

INFRASTRUCTURE AND ENVIRONMENT COMMITTEE MINUTES

MINUTES: of a meeting of the Infrastructure and Environment Committee which commenced at 9.00 a.m. in the Council Chamber, Centreway Road, Orewa on Thursday, 14 February 2008 and reconvened at 9.05 a.m. on Tuesday, 19 February 2008.

PRESENT: Penny Webster – Mayor
Crs Grahame Powell (Chairperson)
Ross Craig
Pat Delich
Michael Goudie
Gaye Harding
John Kirikiri
Dave Parker QSM
Zane Taylor
June Turner
Greville Walker
Wayne Walker
Suzanne Weld (from 9.20 a.m.)

IN ATTENDANCE: Director Assets & Facilities (Paul Utting)
Director Transportation (Murray Noone)
Committee Adviser (April Ranby)

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9.00 a.m. Bill Horne, Transport Planning Manager; Belinda Matheson, Travel Planner; Malcolm Black, Transport Maintenance Manager; Kim Gordon, Transport Office Manager; Ellen Barrett, Democracy Services Manager, in attendance.

101/02/08 APOLOGIES AND ANNOUNCEMENTS

AGENDA ITEM NO. 1

Announcements

Penny Webster, Mayor, announced that a front page report on Kelly Park on Tuesday 12 February in the Rodney Times newspaper had quoted her extensively, but in fact much of the quote could not be attributed to her and a retraction and apology would be published by the paper.

9.05 a.m Paul Garbett, Executive Officer, in attendance.

Cr Turner asked that the Council's attention be drawn to a recent item in the Hibiscus Coast Matters publication that highlighted some dangerous stretches of road in the Rodney District.

Cr Parker wished the women in attendance a very happy Valentine's day.

Penny Webster, Mayor, announced that Jo Polaisher of Rainbow Valley Farm, well known Rodney district environmentalist, was gravely ill.

Note: A further announcement was made later in the meeting that Jo Polaischer had passed away.

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Cr W Walker drew attention to recent headlines in the New Zealand Herald regarding Blue Chip Property Investment franchises that had gone onto liquidation. He added that some ratepayers who had invested in Blue Chip properties in Gulf Harbour may have been doubly unfortunate to have invested in a 'leaky building' property.

Apologies

Webster/Delich

That the apologies for lateness from Cr Suzanne Weld be received and sustained.

Carried

102/02/08 REQUESTS FOR CONSIDERATION OF URGENT ITEMS

AGENDA ITEM NO. 2

Webster/Kirikiri

- (a) **That the request for submissions to Transit New Zealand's Draft 2008/09 Land Transport Programme and 10 - Year Financial Forecast be considered as an urgent item to meet the submissions deadline of 7 March 2008.**
- (b) **That a request for a Councillor to represent Rodney District as part of the Auckland Transport Plan Advisory Group be considered as an urgent item at this meeting as the Auckland Transport Advisory group would meet before the next scheduled Infrastructure and Environment Committee meeting in March.**

Carried

9.10 a.m Charlotte Cuffe, Event Administrator, in attendance.

9.15 a.m. Paul Garbett, Executive Officer; and Ellen Barrett, Democracy Services Manager, retired from the meeting.

103/02/08 MAYORAL CYCLE CHALLENGE

FILE REF RF/228/8

AGENDA ITEM NO. 3

Webster/Harding

- (a) **That Councillors promote and support the Mayoral Cycle Challenge to make this community event even more successful.**
- (b) **That approval be given, in accordance with the Transport Vehicular Traffic Road Closure Regulations 1965, to close Hibiscus Coast Highway, between Centreway Road and West Hoe Road, from 9.00 a.m. to 12.00 p.m. on 2 March 2008 for the purpose of the Mayoral Cycle Challenge.**

Carried

9.25 a.m. Belinda Matheson, Travel Planner retired from the meeting.

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104/02/08 SEAVIEW CLASSIC – CYCLE EVENT**ROAD CLOSURE****FILE REF** RF/228/8**AGENDA ITEM NO.** 4

It was noted that the only business to object to the road closure was the Mad Butcher.

Kirikiri/Goudie

That approval be given, in accordance with the Local Government Act 1974 Schedule 10, to close Moana Avenue, Bakehouse Lane, Tamariki Avenue and Keith Morris Lane Orewa, on Sunday 24 February 2008 from 8.30 a.m. to 12.30 p.m, for the purpose of the Seaview Classic Cycle Event.

Carried

9.30 a.m Charlotte Cuffe, Event Administrator, retired from the meeting.

105/02/08 ROAD CLOSURES FOR EVENTS**FILE REF** RF/219/1**AGENDA ITEM NO.** 5**Parker/Goudie**

That the Council follow both the Transport Vehicular Traffic Road Closure Regulations 1965 and Local Government Act 1974 10th Schedule and, dependant on the scale/size of the event as shown in Figure 1 of the agenda report, in addition to being guided by extra direct consultation with affected parties, as the policy for managing events applications involving road closures.

Carried

9.35 a.m. Ray Ginnever, Special Projects Officer – Transport, in attendance.

106/02/08 TRANSPORT QUESTIONS RAISED BY COUNCILLORS**FILE REF** RF/219/1**AGENDA ITEM NO.** 6

Crs commented that the report was an appreciated addition to the agenda. It was suggested that the Council take no responsibility for the upgrade and/or maintenance for private roads and it was requested that an update on the situation in Restal Road, South Head be given to the Committee.

G Walker/Weld

That an urgent report be prepared on signage and safety for Wilson, partly formed road, South Head and, its legal implications.

Carried

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Webster/Taylor**That the information only report be received.****Carried**

107/02/08 **SUSTAINABLE TRANSPORT – AMENDMENT TO NZ TRANSPORT STRATEGY**

FILE REF TC/1/1

AGENDA ITEM NO. 7 and 7A

The discussion on this item highlighted the omission of any comment on bio-fuels from the strategy, the lack of land available for growth of bio-fuel crops and other factors such as drought affecting their production and the loss of flora and fauna from land used for such purposes.

Cr Kirikiri commended Bill Horne on his comprehensive and informative report.

Webster/Taylor

- (a) **That the report be received.**
- (b) **That the Director Transportation prepare a submission to the Sustainable Transport discussion paper, based on the proposed submission points set out in the agenda report and the discussion at the meeting.**

Carried

108/02/08 **STATE HIGHWAY – 2008/09 PROPOSED PROGRAMME**

FILE REF TC/1/1

AGENDA ITEM NO. *Refer to Item No. 2: Requests for Consideration of Urgent Items*

Delich/Taylor

That the Director of Transportation makes a submission to Transit New Zealand on its Draft 2008/09 Land Transport Programme based on the points set out in the summary of the agenda report.

Carried

109/02/08 **AUCKLAND TRANSPORT PLAN – COUNCIL REPRESENTATIVE**

FILE REF TC/1/1

AGENDA ITEM NO. *Refer to Item No. 2: Requests for Consideration of Urgent Items*

Cr Delich was nominated by Penny Webster, Mayor and seconded by Cr John Kirikiri. Cr W Walker was nominated by himself and seconded by Cr G Walker.

Webster/Kirikiri

- (a) **That the report be received.**
- (b) **That Cr Pat Delich be delegated authority to represent the Council for the Auckland Transport Plan (ATP) Advisory Group.**

Carried

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110/02/08 **PROPOSED NAME CHANGE - OREWA**
FILE REF RF/48/1
AGENDA ITEM NO. 8

Note: This item was deferred to a subsequent meeting.

10.30 – 10.55 a.m. Morning tea adjournment.

10.55 a.m. Geoff Mears, Director Customer Services; Warren Maclennan, Director District Strategy & Planning; Craig Pratt, Policy Advisor (Natural and Coastal Environment) in attendance.

111/02/08 **PENLINK UPDATE**
FILE REF RF/53/2
AGENDA ITEM NO. 9

Ray Ginnever, Special Projects Officer – Transport, gave a verbal report on Penlink and recent events that included a site visit by members of the Green party, Sue Bradford and Quentin Jukes. He confirmed that an Environmental Management plan had been filed for Penlink with the consenting authority.

11.30 a.m. Kim Gordon, Transport Office Manager, Bill Horne, Transport Planning Manager, Malcolm Black, Transport Maintenance Manager and Ray Ginnever, Special Projects Officer - Transport, retired from the meeting.

11.30 a.m. Mark Johannsen, Property Manager; and Stuart Howard, Manager - Property Transactions, in attendance.

112/02/08 **SUSTAINABLE RODNEY EVENT**
FILE REF CF/1/1
AGENDA ITEM NO. 10

Craig Pratt, Policy Advisor (Natural & Coastal Environment), provided information to the up coming event and informed the Committee that 5 June was proposed as 'Sustainable Rodney Day'.

Delich/Taylor

- (a) **That the report be received.**
- (b) **That Crs Wayne Walker and Suzanne Weld represent the Council at a Sustainable Rodney Event to be held at Centrestage Theatre, on Friday 7 March from 6.00 to 9.00 p.m.**

Carried

11.40 a.m. Peter Galliven, Manager Property Transactions, in attendance.

11.40 a.m. Warren Maclennan, Director District Strategy and Planning, and Craig Pratt, Policy Advisor (Natural and Coastal Environment), retired from the meeting.

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113/02/08 PROGRESS REPORT ON IMPLEMENTATION OF COMMITTEE DECISIONS**FILE REF CF/1/1****AGENDA ITEM NO. 11****Taylor/Harding****That the information be received.****Carried****114/02/08 POMONA HALL****FILE REF PK/5/4****AGENDA ITEM NO. 13**

Councillors expressed a preference that the halls remain in the area and for community use because of the ratepayer funding already spent on their relocation and refurbishment.

W Walker/Kirikiri

That a public Expressions of Interest process targeting community groups be undertaken for resiting of the old Pomona Hall and the old Whangaparaoa Lions Hall, and that the outcome of this process be reported back to the Council.

Carried**G Walker/Weld**

That the Council endeavour to recover its costs for restoration work carried out on the Pomona Hall.

Carried**115/02/08 PROPOSED LEASE OF OREWA RESERVE TO OREWA SURF LIFESAVING CLUB****FILE REF RC/142/2****AGENDA ITEM NO. 12****Kirikiri/Taylor****That it be recommended to the Council:**

That the Deed of Lease to the Orewa Surf Lifesaving Club, attached to the agenda report as Appendix 1, over part of the Orewa Recreation Reserve, described as Part Allotment 319 Parish of Waiwera, for a term of 10 years as be endorsed.

Carried

12.05 p.m. Penny Webster, Mayor, retired from the meeting.

12.15 p.m. Cr Parker and Peter Galliven, Manager Property Transactions, retired from the meeting.

12.15 p.m. Penny Webster, Mayor, present.

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116/02/08 ANNOUNCEMENTS**AGENDA ITEM NO. 1**

Penny Webster, Mayor, announced that she had just received the news that Mr Jo Polaischer of Rainbow Valley Farm had passed away earlier in the day.

Harding/Kirikiri

That a card and flowers be sent from the Council expressing condolences to Mr Polaischer's family.

Carried**117/02/08 DEVELOPMENT ISSUES – 12 WAIMAUKU STATION ROAD, WAIMAUKU****FILE REF PK/51/1****AGENDA ITEM NO. 14****Delich/G Walker**

- (a) That Option (a) in 3.0 Options of the agenda report to create a full width accessway be progressed.**
- (b) That an extraordinary transportation Capital Expenditure budget of \$110,000 be authorised for the construction of the accessway as a matter of urgency.**
- (c) That the land be held in a manner that allows for contributions from future development of the adjacent properties.**

Carried

12.40 -1.05 p.m. Lunch adjournment.

118/02/08 PUBLIC EXCLUDED**AGENDA ITEM NO. 23****Harding/W Walker**

- (a) That the public be excluded from the following parts of the proceedings of this meeting, namely:**

Minute No(s) 119/02/08, 120/02/08, 121/02/08, 122/02/08, 123/02/08

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:

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General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48(1) for the passing of this resolution
Omaha Golf Club	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (section 7(2)(i) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
Community House	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (section 7(2)(i) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
Progress report on implementation of confidential committee decisions.	As per the reasons given for excluding the public at the meeting(s) when these decisions were made.	As per the grounds given for excluding the public at the meeting(s) when these decisions were made.
Wellsford Depot	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry out, without prejudice or disadvantage, commercial activities (section 7(2)(h) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
Kumeu Floodway	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry out, without prejudice or disadvantage, commercial activities (section 7(2)(h) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (section 7(2)(i) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)

- (b) That Ms Belinda Thomas and Mr Peter Jackson, Omaha Beach Community Incorporated, and Mr Murray Ward, Chairman, Omaha Golf Club, be permitted to remain at this meeting after the public has been excluded for the Omaha Beach Golf Club Lease – Rent Review item, because of their knowledge of the Omaha Beach Golf Club Lease and of the club’s management and administration.

Carried

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Note: The following decision was made with the public excluded then brought into open meeting

124/02/08 OMAHA BEACH GOLF CLUB LEASE – RENT REVIEW
FILE REF RC/48/1 16
AGENDA ITEM NO. 24

Turner/W Walker

- (a) That the current peppercorn annual rent of \$5 + GST be retained and that this matter be reviewed again at the time of the next rent review.
- (b) That the decision but not the agenda report be restated in open meeting.

Carried

**125/02/08 PROPOSED EASEMENT FOR HIGH LEVEL BYPASS CHANNEL
 DOWNSTREAM OF TAUPAKI BRIDGE**
FILE REF P 237
AGENDA ITEM NO. 22

Delich/Taylor

- (a) That the Property Manager be delegated authority to negotiate and obtain easements for a high-level floodway through Lot 1 DP 184001, as indicated in Figure 1 of the agenda report;
- (b) That the cost of obtaining the easement and the construction of works be funded against the Kumeu River Protection Scheme JL 40447;

Carried

3.10 p.m. Kim Buchanan, Stormwater Asset Manager, and Peter Reid, Water Services Manager, retired from the meeting.

126/02/08 PUBLIC EXCLUDED
AGENDA ITEM NO. 23

Goudie/Kirikiri

That the public be excluded from the following parts of the proceedings of this meeting, namely:

Minute No(s) 127/02/08

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:

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General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48(1) for the passing of this resolution
Issue Involving Local Dispute	The disclosure of information would be likely to prejudice the maintenance of the law, including the prevention of, investigation of, and detection of offences, or prejudice the right to a fair trial (section 6(a) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
	The disclosure of information would not be in the public interest because of the greater need to protect the privacy of natural persons, including that of deceased natural persons (section 7(2)(a) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
	The disclosure of information would not be in the public interest because of the greater need to maintain legal professional privilege (section 7(2)(g) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)

Carried

Note: The following decision was made with the public excluded then brought into open meeting.

128/02/08 NOTICE OF MOTION – ISSUE INVOLVING LOCAL DISPUTE
FILE REF LC/1/1
AGENDA ITEM NO. 29

Webster/Turner

- (a) That the report be received.
- (b) That the Council require the Bettons to relocate the hedge back to their property boundary.
- (c) That the Council offer assistance to the Bettons to carry out the relocation of the hedge.
- (d) That the decision but not the agenda report be restated in open meeting for reasons of legal professional privilege.

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Division**For the Motion**

Delich
Goudie
Harding
Kirikiri
Parker
Powell
Taylor
Turner
W Walker
Webster

Against the Motion

G Walker
Weld

Carried

3.12 p.m. Geoff Mears, Director Customer Services, in attendance.

3.40 p.m. Cr Delich retired from the meeting.

3.40 – 3.55 p.m. Afternoon tea adjournment.

3.55 p.m. David Cooper, Professional Services Manager; Chris Laird, Civil Defence Emergency Management Officer; Scott Marchant, Principal Rural Fire Officer; Donna Roberts, Emergency Management & Volunteers Support Officer; and Paul Read Emergency Management Development Officer, in attendance.

129/02/08 **PROPOSED LAND EXCHANGE, SILVERDALE**
FILE REF PK/43/1
AGENDA ITEM NO. 17

The Property Management team was commended by Councillors on the land exchange as it offered maximum benefit to residents and rate payers.

Kirikiri/Craig

- (a) That the Property Manager be delegated authority to undertake all the necessary statutory procedures to complete a land exchange, pursuant to the provisions of section 15 of the Reserves Act 1977 involving the land parcels outlined below:
- (i) Northern portion of 36 Hibiscus Coast Highway, Silverdale (Pt Allotment 21 Parish of Okura);
 - (ii) Allotment 31, Parish of Okura – Local Purpose (Off Street Parking) Reserve;
 - (iii) Allotment 256, Parish of Okura – Reserve for County Buildings.
- (b) That the Committee approves in principle the area of the 36 Hibiscus Coast Highway property proposed to be set aside as reserve, as generally outlined on the plan attached as Appendix 3 on the agenda report.

Carried

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130/02/08 **CLASSIFICATION OF RESERVES**
FILE REF PK/27/1; RC/10/1; RC/1/1
AGENDA ITEM NO. 15

Kirikiri/Harding

That it be recommended to the Council:

- (a) That in exercise of the powers conferred on it under Section 16(2A) of the Reserves Act 1977, the Council resolve to classify the land described below and held in fee simple by the Council, as noted within the meaning of the said Act:
- (i) Recreation Reserve
 - Lot 32 Deposited Plan 357819, Computer Freehold Register NA 235459 (Karaka Cove, Whangaparaoa).
 - (ii) Local Purpose (Esplanade) Reserve
 - Lot 5 Deposited Plan 349916, Computer Freehold Register NA 238711 (Koraha Road, Kumeu).
 - (iii) Local Purpose (Neighbourhood) Reserve
 - Lot 1 Deposited Plan 366653, Computer Freehold Register NA 270820 (corner Wainui and Waitoki Roads).
 - (iv) Local Purpose (Walkway) Reserve
 - Lot 1 Deposited Plan 104856, Computer Freehold Register NA57D/915 (106 Commercial Road, Helensville).
- (b) That in exercise of its powers conferred on it under Section 16(10) of the Reserves Act 1977, the Council resolves to name the land described in resolution (a)(iii) above *Kings Farm (Wainui) Reserve*.
- (c) That the Property Manager be authorised to complete the Reserve Act procedures outlined in recommendations (a) and (b).

Carried

131/02/08 **QUARTERLY PROPERTY TRANSACTIONS UPDATE**
FILE REF PK/1/1
AGENDA ITEM NO. 16

Webster/Kirikiri

That the report, Quarterly Property Transactions Updates, for the periods 1 July - 30 September 2007 and October - 31 December 2007, attached as Appendices 1 and 2 to the agenda report, be received.

Carried

14 and 19 February 2008

132/02/08 EMERGENCY MANAGEMENT REPORT**FILE REF CC/1/1****AGENDA ITEM NO. 20**

David Cooper, Professional Services Manager answered questions from the Councillors on Exercise Ruaumoko, New Zealand's largest ever civil defence exercise that involved more than 120 organisations and commenced in November 2007, with the main exercise phase to occur March 2008.

David Cooper advised that anyone could now register to receive a civil defence text warning by texting *OPTNRDCD* to 2678.

Kirikiri/Webster

That the Emergency Management Report be received.

Carried

4.05 p.m. Geoff Pitman, Performance Assessor Team Leader, in attendance.

4.10 p.m. Ian Murray, Parks & Coastal Manager, in attendance.

133/02/08 EMERGENCY OPERATIONS CENTRE**FILE REF CC/2/1/E****AGENDA ITEM NO. 19**

Fulton Hogan was acknowledged by the committee for its generous contribution to the site-works, including driveways, at the location of the new Civil Defence Emergency Operations Centre.

Kirikiri/Turner

- (a) **That the Council approve the transfer of the three modcoms, including the two used as the Call Centre, plus the toilet block unit, to establish Rodney's permanent Emergency Operations Centre.**
- (b) **That the Director Finance & Business determine the value of the transaction based on the cost of works and the average market value achieved by the sale of the remaining modcoms.**

Carried**134/02/08 SUSPENSION OF STANDING ORDERS****FILE REF CF/1/1****Webster/Harding**

That standing order 3.3.7 (time limit at meetings) be suspended in order that the business of the day may be concluded.

Carried

4.40 p.m. David Cooper, Professional Services Manager; Chris Laird, Civil Defence Emergency Management Officer; Scott Marchant, Principal Rural Fire Officer; Donna Roberts, Emergency Management & Volunteers Support Officer; and Paul Read Emergency Management Development Officer, retired from the meeting.

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135/02/08 CONTRACTS PERFORMANCE REPORT
FILE REF CE/1/1
AGENDA ITEM NO. 21

Webster/Turner

That the Audit Report be received.

Carried

- 4.50 p.m. Warren Maclellan, Director District Strategy & Planning, in attendance.
- 4.50 p.m. Geoff Pitman, Performance Accessor - Team Leader, Ian Murray, Parks & Coastal Manager, retired from the meeting.

136/02/08 REFURBISHMENT OF EXISTING OREWA OFFICE BUILDING
FILE REF OA/1/1
AGENDA ITEM NO. 18A

Note: This item was considered with the public excluded due to potential commercial sensitivity.

137/02/08 PUBLIC EXCLUDED
AGENDA ITEM NO. 23

Webster/Goudie

That the public be excluded from the following parts of the proceedings of this meeting, namely:

Minute No(s) 138/02/08, 139/02/08 and 140/02/08

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:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48(1) for the passing of this resolution
Refurbishment of Existing Orewa Office Building	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry out, without prejudice or disadvantage, commercial activities (section 7(2)(h) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)

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	The disclosure of information would not be in the public interest because of the greater need to enable the council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (section 7(2)(i) Local Government Official Information and Meetings Act 1987).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist, under section 6 or section 7 (except section 7(2)(f)(i) of the Act). (section 48(1)(a) Local Government Official Information and Meetings Act 1987.)
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Carried

Note: The following decision was made with the public excluded then restated in open meeting.

141/02/08 REFURBISHMENT OF EXISTING OREWA OFFICE BUILDING
FILE REF OA/1/1
AGENDA ITEM NO. 18A

A copy of a PowerPoint presentation given by Paul Utting, Director Assets and Facilities is attached to the minutes as **Appendix 1**.

Webster/Kirikiri

- (a) That the price of \$1,813,159.90 (one million, eight hundred and thirteen thousand, one hundred and fifty nine dollars and ninety cents) from Watts & Hughes Construction Company Ltd be accepted for the reconfiguration work on the ground level of the 1977 Orewa office building and a budget figure of \$671,000 (six hundred and seventy one thousand dollars) be allocated to complete work on level 1 of the building (This figure being a pro-rated estimate based on the ground level figures).
- (b) That professional fees of \$140,602 (one hundred and forty thousand, six hundred and two dollars) for RDT Pacific be accepted for the reconfiguration on the 1977 office building.
- (c) That professional fees of \$242,000 (two hundred and forty two thousand dollars) for Creative Spaces Ltd (incorporating Sinclair Knight Merz fees) be accepted for the reconfiguration on the 1977 office building.
- (d) That the above work be authorised by way of variation to Contracts 0504, 0505, 0506.
- (e) That the resolution and report be restated in public.

Division**For the Motion**

Webster
 Craig
 Kirikiri
 Parker
 Harding
 Powell
 Taylor
 Turner

Against the Motion

Delich
 Goudie
 W Walker
 G Walker
 Weld

Carried

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Cr G Walker and Cr Weld requested that their votes be recorded against the decision on the grounds that the process was unsatisfactory, with inadequate information provided at earlier stages.

Cr Goudie requested that his vote be recorded against the decision on the grounds that there was limited initial investigation resulting in a budget blow out that is not acceptable.

Having been adjourned at 5.08 p.m. on Thursday, 14 February and reconvened at 9.05 a.m. on Tuesday, 19 February, the meeting closed at 9.45 a.m. on Tuesday 19 February 2008.

CONFIRMED AS A TRUE AND CORRECT RECORD THIS 27TH DAY OF MARCH 2008

MAYOR

* * * * *

14 and 19 February 2008

The Original Proposal

- To do all the refurbishment at one time using the contractor from the new building
- Advantages
 - All to common standard
 - Avoid future rework and need to relocate staff
 - Cost advantages from single contract
 - Construction team already established and with excellent working relationship
 - Gets all staff into efficient environment

Building Rodney's Future Together



- Predicted cost based on limited investigation, but expected extent of works, was \$1.9m
- Funding from budget savings on new building plus accumulation of several years provisions for building upgrade
- Council confirmed that it was comfortable with this approach and the benefits arising

Building Rodney's Future Together



What's Changed → \$2.9m

- For the refurbishment - not a lot
- Cost now based on detailed plans and actual tenders from sub-contractors (which makes up the bulk of the work) plus main contractor and professionals originally selected through competitive processes
- The extent of service renewals is the big change

Building Rodney's Future Together



- Main power distribution boards need urgent upgrade (approx \$70k)
- Main A/C units in poor condition, most with 1-5 years of useful life remaining
 - Piecemeal replacement since 1977 with "budget" units under very local control
 - Corrosion associated with marine environment
- Not expected and not discovered until detailed investigation

Building Rodney's Future Together



Funding

- Original proposal was largely provided for in current and LTP budgets
- The additional \$1m is not funded
- Overall impact on rates for the \$2.9m is approx 0.2% Districtwide (0.07% for the \$1m)
- This is what depreciation expense is intended to provide for. Predicting when it will be needed is more difficult and tends to be "lumpy"
- Completing the works now will essentially mean Council has 2 new buildings

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Logical Progression of Works

- Rationale for doing refurbishment in one tranche remains
- Logical to replace A/C at same time as ceilings and walls are down and areas vacated
- To do later would incur additional costs, considerable disruption and staff issues
- Also have opportunity to bring A/C under master control and obtain efficiencies

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14 and 19 February 2008

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