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## Minutes of a meeting of the Works and Infrastructure Committee

Held in the Council Chamber, Civic House, Trafalgar Street,  
Nelson

On Thursday 13 March 2014, commencing at 9.05am

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Present: Councillor E Davy (Chairperson), Her Worship the Mayor R Reese, and Councillors L Acland, I Barker, R Copeland, G Noonan, M Lawrey, and T Skinner

In Attendance: Councillors B McGurk, M Ward, and K Fulton, Group Manager Infrastructure (A Louverdis), Chief Financial Officer (N Harrison), Senior Asset Engineer – Transport and Roading (R Palmer), Strategy and Planning Analyst (B Wayman), Parks and Facilities Asset Planner (A Petheram), Manager Communications (A Ricker), Youth Councillors (H Tod-Smith and N Erasmuson), and Administration Adviser (L Canton)

Apology: Her Worship the Mayor R Reese for lateness

### 1. Apologies

Resolved

***THAT apologies be received and accepted from Her Worship the Mayor for lateness.***

Noonan/Lawrey

Carried

### 2. Interests

There were no updates to the interests register and no conflicts of interest with items on the agenda were noted.

### 3. Confirmation of Order of Business

The Chairperson announced that there would be a brief adjournment to allow the Group Manager Infrastructure, Alec Louverdis, to walk councillors through the State Advances Building.

Attendance: the meeting adjourned from 9.07am to 9.20am, during which time Her Worship the Mayor and Councillor Copeland joined the meeting.

3.1 Late item

3.2 Resolution to Exclude the Public

The Chairperson advised that, due to administrative oversight, an item had been omitted from the resolution to move into public excluded at the end of the public agenda. He explained that the resolution to exclude the public, to be made at the end of the public part of the meeting, would be amended to include the Public Excluded Status Report – Works and Infrastructure Committee 20 March 2014.

#### 4. Public Forum

4.1 Greypower Nelson

Bob Hancock of Greypower Nelson tabled a document highlighting the main points of his presentation (A1154648). He spoke about residents affected by vehicle noise generated by coarse chip seal on the Stoke Bypass/Wakatu Drive. He said this affected the resale value of affected houses, and impinged on residents' quality of life, including the ability to ventilate their homes and enjoy time outdoors.

In response to questions, Mr Hancock said that the issues had arisen in the last 12-18 months, but that he had only heard of one resident having resale difficulties. He confirmed that residents building in the area had been advised at the time of making their property purchase that the noise issues would be addressed.

The Chairperson advised that the New Zealand Transport Agency (NZTA) was the owner of the asset, and undertook that the Committee would write to NZTA to raise the matter with them. It was noted that the letter would also ask NZTA to confirm that it had complied with the relevant resource consent and/or the designation process in building the road.

#### 5. Confirmation of Minutes – 30 January 2014

Document number A1150321, agenda pages 16-17 refer.

Resolved

***THAT the minutes of a meeting of the Nelson City Council Works and Infrastructure Committee, held on 30 January 2014, be confirmed as a true and correct record.***

Lawrey/Acland

Carried

#### 6. Status Report – Works and Infrastructure 13 March 2014

Document number A1150321, agenda pages 16-17 refer.

Resolved

***THAT the Status Report – Works and Infrastructure 13 March 2014 (A1150321) be received.***

Lawrey/Noonan

Carried

## 7. Chairperson's Report

There was no Chairperson's report.

## 8. Late item – Foundations at Trafalgar Centre

The Chairperson explained that a late item had been tabled (A1154815 and A1154808).

Resolved

***THAT the item regarding Foundations at Trafalgar Centre be considered at this meeting as a major item not on the agenda, pursuant to Section 46A(7)(a) of the Local Government Official Information and Meetings Act 1987, to enable works at the Trafalgar Centre to be undertaken in a timely manner.***

Lawrey/Barker

Carried

The Chairperson introduced the report. He explained that the intention was to establish the depth of piles at the Trafalgar Centre given the public perception that there was a lack of definitive information on the matter. He said this would enable an appropriate solution to be developed based on a confirmed pile depth.

The Chairperson tabled a newspaper article from the Nelson Mail, dated May 1971 (A1158060) which suggested that the holes dug for the piles were 30-40 feet (9.1-12.2 metres) deep.

Councillor Davy, seconded by Councillor Lawrey moved

***THAT the report Foundations at Trafalgar Centre (A1154808) be received;***

***AND THAT the Chief Executive be authorised to commission work as soon as possible to determine the actual underground structure and condition of the foundations of the main Trafalgar Centre building, to an estimated cost of \$20,000, and to advise on the true state of these as part of understanding remedial work necessary to make the building safe for public occupancy.***

*AND THAT should issues be found that require additional work to complete the required investigation that the Mayor, Chairperson of Works and Infrastructure committee, and the Chief Executive be kept apprised of progress and any additional costs that may be required to complete the investigation.*

Mr Louverdis emphasised that the two investigation methods specified in the officer report, being angle drilling and concrete coring, were the only methods available for investigation. He added that open trenching could compromise the existing foundations of the building, and therefore the consultants would not be instructed to do any open trenching.

In response to questions, Mr Louverdis explained that angle drilling and concrete core sampling could only provide limited information on the exact condition of the piles. He added that there was no certainty that any tests would confirm what reinforcing had been used in the construction of the piles.

Mr Louverdis said that if the investigation on the depth of the piles provided an opportunity to test the ground water to determine salt content, or saltwater intrusion on the piles, or to undertake any other appropriate investigations, that opportunity would be taken although it would attract an additional cost. He reiterated that nothing would be done to risk the foundations.

Mr Louverdis referred to a tabled letter from Tonkin & Talyor (A1156482) of 12 March 2014, which advised that even if the piles were found to 10 metres deep, this did not mean the piles were any less susceptible to shear failure in an IL3 Ultimate Limit State (ULS) earthquake.

During a discussion councillors expressed support for the motion, noting that a key reason for the investigation was to address public debate about the depth of the piles. Some concern was expressed that an investigation to address public opinion was not an appropriate use of funds, particularly given the advice in Tonkin & Taylor's letter of 12 March 2014 (A1156482) that, even if the piles were found to 10 metres deep, this did not mean the piles were any safer.

Councillor Copeland declared an interest and said she would not vote on the matter. On discussion, the Chair advised that Councillor Copeland did not have a conflict.

Resolved

***THAT the report Foundations at Trafalgar Centre (A1154808) be received;***

**AND THAT the Chief Executive be authorised to commission work as soon as possible to determine the actual underground structure and condition of the foundations the main Trafalgar Centre building, to an estimated cost of \$20,000, and to advise on the true state of these as part of understanding remedial work necessary to make the building safe for public occupancy;**

**AND THAT should issues be found that require additional work to complete the required investigation, the Mayor, Chairperson of Works and Infrastructure Committee, and the Chief Executive be kept apprised of progress and any additional costs that may be required to complete the investigation.**

Davy/Lawrey

Carried

A division was called:

Councillor Acland	Aye
Councillor Barker	Aye
Councillor Copeland	Aye
Councillor Davy	Aye
Councillor Lawrey	Aye
Councillor Noonan	Aye
Councillor Skinner	Aye
Her Worship the Mayor	Aye

Attendance: The meeting adjourned from 10.20am to 10.40am for morning tea, during which time Her Worship the Mayor left the meeting.

## **TRANSPORT AND ROADING**

### **9. Review of Nelson Public Transport NBus Service**

Document number A1137333, agenda pages 18-66 refer.

Senior Asset Engineer – Transport and Roading, Rhys Palmer, and Strategy and Planning Analyst, Brylee Wayman, presented the report.

In response to questions, Ms Wayman clarified the proposed timetable changes for non-arterial routes, and confirmed that officers would also be discussing timetables with SBL Group Ltd (SBL) and schools. She said that it may be possible to discuss with SBL increasing the availability of buses on appropriate routes during Cricket World Cup.

Mr Palmer added that as most of the population lived close to arterial routes, providing the right service timetable would assist in promoting and growing the service.

During a discussion, it was agreed that a summary of the submissions on the bus service made to the Long Term Plan 2012-2022 and the Annual Plan 2012/13, would be considered at the Council Workshop on the Transport Asset Management Plan (AMP) later in the year, as the AMP informed how Council would allocate funding in the Long Term Plan 2015-2025.

Concern was expressed at the lack of contribution from Tasman District Council, particularly given that commuters from Richmond to Nelson were major users of the service.

Resolved

***THAT the report Review of Nelson Public Transport NBus Service (A1137333) and its attachment (A1119385) be received.***

Lawrey/Noonan

Carried

Recommendation to Council

***THAT weekend services on the Nelson-Richmond arterial routes are increased by modifying the weekday timetables on the Atawhai, Brook and Victory routes, including deleting the first and last trips each weekday, so that there is no increase to the contract cost;***

***AND THAT medium term recommendations from the review that require more investigation and planning will be brought back to Council through the 2015 Long Term Plan process.***

Lawrey/Noonan

Carried

## BUILDINGS

### 10. State Advances Building – Way Forward

Document number A1112414, agenda pages 67-72 refer.

Mr Louverdis presented the report, noting that the tour of the State Advances Building had provided councillors with an indication of the complex structural issues involved in strengthening the building.

In response to questions, Mr Louverdis explained that the recommendation to call for open tenders did not necessarily reflect an intention to sell the building; rather it was to ascertain what type of commercial interest in the building existed. He noted that this could result in a range of options for Council to consider.

In response to further questions, Mr Louverdis outlined the open tender process and reinforced that it would be non-binding on Council. He advised that, once proposals had been received, consultation with relevant parties could be undertaken in line with Council's preferred option.

It was noted that the building was an important heritage building and its facade an important part of the streetscape, and therefore the Council resolution should signal a preference for retaining the building, or its facade. However, it was also suggested that Council should not limit the breadth of proposals received through the open tender process, particularly as it was non-binding on Council.

Resolved

**THAT the report State Advances Building - Way Forward (A1112414) and its attachment (A1140585) be received;**

Noonan/Davy

Carried

Recommendation to Council

**THAT Council confirms that the State Advances building is surplus to requirements;**

**AND THAT Council agrees to call for tenders on the open market to ascertain commercial interest and future options for the re-development of the building/site that will guide Council in future decision making;**

**AND THAT the basis of tenders be that Council does not have to accept any tender/proposal.**

Noonan/Davy

Carried

## LAND

### 11. Hay Property, 23 Matangi Street – Offer of Gift of Land for Reserve

Document number A1106978, agenda pages 73-79 refer.

Parks and Facilities Asset Planner, Andrew Petheram joined the meeting.

In response to questions, he advised that a simple gravel path would be zigzagged to increase the safety aspect for cyclists. He explained that the gift would be set up as subdivision of the site, and costs would not be incurred until Miss Hay had moved out of the property.

Councillors acknowledged the generosity of Miss Hay's offer.

Recommendation

***THAT the report Hay Property, 23 Matangi Street – Offer of Gift of Land for Reserve (A1106978) and its attachments (A1114889, A1114890 and A717370) be received.***

Barker/Acland

Carried

Recommendation to Council

***THAT the land described as Lot 2 LT459935 and shown on Plan MC1 (Attachment 1, A1114889) be accepted as a gift for purpose of a Local Purpose Reserve;***

***AND THAT the proposed Local Purpose Reserve, Lot 2 LT459935, shown on Plan MC1(Attachment 1) be named 'Hay's Reserve' in recognition of the Hay family's longstanding presence in the Stoke area and their generous gift to the City;***

***AND THAT Council take note that the donor has no expectation that the walkway will be finalised to any standard other than a simple gravel track on receipt of the land by Council.***

Barker/Acland

Carried

## PROJECT TENDERS

### 12. Early Tendering of Projects

Document number A649888, agenda pages 80-82 refer.

In response to question Mr Louverdis advised that, under an early tendering system, the contracts would be set at the figures approved in the Annual Plan 2014/15 budget. He added that if tender prices received were higher than budget, this would be brought back to Council for further discussion.

Resolved

**THAT the report *Early Tendering of Projects (A649888)* be received;**

**AND THAT following the success of the advanced tendering of projects in the 2012/13 financial year, that Council approve early tendering as a way of doing business going forward;**

**AND THAT Council take note of the likely list of projects to be tendered prior to June 2014, in advance of the 2014/15 Annual Plan process, to assist in the delivery of the 2014/15 capital works programme;**

**AND THAT Council further approve that this early tendering include multiple year contracts listed in future Annual or Long Term Plans.**

Davy/Noonan

Carried

### 13. Exclusion of the Public

Resolved

**THAT the public be excluded from the following parts of the proceedings of this meeting.**

***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:***

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Works and	Section 48(1)(a)	The withholding of the

	<p><b>Infrastructure Committee – Public Excluded – 30 January 2014</b></p> <p>These minutes confirm the public excluded minutes of 28 November 2013 and also contain information regarding:</p> <p>Washington Valley Property Disposal</p>	<p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>information is necessary:</p> <ul style="list-style-type: none"> <li>• Section 7(2)(b) To protect information that may disclose a trade secret or the commercial position of a person</li> <li>• Section 7(2)(h) To carry out commercial activities</li> </ul>
2	<p><b>Public Excluded Status Report - Works and Infrastructure Committee 20 March 2014</b></p> <p>This report contains status updates relating to the Trafalgar Centre Follow Up Reports of 28 November 2013 and 12 December 2013</p>	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> <li>• Section 7(2)(h) To carry out commercial activities</li> <li>• Section 7(2)(i) To carry out negotiations</li> </ul>

Davy/Lawrey

Carried

The meeting went into public excluded session at 11.45am and resumed in public session at 11.50am.

During the public excluded session, the Committee confirmed the public excluded minutes of the meeting of the Works and Infrastructure Committee, held on 30 January 2014, as true and correct, and received the Public Excluded Status Report - Works and Infrastructure 13 March 2014.

**14. Re-admittance of the Public**

Resolved

**THAT the public be re-admitted to the meeting.**

Davy/Barker

Carried

There being no further business the meeting ended at 11.51am.

Confirmed as a correct record of proceedings:

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date