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**PALMERSTON NORTH CITY COUNCIL**

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**AGENDA**

**FINANCE AND PERFORMANCE**

**COMMITTEE**

**LATE ITEM**

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**9AM, MONDAY 18 JUNE 2018**

COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING  
32 THE SQUARE, PALMERSTON NORTH

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## MEMBERSHIP

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**Susan Baty (Chairperson)**

**Jim Jefferies (Deputy Chairperson)**

**Grant Smith (The Mayor)**

**Adrian Broad**

**Gabrielle Bundy-Cooke**

**Vaughan Dennison**

**Lew Findlay QSM**

**Leonie Hapeta**

**Lorna Johnson**

**Karen Naylor**

**Bruno Petrenas**

**Agenda items, if not attached, can be viewed at:**

[pncc.govt.nz](http://pncc.govt.nz) | Civic Administration Building, 32 The Square

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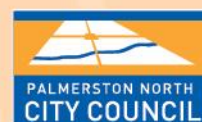
**Heather Shotter**

**Chief Executive, Palmerston North City Council**

**Palmerston North City Council**

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## **FINANCE AND PERFORMANCE COMMITTEE MEETING**

18 June 2018

### **LATE ITEM**

**15. Papaioea Place Housing Redevelopment Construction Programme**

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Memorandum, dated 11 June 2018 from the Parks & Property Manager,  
John Brenkley.



## MEMORANDUM

**TO:** Finance and Performance Committee

**MEETING DATE:** 18 June 2018

**TITLE:** Papaioea Place Housing Redevelopment Construction Programme

**DATE:** 11 June 2018

**AUTHOR/S:** John Brenkley, Parks & Property Manager, City Networks

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### RECOMMENDATION(S) TO COUNCIL

1. That the Construction Programme for the Papaioea Place Housing Redevelopment Project be Received.

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#### 1. ISSUE

- 1.1 Papaioea Place housing project budget was approved by Council in the 14 May 2018 Finance and Performance Meeting. The contractor is then required to provide a programme of works to outline how the project is to be delivered. The programme has recently been provided to Council.
- 1.2 The resolution allowed for two additional units to be incorporated into Stage 1. The addition requires a variation to the resource consent and this will involve going to the neighbours consulted in the first round of the resource consent process. This process can occur in parallel to the construction stage.

#### 2. BACKGROUND

- 2.1 The **Council Resolutions** from Finance and Performance Meeting May 2018 were :-
- 2.2
  1. That an additional budget of \$52,992.00 plus GST be included for the provision of the Vlux Solar Tube, increase of ceiling insulation and 13mm Gib (re-instatement of 3 items from “potential savings”).

- 2.3     2.     That the Papaioea Place Housing Budget for Stage 1 be increased to \$8,427,200 (including GST) for consideration in Council's final 2018/28 10 Year Plan deliberations.
- 2.4     3.     That two additional units be included on the eastern row of Stage 1 for a sum of \$288,650 (including GST) for consideration in Council's final 2018/28 10 Year Plan deliberations.
- 2.5     4.     That the variations schedule from Latitude Homes for Papaioea Place Development as approved in recommendations 1 to 3 be accepted and that work proceed in the 2017/18 financial year.
- 2.6     Resolution 3 allowed for two additional units to be incorporated into Stage 1. The addition requires a **Resource Consent Variation** to the resource consent and this will involve going to neighbours consulted in the first round of the resource consent process.
- 2.7     The architects will apply for a variation to the resource consent. The neighbours affected by the additional units will be taken through the implications of the variation by the project manager and shown why it is required. An affected person's form will need to be filled out by the neighbours. The plans will be updated to reflect the addition of the two units. The updated plans will need to be signed by the affected neighbours.
- 2.8     The two additional units are located in the area to be constructed as the last part of stage one. Work can start as originally planned near Papaioea Park with the resource consent variation process happening in parallel.
- 2.9     The **Construction Programme** programme is attached in **Appendix 1**. The contract has been signed with Latitude Homes and the variations accepted so that work can commence in the 2017/18 financial year.
- 2.10    A pre start meeting was held on site at Papaioea Place on Tuesday 29 May 2018. Present were project management staff from WT Partnership, BGGB architects, Latitude Homes and PNCC.
- 2.11    Latitude Homes were given possession of the site on 1 June 2018.

2.12 Latitude intend to work on construction of Portion 1A and 1B (12 units) at the same time as Portion 2A and 2B (18 units). This will result in completion of 30 units at the end of February 2019. This will complete the double line of units next to Papaioea Park. See **Appendix 2** for overall staging plan. The 30 units will be available for tenant occupation.

2.13 Portions 3 (10 units) and 4 (10 units) will both commence from April 2019 and the final 20 units will be completed mid-November 2019 with a month to finish off external works and complete planning sign offs. The anticipated hand over of 50 units to Council will be on 10 December 2019.



### 3. NEXT STEPS

3.1 The next steps are to work with WT Partnership and Latitude Homes to complete the project on time and on budget.

### 4. COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide? If Yes quote relevant clause(s) from Delegations Manual <Enter clause>	No
Are the decisions significant?	No
If they are significant do they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	Yes
Are the recommendations inconsistent with any of Council's policies or plans?	No

### ATTACHMENTS

1. Papaioea Place Housing Construction programme [↓](#) 
2. Staging Plan Construction Portions [↓](#) 

John Brenkley  
Parks & Property Manager





**ITEM 15 - ATTACHMENT 1**



