to the report and presented a series of overhead projections. Considerable discussion ensued on the construction contract practical completion date of 28 August 1998, and the "flow on" effect of buffers built in to the timetable for building occupancy and full commercial operation. The Committee was advised the building could not be occupied before it was properly certified on completion and following completion the venue manager required some time for familiarisation with the effective operation of the building and staff training. Further information is being sought on the effect the revised completion date may have on arrangements for future entertainment events.

(The meeting adjourned at 3.09 pm and reconvened at 3.14 pm)

**7. PURCHASE OF PROPERTIES BY PROPERTY MANAGER
UNDER DELEGATED AUTHORITY**

RR 7167

A report from the Property Manager provided an update on properties purchased for the period up to 31 December 1997 pursuant to the authority delegated by the Council on 23 October 1996. The information was **received**.

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**PART C - REPORT ON DELEGATED DECISIONS
TAKEN BY THE COMMITTEE**

8. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the draft resolution to exclude the public set out on page 20 of the agenda be adopted.

CONSIDERED THIS 25TH DAY OF MARCH 1998

MAYOR