

Vacant land at Bulls (Walton Street and Walker Crescent)														
Assessments of weightings for 3 potential development scenarios and outright disposal "as is".														
Delivery Model	Criteria													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Capacity to deliver	Capability to Deliver	Track record	Council \$ Input Required	Potential return on Council \$	Legal Authority	Disposals Policy	LTP / AP Public Input	Procurement Policy	Speed to Market	Likelihood of not proceeding quickly	Lowest overall Risk	Total Scores	Best Overall Community Outcome
Private	3	3	3	1	3	3	3	3	3	3	1	3	29	
Joint Venture	2	2	2	2	2	3	3	1	3	1	2	2	23	
Council Alone	1	1	1	3	1	3	3	1	3	1	3	1	21	

Criteria Assessment

Notes :

Capacity to deliver	Is Internal adequate ? Or is external input required - e.g. hire of plant, hire of extra personnel, out-sourcing design, project management, etc Note many small - medium sized contractors do not own all of their plant and machinery. That is hired - note risk of non-availability. RDC alone = some expertise but limited capacity for extra work.
Capability to Deliver	Scale of project vs supplier's record ? Current workloads, market, labour market ?
Track Record	RDC alone had experience in mid 1970s. Too long ago for relevance to current market and disciplines. JV and Private scenarios score accordingly.
Council \$ Input	This will be negotiable for a J/V. Council or Private projects will be at cost or fixed price known up front. Presumption there will be waiver of Consent and Inspection fees, Utilities connection fees etc. for each scenario , hence no need to record for comparison. Ditto for Development contributions.
Return on Council \$	Best ROI is surely the prime driver; assessment of risk or other detractors is the purpose of this discussion Need to define and Quantify the best ROI - is that cash up front for BCC as approved by Community in 2017/18 AP ? Longer term benefits (increased ratepayer base etc) were not part of the Ap discussion.
Legal Authority	LGA authorises all 3 options - SUBJECT TO coinsultation (Refer Policy and LTP/Public Input comments below). PWA (offer-back) does not apply. No other legal constraints identified
Policy	Call for EsOI bare land satisfy Disposals Policy. Development (sole or JV) will not; require further Community Consultation
LTP / Public Input	2017/18 AP Consultation did not contemplate development by Council solely or jointly with another party. Re-consult timeframe up to 3 months.

TABLED DOCUMENT

Tabled at Council
on 30 May 2019

No further consultation required for outright sale.

Speed to Market

When will sales be possible ?

What is possibility (likelihood ?) of sale off the Plan prior to actual physical works ? (to create some early cashflow)

Risk with each party

Possibility of scope change ?

How to develop a notional calculation for cost of risk.

JV = shared risk, Council development = whole of risk.

Risk overall

Both properties offer a straightforward development proposal. Scale is low nationally, but possibly medium on local (MW) market.

Other Points for reflection

Complexity - Structural, technical, consenting all assessed LOW in each case.