



## Christchurch City Council

# PROJECTS AND PROPERTY COMMITTEE AGENDA

THURSDAY 9 APRIL 1998

AT 2.00 PM

IN THE NO 2 COMMITTEE ROOM, CIVIC OFFICES

**Committee:** Councillor Ron Wright (Chairman), The Mayor, Ms Vicki Buck, Councillors Oscar Alpers, Carole Anderton, Morgan Fahey, Ishwar Ganda, Ian Howell, Alistair James, Denis O'Rourke and Gail Sheriff.

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1. APOLOGIES

2. SALE OF SURPLUS PROPERTY - 620 WATERLOO ROAD

RR 7445

<b>Officer responsible</b> Property Projects Manager	<b>Author</b> Property Projects Officer, Steve McCarroll
Corporate Plan Output: Surplus Property	

The purpose of this report is to update the Committee on the outcome of tenders for the sale of the above property.

**BACKGROUND**

At the Projects and Property Committee meeting on 5 December 1997 delegated authority was given to the Property Projects Manager to sell this property at a value not less than the valuation as assessed by the Council's independent valuer. The valuation obtained for the site was \$90,000.

A total of 11 tender documents were forwarded to parties interested in this property with two tenders being received. The highest of these tenders was for the sum of \$80,250.

The independent valuation of \$90,000 was based on the comparison with other sales in the vicinity of the subject site. There has been a softening in the market in recent times as evidenced by the receipt of only two tenders and it is considered in the circumstances that the highest tender price is the best that could be achieved at the present time.

The Property Manager and Chairman of this Committee have discussed the above issues and instructed that the tender price of \$80,250 be accepted given that this price is the best that can be achieved. It is higher than the Government Valuation of \$70,000 and is substantially higher than the sum of \$50,000 which has been budgeted as income receivable in the Council's annual plan.

A deposit of \$12,038 has been received and banked being 15% of the purchase price. The balance is payable on settlement on 15 April 1998.

**Recommendation:** That the Committee ratify the sale of the site at 620 Waterloo Road, Templeton as detailed above.

**Chairman's**

**Recommendation:** That the above recommendation be adopted.

**3. DISPOSAL OF PROPERTY - 109 CLYDE ROAD**

RR 7455

<b>Officer responsible</b> Property Manager	<b>Author</b> Property Services Officer, Stephen Cribb b9/34/6
Corporate Plan Output: City Streets Unit Capital Outputs - Fixed Assets	

The purpose of this report is to seek adoption of the formal resolution to enable the disposal of a kiosk site at 109 Clyde Road to Southpower Limited (see attached plan). The Council approved the disposal at its meeting in November 1996 but in order for the disposal to comply with Section 230 of the Local Government Act it is necessary that the following formal resolution be adopted.

**Resolution**

Pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the land described in the following Schedule.

**Schedule**

All that parcel of land containing 6m<sup>2</sup> or thereabouts being Section 1 SO 19802 and contained in CT 44D/132.

- Recommendation:**
1. That the above resolution be adopted.
  2. That the 6m<sup>2</sup> of land being Section 1 SO 19802 be transferred to Southpower Limited and the Council be reimbursed for all reasonable legal and survey fees associated with the transfer of the kiosk site.

**Chairman's**

**Recommendation:** That the above recommendation be adopted.

**4. DISPOSAL OF PROPERTY - 84-86 & 94 BUCHANANS ROAD**

RR 7456

<b>Officer responsible</b> Property Manager	<b>Author</b> Property Services Officer, Stephen Cribb 8/3/56
Corporate Plan Output: City Streets Unit Capital Outputs - Fixed Assets	

The purpose of this report is to obtain the Council's approval for the disposal of vacant residential sections that have become surplus to the Council's requirements after the recent upgrade of Buchanans Road at Cicada Place (see attached plan).

The land was originally vested as road in 1976 for the widening of Buchanans Road for the proposed Sockburn-Styx Railway line which has since been abandoned. The land comprises three residential lots containing 500m<sup>2</sup>, 917m<sup>2</sup> and 1050m<sup>2</sup> respectively, plus a 6m<sup>2</sup> site containing a Southpower kiosk. The land is zoned Living 1.

**4 Cont'd**

The property has been processed in terms of the surplus property decision making flow chart. There is no interest in or requirement by any Unit of the Council to retain the property. Accordingly it is recommended that the properties be sold and the proceeds returned to the City Streets Unit. The kiosk site is to be transferred to Southpower at no cost excluding legal fees as this was a condition of the subdivision for underground reticulation.

In order for the disposal of the land to comply with the provisions of the Local Government Act, the Council must pass the following resolution:

**Resolution**

Pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the land described in the following Schedules:

**First Schedule**

All those parcels of land containing 500m<sup>2</sup>, 917m<sup>2</sup> and 1050m<sup>2</sup> respectively being Lots 1 and 2 DP 77293 and Section 1 SO 18866 respectively being all of the land contained in Certificates of Title 44B/832, 44B/833 and 36C/200 respectively.

**Second Schedule**

All that parcel of land containing 6m<sup>2</sup> being Lot 3 DP 77293 and contained in Certificate of Title 44B/834.

- Recommendation:**
1. That the above resolution be adopted.
  2. That the vacant residential sections comprising 500m<sup>2</sup>, 917m<sup>2</sup> and 1050m<sup>2</sup> of land at 84-86 and 94 Buchanans Road be offered for sale by public tender at a price not less than the minimum reserve price as assessed by a registered valuer appointed by the Council.
  3. That if a satisfactory tender price is not obtained, the properties be listed for sale with a real estate agent and the Property Manager be authorised to sell the property at not less than the minimum reserve price as indicated in recommendation 2. above; or, if this price is unachievable because of market conditions, at such lesser price to be authorised by the Chairman of the Projects and Property Committee.
  4. That the 6m<sup>2</sup> of land being Lot 3 DP 77293 be transferred to Southpower Limited for a kiosk site and the Council be reimbursed all legal fees on this matter.

**Chairman's**

- Recommendation:** That the above recommendation be adopted.

5. **DISPOSAL OF PROPERTY - 36 PARKER STREET, HORNBY**

RR 7439

<b>Officer responsible</b> Property Manager	<b>Author</b> Property Services Officer, Bill Morgan <b>21/6/4</b>
Corporate Plan Output: Property Unit Capital Outputs - Property Sales 8.8.12	

The purpose of this report is to obtain the Council's approval for the disposal of a vacant residential section that has become surplus to the Council's requirements following the demolition of the Parker Street water tower.

**BACKGROUND**

As indicated the property situated at no. 36 Parker Street contained a water tower and was designated in the old Paparua County Council District Scheme as waterworks with an underlying zone of residential 1. Because the tower had not been used for water supply purposes since 1982, and there was no future requirement for it, tenders were called for its demolition in February and currently this work is under way. It is anticipated the site will be cleared by mid-April following which it can be disposed of.

The property has been processed in terms of the surplus property decision making flow chart and there is no interest or requirement by any Unit of the Council to retain the property. This matter has also been considered by the Riccarton/Wigram Community Board which supports its disposal.

The only matter to be resolved relates to a Southpower kiosk station on the site over which they are seeking an easement to secure their interest. The kiosk was provided initially to service the water pumping station as well an electrical supply for the general suburban area. Negotiations are continuing over this matter which will be resolved prior to disposal.

**DISPOSAL**

In order for the disposal of the property to comply with the provisions of the Local Government Act the Council must pass the following resolution:

**Resolution**

Pursuant to Section 230 of the Local Government Act 1974 the Christchurch City Council hereby resolves to dispose of the land described in the following schedule.

**Schedule**

All that parcel of land containing 799m<sup>2</sup> or thereabouts being Lot 9 DP 21543 and being all of the land contained and described in Certificate of Title 7B/157.

**5 Cont'd**

- Recommendation:**
1. That the above resolution be adopted.
  2. That the above property be offered for sale by public tender at a price not less than the minimum reserve price as assessed by a registered valuer appointed by the Council.
  3. That if a satisfactory tender price is not obtained the property be listed for sale with a real estate agent and the Property Manager be authorised to sell the property at not less than the minimum reserve price as indicated in recommendation 2. above.

**Chairman's**

**Recommendation:** That the above recommendation be adopted.

**6. CENTENNIAL POOL REDEVELOPMENT  
MONTHLY REPORT**

RR 7452

<b>Officer responsible</b> Major Projects Co-ordinator	<b>Author</b> Mark Noonan
Corporate Plan Output: Corporate Plan, Volume 2, Capital Output 8.4.61	

The purpose of this report is to bring members of the Projects and Property Committee up to date on progress on the Centennial Pool Redevelopment Project.

**REPORTING PERIOD ENDING 30 MARCH 1998**

**BUILDING**

**PROJECT PHASE: TENDERING**

**GENERAL (PROGRESS)**

The building is currently out to tender.

The tender evaluation/recommendation report will be presented to a special Projects and Property Committee meeting on 17 April.

**PARK**

**PROJECT PHASE: DESIGN DEVELOPMENT**

**GENERAL (Progress)**

Design development is proceeding on the park/car park. Tenders are programmed to be called at the end of August.

**6 Cont'd**

**APPROVALS**

No approvals are being sought at present.

**COST CONTROL**

The monthly financial report is attached.

**Chairman's**

**Recommendation:** That the information be received.

**7. PIONEER SPORTS STADIUM (POOL, STADIUM ADDITIONS AND ALTERATIONS, CRECHE) - MONTHLY REPORT**

RR 7451

<b>Officer responsible</b> Major Projects Co-ordinator	<b>Author</b> Mark Noonan
Corporate Plan Output: Corporate Plan, Volume2, Capital Output 8.4.61	

The purpose of this report is to bring members of the Projects and Property Committee up to date on the progress on the Pioneer Sports Stadium Project.

**REPORTING PERIOD ENDING 30 MARCH 1998**

**PROJECT PHASE: CONSTRUCTION**

The tender from Mainzeal Property and Construction Ltd was accepted by the Council at its meeting on 25 March 1998.

The building consent should be ready for uplifting by 3 April.

Re-documentation of the accepted savings is under way, and the on-site start date is currently being discussed with the contractor.

Agreement has been reached with the playcentre regarding realigning their existing boundary fence to allow construction of the new entrance, and repositioning of the existing play equipment and storage shed.

**APPROVALS**

No approvals are being sought at present.

**COST CONTROL**

The monthly financial report is attached.

**Chairman's**

**Recommendation:** That the information be received.



## 8. WESTPACTRUST CENTRE MONTHLY REPORT

RR 7466

<b>Officer responsible</b> Major Projects Co-ordinator	<b>Author</b> Andrew Robinson
Corporate Plan Output: Corporate Plan, Volume 2, Capital Output 8.8.2	

The purpose of this report is to bring members of the Projects and Property Committee up to date on progress on the WestpacTrust Centre project.

### REPORTING PERIOD ENDING 30 MARCH 1998

### PROJECT PHASE: CONSTRUCTION

#### 1. General

1.1 Construction on site is continuing with progress and achievements since the last report noted as follows:

- The arena end wall construction has commenced.
- Painting, tiling, suspended ceilings and joinery have commenced in the back of house areas.
- The external cladding has commenced on Pod 2.
- In-ceiling arena services have been completed over the corporate box area.
- The casting of the arena concrete slab is continuing.
- Construction of the boundary road is under way.

1.2 The asphaltting of Twigger Street, Jack Hinton Drive and the new roundabout is now completed. Associated landscaping is programmed for April and May 1998.

1.3 The first shipment of seating from Audience Systems (UK) is expected to arrive in mid April.

#### 2. OUTSTANDING ISSUES

Corporate box fitout

#### 3. APPROVALS REQUIRED

No approvals sought.

## 8 Cont'd

## 4. PROGRAMME

High winds over the last fortnight have again disrupted progress on the completion of the roof cladding and the arena end wall. The 'programme to completion' giving a practical completion date of 28 August 1998 is still achievable.

## 5. COST CONTROL

Report period from 20 February - 20 March 1998.

**Variation Orders**

Total VOs issued to date	165	
VOs issued during reporting period	5	
Value of VOs in this period	\$3,700	addition

**Variations Price Requests**

Total VPRs issued to date	413	
VPRs issued during reporting period	50	
Value of VPR in this period	\$101,000	addition

**Building Contract Summary**

Main building Contract Provision	\$27,724,057
Forecast cost including VOs and VPRs	\$27,576,188
The total contingency as at 2 March 1998 is	\$422,961

The monthly financial report is attached.

**Chairman's**

**Recommendation:** That the information be received.

## 9. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

THURSDAY 9 APRIL 1998

AT 2.00 PM

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**PROJECTS AND PROPERTY COMMITTEE**

**RESOLUTION TO EXCLUDE THE PUBLIC**

*Section 48, Local Government Official Information and Meetings Act 1987.*

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items 10 and 11.

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 are as follows:

	<b>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</b>	<b>REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER</b>	<b>GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION</b>
<b>PART B</b>	<b>10. DISPOSAL OF SURPLUS PROPERTY</b>	) <b>GOOD REASON TO WITHHOLD EXISTS</b>	<b>SECTION 48(1)(a)</b>
<b>PART A</b>	<b>11. DISPOSAL OF SURPLUS PROPERTY - PHILPOTTS ROAD</b>	) <b>UNDER SECTION 7</b>	

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 are as follows:

<b>Item 10</b>	<b>Commercial Activities</b>	<b>(Section 7(2)(h))</b>
<b>Item 11</b>	<b>Conduct of Negotiations</b>	<b>(Section 7(2)(i))</b>

**Chairman's**

**Recommendation:** That the foregoing motion be adopted.

**Note**

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”