

STAFF REPORT

TO: Community Services Committee
FROM: Manager Property Services
DATE: 6 July 2010
SUBJECT: Manager Property Services Report –RCS10-07-02

MOTUEKA RECREATION CENTRE

Work on the Motueka Recreation Centre alterations is proceeding. Wilkes Construction are currently performing to the programme. The main toilets will be unavailable from 1 July 2010 for approximately eight weeks while work moves into this area. During July 2010 the new canopy at the main entry should be completed, the gym ready for stopping and painting and the exterior of the gym painted.

Substantial leaks have occurred in the cinema area of the building. The roof in this area has been an ongoing issue for some time and the affect of people walking on the roof during the alterations created these new leaks. An inspection has revealed that this is mainly the way that the air conditioning ducting is tied into the roof. Temporary repairs are being undertaken but the solution required to fix the problem is to re-roof this part of the building. Costs are being obtained for this work.

ASB AQUATIC CENTRE

The closure of the ASB Aquatic Centre has enabled work to proceed with the construction of the Learn to Swim pool and the shifting and upgrading of plant required. The pool managers have taken the opportunity of using this time to carry out maintenance. It is understood that this is the first time the pool has been shut for an extended period since it was opened. This year it is proposed to complete an asset management plan for the pool and one of the recommendations is likely to include a provision that the pool be shut down every one or two years for a few days to enable maintenance to occur that cannot be undertaken during normal operating times. The roof on the Learn to Swim pool will be completed by the date of this meeting. Other works are continuing as per the programme.

Only one proposal was received to an invitation to register an interest for a fitness centre at the ASB Aquatic Centre. This was from CLM who have the management contract for the Aquatic Centre. Negotiations will now proceed with CLM and I will report further to the Committee in due course.

RICHMOND LIBRARY

The Richmond Library renovation project has been completed and is now fully occupied. I will be arranging a meeting of the architect, project manager, contractors and other major players with this project as a post project review to see what we and they can learn for future projects. In due course a financial analysis will be presented.

POHARA STORE

We have engaged an architect to prepare sketches for improvements to the Pohara Store. Once a preferred design for any alterations is agreed upon with the lessees, the work will be costed and a programme for the alterations will be agreed upon.

MURCHISON SERVICE CENTRE

Minor alterations have been completed to the Customer Services area of the Murchison Service Centre.

WAKATU INCORPORATION

An offer has been made to Wakatu Incorporation for the possible purchase of a parcel of Wakatu Incorporation land adjacent to SportsPark Motueka, formally known as Rugby Park. Wakatu Incorporation has responded and have indicated the possibility of the sale of the land subject to:

- Head board approval.
- Cultural committee approval.
- Shareholder approval.
- A sale price at a value determined by the Incorporation's valuer, which is acceptable in every respect to the Incorporation.
- The Council being responsible for all costs in respect of obtaining individual freehold title, varying the lease with the Ministry of Education and the Incorporation's legal and administrative costs in varying the lease and transferring the land.
- The land is to be held for recreation purposes.
- The Incorporation shall have an option to purchase the land back at valuation should the Council no longer require the land or change the use of the land.

The Incorporation have also noted that if either the head board, cultural committee or shareholders decline the proposal then it will not proceed further.

Recommendation

THAT the conditions relating to the possible purchase of land adjacent to SportsPark Motueka as set out by Wakatu Incorporation be agreed by the Community Services Committee, Tasman District Council.

THAT the Manager Property Services Report dated 6 July 2010 (RCS10-07-02) be received by the Community Services Committee, Tasman District Council.

Jim Frater

Manager Property Services

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