



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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NGĀ MĀNUKANUKA O TE IWI (MĀORI COMMITTEE)

Open Agenda

Meeting Date:	Friday 25 February 2022
Time:	9.00am
Venue:	Via Zoom (Audiovisual link) and livestreamed via Council's Facebook page

Committee Members	Ngāti Pārau Hapū Trust – Chad Tareha (Chair) Maungaharuru-Tangitū Trust – Robbie Paul Maraenui & Districts Māori Committee – Waitiria Greekz Māngai ā-Hapori – Rapihana Te Kaha Hawaikirangi Mayor Kirsten Wise Deputy Mayor Annette Brosnan Councillor Maxine Boag Councillor Keith Price Mana Ahuriri Trust – (Vacant) Te Taiwhenua o Te Whanganui-a-Orotū – (Vacant) Pukemokimoki Marae – (Vacant)
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Officer Responsible	Pou Whakarae (Mōrehu Te Tomo)
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Administration	Governance Team
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**Next Ngā Mānukanuka o te Iwi (Māori Committee) Meeting
Friday 8 April 2022**

ORDER OF BUSINESS

Karakia

Apologies

Nil

Conflicts of interest

Public forum

Nil

Announcements by the Chairperson

Announcements by the management

Confirmation of minutes

That the Minutes of the Ngā Mānukanuka o te Iwi (Māori Committee) meeting held on Friday, 3 September 2021 be taken as a true and accurate record of the meeting.322

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Maraenui and Districts Māori Committee – Waitiria Greekz

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Maungaharuru-Tangitū Trust – Robbie Paul

Updates from Māngai-ā-Hapori

Rāpihana Te Kaha Hawaikirangi

Updates from Council Pou Whakarae

General business

Whakamutunga Karakia

AGENDA ITEMS

1. NCC TRADE WASTE AND WASTEWATER DRAINAGE BYLAW RENEWAL

Type of Report:	Operational
Legal Reference:	Local Government Act 2002
Document ID:	1381795
Reporting Officer/s & Unit:	Caitlin Egan, Environmental Compliance Officer

1.1 Purpose of Report

The purpose of this document is seek approval to renew and consolidate the Wastewater Drainage and Trade Waste Bylaws.

Officer's Recommendation

The Ngā Mānukanuka o te Iwi (Māori Committee):

- Receive this update on the proposed Trade Waste and Wastewater Bylaw renewal;
- Note that Officers are recommending the consolidation of the Wastewater Drainage and Trade Waste Bylaws;
- Note that Officers are recommending a timeline for the Wastewater Drainage and Trade Waste Bylaw review; and
- Support Napier City Council to conduct consultation with, and receive input from, mana whenua to inform the Consultation Plan and Statement of Proposal.

1.2 Background

Napier City Council (NCC or the Council) provides Three Waters services to our community; drinking water, stormwater and wastewater. Trade waste is part of what makes up the total wastewater, uses the same infrastructure and is constrained by the same resource consent.

Wastewater is the liquid waste that has water as the largest component, along with various types of impurities like human waste and used water from premises including houses, offices, factories, schools, hospitals, and industrial sites. The discharges from industrial sites that contain used water, solids (except that from toilets or bathrooms) and chemicals are called trade waste.

Presently, wastewater is governed by separate Wastewater Drainage and Trade Waste Bylaws. It is the view of Officers that it is more practical to have one consolidated bylaw for the city.

While the current bylaws do not expire until 2024, the trade waste consents held by industry in the city are due for renewal at the end of this financial year, i.e. 30 June 2022. In order to assist with control of discharges to the wastewater network and clarify the charging

process, it is recommended to coincide the trade waste consents and existing bylaws reviews. Officers are also recommending the consolidation of the two existing Bylaws.

This consolidated bylaw will focus on the wastewater services provided to residential, commercial and industrial customers. The proposed bylaw intends to achieve better management and control of the negative effects of wastewater and particularly trade waste (industrial wastewater) on the environment, people and wastewater treatment plant.

It will also provide an enforceable means of regulating and controlling trade waste discharges into the public wastewater network and treatment plant. It will enable Council to achieve best practice and meet resource consent compliance (issued and monitored by Hawkes Bay Regional Council).

Trade waste comprises a significant part of the wastewater that is conveyed, treated and discharged into Hawke Bay by Council. The volume and loads of contaminants, are detrimental to the environment and can damage infrastructure.

The proposed Trade Waste and Wastewater Bylaw must enable Council to have control over the quality and quantity of wastewater it receives from industry.

Ideally, the renewed consolidated wastewater drainage and trade waste bylaw should help NCC to achieve:

- Improved health of the marine environment into which the treated trade waste is currently discharged;
- Allow for cost recovery of the additional load on the wastewater network and treatment plant;
- Set effective control mechanisms for the discharge of trade waste into the network; and
- Meet best practice standards and regional consistency.

Current scenario

At present, all industry in Napier has the same generic concentration limits for contaminants. These are not calculated based on what we are able to accept and treat at our plant and what we are permitted to discharge into Hawke Bay. In addition, there is limited penalties for breaching those limits – other than on-charging lab costs.

Our aim with the review is to incentivise trade waste customers to treat their waste and avoid discharging higher chemical loads into the wastewater system in order for us to meet limits that are imposed by our resource consents. The environment and the conditions outlined in the coastal permit to discharge treated wastewater into Hawke Bay are the drivers behind this renewal.

Our current bylaw is detailed and prescriptive with what it allows Council to control and achieve under its conditions. Our aim is to provide Officers with the ability to control quality and quantity of trade waste and provide clarity for our trade waste customers with regard to charges for discharge.

The conditions of the proposed bylaw will be informed by the trade waste model which will allow proper allocation of loads and consideration for future upgrades to the plant, as well as allowing for things such as seasonal peaks for different industries and water conservation. It should be driven by a more holistic view of water management and advocate that the wastewater drain is no longer a 'bin'.

Bylaw Composition

Our aim is to develop a clear and effective bylaw which provides:

- Ability to use a model to control trade waste loads and charges
- Ability to refuse trade waste during emergency situations e.g. heavy rainfall
- A review of trade waste classifications
- A review of trade waste consent application consideration criteria
- A review of triggers for volume, flow
- More detail and control in consents, not in the Bylaw itself
- A solution for cultural issues with funeral homes trade waste
- Ability to fine transgressors

Administration Manual

This document will be developed and will sit under the proposed bylaw and provide:

- Technical information to which proposed bylaw refers
- Ability to update this information as necessary without renewing the bylaw itself.

Trade Waste Charging Model

This document will be the definitive document by which charges are calculated over a certain threshold and will ensure:

- Clarity of costs to the customer
- User pays: charge users fair 'cost to treat'
- Incentivise trade waste customers to invest in infrastructure to treat wastewater
- Ability to allocate load based on our resource consent and what our plant is able to treat.

Cultural impact

Environmental impacts have been a big driver as have technical impacts on plant and infrastructure. However, cultural impacts also play an important role in this and we have are seeking to bring mana whenua and iwi into the discussion.

In July, we met with Council's Te Waka Rangapū team to introduce the topic of trade waste and request the consultation with, and input from, mana whenua. It was agreed this matter be referred to Ngā Mānukanuka o te Iwi.

Consultation and insight on the Trade Waste and Wastewater Bylaw is sought in the following areas:

- Waste from funeral homes
- New categories of trade waste operators to include the hospitality industry, truck washes etc.
- User pays system
- Any cultural implications/considerations around wastewater that should be included/enabled by a bylaw.
- Any potential areas of improvement in the regulation of all wastewater.

1.3 Significance and Engagement

This issue will be of moderate to high significance to industry stakeholders and of significance to the majority of the Napier community.

The proposed bylaw review and timings will be put to the Ordinary Council meeting on 10 March 2022 for debate, along with the Consultation Plan and Statement of Proposal. We seek Ngā Mānukanuka o te Iwi's support to consult with mana whenua to inform the debate and prepare the Consultation Plan and Statement of Proposal.

A Special Consultative Procedure will be put in place in order to ensure stakeholders have the opportunity to engage on this topic.

1.4 Implications

Financial

The Trade Waste Charging Model will ensure Council is able to fairly charge users for the amount of trade waste discharged from their industrial sites. It will provide clarity for users and Council officers alike.

Social & Policy

N/A

Risk

As outlined above, the aim of this bylaw renewal is to ensure that by controlling the limits and loads industry are able to discharge we can ensure the amount of contaminants in the wastewater are equivalent to what the system is able to cope with.

1.6 Recommendation

That Ngā Mānukanuka o te Iwi receive this update on the Trade Waste and Wastewater Bylaw renewal and support NCC to begin consultation with mana whenua to inform the Consultation Plan and Statement of Proposal.

1.5 Attachments

Nil

REPORTS FROM STANDING COMMITTEES

NGĀ MĀNUKANUKA O TE IWI (MĀORI COMMITTEE) RECOMMENDATION

That the Ngā Mānukanuka o te Iwi (Māori Committee) Recommendations arising from the discussion of the Committee reports be submitted to the Council meeting for consideration.

REPORTS FROM NAPIER PEOPLE AND PLACES COMMITTEE HELD 3 FEBRUARY 2022

1. NAPIER CIVIL DEFENCE SIREN NETWORK REMOVAL

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1311200
Reporting Officer/s & Unit:	Antoinette Campbell, Director Community Services

1.1 Purpose of Report

To approve the decommissioning of Napier's siren system and removal of the siren infrastructure.

Committee's Amended Recommendation

Councillors Simpson / Browne

The Napier People and Places Committee:

- a. Approve the decommissioning and removal of the remaining Napier City Council-owned siren warning system infrastructure from the remaining locations, and support the Emergency Management Alert (EMA) system and continue to support the Hawke's Bay Civil Defence Emergency Management Group education and public information campaigns.
- b. Request CDEM group provide to Council, for information, their proposed public education programme, including the frequency and outreach components.

Carried

1.2 Background Summary

Napier City Council (NCC) had established a siren-based public alerting system from 1963 which was upgraded in the late 1990s. Two additional sirens were added in the 2000s to address the more critical gaps in the network. The last siren to be installed was in 2014

at a site close to the Hawke's Bay airport. The network has not been operational or maintained since 2019 for reasons outlined below.

The siren system was based on a network of 17 rise and fall tone sirens which are affixed to buildings and in some cases, are on stand-alone towers. Four of these sirens are dual purpose sirens. Three are owned by FENZ, located on their property and are also used for fire volunteer activations. One is owned by, and located at, the Port of Napier and is also used for the emergency evacuation of the Port for fire and hazardous substances emergencies. The sirens are powered by three-phase mains power and are activated using a VHF radio network. The locations of the sirens are set out on the map attached. **(Attachment 1).**

Prior to 2018, the network was maintained and tested by the NCC civil defence manager. An ongoing maintenance budget of \$50,000 per annum was provided and a public test of the network took place twice a year (typically on the daylight savings beginning and end dates).

With the move to concentrating the delivery of the region's Civil Defence Emergency Management (CDEM) functions in 2018, HBCEDM took over the responsibility of the siren testing and maintenance requirements on behalf of NCC, who continued to fund the system. The system was last tested publicly in 2018/19, however with the closure of the Napier City Civic Administration buildings, the ability to trigger the sirens was limited as the aerials and communications equipment was removed. The sirens continued to be tested until the end of 2019 by way of an individual 'flick test'.

In late 2019 Fire and Emergency New Zealand (FENZ) removed the ability for sirens under their control or on their property to be used for public alerting. This was in response to a false alarm in the Bay of Plenty where the VHF system was compromised by a third party, activating the sirens, causing public alarm. This national direction has seen the removal of three of the NCC sirens from the 17-siren network (Taradale, Bayview and Napier City Fire Stations).

In July 2020, the National Emergency Management Agency (NEMA) technical standard on Tsunami Warning Sirens [TS03/14] came into force. As the sirens do not meet this standard in terms of tone, they can no longer be used as tsunami warning sirens. This standard goes further and also states "*Sirens (signal-only or PA capable) are not regarded as effective or reliable alerting mechanisms in local source tsunami events... the use of fixed coastal sirens for tsunami warning is not advised*".

Given the inability of the system to be used for tsunami warning, and the removal of the FENZ sirens creating gaps in the network, it is recommended that this method of public alerting is replaced fully by the already in use, nationally recognised Emergency Mobile Alerts (EMA) supported by mobile apps as recommended by the Hawke's Bay Regional Systems Alerting Review **(Attachment 2)**. The remaining sirens in the network should therefore be decommissioned and removed.

1.3 Issues

In August 2021, the HBCDEM Group commissioned a review into Hawke's Bay's regional alerting systems which was carried out by the Joint Centre for Disaster Research in conjunction with Massey University. The purpose of the review (the Review), completed in December 2021, was to conduct a gap analysis and assess the current suite of public alerting options in the Hawke's Bay region. The two most critical considerations for alerting the public were identified as providing (1) a "*heads-up*" ahead of the threat and (2)

instruction on the detail i.e. what is happening, where, when and what action is required in response to the threat.

This review has yet to be presented to the HBCDEM Group or Coordinating Executive Group (CEG) for consideration and action from a regional perspective. However, given the analysis, this has particular implications for the Council as the owner of the Napier siren system. This is especially the case given the issues identified above which means that timely decisions need to be made on the future of the system.

In the report, the cost, reliability, reach functionality and effectiveness of each alerting option was assessed using a range of criteria developed from information from international and national case studies and theory-based research. Indicative costs of each option were derived from past studies' estimates and will have likely increased since however are useful for the purposes of comparing cost-effectiveness of options.

The Review recommends that Emergency Mobile Alerts (EMA) through cell broadcasting, supported by mobile apps (e.g. Red Cross Hazard app) , should be considered the "backbone" of public alerting in Hawke's Bay.

Specifically to the Napier Siren System, the Review identified that the current signal-only siren system in Napier is not fit for the purpose of contemporary public alerting. Although it provides a heads-up, it cannot provide detailed instructions. The rise and fall signal only intends to communicate the need to seek more information. The public might not know what the siren signal means unless this system is accompanied by extensive education on the appropriate actions to take when the signal is heard. This is further complicated by the fact that a number of private agencies use a similar siren tone for on-site emergencies.

Upgrading the current system to a PA (public address) loudspeaker system can be considered, so instructions can also be provided. However, a PA loudspeaker system has a high start-up cost and will have substantial ongoing maintenance costs. Its coverage is also restricted to narrow geographical areas and impacted by weather. It is therefore considered that the costs do not outweigh effectiveness in areas with already existing or alternative alerting options. Napier City, as an urban area, already has excellent coverage with EMA and mobile apps.

CDEM Groups and CDEM Group members are responsible for evacuations. The Tsunami Warning and Advisory Plan covers the three different categories of tsunami (distant-source, regional-source, and local-source). NEMA and GeoNet work to provide threat advice for all tsunami. However, an official warning may not be possible for local-source tsunami. The National Tsunami Warning and Advisory Plan makes further clarification that official warnings are unlikely and should not be relied upon to take action. Natural felt signs are the primary warning for local-source tsunami.

1. **Distant-source tsunami:** generated from a long way away, such as from across the Pacific in Peru or Chile. In this case, we will have more than three hours warning time for New Zealand. These tsunami sources have been modelled to a maximum wave height at the coast of around 5m (red and orange zone). The deployment of Deep Ocean Assessment of Tsunami (DART) buoys around the Pacific and international warning and assessment centres means that there is likely to be time to issue detailed public warnings and evacuation advice using a variety of systems from mainstream media, social media and the cell phone enabled emergency mobile alerting system.
2. **Regional-source tsunami:** generated between one and three hours travel time away from their destination and limited warnings may be received. An eruption from an

underwater volcano in the Kermadec Trench to the north of New Zealand, could generate a regional tsunami – sources modelled under 5m (red and orange zone).

3. **Local-source tsunami:** The more serious risk to Hawke's Bay is from a local source tsunami, such as those generated by a subduction zone earthquake (Hikurangi Subduction zone). This type of tsunami is very dangerous because we may only have a few minutes natural warning from the earthquake itself. The earthquake itself will result in significant damage to infrastructure and buildings across the Hawke's Bay. If a tsunami is generated this could arrive at the coastline within 15 to 40 minutes and is modelled to reach heights of up to 13.5m at the Napier coast (all zones). Currently official warnings with advice and time for people to react, cannot be issued in this timeframe. In New Zealand, public information (e.g. Long or Strong – Get Gone) is the preferred method of increasing community and individuals' resilience to this threat.

As the sirens are “all hazard”, if they were to be activated for a distant or regional-source tsunami people would need to seek further information as to the nature of the threat and what actions to take. Despite public education programmes many members of public believe that the sirens are only tsunami sirens and if they are activated that they should immediately evacuate to higher ground. Most would try to do this using motor vehicles. This uncoordinated approach to evacuations can result in unneeded risk to life and interfere with the movement of emergency services and evacuees to/from areas likely to be impacted.

If the event is a local-source generated tsunami, the issues and challenges will be entirely different. It is likely that the earthquake that generates a local source tsunami will severely damage the existing siren network and result in the power being cut. It is unlikely that the system will be usable in this scenario. Even if the system is operational after the earthquake, it is unlikely that there will be sufficient time for it to be activated given it is not an automated system.

For this reason, the Hawke's Bay CDEM Group public messaging over the last eight years has been, “if you feel a long or strong earthquake evacuate immediately from coastal areas” (Long or Strong – Get Gone). The earthquake itself is seen as the warning, not any other public alerting system such as sirens or mobile alerts.

The above conclusions are backed by international scientific research particularly after the 2011 Japanese earthquake and tsunami (Tsunami Evacuations: Lessons from the Great East Japan Earthquake and Tsunami of March 11 2011, GNS Report 2012/17). In a survey after the 2011 earthquake and tsunami in Japan, 17 out of 27 affected municipalities responded that their tsunami alert transmission system failed from power cuts or earthquake damage and did not function properly at the time of the disaster.

International research (especially from Japan) also shows that the existence of sirens creates a false sense of comfort with the public in that they expect to be warned by the siren, rather than making a decision to respond to the earthquake itself and immediately self-evacuate.

In other cases, sirens have led to people ignoring them or delaying evacuation due to false alarms. This was especially true in places where the sirens are triggered automatically without a human decision.

The research has found that casualty rates from the 2011 earthquake and tsunami were higher in municipalities that had a tsunami siren system, compared to those who did not. In the municipalities without sirens there was significant public investment in “tsunami tendenko” (which roughly equates to Long or Strong – Get Gone). In these areas many

people and schools immediately self-evacuated. Waiting even a few minutes for a siren or other warning to sound had a negative impact on casualty rates.

The research with regards to the impact of false alarms on effectiveness is also relevant to the Napier system. The tone of the sirens is the same as used by FENZ at their fire stations and some private industrial site sirens. This has created several false alerts and resulting public enquires every year. This impacts on the public confidence in any warning system and therefore increasing complacency.

Another issue which has been identified through surveys after every public test of the Napier siren system, is the audibility which is impacted by topography, wind and rain. This is likely to be worse now given the removal of the three sirens on FENZ property.

It is likely that the operation of public warning systems such as the Napier sirens will come under greater scrutiny in the future and the fact this system is not compliant with the NEMA national standard means this may be a liability issue if they are used as such.

Since the siren system was put in place there have been significant changes to communications technology that allow for messages to be more efficiently and effectively distributed to the public in the event of an emergency. As mentioned, sirens in themselves cannot tell people what the threat is or what actions to take.

The implementation of the national Emergency Mobile Alert (EMA) system in 2018 has provided a tool which is far more effective and timelier in providing warnings and information to the public than sirens. The last national test of this system in 2019 confirmed that 77% of cell phones received the alert. The Napier City area has complete cell phone coverage so all smartphones are capable of receiving the alert.

Under the National Tsunami Advisory and Warning Plan 2020, in the event of a local source tsunami threat, NEMA will directly issue an EMA to those coastal regions that are subject to a land threat telling people to evacuate from coastal areas. This is delivered through cell phone technology directly to mobile phones. This network is also subject to the impacts of a major earthquake, but should the system still work this gives the best information to people who have not already self-evacuated. The system also does not only rely on local emergency management staff, who are likely to be directly impacted by any earthquake, to activate the system. NEMA are also in the process of standing up a national 24/7 staffed monitoring centre. This will further accelerate the capability to issue EMAs.

1.4 Significance and Engagement

This matter has been assessed in accordance with Council's Significance and Engagement Policy and does not trigger any thresholds or criteria within the policy.

1.5 Implications

Financial

Decommissioning and removal of the remaining siren network will be funded from existing maintenance budget of \$16,000 which was made available for the 2021/22 financial year only for this purpose. There will therefore be no savings going forward.

Only high level estimates for comparison purposes have been made to upgrade and/or replace the siren network with a system compliant with the NZ Standard for Tsunami Sirens i.e. fixed PA loud-speakers. This is estimated to be in the region of \$1.4M to 1.6M capital costs with significant ongoing operational costs.

Social & Policy

N/A

Risk

The risks of retaining the fixed siren system are outlined in the report and in the attached review. These risks are primarily around the risk of over-reliance on the system causing people to wait to hear the siren before acting on natural warnings. This is where the Long or Strong – Get Gone public messaging and education is critically important.

1.6 Options

The options available to Council are as follows:

- a. To decommission and remove the siren network infrastructure from the remaining locations and continue to support the HBCDEM Group education and public information campaigns.
- b. To investigate an upgrade and/or replacement of the existing siren network to meet the NZ Standard for Tsunami Sirens.

1.7 Development of Preferred Option

The preferred option is to decommission and remove the existing siren network. The network is non-compliant and is not as effective or indeed relevant as the more effective EMA system is now in place. The Review recommends that a backbone public alerting system of the EMA supported by mobile apps such as the Red Cross Hazard app is the most cost-effective public alerting option with the greatest population reach. This is particularly so for Napier City as it has full mobile coverage. This backbone public alerting system will be supported with ongoing education and public messaging to ensure our community are well prepared on how to respond to an event. The costs of upgrading the current siren system to a PA loudspeaker system are unlikely to outweigh effectiveness in areas with already existing and proven to be effective alerting options such as the EMA system.

At the Meeting

The authors of the paper spoke to the report and a PowerPoint presentation, with support from Dr Graham Leonard.

In response to questions from the Committee the following points were clarified:

- If a large Tsunami is triggered from a local source it could occur within minutes. The most important alert is a long and strong earthquake. People should evacuate inland or to higher ground immediately if that occurs, and not wait for an Emergency Mobile Alert (EMA). When a tsunami is coming from further away the EMA will emit a loud noise on a person's smart phone, with words saying evacuate now with greater detail of the event.
- Resourcing would be required to educate community groups, walking them through evacuation procedures on an ongoing basis. A rough estimate of need is a NCC resource per 25,000 residents.
- The Hawke's Bay Civil Defence Emergency Management group (HBCDEM) have educational documentation which is being worked on. They want to take a very deliberate approach to the community education, and have already

started preparing communications for a response to the decision being made by the Committee today.

- The EMA can be activated at specific cell phone tower sites, but some site's coverage overlaps with others. For example an alert for the Napier Hill would reach Taradale. New Zealand has been split into 20km domains for the EMA initial alert, there are about 2 domains in Napier. From that initial alert more specific information could be sent via particular cell phone towers.
- In the case of a local earthquake which triggers a tsunami an automatic message could not, and should not be relied upon. In that situation it would be a very strong quake no one could sleep through, and residents should evacuate as soon as possible.
- For residents who do not have a cell phone to receive EMA the community education will be encouraging friends and family to make a plan to alert these people in the case of an emergency. For any system there are always going to be people who are hard to reach, in the case of the sirens it was the hearing impaired. There is a possibility that other systems will be able to support the EMA, for example Police and Fire can be deployed with lights and sirens to alert people in some emergency situations.

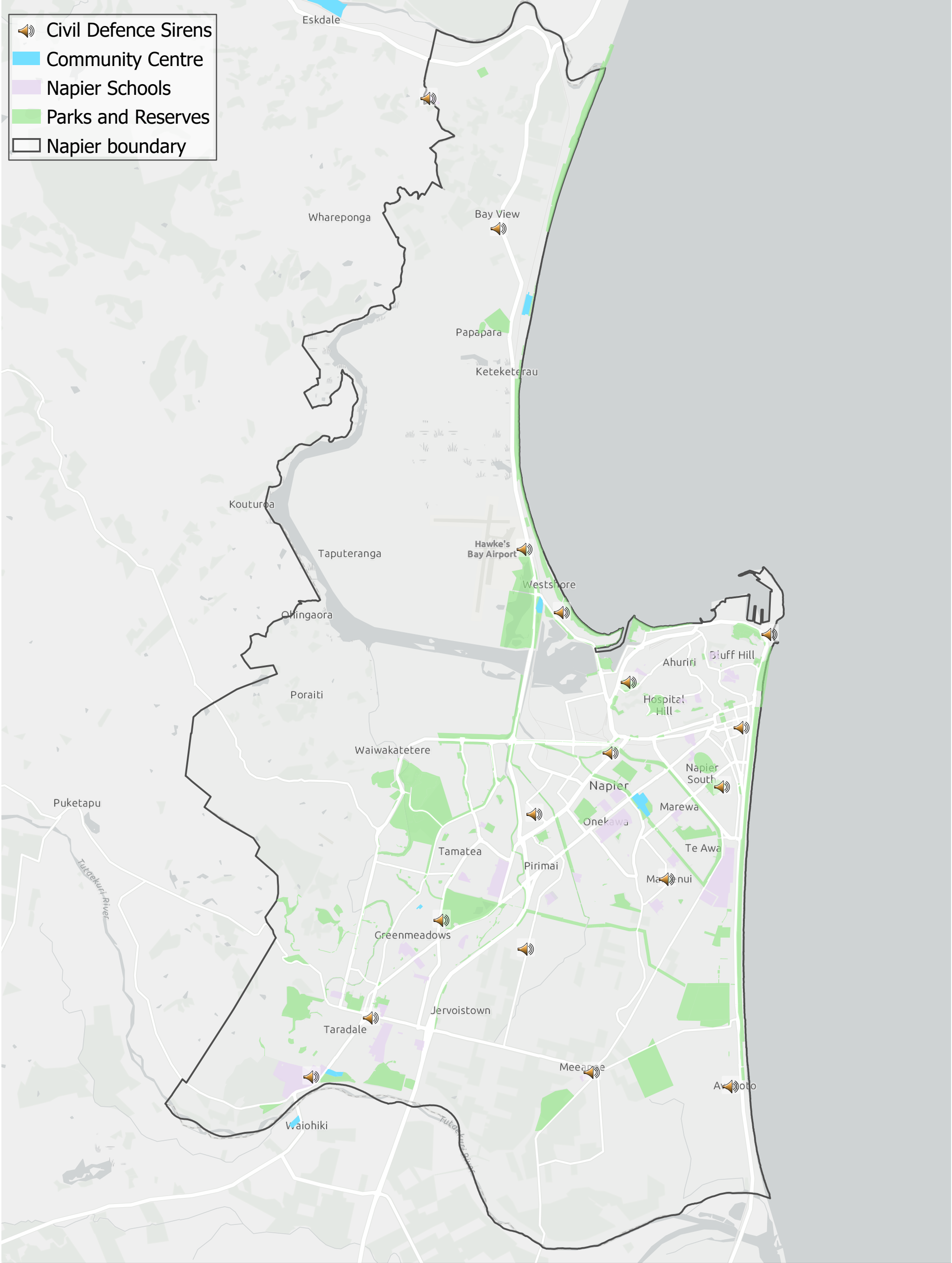
Officer's Recommendation

The Napier People and Places Committee:

- a. Approve the decommissioning and removal of the remaining Napier City Council-owned siren warning system infrastructure.

1.8 Attachments

- 1 Civil Defence sirens map.(Doc Id 1423064)
- 2 HB Alerting Review - DSR Report 2021-4. (Doc ID 1423063) (*Under Separate Cover*)



Napier Civil Defence Siren Locations

The information display is schematic only and serves as a guide. It has been compiled from Napier City Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been Sourced from LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand license.



2. STRATEGIC HOUSING REVIEW

Type of Report: Operational

Legal Reference: N/A

Document ID: 1412891

Reporting Officer/s & Unit: Natasha Mackie, Manager Community Strategies

2.1 Purpose of Report

This report summarises the Strategic Housing Review findings and seeks approval to undertake a Special Consultative Procedure on the three options outlined.

Committee's Amended Recommendation

Councillors Brosnan / Browne

The Napier People and Places Committee:

- a. Approve Council consult on three options, being the status quo, part retain/part sell, and transfer (CHP, Regional or local community housing provider, or Kāinga Ora) options.
 - i. Note the removal of the open market sale, as it is not likely to achieve the affordable housing outcomes the council is looking to achieve through its housing portfolio.
- b. Note that further consultation may be required dependant on the decision made following this consultation.
- c. Resolve that Council approve the detailed consultation plan and consultation document.

Carried

2.2 Background Summary

Council started providing community housing over 50 years ago when, like many councils around the country, it received government low cost loans to build housing units. Of the 377 units we now have, 80% are for retirees or people with a disability. Council housing is for people who need affordable homes and who are able to live independently. The 377 units are spread over 12 villages across the city, on a total of 10.7 hectares. While not considered high density, these homes are in very close proximity of each other. Council supports tenants by providing subsidised rents based on income (set at a maximum of 30% of household income). A team within Council manages tenancies including administering tenancy agreements and arranging repairs and maintenance to the units. Asset management and capital projects are also managed in-house.

In 2018, Morrison Low completed a Section 17a of the Local Government Act (LGA) review of the housing activity. Councils are required under the LGA to complete S17a reviews of their activities. Alongside a sample-based condition assessment, the review identified ongoing sustainability issues with the current delivery model and identified two options for Council to consider. These options were to:

- a) Divest a number of villages in order to reinvest in the portfolio (offset costs and replace ageing stock), or
- b) Partner with a Community Housing Provider (CHP) who could attract market rent through the Government's Income Related Rent Subsidy (IRRS) which is not available to councils, thereby generating more income to offset growing costs.

Following this report, a more detailed assessment of options to retain the housing was undertaken by PwC. This review identified a potential option to sell part of the portfolio to help fund development of two sites that could generate additional income to fund the remaining portfolio along with a rent increase. This option introduced a high level of complexity, and therefore risk, to managing the portfolio. Another option identified was to continue as is with the deficits being funded through a ratepayer contribution. Both of these options could include an increase to rents. It also identified a transfer of the portfolio (sale) as the alternative option.

In late 2019, the rent policy was reviewed and rents were increased, but capped at 30% of tenant income. This percentage is a generally accepted level for housing affordability.

With continued forecast deficits, a detailed phase two review was initiated on two options, transfer of the portfolio and a part retain / part sell option and compared with the new status quo (with new rent policy). This review is now complete and the options are detailed below. The PwC report is attached. Some information in the PwC report is redacted due to commercial sensitivity.

2.3 Issue

Council delivery of Housing

As identified above, councils were encouraged to provide housing when the Government provided low-cost loans first in the 1960s and again in the 1980s. These loans saw many councils across the country create housing portfolios. Councils have differing tenant cohorts but traditionally the earlier housing was created for 'pensioners' or retirees. Rental policies also differ between councils with many adopting a subsidised market rent policy. Over the last decade, many councils have opted out of providing subsidised housing due to issues of financial sustainability as housing stock has aged and costs to maintain housing has increased.

In 2014, the Government introduced an Income Related Rent Subsidy (IRRS) for registered Community Housing Providers (CHPs). This allows the provider to receive full market rent for a property with the tenant being charged 25% of their income and the remaining rent being topped up to market rent by the government. This enables financial sustainability for existing stock while also being able to increase and/or replace portfolios. Kāinga Ora are also able to access the IRRS.

CHPs and Kāinga Ora are also afforded exemptions or allowances to legislation related to residential rental provision. For example, the Residential Tenancies Act allows them to terminate tenancies should the tenant become ineligible for social housing, and compliance to Healthy Homes standards timeframes are longer.

It would appear, the Government, through current legislation and policies, are not actively encouraging councils to continue to provide affordable housing. However, some councils, are investing heavily in their housing stock and also increasing their portfolios either alone or through partnership arrangements. Responses to our Long Term Plan 2021-31 consultation identify a mixed view from the Napier community on the matter. Consultation

on the options identified in this report may provide clearer information to Council on the community view around whether or not the community supports Council continuing to provide a housing service.

Condition of Units

Housing units have been maintained to a reasonable standard. Some medium scale renewal work has been completed e.g. re-roof of units and replacement of unit components (e.g. degraded aluminium joinery) has also been completed. A detailed condition assessment of each of the 377 units was completed as part of this latest review process and it has shown many of the units are nearing or at 'end of life'. The results of the condition assessments identified the capital expenditure requirements for the next 25 years. This expenditure is to maintain current service levels but does not address other 'fit for purpose' issues that arise from the age of the homes not aligning with modern living requirements or accessibility needs. Our current service level is to 'replace at failure', resolve any health and safety hazards and to meet compliance requirements. While the condition assessments are very detailed, and forecasts are based on assessing each component of each unit, the actual point of failure timings may not directly align with forecasts. This means there is a risk that expenditure may be needed sooner (which would increase early deficits) than predicted.

Financial sustainability

While there was some investment from Council when the units were first established, the portfolio has largely funded its costs through rents received from tenants – paid for itself, until this year when funding in reserves was depleted and large forecasted deficits came into effect. In 2021, Council consulted with the community to fund these forecast deficits through loan funding until the Strategic Housing Review was completed and a decision could be made about the future provision of housing.

Loan funding on an ongoing basis cannot be sustained as loan repayments compound each year while deficits also increase.

Retaining retirement villages and selling the three 'social' villages to fund the deficits was considered but not investigated further. While it provides a short term fix, it does not provide a medium to long term solution. This option would reduce income from rents (reduction of 72). The remaining villages will still generate a shortfall once the sale proceeds are used and the position would end up the same as the current situation with fewer units.

The retention options analysed by PwC – Status Quo and Part retain / Part sell identify an approximate \$2.2-2.3 million annualised shortfall that require ratepayer and/or tenant (rent) support.

The book value of the portfolio sits at \$65 million. This is based on a Telfer Young market valuation as at 20 March 2020. Market valuation represents highest and best use (e.g. capitalised 'market' rent or redevelopment value). However, the transfer (sell) options that best align with Council's criteria (selling to a CHP or Kāinga Ora) would attract a 'discounted cashflow' (DCF) price (lower sale price) based on future forecasted cashflows of the portfolio by any given buyer. This would be materially lower than the market value. In addition, any sale price would be further impacted should any covenants be placed on the transfer e.g. retention of current tenants and the retirement criteria. However, a sale does remove the liability (ongoing deficits). Removing the liability coupled with attaining sale proceeds provides a positive financial outcome for the Council.

Rent Setting Policy

In 2019, the rent setting policy changed to increase the total rental income while also keeping rents 'affordable' (30% of income). This meant that tenants receiving Superannuation or Supported Living Benefits had an increase (5% of their income) and rent for a social village unit was set at 92% of market rent or 30% of the tenant's income, whichever was lowest. The effect of this saw a total increase in rent revenue for the retirement units, but this was largely offset by reduction in the overall rent payable in the social units. Unfortunately, maintaining this income-related rent setting policy will not achieve financial sustainability through tenant income (rent) alone. For either of the retention options to be viable, the rent setting policy will need to change to a subsidised market rent model with market rent valuations reviewed on a regular basis (e.g. every two years) and applied, with CPI adjustments made in the alternate year.

Adopting this policy would have impacts for tenants both in terms of affordability with rents higher than 30% of income in most cases and add uncertainty with changing market rent values. Retirement housing tenants receive an increase in income with annual Superannuation increases and are able to apply for an increase in accommodation supplement if rents increase. Other tenants on low incomes are able to also apply for increases to accommodation supplement as rents increase. Council rentals, even applying a market rental formula, is still significantly lower than the private rental market (e.g. Council 1 bedroom unit - \$283 per week versus Private 1 bedroom unit - \$345 to \$390 per week – source Trademe 21/12/21). This difference could partly be a result of the 'level' of market rent applied. We generally use the lower to median range where private rentals may use the upper range to determine rent.

While there is no legislative maximum rent increase, it is advisable that the rent increases outlined in the Status Quo and Part sell / Part retain options be phased in over a two-year period. Rents can only be increased once every 12 months. For the majority of our tenants these increases can be applied in April of each year, giving 60 days notice.

Meeting demand – additionality

Demand has remained high in the affordable rental market. Our waiting list of over 100 people/households has been closed to new applicants since June 2019. Our occupancy rates remain high with very low turnover. Without capital investment into the portfolio, there is no ability to increase its size. The retirement housing provided by Council is one of the few options available in Napier to those whose income is limited to Superannuation and who have no asset base. This cohort is set to grow as more and more working age people are unable to enter the housing market and either rent through the private market or are supported through public housing.

In Napier, over the next twenty years, based on the latest Census data, this could be as many as 2,430 people. These are the people currently aged 40-64 years of age who rent in the private market and who earn \$30,000 or less. Of those who earn \$30,000 or less in this age group, 72% are renting in the private market and 25% are in public housing with 1.9% in Council housing. At this level of income and the current rent prices, this cohort is likely to seek the type of rental housing currently provided by Council.

Demand for public housing is high in Napier with 753 on the Housing Register, with 732 of those being in the high priority Category A (as at September 2021). Napier's numbers on the register are the second highest for a provincial city.

Tenancy Management Changes

Tenancy rules changed with the changes to the Residential Tenancies Act (RTA). One of the main changes, the removal of the 90 day no reason termination clause, has introduced complexities for tenancy management and policy eligibility criteria. In order for tenants to access Council housing, they must be below the low income and low asset threshold. We initiated regular eligibility reviews in 2018 which found that on average around 5-8% of sitting tenants no longer met the eligibility criteria. Prior to the RTA changes we were able to manage these situations with the tenant whereby they either resolved their eligibility issue (e.g. reduced their income) or found alternative accommodation. The removal of the 90 day no reason termination no longer provides a lever for us to rectify eligibility issues. However, our policy does provide for the charging of full market rent should the tenant become and remain ineligible. This creates a situation where ineligible tenants are able to remain in housing potentially subsidised by ratepayers while those in need remain on our waiting list.

A priority placement process was introduced in 2019 so people with a high need for housing were placed first as opposed to being 'first in' on the waiting list. This has meant that tenants are often experiencing more complex situations which can be challenging in 'close proximity' living arrangements. Dealing with neighbourhood tension and tenant behaviour under the RTA changes has required a higher level of administration and management oversight.

These tenancy management issues, along with the growing compliance and asset management requires additional resource allocation should the portfolio be retained or until any transfer can be completed (a minimum of one extra staff member in the tenancy team).

Legal

Two village sites are listed in Schedule 3 of the Napier Borough Endowments Amendments Act 1999 (amendment of the 1876 Act). These villages are Carlyle Place and Hastings / Munroe. Both parcels of land were transferred to Council from the Crown and were originally in Māori ownership prior to their transfer to the Crown. The option to Part Retain / Part Sell identifies Carlyle Place for divestment and the option to Transfer (sell all housing) identifies both Carlyle Place and Hastings / Munroe for divestment. A high level review of the legislative and contractual obligations conducted by PwC (Legal), given these option pathways, identified that both sites are subject to the requirements of both the Napier Borough Endowments Act 1876 (NBEA) and Local Government Act 2002 (LGA). They are also subject to the terms of the registered endowment instruments and the historical endowment agreements themselves. Where Council originally acquired the sites from the Crown, there may also be Public Works Act 1981 obligations.

The legal review concluded that:

“there were legally compliant pathways available for each of the proposed options. Importantly, there are strategy options and implementation pathways that are potentially able to preserve, and make workable the spirit and intent of the original endowment purposes (some of which are currently ineffective) which focus on benefits to the community.”

In addition, PwC advised that although not strictly required under the legislation, where sites are identified as having been in iwi ownership (prior to transfer to the Crown and then Council), consultation with mana whenua is recommended to preserve iwi environmental, cultural and heritage values in the sites and this also provides an opportunity for meaningful consultation and partnership.

Any development will require regard for 'Sites of Significance' to Māori. The Hastings / Munroe site is situated in such an area and would therefore necessitate consultation with appropriate Māori entities.

The divestment options (Part Retain / Part Sell or full transfer) involve a Strategic Asset and could only be actioned if provided for in an LTP. Therefore, if either of these options were selected as the Council's decision, further consultation would be required through the next LTP process or an LTP amendment to the current LTP.

Should the Status Quo option be selected as Council's decision, involving a rates impact, this would need to be informed to the community through an Annual Plan consultation process, with the next available Annual Plan process being the 2023/24 year. The Annual Plan 2022/23 process will be underway prior to the decision. If this option were selected as the decision funded solely by rent increases, the Residential Tenancies Act applies with a 60 day notice period for rent increases being required, so could be implemented immediately.

There are no substantial contractual arrangements that would be affected by proceeding with any of the options.

2.4 Significance and Engagement

This matter requires a Special Consultative Procedure as part of the decision-making process because it involves the potential transfer of ownership (and control) of a Strategic Asset. In addition, the matter is deemed significant given that the potential decision could:

- have ongoing significant increases to rates which require changes to key financial policies and settings e.g. Revenue and Financing Policy and rates caps (retention of portfolio with loan funding the gap)
- be difficult to reverse or be irreversible (transfer of portfolio)
- change the levels of service (all options)
- impact on affected individuals - tenants (potentially all options)
- significantly impact on rating levels (retention of portfolio)
- financially impact Council's resources – e.g. balance sheet, proceeds of sale and income reduction (transfer of portfolio)
- have significant decision costs (all options will incur costs to implement)

Council's decision around the future provision of its housing will be of high interest to key stakeholders including mana whenua, iwi and post settlement governance entities (PSGEs), Māori service providers, the Crown and its relevant agencies, potential purchasers and developers, Community Housing Providers (CHPs), community support service providers and other councils. Direct engagement with key stakeholders will be undertaken alongside wider community engagement on the matter.

As affected individuals, tenants will be consulted utilising a range of approaches in order for each tenant to be able to engage in the process. Tailored information will be provided to each tenant on how the options would directly impact them (e.g. rent rates etc).

A High Level Consultation Plan is attached.

2.5 Implications

Financial

As outlined above the current model of funding and delivery of the housing activity is not sustainable. Deficits are being funded by loans with future ratepayers funding present costs and services. The Long Term Plan 2021-31 consultation identified loan funding as a short term measure to deal with the shortfalls until the Strategic Housing Review was completed and a decision could be made on the future provision of housing.

All options identified each have financial implications.

The options that have Council retain the housing would require changes to current financial policies and strategies, particularly the revenue and financing policy (how rates are set) and rates caps. The rent setting policy will require changes unless deficits are fully funded directly by rates.

Transfer options will take time to complete necessitating further loan funding and/or rates increases to cover the intervening period.

While there has been detailed financial modelling completed through the PwC analysis, there are still a range of variables that can affect each option including cost escalations, market value changes, changes to the timing of capital expenditure (asset failure), costs to implement and costs around legislative change. While these variables could affect the specific financial detail, the underlying premise of each option remains.

Social & Policy

Secure and affordable housing is considered a key driver of wellbeing. Poor housing is linked to reduced health, education and associated outcomes. In addition to the tangible effects related to the physical home, improved wellbeing is also related to sense of belonging, connection and autonomy. Secure housing allows whānau to establish a home, a base from which to establish social supports and networks and to improve social and economic mobility. Inadequate housing has ripple effects across our community from higher levels of homelessness, increased demands on health and education systems and higher prevalence of social issues.

In New Zealand, a large proportion of public/social housing is provided by the Government, either directly through Kāinga Ora and Ministry of Social Development or indirectly through CHPs. Councils often aim to provide for housing needs that aren't met by the other main social housing providers such as Kāinga Ora. In Napier, Council provides around 10% of the public or social housing available. It is estimated around 90% of current tenants would be able to access public housing from other providers.

Previously, although subsidised rents have been provided, the Napier ratepayer did not directly subsidise this activity. However, with rates funding now being provided, and set to increase substantially to maintain the provision of housing, consideration of continuing this activity is required given that the direct benefit of this activity is low across ratepayers and high for individuals (tenants).

1.6 Risk

Changes to Local Government Provision of Services

There are two key pieces of reform work that could significantly affect local government service provision – 3 Waters and the Future of Local Government.

Should 3 Waters provision be aggregated to new regional bodies, there will be an effect on Council's asset base and its income. While the option to retain housing (with rates contribution) won't cost any more, the proportion of rates spent to subsidise housing would be greater – the overall income pie would be smaller.

The Future of Local Government reform focus is on what the appropriate role and functions of local government should be given its contribution to community wellbeing and its close connection with local communities. The transfer option may diminish Council's status should more emphasis be placed on councils taking a greater role in the provision of housing in the future. A draft report on the reform for public consultation is due in September 2022. This should provide information on the direction the government may take with the reform and allows for adequate time to adjust the decision made by Council in May / June 2022 before implementation becomes irreversible.

Changes to Government Support

Successive governments led by both the National Party and the Labour Party have not made any changes to allow councils to access the Income Related Rent Subsidies (IRRS) that are available to Community Housing Providers and Kāinga Ora. Local Government NZ, prompted by councils across the country, has submitted several remits to change this policy. These have been unsuccessful. Current communication on the matter indicates no changes will be made to the policy. Access to the IRRS has been identified as the key factor that would allow the Council to continue providing housing.

Ministry of Housing and Urban Development (MHUD) is examining the pressures on councils to continue to deliver housing. We have contributed some of the PwC review information to this work. In discussions with MHUD, they have been very clear that this work in no way changes the IRRS policy setting and that currently the public housing funding has a strong emphasis on new builds.

Information Currency

Financial information is based on current pricing and other assumptions are identified under each option within the PwC report. The changing nature of the construction industry will have an impact on costs, access to materials (supply chain) and capacity to deliver (labour constraints) – this is an issue for every option that has the Council retain some form of ownership.

Other variables that could impact on the currency of information include any delays in consultation or decision-making and subsequent delays in implementation. If these delays are significant, updates to the financial modelling may be required.

It has been difficult to source details around the funding of the initial development of the housing apart from amounts and funding sources. There appears to be no conditions on the donation provided by Henry Charles who contributed funds for a Hall and some housing units. The information we have relied on is what is held in Council's archives. There may be information held in the community that may come to light as part of the consultation process, which may have an influence on decision-making and can be dealt with as part of that process.

Tenant Welfare

This process was initiated in 2017 and has required two subsequent reviews to achieve the level of detail required by decision makers. The length of time and uncertainty has had an effect on some tenants who have communicated a level of anxiety for their future. In addition, some misinformation has also been unsettling. Communication with tenants has been maintained and information and progress updates have been provided throughout the review process. In Council's last two Long Term Plan consultation processes, the housing situation has been outlined.

In August 2021, a meeting was held for tenants where assurance was provided by the Mayor that tenants would not lose their housing. Tenants have been consistently advised that any options that significantly change the provision of housing would require direct consultation with them.

The Housing Team continue to be available to discuss any concerns about the review and targeted consultation is planned as part of the next steps in this review process.

2.6 Options

The options available to Council are as follows:

- a. Identify a proposed option and undertake Special Consultative Procedure to inform the decision-making process
- b. Present the feasible options identified below and undertake a Special Consultative Procedure based on the attached Statement of Proposal to inform the decision-making process (preferred)

2.7 Development of Preferred Option

Proceed with consultation on the options outlined below:

1. Status Quo Deficit funded by: <ul style="list-style-type: none"> (a) Rates only (b) Subsidised rents (c) Combinations - Rates and subsidised rents 	2. Part Retain / Part Sell Deficit funded by: <ul style="list-style-type: none"> (a) Rates only (b) Subsidised rents (c) Combinations - Rates and subsidised rents 	3. Transfer (Sell) Potential buyer: <ul style="list-style-type: none"> • CHP • Kāinga Ora • Regional Housing Trust • Open market
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1. Status Quo

Description:

The Status Quo option sees Council continuing to provide housing at current levels of service.

This option generates an annualised deficit of \$2.2 million and without any rates or increased rent adjustments the accumulated cash shortfall would reach circa \$70 million after 25 years (2046).

Ongoing loan funding to fund long term deficits is not considered a feasible option.

In order to cover this deficit, income from rates or rents (or a combination) is required.

Key benefits of this option include the relative ease of implementation, retention of housing (and land) in Council ownership and a higher level of certainty for tenants. Moving to a subsidised market rent policy will provide predictable income and reduce the administrative requirements that income-related rent settings cause.

This option does not provide for additional housing to meet growing demand, or upgrades to existing housing to meet modern living standards or accessibility. This option does not address the issue of the units being very close to 'end of life' and while replacing componentry will extend the life and buys some time, ultimately decisions on full replacement may still be needed in the future. In addition, the actual capital expenditure may vary from the forecasts, and should they arise earlier, would be challenging given the lack of cash reserves and the time needed to build these up.

Combined contribution

When considering how an activity is funded, i.e. through rates or user pays or a combination of these, Council must consider the proportion of benefit received from the activity and therefore how the cost should be fairly split. This is determined by a series of assessments required by Section 101A of the LGA.

The table below shows examples of rates / rents splits, actual splits may differ following the completion of the assessment and the Revenue and Financing Policy may be affected.

A change in the rent setting policy is advocated under this option. This requires a change from rent being based on a tenant income affordability and moving to a subsidised market rental approach. Any initial significant rent increase could be phased in over two twelve month periods. Full rent increases would then be effective from April 2024. Deficits up to April 2024 could continue to be funded through loans as outlined in the Long Term Plan 2021-31. The rent setting policy would form part of the implementation process with the intention to undertake market rental valuations every two years and applying a CPI increase in the alternate year.

While rent increases may potentially be unpopular with current tenants, and in some cases unaffordable, the opportunity for the housing to remain with Council may outweigh these concerns.

The tenancy management issues outlined above require additional staff resources in order to comply with legislative requirements and tenancy matters, this is not currently factored in to the costs.

The following table shows the impact on rates and/or rents depending on the contribution settings. The splits are provided as examples only.

Status Quo – 377 units - \$2.2 million deficit pa			
Contribution Level to meet deficit	Ratepayer pays* (rates increase)	Tenant Retirement Pays (rent increase pw) ** Current rent is \$127 45% market rent	Tenant Social Pays Current rent \$151 39% market rent***
100%	3.1% or \$85per annum	Deficit split by tenant type – ‘break even’	
		78% market rent	63% market rent
		70% or \$88pw increase (\$215 rent pw) (51% of tenant income)	61% or \$92pw increase (\$243 rent pw) (32% of tenant income)
		Increase to 92% market rent	
		100% or \$126pw increase (\$253 rent pw) (58% of tenant income)	136% or \$205pw increase (\$356 rent pw) (47% of tenant income)
		Deficit split equally across tenants	
		88% or \$112 increase (\$239 rent pw) 85% of market rent (56% of tenant income)	74% or \$112 increase (\$263 rent pw) 93% of market rent (35% of tenant income)
50/50	1.6% or \$43pa	44% or \$56pw increase (\$183 rent pw) 66% of market rent (43% of tenant income)	37% or \$56pw increase (\$207 rent pw) 73% of market rent (27% of tenant income)
60/40	1.9% or \$51pa	35% or \$45pw increase (\$172 rent pw) 62% of market rent (41% of tenant income)	30% or \$45pw increase (\$196 rent pw) 69% of market rent (26% of tenant income)
40/60	1.3% or \$34pa	53% or \$67 increase (\$194 rent pw) 70% of market rent (46% of tenant income)	45% or \$67 increase (\$218 rent pw) 77% of market rent (29% of tenant income)
<p>*Average annual rates increase per rateable property</p> <p>**Based on a single person in a one bedroom unit</p> <p>***Based on an average of the market rent for 1,2,3 bedroom units</p>			

2. Part Retain / Part Sell

Description:

This option retains 301 retirement units in 8 villages. It loses 76 houses and builds 49 new units. It proposes to transfer the three social villages to another entity with sale proceeds to contribute to the development of 49 new units. The new development would take place on existing sites.

The Hastings/Munroe village would demolish the four units and replace 11 new units that would be rented at full market rent, thereby generating an ongoing income to contribute to the costs associated with the remaining housing. The second site, Greenmeadows East, with land already set aside for additional Council housing, would see the development of 38 new units.

The 72 houses in the three social villages would ideally transfer to a CHP and therefore retain them as affordable rentals for the city. However, with the lack of ability to add new units on these sites, CHPs may not find these villages attractive given the delays in receiving IRRS and the inability to attract the government support available for additionality.

The sale of the Carlyle Village has added complexity due to its inclusion in the Napier Borough Endowment Act. The Carlyle Village is identified as a 'Site of Significance' to Māori having been part of the Pukemokimoki site, a site of particular significance to Ngāti Pārau. Particular regard for 'Sites of Significance' is needed should any development be proposed. The Carlyle Village has not been identified for development in any of the options being considered. The Hastings/Munroe village also sits in a wider 'Site of Significance' area, Te Ahi o Te Waru (the fires of Te Waru). Given its potential for development, engagement with mana whenua is vital to understand any implications for development, opportunities for cultural expression and a potential partnership approach. The site has been significantly modified already but will likely require archaeology oversight during any development process.

While the new units will attract a higher asset value, with the sale of 72 units, the overall asset value for the total portfolio is either likely to decrease or maintain current value. It is unlikely to increase the asset value significantly (e.g. sell at value of \$16.2m, new builds with a conservative value of \$21.96m (costs to construct) - positive balance of \$5.76m).

Key benefits of this option include the refocus of the portfolio to be providing for retirees or those with a disability only, it retains the majority of the housing and land in Council ownership with a higher level of certainty for retirement tenants and it adds new fit for purpose housing to the portfolio.

The sale of the three villages would impact the current tenants in these villages, and depending on the buyer could either have a positive or a negative impact. The preference to retain the housing for community housing would likely result in a positive impact.

The development at Hastings/Munroe creates a higher level income source in the longer term. Moving to a subsidised market rent policy will provide predictable income

and reduce the administrative requirements that income-related rent settings cause. The development of the two sites offer potential partnership (and possibly co-funding opportunities) with PSGEs, Iwi and/or Kāinga Ora.

Council currently does not have the resources in-house to implement the development aspect of the option, with the cost of sourcing this function being relatively unknown. The ability to secure consultants and construction contractors is challenging in the current market conditions. Availability of building materials is affecting the supply chain creating project delays and increasing costs.

This option does not fully address the issue of the remaining units being very close to 'end of life', and while replacing componentry will extend the life and buys some time, ultimately decisions on fully replacement may still be needed in the future. In addition, the actual capital expenditure may vary from the forecasts, and should they arise earlier, will be challenging given the lack of cash reserves and the time needed to build these up.

A key challenge with this option is the added complexity and uncertainty regarding both the sale of the three villages and the development aspect. Complexity and uncertainty increase the risk.

This option generates an annualised deficit of \$2.3 million and without any rates or increased rent adjustments the accumulated cash shortfall would reach circa \$65.9 million after 25 years (2046).

In order to cover this deficit, income from rates or rents (or a combination) is still required. Initially the number of tenants would be lower than the Status Quo option meaning the individual tenant share of the deficit would be higher. The same factors apply to this option as the Status Quo option in terms of tenancy management issues, rent setting policy changes, phased in rent increases (and temporary loan funding) and financial policy reviews.

The following table shows the impact on rates and/or rents depending on the contribution settings. Note that the social village tenants are not included in this table. The splits are provided as examples only.

Part Retain / Part Sell – retains 8 'retirement' villages, develops 45 new units, sells 3 'social' villages - \$2.3 million deficit pa		
Contribution level to meet deficit	Ratepayer Pays* (rates increase)	Tenant Pays **
100%	3.3% or \$89pa	115% or \$145pw increase (\$272 rent pw) 96% of market rent (65% of tenant income)
50/50	1.6% or \$44pa	57% or \$73 increase (\$200 rent pw) 71% of market rent (47% of tenant income)
60/40	2% or \$53pa	46% or \$58 increase (\$185 rent pw) 65% of market rent (44% of tenant income)
40/60	1.3% or \$36 pa	69% or \$87 increase (\$214 rent pw) 76% of market rent (51% of tenant income)
*Average annual rates increase per rateable property **Based on a single person in a one bedroom unit Based on 304 units (will vary according to development stage)		

3. Transfer option

Description:

This option would see all 377 units transferred (sold) to another entity.

Council direction during the review process has been to focus on ensuring the housing remains as affordable rental housing. As part of the review at a workshop in October 2020, Council selected a sale or lease option to a CHP to be evaluated in detail as the favoured option for transfer. The protection of tenants and the special character of the retirement villages was identified as important and therefore any transfer contract would need to contain the following covenants:

- Ensure existing tenancies, under the current (or better) terms and conditions, remain in place,
- The portfolio can only ever (in perpetuity) be used to provide housing to retirement or community tenants, and
- The Council retains the right of first refusal (on the same sale conditions) if the buyer was to sell the portfolio.

A market sounding process identified that the option to lease the portfolio would not be attractive. Leasing the portfolio would also not achieve any financial benefit to Council, and would likely exacerbate the current financially unsustainable position.

The opportunities for redevelopment of the two villages identified and the potential to demolish and intensify other currently under-optimised sites allow for additionality

which is a key driver to access government funding for CHPs and is a key focus for Kāinga Ora.

Transfer to a CHP

The portfolio would most likely be valued on a discounted cashflow (DCF) basis. In addition, any covenants would negatively affect the overall value. A CHPs DCF might be half the Book Value. There are examples of councils successfully selling their housing to CHPs with covenants including Hamilton City Council.

Transfer to Kāinga Ora

Kāinga Ora is potentially in a better position regarding cashflow as we understand they are able to access the IRRS (full market rent) for existing eligible tenants. A sale to Kāinga Ora might be expected to deliver a sale price similar to, or slightly more than, the value that might be achieved through a sale to a CHP. This may result in a higher purchase price, although there is no guarantee of this given the limited market for this stock and the need for Kāinga Ora only to outbid the next highest bidder.

Transfer to a Regional Housing Trust

There is a potential for the region's councils to 'pool' their portfolios and form a Regional Housing Trust and there is an intention to discuss this further with the other councils to understand the shape of a possible Trust.

There are examples of councils establishing CHPS. Under current legislation, councils and Council Controlled Organisations (CCOs) are excluded from registering as a CHP and securing access to the IRRS. In order to be successful, any Trust would need to be completely independent of Council once established, however Council would be able to influence the purpose and objects of any such Trust. The transfer of housing into this type of Trust would require councils to 'vest' the assets into the Trust, whereby there would be no sale proceeds back to Council. Council could impose the covenants above on such a transfer.

The transfer options identified above allow the portfolio to continue to support an affordable rental housing approach. These potential options also enable the portfolio to be retained in 'community ownership'.

Advantages of a transfer option to the social housing sector are ultimately financial for both tenants and Council (ratepayers). CHPs provide wraparound support services in addition to tenancy management and are able to apply the IRRS discount rent rate (rent set at 25% of income) to new eligible tenants (tenants coming from the MSD Social Housing Register). Under a transfer to Kāinga Ora, we understand all eligible tenants (existing and new) would be able to access the subsidised rent. Should the covenants be put in place, there would be no negative impact on current tenants. A full transfer would remove all liabilities (forecast costs and deficits).

Sell through the open market

This option is not favoured by Council as it does not align with the review objectives and may result in a loss of affordable rental housing for the city. However, this option would most likely provide a higher sale price more aligned with the current book value of \$65 million. A sale through the open market may not afford any protections to current tenants.

Any sale proceeds received (noting a transfer to a Regional Trust would not yield any) would be available for any of the following, in consultation with the community:

- Repay debt
- Invest to generate income
- Pay for current / future loan funded projects
- Implement new or deferred projects

All of the above options have a positive impact for the ratepayer.

The asset would be removed from balance sheet. Council has assets valued at \$2 billion (includes \$0.5b water assets). While \$65 million book value would be removed with the sale of the portfolio, this is not material in of itself to affect Council's ability to raise loans and would still not be an issue should the 3 waters assets also removed.

While direct operational costs would be eliminated, e.g. labour costs, there will be residual internal costs (stranded overheads) that will need to be spread across the remaining business units (departments) requiring a rates contribution. However, if the sale proceeds are invested, there will be no impact as the table below shows.

	Ratepayer*
Residual costs	0.6%
Return on investment of sale proceeds (based on \$40m and 2% interest rates)	-1%
Reduced interest rates (paying off loans)	-1%
Net rates saving	-0.4%
*Average annual rates increase per rateable property	

The time it may take for a transaction to be completed could be at least 12 months and should, ideally, be timed to coincide with the beginning of a financial year. Interim funding is required to fund the deficit during the transaction period. The Long Term Plan 2021-31 confirmed funding through loans to account for this deficit in the short term.

The option to transfer the entire portfolio to another entity was recommended by PwC as the most sustainable option available.

Summary of Options – Financial Implications

1. Status Quo – 377 units - \$2.2m deficit pa			
Contribution level Rates/Rents	Annual rates impact	Tenant - Retirement rent increase per week	Tenant – Social rent increase per week
100%	3.1%	\$88 - \$112	\$92 - \$205
50/50	1.6%	\$56	\$56
60/40	1.9%	\$45	\$45
40/60	1.3%	\$67	\$67

2. Part Retain/Part Sell – retains 8 ‘retirement’ villages, develops 45 new units, sells 3 ‘social’ villages - \$2.3m deficit pa		
Contribution level Rates/Rents	Annual rates impact	Tenant – increase per week
100%	3.3%	\$145
50/50	1.6%	\$73
60/40	2.0%	\$58
40/60	1.3%	\$87

3. Transfer option		
Impact on rates	Invest sale proceeds	Repay debt
Estimated residual costs	0.6%	0.6%
Return on investment (based on \$40m and 2% interest rates)	-1%	
Reduced interest costs		-1%
Net rates saving	-0.4%	-0.4%

At the Meeting

The Council Officer and Kirstyn McKeefry spoke to a PowerPoint presentation and the report. In response to questions from the Committee it was noted:

- Conversations have been had with central government about councils not having access to the Income Related Rent Subsidies (IRRS) that Community Housing Providers (CHP) and Kāinga Ora have access to. This will not change at this stage.
- Consultation requirements are driven by legislation, and the Council needs community feedback to make informed decisions. The community's preferred option for this project can either be consulted on via the Annual Plan process in 2023, or if the preferred option is the transfer or sale of the assets it would be consulted on as part of Long Term Plan process.
- Consultation materials based on the Statement of Proposal are being worked on currently by officers. There will be a range of interactions with the community about the options available. Also tenants will also receive individualised direct communication addressing their particular situation.
- As part of a standard consultation process, the Council would not normally receive the detailed consultation plan and consultation materials for consideration. Councillor Boag as the Housing portfolio holder would however be included in the development process.
- The original Morrison Lowe report in 2019 did not recommend the continuation of the status quo, only selling or leasing some or all of the portfolio. This option was subsequently added by Council and further investigated for the PwC report.
- If the status quo option is selected and the funding for the housing activity is going to come from rental income, then that could be implemented by Council

immediately. Alternatively if the funding is going to be from rates, or partly by rates, this decision would need to be part of an Annual Plan process.

- The transfer option is a sale of the buildings and land. It is possible to put a condition on the sale that if the buyer decides to sell, or use the property for a different purpose other than community housing, the Council will have the first option to buy the properties back under the same conditions of sale the buyer acquired them under.
- The rental income received since 2007 has gone back into maintaining the housing portfolio, and in due course council officers will provide insight into what that maintenance was. Previously surplus rental income was put in the Housing Reserve Fund (a savings account for council housing). This fund has been used to pay for significant maintenance such as replacing roofs. There is no evidence that rental income has been used for anything but housing. To ensure this continued, in 2018 the rental income was deliberately ring-fenced so it could not be used for any other council project.
- Council owned vacant land blocks attached to the villages would be included in the sale or transfer. These will make the properties more appealing to a housing provider or buyer as they will be able to grow their investment.
- If the transfer option is chosen, new valuations will be undertaken prior to a sale price being agreed.
- All feasible options must be presented for consultation; the option to sell the portfolio on the open market is a feasible option which should be considered, alongside transferring to another housing entity. For the community feedback, council will outline the pros and cons of each sub-option which make up the Transfer option.
- The Regional Housing Trust idea came up late in the review process. It would be a similar option as transferring the portfolio to a CHP. Initial conversations are underway with other councils about the viability of this. Council officers will provide further information on this as soon as it comes to hand. If this option was progressed, it is understood it would take a minimum of twelve months for the Trust, once established, to be registered as a CHP, but clarity will be sought on this.
- There is no standard formula to work out the discounted sale price of a housing portfolio from its book value when transferring ownership to a CHP. The purchase would be affected by covenants council put on the sale of the portfolio. If the housing had to stay as low income housing, for example, the purchaser would make an offer based on market value balanced with the rental income expected from it within the bounds of the covenant. The rental income would be significantly less than if the houses could be rented at market rate, and as such the offer is likely to be significantly less than an open market sale.
- Restrictions on property titles and the sale of council housing portfolios have been used successfully before by Tauranga and Hamilton. Tauranga also specified current tenants and rental conditions remained the same. These conditions would have had an impact on sale price though.

- At this stage of the consultation process council is just seeking community feedback with the best information it has to hand. It is not locked into the options stated in this report and could discount options for feedback if it wanted to. Also if there are further developments during the feedback process the options can be modified.
- Currently the housing activity is running at a loss. If you sell the assets with the condition the same service is provided buyers will see the portfolio as having a negative value. To get a good sale price the portfolio would need to be sold without conditions, so a buyer can get best and highest use from it. If Council want to keep the assets in the affordable housing space there will be a trade-off on sale price. CHPs and Kāinga Ora will be able to get better cash flow from the portfolio than Council can with the additional government funding available to them.
- A CHP cannot apply for IRRS for existing tenants in properties newly acquired, it would only be available for new tenants who meet the criteria. However Kāinga Ora can get IRRS for existing tenants in newly acquired property.

Officer's Recommendation

The Napier People and Places Committee:

- a. Resolve to undertake a Special Consultative Procedure based on the Statement of Proposal on all three options with no preferred option identified.
- b. Note that further consultation may be required dependant on the decision made following this consultation.

2.8 Attachments

- 1 Draft Statement of Proposal - Council Housing (Doc Id 1426519) *(Under Separate Cover)*
- 2 High Level Consultation Plan - Council Housing (Doc Id 1426518) *(Under Separate Cover)*
- 3 PwC - Strategic Housing Review (Doc Id 1426520) *(Under Separate Cover)*

3. COMMUNITY GRANTS AND FUNDING OVERVIEW

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1374940
<i>Reporting Officer/s & Unit:</i>	Belinda McLeod, Community Funding Advisor Matt Adamson, Senior Advisor Policy

3.1 Purpose of Report

To provide an update on the activities of the Community Grants and Funding Programme.

Committee's Recommendation

Mayor Wise / Councillor Chrystal

The Napier People and Places Committee:

- a. Receive the report titled "Community Grants and Funding Overview".

Carried

3.2 Background Summary

The Napier City Council administers a variety of grants that are used to provide financial assistance to a range of community organisations. These grants have contributed over \$3 million in financial support to over 100 groups and individuals over the last three years.

This paper and its attachments provide Councillors with an overview of grants over the previous three financial years. Community grants and funding that the Council administers is discussed in the main attachment to this paper which provides a detailed look into the various funds.

It is intended that reports on the Community Grants and Funding Programme will be provided on an annual basis in future, to provide regular updates across Council managed funds.

2018-21 Funding Summary

The past three years have seen challenges for the social and community sector continue to grow. As demand for services continue to increase, so do the costs associated with meeting local needs. These costs have been further exacerbated in many cases by organisations responding to the COVID-19 pandemic.

Council grants reach many parts of Napier's community and support a broad range of activities, services and projects. Figure 1 illustrates how different sectors have been supported by community funding during the previous three financial years. The increased funding allocations in the 2020/21 year were driven by one-off COVID-19 recovery grants. Some of these funds explored an expanded eligibility criteria and set of priorities.

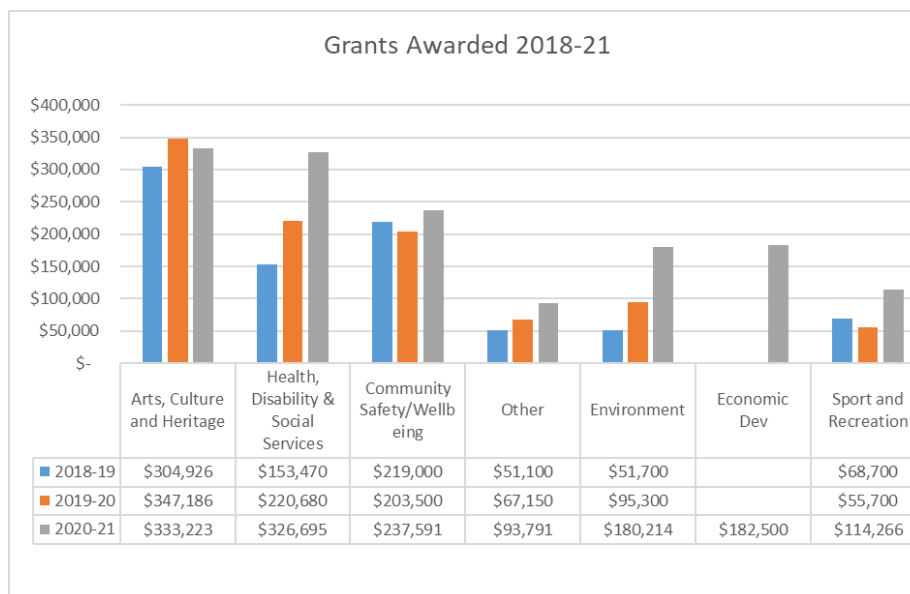


Figure 1: Grants awarded across different categories 2018-21

The arts, culture and heritage sector has received the most financial support from Council in the last three years. Funding to this sector is dominated by the annual amounts paid to the Art Deco Trust and Creative Arts Napier under their respective service agreements. The combined value of these two agreements was \$247k in the 2020/21 financial year.

Health, disability and social services have received approximately \$700k of community funding in the past three years. This funding is primarily in the form of smaller grants from the Community Services and Community Development Funds. Funding to this sector was more dispersed when compared to arts, culture and heritage and recognises the many small non-profit groups active locally in this sector.

Community safety and well-being covers initiatives relating to community safety such as CCTV and Community Patrol but also covers projects which support general community well-being and do not fall within the social services category. Projects in this area included the Te Oranga Pūmanawa Project and Napier Neighbourhood Support.

Council support for projects targeting environmental well-being is growing and this sector received a boost in funding with the Te Puawaitanga fund introduced in 2020. Other projects supported include the Enviroschools programme through the Council Projects Fund.

Sport and recreation received 7% of total community grants and funding during the past three years with key grants made to Sport Hawke's Bay, Blokart Hawke's Bay and the Regional Indoor Sports and Events Centre. While this sector does not receive a high proportion of Council funding, it does receive significant financial support from other funding providers such as gaming trusts.

Community funding being applied to support Economic Development emerged in 2020 as a part of the Council's COVID-19 Recovery Plan. The Recovery Projects Fund allowed small businesses and social enterprise to obtain financial support from the Council for their projects. This area of funding has not been the focus of community grants and funding previously, but opportunities may exist in this space, particularly with regard to support for start-up businesses.

The 6% of funding categorised as 'other' primarily captures funding specifically targeted to youth and also captures some other small grants which don't fit into one of the other main categories.

3.3 Issues

Grants Review

The current format of the grants programme is currently under review, with a draft report expected to be completed by June 2022. A framework for the review has been designed by the project group and the analysis work for the review relies heavily on the information in the 2018-21 Activity Report (**Attachment 1**). It should be noted that the two most recent financial years reported on contain funding related to the COVID-19 recovery efforts and are not representative of a normal year.

The one-off funds introduced in response to COVID-19 made grants accessible to groups which had previously been ineligible for funding (e.g. social enterprise). They were a highlight of the past three years and took a more innovative approach to funding which produced some success stories such as the Meke Meter and Pod Gym in Maraenui.

3.4 Significance and Engagement

It is recognised that this information is likely to be of significance to organisations receiving funding from the Council and the wider community. As well as being used to inform the community funding review, this report will be published to the Council website and circulated amongst community organisations the Council has a relationship with.

3.5 Implications

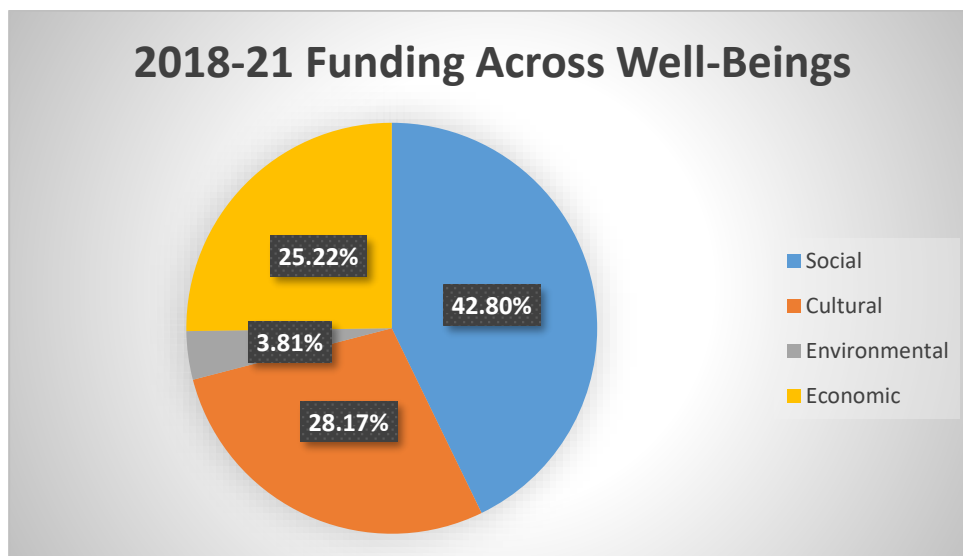
Financial

In the 2020/21 financial year the Council distributed approximately \$1.4m (excl. GST) of rates funding across the Programme. This includes COVID-19 recovery funding and was distributed across 9 different funds to over 100 groups and individuals with amounts ranging from \$200 to \$179,000. For most funds, the total amounts are adjusted annually in accordance with the Local Government Cost Index (LGCI). Council also administers the Creative Communities grants which are funded by Creative New Zealand. These grants were valued at \$52k in the 2020/21 financial year and were distributed across 33 projects.

Social & Policy

The Community Grants and Funding Programme supports projects which deliver on all four aspects of community well-being. The programme reaches a broad range of activities and is essential to the sustainability of many community groups.

How the Programme currently supports community well-being has been analysed through the Community Funding Review. The below graph illustrates that social well-being is the most supported aspect of community well-being through the grants programme with environmental well-being being the least.



Risk

N/A

3.6 Options

N/A

3.7 Development of Preferred Option

N/A

At the Meeting

The Council Officers took the report as read. There will be a workshop for the Elected Members and staff later in February to discuss in detail some the points raised in this report.

3.8 Attachments

- 1 2018-21 Community Funding Activity Report (*Under Separate Cover*)

REPORTS FROM PROSPEROUS NAPIER COMMITTEE HELD 3 FEBRUARY 2022

1. TARADALE BRIDGE CLUB SPONSORSHIP SIGNAGE REQUEST

Type of Report:	Procedural
Legal Reference:	Reserves Act 1977
Document ID:	1425774
Reporting Officer/s & Unit:	Jason Tickner, Team Leader Parks Reserves and Sportsgrounds

1.1 Purpose of Report

The purpose of this report is to seek a Council decision on the Taradale Bridge Club's proposal (Doc Id 1426570) for sponsorship/naming rights in perpetuity, on the outside of their proposed clubhouse building at Park Island in accordance with Clause 25 of the Draft lease agreement.

Committee's recommendation

Mayor Wise / Councillor Chrystal

The Prosperous Napier Committee resolve to *either*:

- a. Approve the Taradale Bridge Club's proposal for external sponsorship/naming rights and associated signage from the Rodney Green Foundation on their proposed clubhouse building at Park Island.
- b. That a **DECISION OF COUNCIL** is required urgently due to funding arrangements for the building project.

Carried

Council Resolution	Mayor Wise / Councillor McGrath
	That Council:
	<ol style="list-style-type: none"> a) Approve the Taradale Bridge Club's proposal for external sponsorship/naming rights and associated signage from the Rodney Green Foundation on their proposed clubhouse building at Park Island.
	Carried

1.2 Background Summary

The Taradale Bridge Club have been granted resource consent and Council approval to lease an area of land at Park Island (48 Clyde-Jeffery Drive adjacent to the Central

Football offices) to establish a new clubhouse for the use by their club and other not-for-profit community groups.

To mitigate increased building costs, in addition to other funding raised, the club has sought naming/sponsorship rights funding for the exterior of their building. The club is very pleased to have the generous support of the Rodney Green Foundation for the sponsorship/naming rights. The sponsorship/naming rights agreement is for \$100,000 for sponsorship /naming rights in perpetuity. This funding is sufficient to ensure the financial viability of the project and without this funding the project will not proceed. Whilst Council have not provided any funds to this project they have made the land available at Park Island.

The proposed naming/sponsorship signage is shown below and is similar to that in place at the Hastings Sports Park:

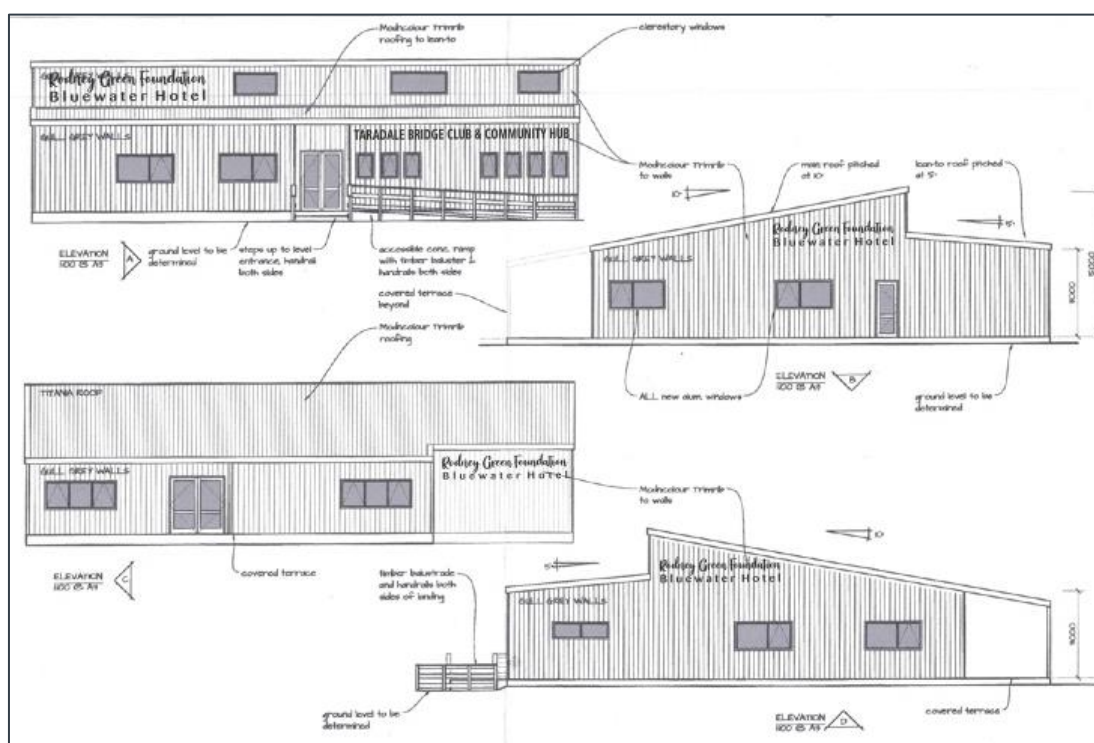


Figure 1 – Proposed Building Signage

1.3 Issues

Increasing cost of building materials and labour have almost doubled the cost to develop this building since the proposal was first brought to Council officers. If the proposed signage and associated funding is not approved, and the development has additional delays, this is likely to result in further cost increases and the project will not proceed.

1.4 Significance and Engagement

The Council lease has been reported to Council and a public submission period in accordance with the requirement of the Reserve Act 1977 has been completed. No further or specific engagement has been undertaken in regard to the signage proposal.

1.5 Implications

Financial

There are no financial implications to Council if the sponsorship/naming proposal is approved/not approved. However the Bridge Club have advised that if this proposal is not approved then their project is no longer financially viable and they will not be proceeding.

Social & Policy

Councils Standard Lease

Council's current draft clause for proposed Bridge Club lease restricts signage and advertising on lessees buildings, and requires that any signage is to be approved by Council. This draft clause is below:

25. The Lessee will not erect or display or allow to be erected or displayed any signs or advertising matter of any description on any part of the Land exterior to the Building provided that the Lessee may display its name and emblem on the Building in such a position and in such size, colour, shape and style which has the prior approval of the Council and subject always to any conditions or restrictions which may from time to time be imposed by the Council, including the provisions of the District Plan and the conditions of any Resource Consent.

Sponsorship/naming rights signage on club buildings can be approved however this would require Clause 25 of the draft lease to be amended. This can be done without further notification.

Rodney Green Foundation – The Bluewater Hotel funding in the Community

In respect to this specific sponsor, the Taradale Bridge Club have provided the following list of some of the clubs and community facilities that the Rodney Green Foundation sponsor:

Pettigrew Green Arena in Taradale (On NCC Reserve)	Sir Russell Pettigrew and Rodney Green have joint naming rights due to their substantial donations towards the construction of this great facility
Rodney Green Centennial Event Centre (On NCC Reserve)	The Centre was constructed in memory of Napier's first 100 years and the donation ensured the building's future viability.
Rodney Green Stand at McLean Park (On NCC Reserve)	
Sports Park Hastings	The Rodney Green Foundation is giving a substantial donation to the construction of the Central Districts Outdoor Cricket Wicket, the Central Districts Indoor Cricket Wicket and Boxing precinct.
Sports Park Hastings	The Rodney Green Foundation as donated \$2 million towards various ongoing projects within the park.
Taradale Primary School Swimming Pool	The Rodney Green Foundation has contributed a substantial donation to this refurbishment.

Napier District Plan

Although it is likely the signage will require resource consent under the Napier District Plan it is noted that the proposal is considered (by the report writer) to be consistent with the 'principle reason for the rule' in the Napier Operative District Plan – Chapter 58 under *Sports Park Zone Signage*, which states;

“The Council recognises that many sports clubs and sportsgrounds use signs as a means of creating revenue for the sports club or grounds operations. The rule does not allow signs to be obtrusively visible from surrounding areas thereby avoiding impacts on the amenity of the surrounding areas.”

However it should be noted that whether or not the proposal is “consistent” must be determined by the processing planner.

It is acknowledged that naming rights currently exist for other sports facilities at Park Island.

Risk

- a. Appropriateness of signage, consideration of sponsorship and potential commercial branding in reserves, and reputational risk to Council
- b. Risk to the club of Resource Consent for the signage proposal being declined (RMA 1991 process) if the signage is deemed inconsistent with Chapter 58.
- c. Risk to the clubs ability to fund and develop clubhouse if sponsorship signage declined by Council

1.6 Options

The Prosperous Napier Committee resolve to *either*:

- a. Approve the Taradale Bridge Club's proposal for external sponsorship naming rights signage on their proposed building at Park Island Sportsground.

Or

- b. Decline the Taradale Bridge Club's proposal for external sponsorship naming rights signage on their proposed building at Park Island Sportsground.

1.7 Development of Preferred Option

- a. If Council's decision is to approve the signage proposal, the draft lease agreement will need to be amended appropriately. The Taradale Bridge Club will then need to undertake any necessary Resource Consent process for the signage.

Or

- b. If Council's decision is to decline the signage proposal, the club will be informed and the project will not proceed.

At the Meeting

The Team Leader Parks, Reserves and Sportsground, Mr Tickner spoke to the report and advised that a Decision of Council was required due to funding arrangements for the building project, which had seen building and material costs increase substantially since the proposal had been brought to Council. Should the proposal not be approved the Bridge Club have advised that the project would not go ahead.

In response to questions from the Committee it was clarified:

- That further communication with the Taradale Bridge Club and the sponsor regarding revised suggestions to the proposed building signage (figure 1) in the report had been held and reviewed with the name of the Club becoming the predominant wording on the signage and the sponsor's name being placed in smaller lettering beneath it.
- The Bridge Club wished to make their branding and name the predominant feature of the signage and the sponsorship secondary.
- It was noted that Council's current lease included restrictions/controls around external signage and advertising on the building and any signage would be required to be approved by Council.
- There was no restriction on internal signage in the Club Rooms.
- The lease is finite with a right of renewal and therefore the sponsorship agreement for the funding for naming rights in perpetuity would be a matter between the Club and Rodney Green Foundation funding sponsor to discuss.
- The Club would need to be clear with Rodney Green Foundation that if the lease changes, their rights to have signage on the building would be removed.
- The Decision to be made at the meeting was to approve or decline the signage proposal which would require an amendment to Clause 25 of the Lease Agreement to allow signage to be displayed or erected.
- If approved, the Taradale Bridge Club would then need to undertake the necessary the Resource Consent process and this could provide Council an opportunity to view the proposed signage.

1.8 Attachments

- 1 Taradale Bridge Club Building Naming Rights Proposal (Doc Id 1426570)



Taradale Bridge Club

Signage on the Exterior of the Proposed Bridge Club Building

Summary

The Taradale Bridge Club is building new clubrooms, that will be shared by a good number of other not-for-profit community groups, on Council Reserve Land at 48 Clyde Jeffery Drive. To mitigate the significantly rising costs of building under the current construction industry environment, the Club has required additional funding. Part of this funding has been negotiated via naming rights of the exterior of the new clubrooms. The Club is very pleased to have the generous support of the Rodney Green Foundation for the naming rights. The naming rights agreement is significant and literally allows financial viability of the proposed building for the Club and the other community groups utilising the new facility. We are cognisant of the District Plan Rules on Signs and are applying for formal approval of the signage.

Financial Arrangement for the Building of the Taradale Bridge Club and Community Hub Building

The construction costs for our building have risen horrifically – basically nearly doubled over the time from the business case written to the Council in November 2000 to present day. However, our Club has been successful in a number of funding applications, as well as donations from within its members, which can be summarised as:

Eastern and Central Community Trust	\$156,000
NZ Lotteries Commission	\$74,000
Club member contributions	\$60,500
Naming Rights Exterior	\$100,000

The Rodney Green Foundation is our sponsor for the Naming Rights on the exterior of the building. Without the Naming Rights for the exterior of the building, the project would have foundered. The budget for the build will be tight but manageable.

The Exterior Signage

The Rodney Green Foundation has been a generous sponsor of many community buildings, and indeed the Council, over a number of years. *Include a list of recent donations.*

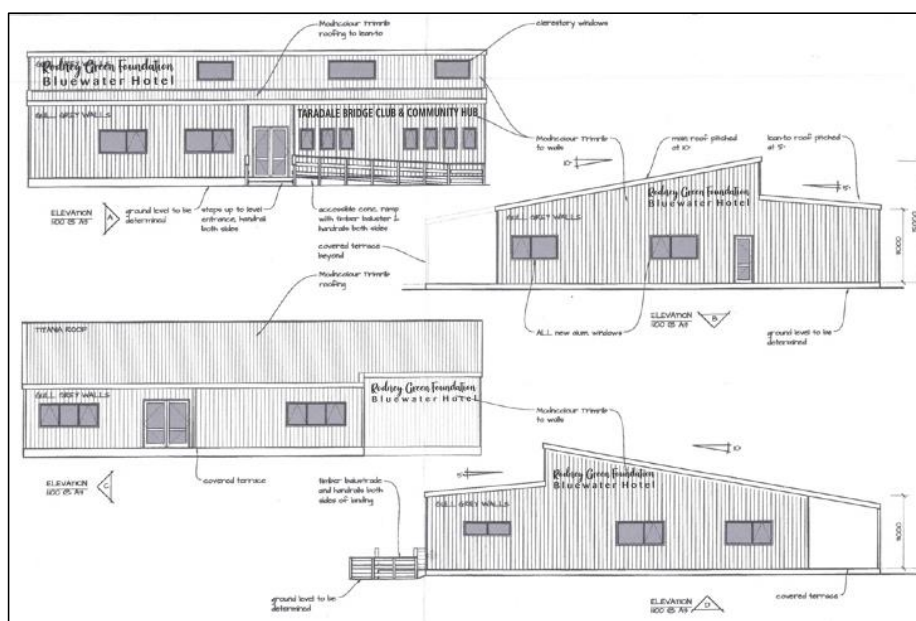
Pettigrew Green Arena in Taradale	Sir Russell Pettigrew and Rodney Green have joint naming rights due to their substantial donations towards the construction of this great facility
Rodney Green Centennial Event Centre	The Centre was constructed in memory of Napier's first 100 years and the donation ensured the building's future viability.
Rodney Green Stand at McLean Park	
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Sports Park Hastings	The Rodney Green Foundation has donated \$2 million towards various ongoing projects within the park.
Taradale Primary School Swimming Pool	The Rodney Green Foundation has contributed a substantial donation to this refurbishment.

The photo below was recently taken from the near roadside of the Freeway between Napier and Hastings. The Rodney Green Foundation is sponsoring Cricket/Boxing precinct building at the Sports Park as can be seen from the unobtrusive signage to the left of the EIT signage. The Foundation has also been a benevolent sponsor of individuals, and sporting teams.



The Hastings Sports Park.

The signage for the Bridge Club Building will be in the same format as the Sports Park and include at a separate area the name of the building – i.e. “Taradale Bridge Club & Community Hub”.



The Proposed Signage of the Bridge Club Building.

Summary

We formal request acceptance of the signage as detailed in this document.

2. INVESTMENT AND DEBT REPORT

Type of Report: Operational

Legal Reference: N/A

Document ID: 1402135

Reporting Officer/s & Unit: Caroline Thomson, Chief Financial Officer

2.1 Purpose of Report

To consider the snapshot report on Napier City Council's Investment and Debt as at 31 December 2021.

Committee's recommendation

Mayor Wise / Councillor Chrystal

The Prosperous Napier Committee:

- a. Receive the snapshot report on Napier City Council's Investment and Debt as at 31 December 2021.

Carried

2.2 Background Summary

The snapshot report on Napier City Council's Investment and Debt as at 31 December 2021 is shown at **Attachment A**.

As at 31 December, Council held \$60.1m on term deposit at an average interest rate of 1.41%. The weighted average interest rate has slowly trended upwards from 0.99% in January 2021.

As at 31 December, Council's internal debt balance is \$65.6m.

At the Meeting

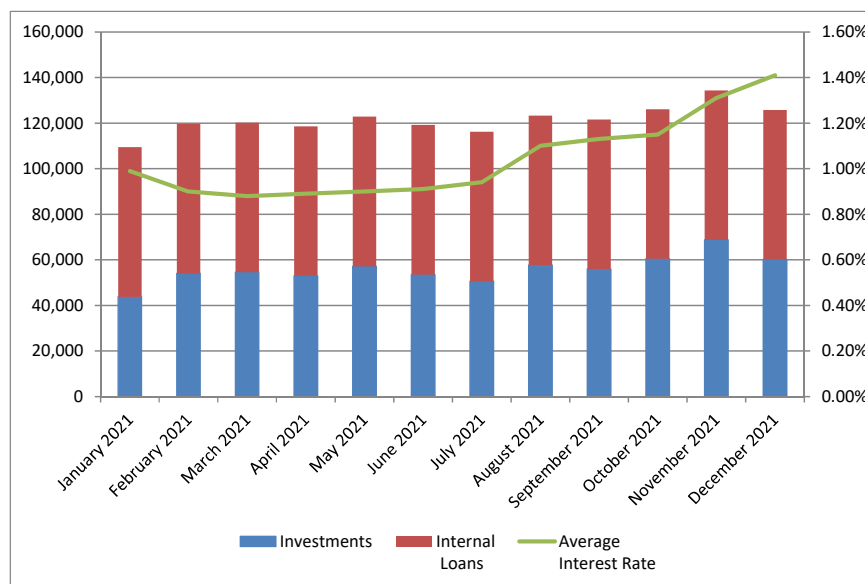
The Chief Financial Officer, Ms Thomson advised that this was a standard report previously reported to the Audit and Risk Committee. It was considered that it was perhaps more relevant for future reporting that the snapshot of the Council's investment and debt be presented to the Prosperous Napier Committee for information.

2.3 Attachments

- 1 Investment and Debt report as at 31 December 2021

Treasury Graphs for 12-Month Period January 2021 to December 21

Month-End	Investments	Internal Loans	Average Interest Rate
January 2021	43,790	65,642	0.99%
February 2021	54,085	65,642	0.90%
March 2021	54,540	65,642	0.88%
April 2021	52,969	65,642	0.89%
May 2021	57,190	65,642	0.90%
June 2021	53,549	65,642	0.91%
July 2021	50,602	65,642	0.94%
August 2021	57,720	65,642	1.10%
September 2021	55,937	65,642	1.13%
October 2021	60,440	65,642	1.15%
November 2021	68,695	65,642	1.31%
December 2021	60,160	65,642	1.41%
AVERAGE	55,806	65,642	1.04%



Note: The weighted average interest rate had declined since March 2020 till February 2021 due to declining interest rates and shorter-term term deposits that were established to cover expected cash flows. The interest rates were “historically low” due to negative market sentiment, the yield curve over 5 years was relatively flat, with the best rates value being found around the 9 month mark. This coincided with our funding/maturity needs. The increase in weighted average interest rate in October 2021 and November 2021 reflects the changes in the OCR.

3. REPORT ON THREE WATERS REFORM PROGRAMME

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1424057
Reporting Officer/s & Unit:	Rebecca Huckle, Three Waters Reform Programme Manager

3.1 Purpose of Report

To inform the Council on the progress of the Three Waters Reform Programme within Napier for the period October to December 2021.

Committee's recommendation

Councillors Simpson / Price

The Prosperous Napier Committee:

- a. Endorse the report on the Three Waters Reform Programme

Carried

3.2 Background Summary

In July 2020, the Government launched the Three Waters Reform Programme - a three-year programme to reform local government three waters (sWater Supply, Wastewater and Stormwater) service delivery arrangements. The reform is an outcome of the Havelock North Enquiry and covers aspects of delivery and regulation of water services to communities. On 1 July 2021 a new regulator, Taumata Arowai, came into existence. This Crown Entity is now responsible for administering and enforcing a new regulatory system for drinking water. Water supply is the initial focus with wastewater and stormwater to follow.

The Government's intent is to reform local government's three waters services into four multi-regional entities, which will remain in public ownership, to improve access to safe water and to manage affordability issues around meeting required standards.

The Water Services Act removes of the reasonableness provisions of the Health Act, which places the emphasis on service providers to meet the Drinking Water Standards, with affordability issues no longer being a valid reason for not undertaking required work. In addition, the Act outlines powers of the regulator and mechanisms for enforcement.

Participation in the initial stage of the reform was voluntary, with local Councils given the opportunity to receive funding to deliver three waters projects. To this end, Napier signed a Memorandum of Understanding (MOU) with the government and has \$12.51 million to deliver projects that are additional to Council's current Annual Plan. A number of the projects agreed upon aim to streamline the delivery of 3W services and address some of the key issues identified in this Infrastructure Strategy around data management, processes and systems used for decision making.

The key principles of **Napier City Council's** programme are:

- Improved capacity and capability to accelerate infrastructure projects
- Preparation of the team and local industry for upcoming standards as part of reform process
- Improving safety and quality of drinking water by fast tracking delivery of low manganese water to reduce dirty water events and address fire-flow issues
- Improving community and Māori/iwi engagement
- Upgrades to the three waters asset management system and maintenance management transformation programme

A proportion of the programme covers the improvement of information capture and management for three waters, the upskilling of our in-house operations team to be better prepared for the proposed water reform implementation and the delivery of key fire flow, water conservation and water quality projects.

Council has a large programme of work ahead (\$405m over ten years) identified in the recently completed Three Waters Masterplans, leading to the need for additional resource required to scope projects ready for the project delivery team to deliver.

The goal for Council over this timeframe is to catch up on operational work that has not been prioritised in the past and to ensure that the assets, services, the data and the people are in the best state possible moving as the reform process progresses.

3.3 Issues

There are no issues associated with this report.

3.4 Significance and Engagement

This programme is engaging with mana whenua through the *Iwi engagement on Three Waters and Cultural Values Assessments* programme of work. This piece of work aims to extend the Council's capacity and capability for engaging with Māori, including development of a cultural values assessment.

Council consulted with residents during the 2020/2021 summer break around what the community saw as key issues. 3W concerns were highlighted by this consultation, noting that some of the projects in the reform programme going some way to addressing these concerns in combination with "business as usual" work.

3.5 Implications

Financial

Council has been given \$12.51m by the DIA to undertake a programme of work in addition to business as usual programmes. Detailed financial reporting on this spend is required quarterly to the Department of Internal Affairs (DIA) as part of the MOU including hours spent by staff on each activity.

The projects and associated spend are as follows:

The attached report (*Doc Id 1424060*) indicates current progress on the programme of work.

COUNCIL	PROJECT	VALUE
Napier	Capital Projects:	\$8.45m
Total - \$12.51m	<ul style="list-style-type: none"> • Alternative Water Supply – address dirty water issues • Water Safety Plan - delivery of improvement items • Fire Flow Network Upgrades to meet levels of service 	

COUNCIL	PROJECT	VALUE
	<ul style="list-style-type: none"> • Scoping Three Waters Master Plan Projects – additional resources to assist with the delivery of the current and reform capital plan • Te Awa Structure Plan – Three Waters - additional funding to develop water infrastructure in Te Awa • Pandora Industrial Waste – works associated with trade waste and understanding flow and composition • Review of private water supplies – provide upgraded supply for the Meeanee School hall 	
	Planning and Asset Management Projects: <ul style="list-style-type: none"> • Parks Water Bores Investigation and Implementation – assessment of bores and commence consenting process for water conservation • Essential Service Planning and Contributions Policy – ensure that three waters programmes are funded appropriately to develop the networks • Maintenance Management Practices - Develop maintenance management practices and workflows and integrate these into the Asset Management System • Delivery Improvement Review – systems and process development • Asset Management Systems & Data Collection • Three Water Models & Masterplans – peer review of models, additional calibration, and peer review of master plans 	\$3.16m
	Collaborative Projects: <ul style="list-style-type: none"> • Iwi engagement on Three Waters and Cultural Values Assessments – extending the capacity and capability for engaging with Māori, including development of a cultural values assessment • Regional Water Projects 	\$900k

Progress:

Significant progress has been made in the last quarter (Oct-Dec 2021)

All capital projects have progressed either to or past the tender stage with most now having contractors on site. Operational projects are also progressing. Key capital projects are more advanced than operational projects. Overall, there is no concern about the current pace of work in the programme.

Council is partnering with other Territorial Local Authorities (TLAs) in the region to work on the regional projects. One of these is complete: the DIA Request for Information project. Other regional projects are progressing at a slower rate than anticipated and they have indicated that they may be underspent by the year end. The regional programme manager is to confirm this by February.

The total budget is \$19.29m which includes \$12.5m from DIA combined with an additional \$6.78m co-funding from LTP budget on top. Included in this is the scope change for Low Manganese (including the addition of the new T8 bore) and the Kenny-Eriksen roundabout as well as the Fireflow project and the contingency for Water Safety Plan. To date the committed spend is \$12.072m (and includes \$1.5m committed to the Te Awa Structure Plan. \$7.21m is yet to be committed.

Highlights:

- Water Quality Improvement:

Drilling of the A2 bore has been completed and A3 drilling has reached 111m to date. Contracts have been signed for the associated containerised treatment plants and construction is underway. Planning for the new Taradale bore (T8) is underway.

- Fireflow Network Upgrades:

Work on site continues to progress at anticipated pace.

- Parks Water Bores Investigation:

Remediation of the Botanic Gardens water race and ponds has completed with a large drop in water loss achieved.

- Asset Management Systems and Data Collection:

The project manager has engaged with software firms and the project is now gathering pace including the investigation of viable new options for the asset management system.

- Delivery Improvement Review:

Work is underway for both Carbon Reduction and combined Environmental Maturity & Risk with Stantec and Tonkin & Taylor. Reports expected by March 2022. Council -wide engagement is taking place.

Social & Policy

There are no social and/or policy implications associated with this report.

Risk

There is currently one major risk to the programme:

- a) There is a risk that the programme of work will not be completed by the revised date of 30 June 2022 (Previously 31 March 2022). This is due to other competing priorities for key staff at the beginning of the programme such as the Long-Term Plan, the knock-on effects of the flooding event in November 2020 and constraints due to Covid 19 and its variants. There is also a risk that internal or external resources are not available to deliver parts of the programme when required, this is being mitigated by ensuring that suppliers are engaged ahead of time as well as initially structuring the programme to engage a variety of resources and not just those related to capital delivery.
- b) In order to mitigate these risks Officers are engaging with suppliers ahead of needing any physical assets and have them hold these for us until required if possible, where this is not possible we are working in an agile way to keep work going while awaiting delivery. We are also engaging with consultancies to ensure we can maintain levels of service in the form of staffing from them ahead of time. We have supplemented permanent staff where needed with contract staff in order to progress the projects where we know that other priorities will mean that permanent staff will be on other pieces of work.

3.6 Options

The options available to Council are as follows:

1. To endorse this report on Implementation of the Three Waters Reform Project

3.7 Development of Preferred Option

This report is for information purposes only.

At the Meeting

The Three Waters Reform Programme Manager, Ms Huckle advised that this was a standard report that had previously been presented at the Sustainable Napier Committee however, going forward it would become a regular item on the Prosperous Napier Committee agenda.

In response to questions from the Committee it was clarified:

- Future reports would include a legend key (Brown - started; Green - happy and Blue – performance going forward) for the table that indicated current progress on the programme of work.
- Iwi engagement on Three Waters and Cultural Values Assessments Programme of work was a Napier funded and instigated piece of work engaging with local iwi to discuss the importance of water to them.
- Trying to engage Council staff awareness in the importance of water around Napier and to Iwi to enable better decision making for the future.
- Separate reports are being obtained from all partners as part of the Plan and these would be collated later.
- In regard to funding received from the Department of Internal Affairs as long as the money has been committed and they can see contracts are in place and projects are nearing completion the money will not need to be returned.
- Funding from the Department of Internal Affairs was based on projected spend going forward and they needed to know where the money was to be spent.
- The highest risk would be with the regional projects, however officers were relatively confident with the progress being made with Council's specific projects.

3.8 Attachments

- 1 Three Waters Reform Progress (Doc Id 1424060)



3 Waters Reform Programme 2021 - January 2022

Total Budget: \$19.29m
Committed: \$12.071m
This Report: Mid January 22
Total Expenditure: \$9.352m
Total Upfront Payment: \$6.13m
Additional Payment \$1.5m

No.	Project	Description	Value	Committed to Date	Sponsor	Key Lead/ Project Manager	Progress	Financial	Stage					Progress Comments	Project Risks & Issues.
									Scoping	Procurement	Project Underway	Final Review/ Commissioning	Project Complete		
1	Water Quality Improvement Project	Low Manganese water (reduce water quality issues for the city thorough alternative supplies)	\$5.8m	\$4.351m	R Huckle	Beca Ltd								A2 bore drilling complete, A3 underway at 111m so far. Testing of A2 indicated low manganese and iron. Commissioning will proceed.T8 bore due to commence in the next 4-6 weeks. Tenders have been let, containerised treatment plants being produced as per Water Safety Plan Delivery reported below. Due to extended scope, cofunding has been provided from LTP budget. Programme on-track	Consenting - highest risk Timeliness Procurement of physical assets with Covid related shortages
2	Water Safety Plan Delivery of Improvement Items	Water Safety Plan Delivery of improvement items (provide network monitoring to manage quality and safety of the water supply and deliver other network improvements.	\$1m	\$1.32m	R Huckle / T Garrett	3W Team								Tender process has completed for the containerised treatment plants for new bores. Trility were the successful tenderers. Design and build has commenced. Committed spend contains a large amount of contingency which we are not anticipating spend. LTP budget will cover if this contingency is used.	Budget restriction Timing
3	Fire Flow Network Upgrades to meet Levels of Service	FW-2 (Address urgent fireflow issues across the network as identified from recent model and master plan project outcomes)	\$2.7m	\$2.372m	R Huckle / T Garrett	Ross M								Designs EA Approved, with Onehunga Rd 90% complete and awaiting commissioning. Franklin Road is 80% complete and awaiting connections to be added before commissioning, Le Quesne is 40% complete. Financials on track at this point.	Cost Overruns
4	Parks Water Bores Investigation and Implementation	Parks Water bores Investigation and implementation (Increase resilience and improve water conservation)	\$0.37m	\$0.416m	R Huckle	Mike A								Remediation works at Botanic gardens complete Anderson Park Bore drilling has been completed. Design complete for splashpad reticulation, workshop to follow. final report for decomissioned bores expected within the next 60 days.	Identification of unsecured bores requiring further action.
5	Review of Private Water Supplies	Review of Private Water Supplies (Provide upgraded supply for the Meaane school and hall)	\$0.41	\$0.102m	R Huckle / T Garrett	3W team + Marcia								Delays due to proposed standards changes have been overcome. Consultant undertook modelling of options. The project has been tied in with the Awatoto Industrial water supply.	Time delays and cost implications of exposure drafts
6	Peer Review 3 Waters Models & Master plans	Peer review - 3 Water models & Master plans (Continue with the master planning process by undertaking peer reviews of models, additional calibration and peer review of master plans	\$0.35m	\$0.1m	R Huckle	3W team								Peer review of modelling went to tender with preference for all three waters to be reviewed by the same consultants. There was no appetite by consultants to review all three, PM now in discussion with those who have indicated they would be happy to do one or two.	Appetite by consultants to provide the reviews- due to lack of resource..
7	Scoping Three waters Master Plan projects	Engineering expertise to assist with the upfront work to deliver the \$449m of Three Waters capital works coining up in the 10 year plan	\$0.69m	489,717.00	R Huckle / T Garrett	3W team								Additional Resources engaged and underway with scoping and managing the water programme. Good progress being made.	
8	Te Awa Structure Plan and 3 Waters Infrastructure	Te Awa Structure Plan - 3 Waters (Enable growth and address affordability issues)	\$5.4m	\$5.372m	R Huckle	P&D								Project Back on track now with 3 contractors on site. Have transferred total to the project budget from this code to the project code.	Further delays to the project from scope changes
9	Pandora Industrial Wastewater Pipe	Back up project replacing the WW outfall chamber as this was already repaired. Updated project will be used to install flow meters on tradewaste customers.	\$0.28m	\$0.246m	R Huckle	Environ- mental Solns team								PM underway engaging with teams including design to find correct meters for the various configuration of flows from trade waste customers.	Capacity in the Environmental solutions team is now no longer an issue to to PM in 3 waters taking the lead
10	Asset Management Systems & Data Collection	Data Collection - EAM (Fully implement an upgraded enterprise asset management system for 3W team, undertake asset data condition assessments and upgrade information	\$5m	\$0.256m	R Huckle	AMIT/ 3W teams								The project manager has engaged with software firms and the project is now gathering pace including the investigation of viable new options for the asset management system.	Software companies not delivering on promised upgrades. Increase in costs
11	Delivery Improvement Review	Delivery improvement review (integrate Project Management Framework, contract management. , procurement, design, PMO etc. to improve our project management and delivery capability	\$0.3m	\$0.20	R Huckle	Eva Mae/ Various teams								Consultant engaged to assist with asset management improvements. Carbon reduction project for 3W is well underway with analysis being undertaken by consultant. Climate Change roadmap for 3W started with council-wide engagement taking place	Buy-in and support from Council staff due to capacity.
12	Maintenance Management Practices	Extend MMTP (Deliver Maintenance Management Transformation Programme faster and equip our internal service provider to be more competitive in preparation for the reform whilst improving asset data and operational processes	\$0.18m	\$0.082m	R Huckle	AMIT/ 3W teams								Stantec currently working on the P&IDs (Piping & Instrumentation Diagrams) for all pump stations. Anticipated to complete these by 30 March.	Availability of other teams to assist.
13	Waters Essential Services Plan and struncture plans	Essential Services Plans and FC/DC Policy review (Ensure that 3W programmes are funded appropriate ly and that our FC/DC policy is upto- date and robust to enable capture of funds to develop the networks)	\$0.29m	\$0.178m	R Huckle / T Garrett	Develop- ment & Stds Team								FC Policy written and endorsed by Council. Tenders for Structure Planning consultants in progress	
14	Ivyi Engagement on 3 Waters & Cultural Values Assessment	Iwi Engagement on 3 Waters (Extending the capacity and capability for engaging with Maori and mana whenua, including development of a cultural values assessment	\$0.40m	\$0.31	R Huckle	Te Waka Rangapū /3W team, Env solns team								Scoping meetings have been held with mana whenua groups, and some have commenced hui for scoping individual pieces of work. Te Tai Whenua o te Whanganui a Orotū have been engaged and discussions are advanced with Ngāti Pārau	Getting mana whenua around the table and delivering given capacity restraints.
15	Regional Projects	Regional Projects (a \$500,000 allowance has been made to work on Regional Projects. The local suppliers have worked together to develop a shared regional programme of work, valued at \$1.4m		\$205m	Toni Goodlass	R Huckle and external providers								Individually as below	There is a chance of an underspend based on current reporting from Regional Projects.
		Three Waters Reform Programme RFI		\$0.754m	AMIT Team	Various								Project largely completed, some remaining questions coming from DIA and WICS.	
		Regional Private Supplier Assessment		\$0.3m	Toni Goodlass	Various								RFP scoped and DIA involved in finalising scope. Calls to private suppliers underway	
		Regional Contest able Fund for private - scheme assistance and support.												scoping discussions underway	
		Regional Engineering code of practice												scoping discussions underway	
		Regional Audit of Asset Management/GIS systems												scoping discussions underway	
		Regional Cadet and Operators Scheme												scoping discussions underway	

REPORTS FROM SUSTAINABLE NAPIER COMMITTEE HELD 10 FEBRUARY 2022

1. PETITION - PEDESTRIAN CROSSING ISLAND, LATHAM STREET

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1418278
Reporting Officer/s & Unit:	Sahar Pour, Transportation Engineer

1.1 Purpose of Report

The purpose of this report is to inform the Council in regard to a petition received on 13 December 2021 from Juliet Greig on behalf of residents concerned about road safety in Latham Street. The petition (Doc ID 1426565) will be tabled at the meeting.

The Petitioners' Prayer reads as follows:

"We, the residents below, support the proposal for Napier City Council to install a pedestrian crossing island on Latham Street, Napier South to help children and families cross the road on the way to and from Nelson Park School (Petition organised by Juliet Greig, Napier South, December 2021)."

There are 52 signatories to the Petition.

Committee's Recommendation

Mayor Wise / Councillor Boag

The Sustainable Napier Committee:

- Receive the report titled "Petition for a Pedestrian Crossing Island, Latham Street, Napier South".
- Receive the tabled petition of 52 signatories from residents.
- Support in principle the petition which seeks additional traffic calming and pedestrian crossing subject to detailed investigation including consultation
- Instruct Officers to communicate findings and outcomes to the Lead Petitioner and Ward Councillors.

Carried

1.2 Background Summary

Latham Street physical and traffic characteristics.

Latham Street from Wellesley Road to George's Drive (SH51), with 750m length and 13.4m width, is a residential Arterial Road. The primary function of this road is to deliver traffic from collector roads to highways and between urban centres at the highest level of service possible. Arterial roads provide the most important movement of people and goods function and require the highest degree of movement function protection.

The footpath along the street has high pedestrian use due to Nelson Park and McLean Park in addition to the residential use through and within the area. There are some commercial and healthcare facilities on the street which give the street a mixed-use functionality.

Accident History

There have been six reported crashes on Latham Street in the vicinity of Morris Street, with four of those associated with turning movements at the intersection. One crash involved a loss of control where a driver was not attentive and collided with a fence. One crash involved alcohol and an inattentive driver who hit another vehicle. No reported crashes involved pedestrians or cyclists

Improvement Proposals

A request to install a median island on Latham Street to assist children crossing on the way to school was made in 2013. This was not supported by officers at the time due to the lack of any crashes involving pedestrians and cyclists and the impact on roadside parking.

A walking and cycling project has been identified and included in the 30-year LTP but this is not currently in the 2021-31 Long Term Plan. This project is to provide separated cycling facilities with dedicated locations for crossing improvements.

1.3 Issues

While the footpath is high in pedestrian use and the area is multi-functional and heavily residential, the closest pedestrian crossing facility available to Nelson Park is near the Latham Street/George's Drive (SH51) roundabout approximately 500m distance from Morris Street.

Lack of safe crossing facilities for vulnerable road users (including students) to walk/cycle concerns raises a need to implement the most efficient safety measures.



Aerial image of the Latham Street/Morris Street intersection.

The main issue for developing pedestrian crossing facilities is disruptions for heavy vehicles trying to access McLean Park. Further, there are a number of private driveways with access to Latham Street that may be impacted or their use may compromise the safety of any crossing facility. The location and form of any new crossing facilities needs in-depth analysis to prevent serious issues or accidents, as any change in the road may have unintended knock-on effects.

1.4 Significance and Engagement

The petition and any related intervention does not meet the criteria of Council's Significance and Engagement Policy.

Engagement would be undertaken with immediately adjacent landowners by sharing information and seeking feedback and input in the decision-making process. The effect on the parking lots and McLean Park's function or driveway access to residential properties, this will be assessed and engagement undertaken accordingly.

1.5 Implications

Financial

The cost of the interventions cannot be confirmed until investigations and design is completed but they are likely to be in the order of \$15K - \$30K. Once those are complete, any proposal will be prioritised against other projects in the confirmed and draft work programmes and programmed accordingly.

It is anticipated that likely interventions will be minor in nature which could be accommodated within the existing walking and cycling capital budgets in the 2021/22 financial year. The current year's budget is not fully allocated, given that several programmed projects were funded through Government's "Shovel Ready" programme. Implementation of a small scale project should not impact on committed projects.

Should a higher cost intervention be required then this would be programmed to fit in accordance within the Annual Plan requirements and is likely to be in the 2022/23 or subsequent financial years.

Social & Policy

Enabling children to walk/cycle/scoot aligns with Draft Transportation Strategy. Reduces congestion during peak times.

“Safety Around Schools” is one of the Road Safety factors of NCC’s Draft Transportation Strategy, and it explains that a full journey from school to home must be safe and enjoyable. Students and parents alike should have good quality walking, cycling and driving options. Children and young adults are amongst the most vulnerable of all road users, as they have less experience or awareness of road dangers, may have a higher tendency to jaywalk and are highly perceptible to copy the crossing behaviour of their peers.

Risk

Any intervention would be designed to minimise risk, especially to most vulnerable road users.

1.6 Options

The options available to Council are as follows:

- A. Do nothing.
- B. Undertake further investigation into the provision of a crossing facility.

1.7 Development of Preferred Option

Option B, to investigate the provision of a safe crossing facility is the preferred option.

Option A does not address the issues highlighted by the petitioners being the difficulties encountered in crossing the road safely.

Installation of a formal pedestrian crossing will not be investigated as it would not be warranted due to variations in pedestrian numbers using the facility resulting in long periods of time where the crossing would not be used. This can lead to the crossing being less safe for users. The site does not meet NZTA’s minimum requirements for formal pedestrian crossings. Zebra crossings should not normally be sited close to junctions as driver’s attention is focused on the junction.

Initial analysis suggests that a central island would remove a significant number of roadside car parks and may be problematic for vehicles turning at the intersection and entering and exiting McLean Park.

Narrowing the road crossing width by installing islands or kerb build outs in the parking lane is the alternative which has a more localised impact on the road.

Both of the above options will be investigated in more detail and an assessment made of the relative benefits and costs.

Any intervention will be accompanied by improved road markings and signage to alert drivers of expected pedestrian movements.

At the Meeting

The Officer spoke to the report noting that due to timing the roading team have not been able to develop options for a crossing on Latham Street or cost them properly at this stage. Depending on Council's decision the team will then work with the Ward Councillors and petitioners to move to the next stage. It will take four to six weeks to get costings of preferred design options.

In response to questions from the Committee it was clarified:

- The preferred option would probably be installed on the McLean Park side of the intersection of Latham Street and Morris Street. There are fewer house frontages there. Also part of the investigation would be to look at putting a splitter island in a side street as they help to slow down traffic.
- The crossing that was installed on Gloucester Street Taradale, near Atawhai Resthome, a few years ago was a more complicated crossing as there was a bus stop near the location to take into account.
- The protected cycle lanes for the length of Latham Street was deprioritised due to the cost of the project. If the team were directed to look at this project this year available funding would need to be considered. Reprioritisation of the capital spend is being worked on currently now big projects from 2021 have been completed.
- Once the four to six week period to carry out investigation, design and costing is complete, then the project would have to be added to the construction programme, but it is not possible to give a timeframe on when that construction could begin at this point in time.
- This project would qualify for Waka Kotahi funding, but only for investment support, which would be 51% of the total project cost. It would be classified as walking and cycling improvements and road safety improvements.
- Any roading project the Council undertakes follows accessibility guidance for limited mobility pedestrians. These are part of the design standards.
- Council has not carried out vehicle or cycle counts in this area. There is anecdotal evidence of the busyness of Latham Street. Counts can change quickly, especially around Intermediate Schools as the population totally changes every two years. With Nelson Park Primary School the road users will be in place for longer as the population is there for longer.

1.8 Attachments

Nil

2. LEASE OF RESERVE - OMNI GYMNASTIC CENTRE INCORPORATED

Type of Report:	Contractual
Legal Reference:	Reserves Act 1977
Document ID:	1424320
Reporting Officer/s & Unit:	Bryan Faulknor, Manager Property

2.1 Purpose of Report

To obtain Council approval to enter into a new ground lease with Omni Gymnastic Centre Incorporated at Onekawa Park for 15 years with one right of renewal. The proposed lease includes an additional area to accommodate a proposed extension to the existing facility.

Committee's Recommendation

Councillors McGrath / Brosnan

The Sustainable Napier Committee:

- Resolve to grant a ground lease, pursuant to Section 54 of the Reserves Act 1977, to the Omni Gymnastic Centre Incorporated for land at Onekawa Park accommodating the existing facility plus including provision for a proposed extension.
- Resolve that the term of the lease be for 15 years with one right of renewal.
- Note that in granting the lease Council is merely acting in its capacity as a lessor and as owner of the land. Any such approval shall not imply the consent of Council as a regulatory authority and thus the proposed building extension is subject to the Centre obtaining all required regulatory consents.

Carried

2.2 Background Summary

At its meeting held 28 October 2021, Council resolved in principle to grant a ground lease subject to the matter being publically notified and required that after that process the matter be brought back to Council for final approval.

The proposed lease was publically notified as per the requirements of Section 54 of the Reserves Act. No objections or submissions were received. It is therefore in order for Council to now consider final approval.

The Omni Gymnastic Centre Incorporated is an incumbent lessee and user of Onekawa Park, Flanders Avenue, Onekawa. The Centre has since 2005 been a responsible lessee of the land on which it has constructed its gymnasium.

The land at Onekawa Park is a recreation reserve vested in Council pursuant to the Reserves Act 1977.

The Centre is proposing to extend the existing facility by 18m to the west.

The Centre's previous ground lease has expired and it is important to enter into a new lease and at the same time incorporate the additional area to accommodate the proposed extension to the existing facility.

It is important that the Centre has updated legal tenure including the area for the proposed extension. This is one of the first steps in the project and is essential to obtain Resource Consent and to secure funding.

Council's standard procedure is to grant ground leases to community organisations for a period of 15 years with one fifteen year right of renewal. It is recommended that this model be adopted for the Omni Gymnastic Centre Incorporated lease.

Council has delegated authority from the Minister of Conservation to approve the proposed lease pursuant to Section 54 of the Reserves Act 1977.

The proposed lease area is shown in **Attachment 1**, and is bordered in orange on that aerial plan.

The operation of a gymnasium on the Recreation Reserve is permitted under the Reserves Act.

2.3 Issues

The Centre is proposing to extend the existing facility by 18m to the west using the same materials and architectural design. This will allow for an extension of the space used by gymnasts, and will also make allowance for 3 additional toilets, a larger foyer, office and staff room and an extension of the mezzanine viewing area for parents.

Creating the new facility would allow gymnasts to train their vaults with a full-length run up, as well as give the ability to host senior level competitions. It would also allow space to hold junior competitions in one venue.

The new facility would provide for better scheduling of programmes and expansion of the programmes offered e.g. rhythmic gymnastics and tumbling classes.

The centre has surveyed coaches, parents and senior gymnasts to discuss their requirements of the proposed gym.

The proposal has the support of Sport Hawke's Bay and Gymnastics New Zealand.

Information provided by the Centre in support of the proposed extension is attached as **Attachment 2**.

Concept plans have been drawn by LHT Design and landscaping plans by The Green Room. These are attached as **Attachments 3 and 4**.

2.4 Significance and Engagement

The proposed lease has been publically notified pursuant to Section 54 of the Reserves Act, no objections or submissions were received.

Further engagement may be required by the Resource Consent process.

2.5 Implications

Financial

The Incorporated Society will own and fund the proposed extension.

The centre will be charged ground rent in line with Council's current practice with regards Community Groups occupying Council Reserve land. It is however proposed to not charge the Centre rent for the area of the proposed extension until it has been constructed and in use.

Social & Policy

Council support of Sport contributes to community well-being and recognises the social good that arises from having our community active in local sports clubs and organisations.

Risk

The proposed extension is subject to obtaining all appropriate regulatory consents and successful fundraising. However if the project does not go ahead for some reason then a future lease variation could be made to amend the areas.

2.6 Options

The options available to Council are as follows:

- a. To approve the granting of a ground lease for both the current site and provision for the proposed extension.
- b. To approve a ground lease for the current site only.
- c. To decline to approve the granting of any lease.

2.7 Development of Preferred Option

The preferred option is option a.

It is important that the Centre has updated legal tenure including the area for the proposed extension.

This is essential to be able to apply for a Resource Consent for the extension, and to be able to secure funding.

The proposed lease, including the area for the extension, is supported by Council's Team Leader Parks, Reserves and Sportsgrounds.

At the Meeting

The Officer spoke to the report. There were no questions from the Committee.

2.8 Attachments

- 1 Omni Gymnastic Centre - Proposed Lease Area (Doc Id 1426562)
- 2 Information in support of proposed extension (Doc Id 1426560)
- 3 Extension Concept Plans (Doc Id 1426561)
- 4 Landscape design - Omni Gym (Doc Id 1429386).pdf



Scale: 1:486
Original Sheet Size A4
Print Date: 14/09/2021

Omni Gymnastic Centre Incorporated Proposed Lease Area

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED. The information displayed in the GIS has been taken from Napier City Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.



NAPIERTheArtDecoCity

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SECTION 1

NAME OF THE ORGANISATION:		OMNI GYMNASTIC CENTRE		
PROJECT NAME:		OMNI Building Extension		
PROJECT GROUP MEMBERS:				
	OMNI Extension Sub-Committee	Bob Sheldrake	Email	antigonesheldrake@hotmail.com
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		Jason Ranston	Email	ranston@hotmail.com
		Michelle Chandra	Email	michelle.m.chandra@gmail.com
		Sonia Manistry	Email	sonia@apatugroup.com
		Janet Liesebach	Email	Janet_liesebach@gmz.de
	Sport Hawke's Bay	Tina Haslett	Email	tinah@sporthb.net.nz
	OMNI Centre Manager	Adrian McMillian	Email	centremanager@omnigymnastics.co.

SECTION 2

1. CURRENT FACILITY:

Our current facility is on Flanders Ave. A lease was granted by the Napier City Council and the building was completed in 2005. The building is a purpose-built gymnasium and is 36 x 24 metres in size. The building is maintained by OMNI gymnastics centre.

SECTION 3

1. PROJECT SUMMARY:

The proposed project involves the extension of the existing facility by 18m to the west. It is our intention that there will be an installation of steel beams on the outside of the building to enable a safe run up for the proposed vaulting space. We have provided concept architectural and landscaping plans. Extending out to the west would mean the removal of a row of trees, that aren't doing very well. We believe our proposed plan would enhance the current view for the neighbours.

2. WHY ARE YOU UNDERTAKING THIS PROJECT?

To provide more space around gymnasts and coaches to enable safer coaching and training.
We also wish to bring the gym up to competition standard for all gymnasts (e.g., provision for a proper length vault run up).
We wish to have more gymnastics equipment for the gymnasts (e.g., more beams, more floor space).

3. IMPACT

We are currently unable to hold senior level competitions without advising that our vault is too short. The limited access to beams is also an issue for training.

4. PRE-WORK

We have surveyed coaches, parents and senior gymnasts to discuss their requirements of the proposed gym. We have spoken with the Mayor, Deputy Mayor, council staff and neighbours to outline our intention.
We have consulted with and have the support of Sport Hawke's Bay and Gymnastics New Zealand.
Concept plans have been drawn by LHT Design and landscaping plans by the Green Room.
Soil testing of the proposed site has also been undertaken by Tonkin and Taylor. To date we have not received the results of this testing.

5. CAPACITY AND UTILISATION

The current facility is used by schools, pre-schools, kindergartens during the school day and recreation and competitive gymnasts after school and on weekends.

In term 2 the gym ran at 98% capacity.

In term 3 we were unable to take any more school bookings as we already had commitments to 9 schools and 8 different childcare centres.

SECTION 4

1. BUILDING EXPANSION PROPOSAL

Our proposal is to widen the current building by 18 metres using the same materials and architectural design. This will allow for an extension of the space used by the gymnasts, but also a make allowances for 3 additional toilets, a larger foyer, office and staff room and an extension of the mezzanine viewing area for parents.

2. CONSIDERATIONS

The club is aware the visual appeal of the building from the Flanders Avenue aspect may need softening and discussions are in place with club members for design ideas as to how the exterior of the building might celebrate gymnastics and link to any history of the local area/park. The project team intends to incorporate this as part of the project.

If possible, the club wishes to achieve an attractive interface between the formal interior spaces and the informal exterior spaces around the building. We intend to keep consulting with relevant organisations as to how to achieve this

3. MEETING NEEDS

Creating the new facility would allow OMNI gymnasts to train their vaults with a full length run up, as well as give us the ability to host senior level competitions. It would also allow space to hold junior competitions in one venue. Currently the Hawke's Bay Poverty Bay Junior competition is held at OMNI and Hastings Gymnastics, with the boys in one venue and the girls in the other.

The new facility would provide for better scheduling of programmes and expansion of the programmes we offer in the future. For example, we no longer have rhythmic gymnastics classes and there has been some demand for tumbling classes, both of which require a good amount of space around the gymnasts to execute safely.

4. NATIONAL AND REGIONAL STRATEGIC ALIGNMENT

The Hawke's Bay Regional Facilities Plan 2015 is a foundation document that all Territorial Authorities with the region use as a guide for decision-making about the sport facilities network. The plan identifies Gymsports as a priority where facilities are insufficient to meet delivery. In the 5-year period to 2015 it records there had been a 24% increase in affiliated members, and the facility provision at that point was insufficient for future Gymsports use. Six years later this is truly the case.

Gymsports NZ National Facilities strategy 2017 identifies that Hawke's Bay requires two functional sub-regional hub facilities, one in Napier and one in Hastings, and the retention of a viable network of community facilities to support delivery. It supports the optimisation of OMNI gymnastics as an existing sub-regional hub.

5. COMMUNITY CONNECTION

We are consulting with Sport Hawke's Bay on ideas for connecting with other activities that may like to use the exterior of the building.

We connect to the community via the large number of gymnasts and families that come through our facility, as you will see in this document by the large number of programmes we offer. A new initiative in 2019 was the introduction of birthday party bookings which are available to anyone in the community.

As our gymnasts perform better, we hope we can celebrate their achievements with locals who live around the facility.

SECTION 5

1. PROJECT FUNDING

We have established a building committee and are considering sponsorship opportunities, funding, bank loans etc. However, cannot proceed with this until we have confirmation of the lease of the land and resource consent.

SECTION 6

1. CLUB MEMBERSHIP:

We currently have 647 recreational gymnasts and 84 competitive gymnasts who come from Napier and the surrounding areas. We have 29 coaches who vary in their hours of work.

It is not our intention to increase our membership numbers with this expansion, as to do so would only incur the same issues we are currently having with space and equipment availability.

2. PROGRAMMES:

We currently offer schools programmes both at OMNI and in a mobile capacity. We have preschool classes, parent and child classes, holiday programmes, adult classes, recreation trampoline classes and parkour classes. We offer artistic gymnastic classes, both recreation and competitive, for both girls and boys. We also hold educational coaching programmes.

SECTION 7

2. GOVERNANCE

We have a club president, a secretary and a finance manager, and 7 committee members. They meet every 6 weeks and hold an AGM once a year.

3. MANAGEMENT & OPERATIONS

We have a full-time centre manager, Adrian McMillian, and 28 part time positions.

4. DOCUMENTATION

Does your organisation have a Constitution?

Yes

5. FINANCIAL INFORMATION

OMNI is a not-for-profit organisation that manages to meet all its financial requirements and has done so since it was formed 39 years ago. OMNI gymnastics centre is the sole owner of the current building which was valued for insurance purposes in August 2019 at \$1330000. While this may not be current market value, we can safely assume the building is worth in excess of \$1000000. There is a small mortgage of \$85000, and it is the only lien on the building.

Thank you for taking the time to read this information.

Yours Sincerely

The members of the OMNI extension sub-committee.

Omni Gymnasium Extensions to Existing Gym Flanders Avenue, Napier

RESOURCE CONSENT 30/03/21

LHTDesign Project - 13489		
Sheet #	Sheet Name	Rev
000	Cover Sheet	A
100	Site & Locality Plan	A
105	New Floor Plan	A
110	Section A	A
120	Elevation A B C	A



New Gymnasium Extension - Site & Locality Plan
1 : 500

Scale 1:1 0m 10 20 30 40 50

A

Resource Consent Issue

300321

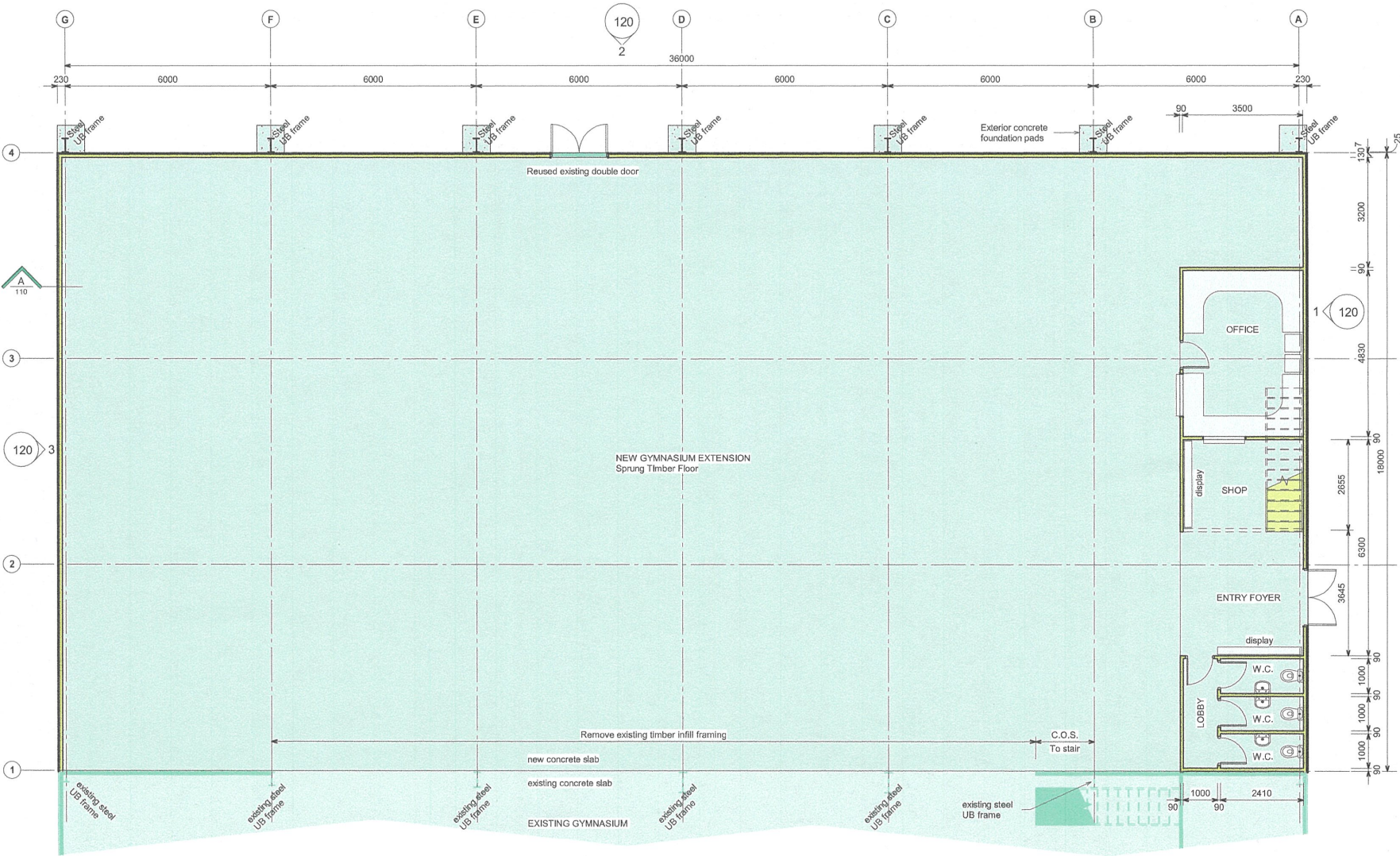


Omni Gymnasium
Extensions to Existing Gym
Flanders Avenue, Napier


Site & Locality Plan
RESOURCE CONSENT
Drawn: MD Date: 03/09/21
Scale: 1:500

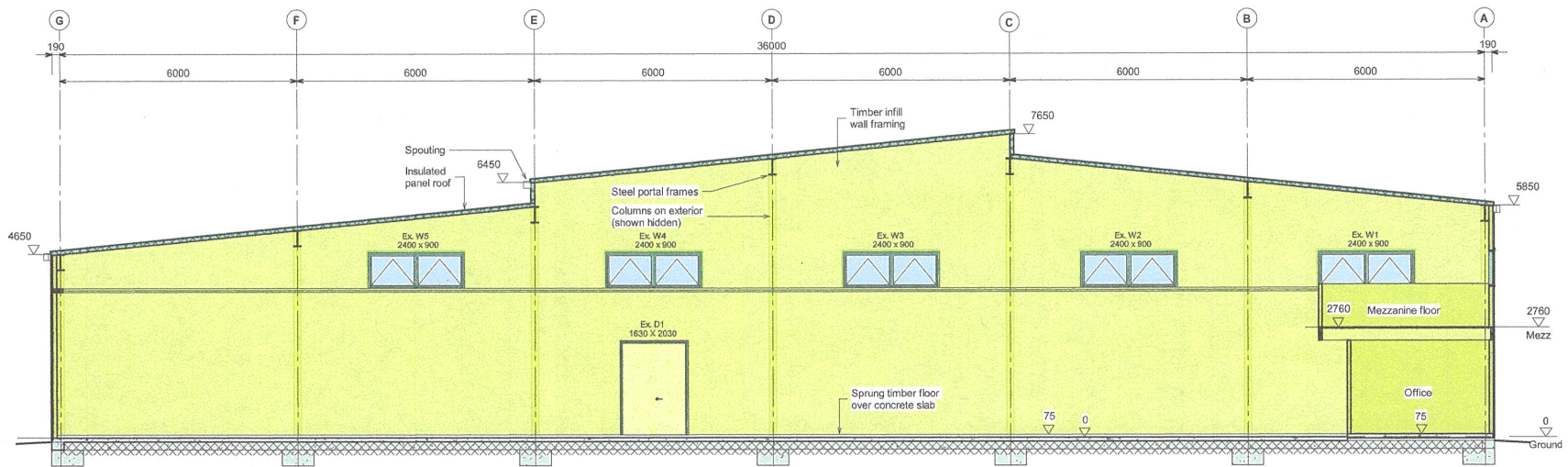
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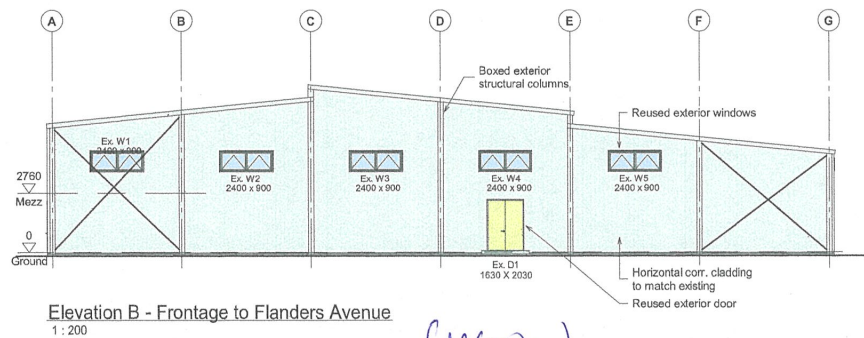
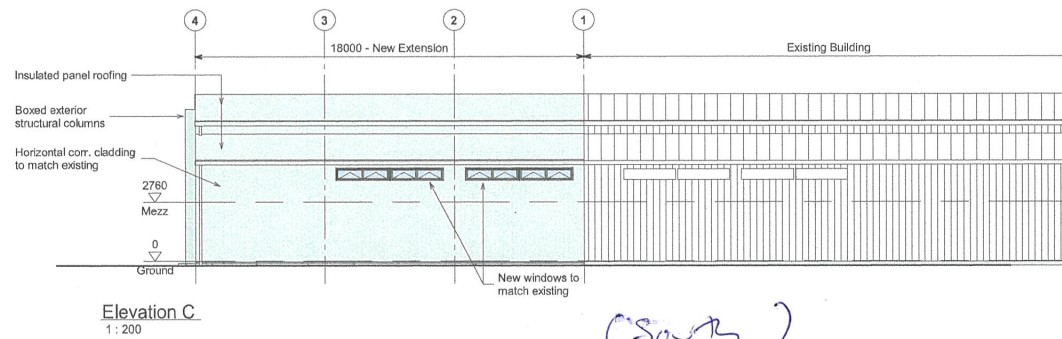
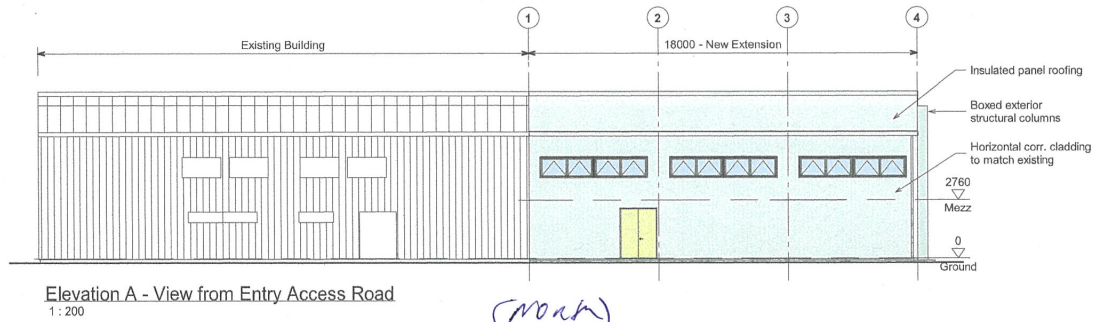
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New Gymnasium Extension - Ground Floor Plan
1 : 100

	Omni Gymnasium Extensions to Existing Gym Flanders Avenue, Napier	New Floor Plan RESOURCE CONSENT	Sheet 105
	Drawn: MD Date: 01/10/20	12180	Rev: Δ





yo designs

the green room

Landscaping Concept **Omni Gymnastic Centre Proposed Extension**

Aim: To provide a landscaping concept for the proposed extension that:

1. Allows the building to sit comfortably and attractively within a 'park-like' setting.
2. Defines and enhances the entrance to the gymnasium.
3. Uses site appropriate plants that are hardy and easy to maintain while giving seasonal colour and interest.

Plan:

The landscaping concept is simple and easy to implement. The emphasis is on the entrance to the complex with a wider curving path splitting from the existing path. It leads to a generous terrace in front of the new entrance doors complete with seating. The mis-match of surfacing is blended by extending the existing exposed aggregate to form a welcoming semi-circle in front of the new doors. The new path also winds in a smaller width along the side of the building between a grouping of matching small trees...Lagerstroemia 'Kimono'. The existing Eucalyptus along the neighbouring road frame the new extension from afar while complementary Lagerstroemia give a layered softening. Grids of the mounding shrub Rhipirolepsis 'Oriental Pearl' underplant the small trees and replace the existing shrubs against the front of the original building.

The existing trees and shrubs have not done well on the proposed extension side of the building. Any new gardens need to be well prepared before planting.

Plants

Lagerstroemia 'Kimono'

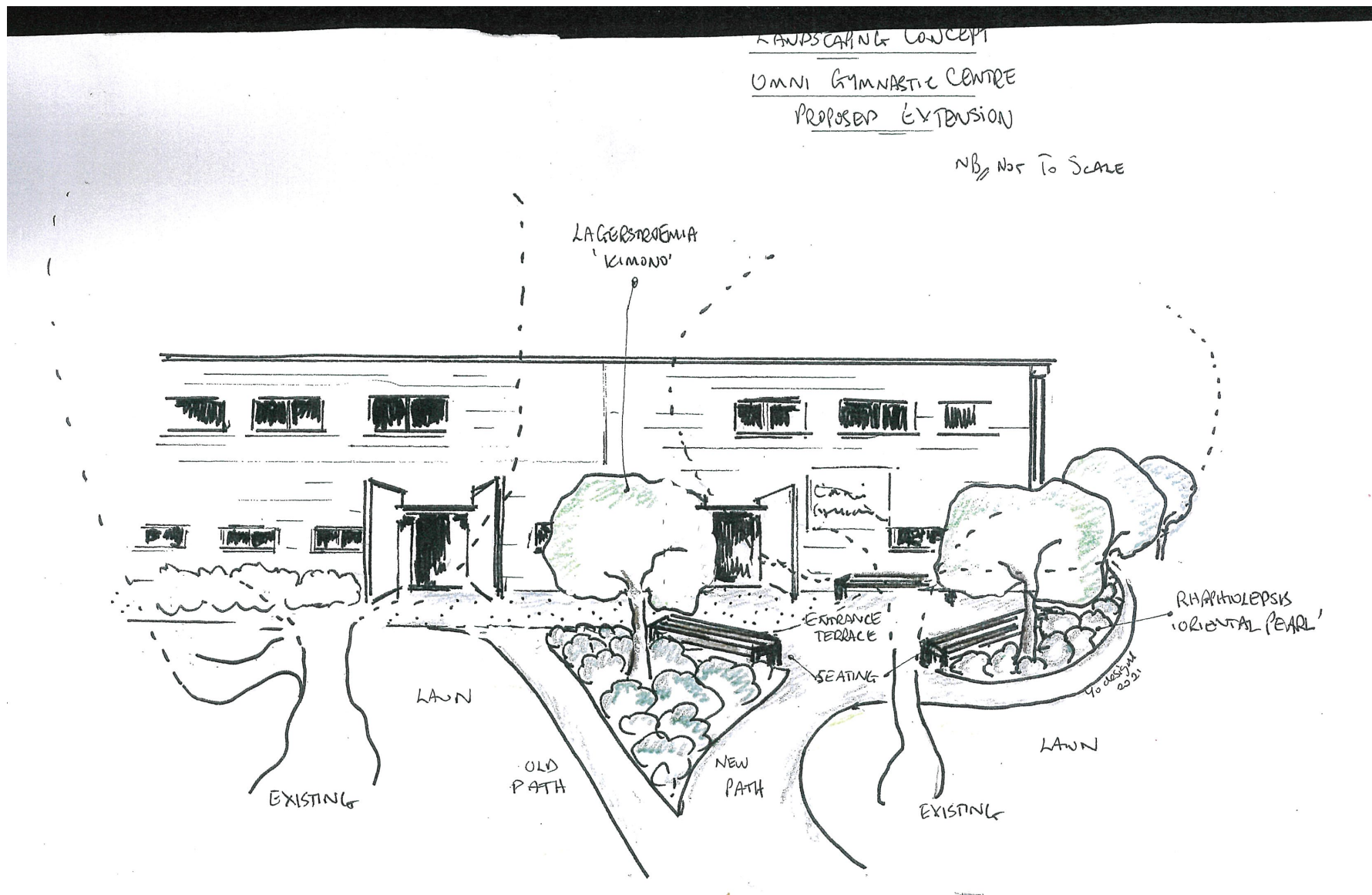
Upright, vase shaped tree. Deciduous. Frilly white flowers in summer. Red, orange and yellow leaves in autumn. Hardy. 4m high x 3m wide.



Rhaphiolepis 'Oriental Pearl'

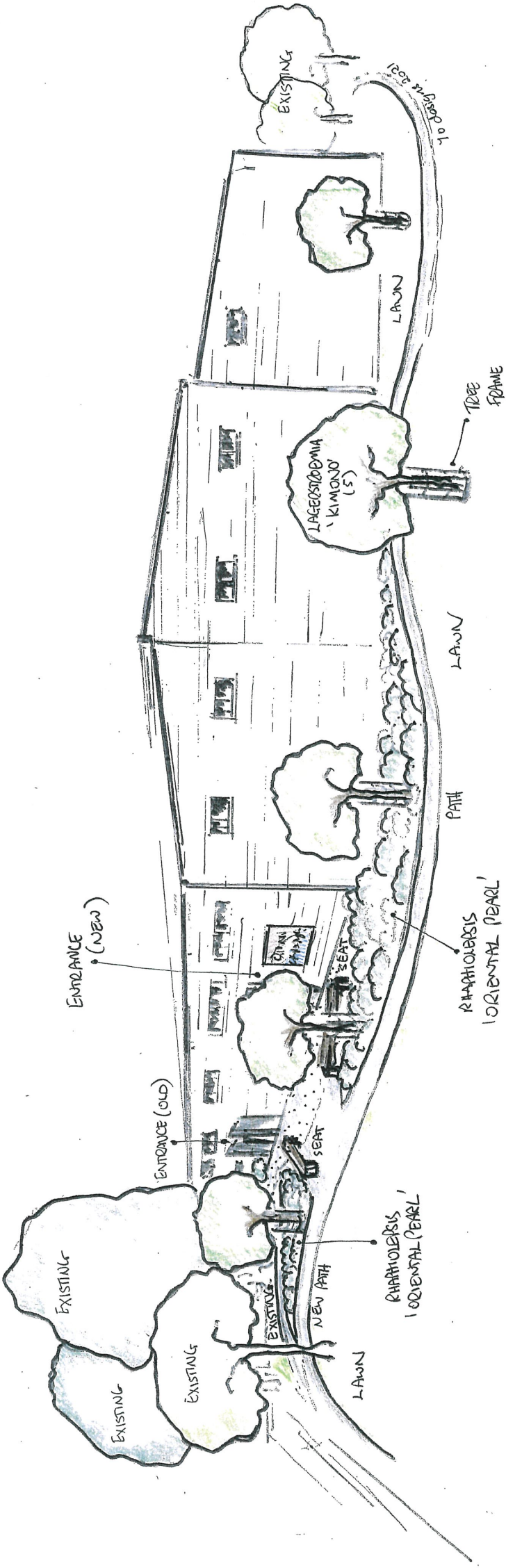
Compact low growing evergreen shrub. Hardy. Dark glossy green leaves, masses of white flowers for most of the year.





LANDSCAPING CONCEPT
ŌUNI GYMNASIUM CENTRE

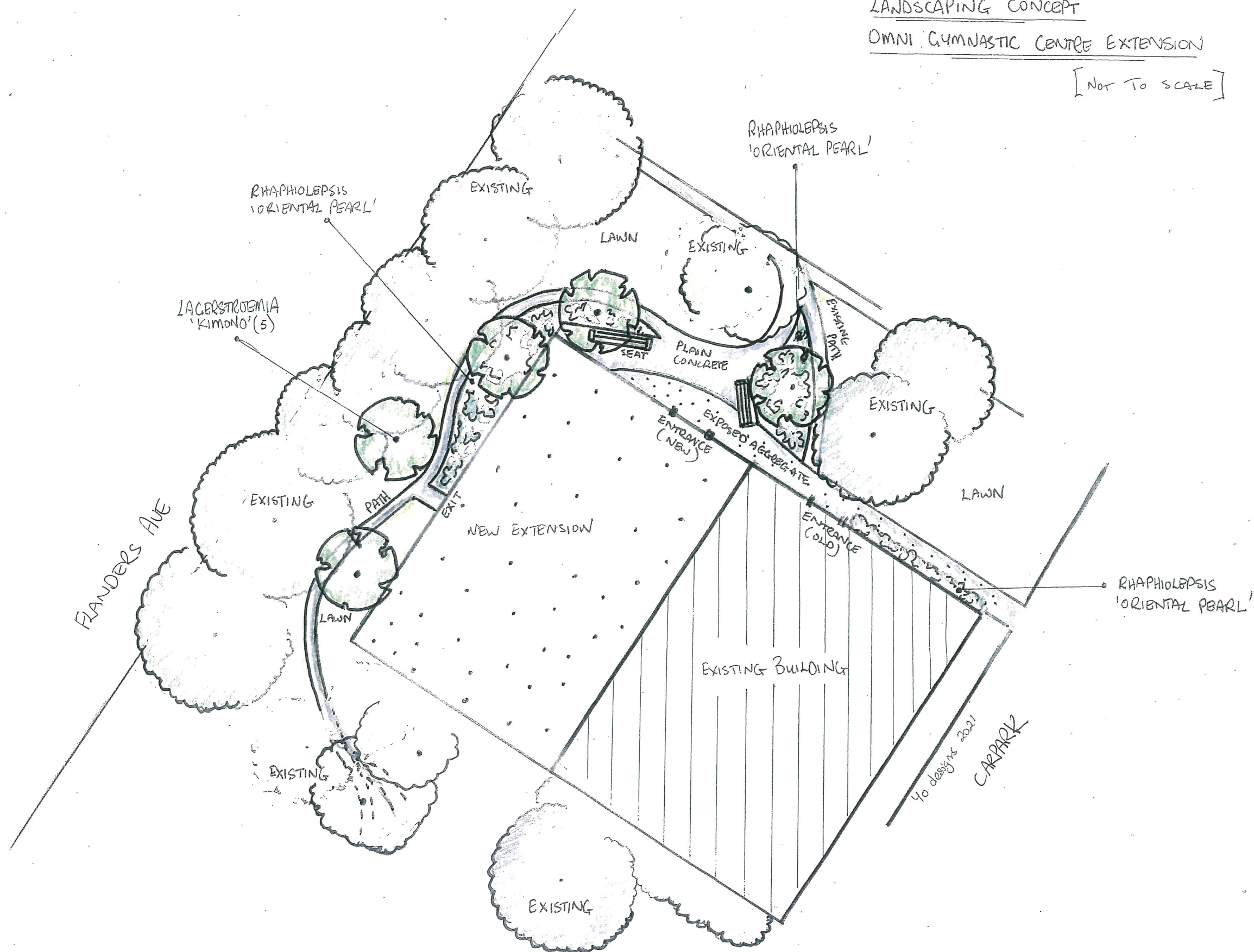
NOT TO SCALE



LANDSCAPING CONCEPT

OMNI GYMNASIAC CENTRE EXTENSION

[NOT TO SCALE]



3. REPORT ON NAPIER WATER SUPPLY STATUS END OF Q2 2021-2022

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1420222
Reporting Officer/s & Unit:	Anze Lencek, Water Quality Lead

3.1 Purpose of Report

To inform the Council on:

- the status of Napier Water Supply (NAP001) at the end of the second quarter (Q2) of 2021-2022 compliance year

Committee's Recommendation

Councillors Simpson / Chrystal

The Sustainable Napier Committee:

- a. Endorse the:
 - i. Report on Napier Water Supply Status end of Q2 2021-2022.

Carried

3.2 Background Summary

Information presented in this Report is NCC 3 Waters Team's best understanding and interpretation of Drinking-water Standards for New Zealand 2008 (revised 2018) (DWSNZ) and Health Act requirements and our adherence to those requirements – the regulator body (Taumata Arowai) might have a different view when undertaking an annual compliance assessment at the end of the compliance year.

Previously Officers reported quarterly to the Drinking Water Assessor as the regulator via the District Health Board on water supply. Taumata Arowai are now the regulator and it is Officers understanding that reporting to Taumata Arowai is only required annually and by exception. Officers will continue to report to Council quarterly and this report will form part of the annual report to Taumata Arowai along with all other testing results.

3.3 Issues

The following points highlight the main issues and events relating to the supply that occurred in Q2.

- A) Summary of any significant events that have occurred and changes to any of the supply elements, WSP and regulatory framework

- **Dechlorinated Water Stations.** Since putting both stations back into service on 9 September 2021, only two taps (out of four) at each station are in operation to ensure social distancing (Covid-19 measures).
- **A1 bore.** Due to increased demand A1 bore has been reintroduced to supply on 10 November 2021. This has since resulted in increased number of discoloured water complaints in areas that are fed by this bore such as Napier South, CBD, Marewa, Te Awa, Hospital and Bluff Hill where this has not previously happened to this extent.
- **Water Safety Plan (WSP).** Consultants Tonkin & Taylor are due to produce a draft WSP early 2022.
- **Mains cleaning.** This year's 9-week annual mains cleaning programme (aka pigging) started on 10 August and was completed 21 October 2021. Onekawa, Marewa, Pirimai and Bay View have been pigged as scheduled, however Tamatea and Parklands were dropped from schedule due to Covid-19 lockdown in August and September and works will be carried out in 2022.
- **Taumata Arowai.** Latest draft versions of DWSNZ and Compliance Operational Rules have been released on 26 October 2021 and will undergo public consultation early 2022 (no timeframes set yet). NCC set up a corporate Hinekōrako account with Taumata Arowai in December 2021, which is a website based self-service portal for drinking-water suppliers, and completed registrations for both Napier's supplies (Napier and Meeanee Hall & Sports Centre).

B) Summary of progress against the WSP Improvement Plan

Improvement Plan is currently being reviewed and updated within WSP review process and the progress against the Plan will be reported once again when the new WSP is finalised and published.

NCC has however completed and commissioned a dedicated Water Take Site at Thames Street in December 2021. The transition period for all contractors to start using this site ends end of February 2022 - after this date any previously permitted water takes through fire hydrants will cease and those permits revoked.

C) Summary of significant reactive maintenance and major operations events

Q1:

- Nil.

Q2:

- **Otatara Reservoir hatch alarm incident.** An open hatch alarm was received 8:05 pm on 22 November 2021. Due to inconclusive evidence on what triggered the alarm, operators preventatively isolated the reservoir 8:30pm and secured undisrupted provision of the supply area fed by the reservoir by forcing-on the Otatara booster. Extensive sampling including microbial, chemical and physical tests revealed no signs of contamination of the water inside the isolated reservoir. The reservoir was drained, cleaned, superchlorinated and retested before put back to service on 27 November 2021 at 2pm. Assessments into alarm systems and security of all reservoirs have already been included in the current WSP review process and the potential deficiencies will be addressed and appropriate corrective actions outlined in WSP's Improvement Plan.

D) DWSNZ Treatment Plant / Bores Compliance overview

To date, **no** transgressions have been recorded at Treatment plants / Bores in 2021/2022 compliance year. Compliance per category per quarter and Overall Compliance is presented in the table over.

Bore / Plant name	Bacterial Compliance				Protozoa Compliance				Chemical Compliance				Radiological Compliance				Overall Compliance
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2020-2021
A1 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
C1 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
T2 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
T3 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
T5 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
T6 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending
T7 Bore	✓	✓			✓	✓			✓	✓			✓	✓			pending

E) DWSNZ Distribution Zone Compliance overview

To date, **no** transgressions have been recorded within Distribution Zone in the 2021/2022 compliance year. Compliance per category per quarter and Overall Compliance is presented in the table below.

Distribution zone name	Bacterial Compliance				Chemical Compliance				Overall Compliance
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2021-2022
Napier NAP001NA	✓	✓			✓	✓			pending

F) Health Act 69ZE – ‘Duty to investigate complaints’ summary figures

Customers’ Service Requests (SR) are captured in MagiQ software. From a water quality and risks perspective, the main focus is given to clarity, odour, taste and pressure/flow issues. Numbers of SRs received for each of these categories are presented in the table below.


Service Request category	Q1			Q2			Q3			Q4		
	Jul21	Aug21	Sep21	Oct21	Nov21	Dec21	Jan22	Feb22	Mar22	Apr22	May22	Jun22
Q – Clarity	4	7	9	58	29	66						
Q – Odour	0	1	1	2	0	0						
Q – Taste	0	0	1	0	2	0						
Q – Pressure / Flow	1	0	1	0	4	2						

G) Production summary figures and water take Resource consent compliance

Summary of the drinking-water production (abstraction):

Water Production – All Bores	Q1			Q2			Q3			Q4		
	Jul21	Aug21	Sep21	Oct21	Nov21	Dec21	Jan22	Feb22	Mar22	Apr22	May22	Jun22
Production [m3 x1000]	649	667	677	753	809	860						

Summary on the current Resource Consent compliance and conditions:

- To date NCC has been fully compliant with Resource Consent conditions for 2021/2022. 

3.4 Significance and Engagement

N/A

3.5 Implications

Financial

N/A

Social & Policy

N/A

Risk

No risks have been identified.

3.6 Options

The options available to Council are as follows:

- The purpose of this report is to present information to Council. Options have not been presented.

3.7 Development of Preferred Option

N/A

At the Meeting

The Officer took the report as read, but provided an update on section 3.3 of the agenda item. Since the report had been compiled Taumata Arowai have released final drafts of the Drinking Water Standards for New Zealand and the Compliance Operational Rules which are out for public consultation. The consultation closes on 28 March 2022. The Hawke's Bay Councils are considering doing a joint submission on these.

3.8 Attachments

Nil

4. CAPITAL PROGRAMME DELIVERY

Type of Report:	Information
Legal Reference:	N/A
Document ID:	1425264
Reporting Officer/s & Unit:	Jon Kingsford, Director Programme Delivery

1.1 Purpose of Report

To provide Council with information on the 2021 Long Term Plan Capital Programme and initiatives underway to improve Capital Programme Delivery.

Committee's recommendation

Councillors Price / Simpson

The Sustainable Napier Committee:

- a. Receive the report titled "Capital Programme Delivery".

Carried

1.2 Background Summary

2022 State of Play

The Omicron variant of COVID-19 presents a clear risk to the delivery of Napier's capital programme. This is due to predictions of further supply chain disruptions and workforce absenteeism due to illness.

Additionally, consumer prices rose at the fastest pace since 1990, with inflation hitting 5.9% at the end of 2021. Although many of the pressures for higher prices are coming from offshore, Thursday's figures also show New Zealand's economy is now generating significant domestic inflation. Non-tradeable inflation (domestic inflation) hit 5.3 per cent in 2021, Statistics New Zealand said, driven by construction, rental and rates.

ANZ, New Zealand's largest bank, has warned the December quarter may not be the peak, and further increases are possible in 2022. Likewise, Westpac said New Zealand faced a "potent cocktail of supply chain pressures and firm domestic demand" which had raised the core measures of inflation to elevated levels, meaning cost increases could persist for at least a year.

Global supply chain issues are creating a difficult trading environment for many sectors and firms, as global consumer demand remains high and rising air freight prices divert cargo to sea, exceeding available shipping and port capacity. New Zealand also faces a challenge in maintaining air connectivity and freight capacity as the rest of the world reopens, with predictions suggesting that carriers may concentrate their reduced resources on lower risk, more profitable routes.

Challenges associated with construction sector constraints are further discussed in an Independent Report prepared by Morrison Low and appended to this report as Attachment B.

Council Officers are working to make improvements to our systems and capacity to adapt to this environment. To improve Council's capacity to progress capital projects, recruitment for in-house project managers continues. To augment capacity in the short to medium term, the Programme Delivery team has completed the procurement process to form a panel of Project Management Service Providers. The team are now in the process of allocating projects to each party in the panel.

The 3 Waters team have also completed the process to form a panel of technical service providers. This panel will be utilised by the 3 Waters team to assist them with the development of project scopes. The Programme Delivery team will also utilise the panel to undertake detailed design and construction support tasks for 3 waters related projects.

Several activities have recruited Programme Managers or Project Leads, whose task it is to develop scopes for projects associated with their activity.

Capital Programme Summary

Currently the Design and Projects team have 54 projects in progress to the value of \$20.5 million, with the balance of projects being managed within each activity to which they relate. These projects may have carry over funding associated with their delivery in the 2021/22 financial year.

With carry overs now finalised, the value of the 2021/22 capital programme sits at \$81 million.

Projects Going to Tender

The following notable projects are progressing through the tender in this reporting period:

- Kennedy Road Cycleway – Georges Drive to Wellesley Road
- Onslow Steps replacement
- Hyderabad Road Sewer Renewal
- Taradale Library Air Conditioning Upgrade

Projects nearing/at completion

The following notable projects are nearing completion of the construction phase in this reporting period:

- Centennial Hall floor replacement
- Wastewater Treatment Plant Security Upgrade
- Aquarium Cafe Kitchen Extraction
- York/Auckland Intersection Improvements
- HBRU Game field lighting
- FW2 Fire flows network upgrades
- Dedicated Hydrant Water Take – Thames Street
- Roberts Terrace Playground

Project Commencing Physical Works

The following notable projects are have commenced the construction phase in the previous reporting period:

- Swan Memorial Lamp Repair
- Airport Wastewater Pumpstation Renewal
- Ellison / Chambers Pedestrian and Cyclist Safety

The attached report (**Appendix 1**) further demonstrates progress of-notable projects currently underway.

Procurement Initiatives Currently Underway

The Infrastructure Directorate has concluded the procurement process to form a panel of consultants for the provision of Three Waters Technical Design and Support Services.

The Programme Delivery Directorate has concluded the process to form a Panel of Providers of Project Management Services. Allocation of projects to this panel has commenced.

Both Panels will enable both the Infrastructure Directorate and Programme Delivery Directorate to seek support to complete project work.

Processes Undergoing Review

In order to assist with increasing programme delivery performance, a number of processes are under review. The objective of these reviews is to ensure processes are fit for purpose and as efficient as possible with respect to the time to complete them.

Council have developed a Project Management Framework (PMF) within the Enterprise Software package called Sytle to ensure that projects are delivered in a consistent manner and project risks are appropriately managed. The PMF is based on industry best practice as documented by the Project Management Institute and their Project Management Body of Knowledge (PMBOK). THE PMF has been actively used by the Infrastructure Services Team, Programme Delivery team and IT Services.

A review of the PMF will commence this month with the objective of ensuring it is sufficiently agile enough for the variety of projects that Council deliver, and it not unnecessarily process driven and/or cumbersome.

Following this review Project Management Documentation (e.g. PM Manual) will be updated and training material developed to ensure that existing and new staff members have sufficient guidance of the PMF and its implementation.

As part of this package of work, project financial tracking requirements will also be reviewed, particularly with regard to the suitability of Council's existing tools to support these reporting requirements.

1.3 Issues

Industry Capacity

The construction industry, including professional service providers and contractors; is currently stretched beyond capacity. This is impacting on the Hawkes Bay and Napier City Council's programme delivery. The arrival of the Omicron variant of COVID-19 is likely to add additional pressures on workforce availability and supply chains.

1.4 Significance and Engagement

This report is for information purposes only.

1.5 Implications

Financial

The financial performance of individual projects does not form part of this report.

Social & Policy

There are no social and/or policy implications associated with this report.

Risk

Significant project risks are reported to Council separately via the Audit and Risk Committee.

1.6 Options

This report is for information purposes only.

1.7 Development of Preferred Option

This report is for information purposes only.

At the Meeting

The Officer spoke to the report. In response to questions from the Committee it was clarified:

- The Marewa shop project is being re-scoped as the original design was too complex and was going to be significantly over budget. The new design is aiming to bring the costs down.
- Kennedy Road, from Georges Drive to Wellesley Road, does not currently have an off-road cycleway. Council will have to break ground to construct this and it is a complex underground environment. Investigations about how to proceed are underway.
- Council will present the Kennedy Road Cycleway project to the Cycle Governance group, which meets on Monday.
- Centennial Hall now has a new floor and the project is now at the stage of replacing the lighting in the Hall. A contract has been signed for this work and it should take six to eight weeks, all things going well.
- The projects featured on the Capital Delivery Report are ones which are potentially higher risk and which are public facing. Council officers will investigate if it is possible to add an estimated project completion date column to the report. Once contracts are secured for projects it is possible to estimate completion dates, but these would be subject to contract extensions and/or variations.
- The Morrison Lowe report contained in the agenda will be added to the Council website for public access. This will be helpful if there are questions to Elected Members from residents about project delays.

ACTION: The Director Programme Delivery to update the Committee:

- With further detail on the Kennedy Road Cycleway project underground complexities.
- If television will be able to operate in Centennial Hall once the new lighting is installed.
- If it is possible to add a projected completion date column to the Capital Delivery Report.
- That the Morrison Lowe Report has been added to the Council website.

4.8 Attachments

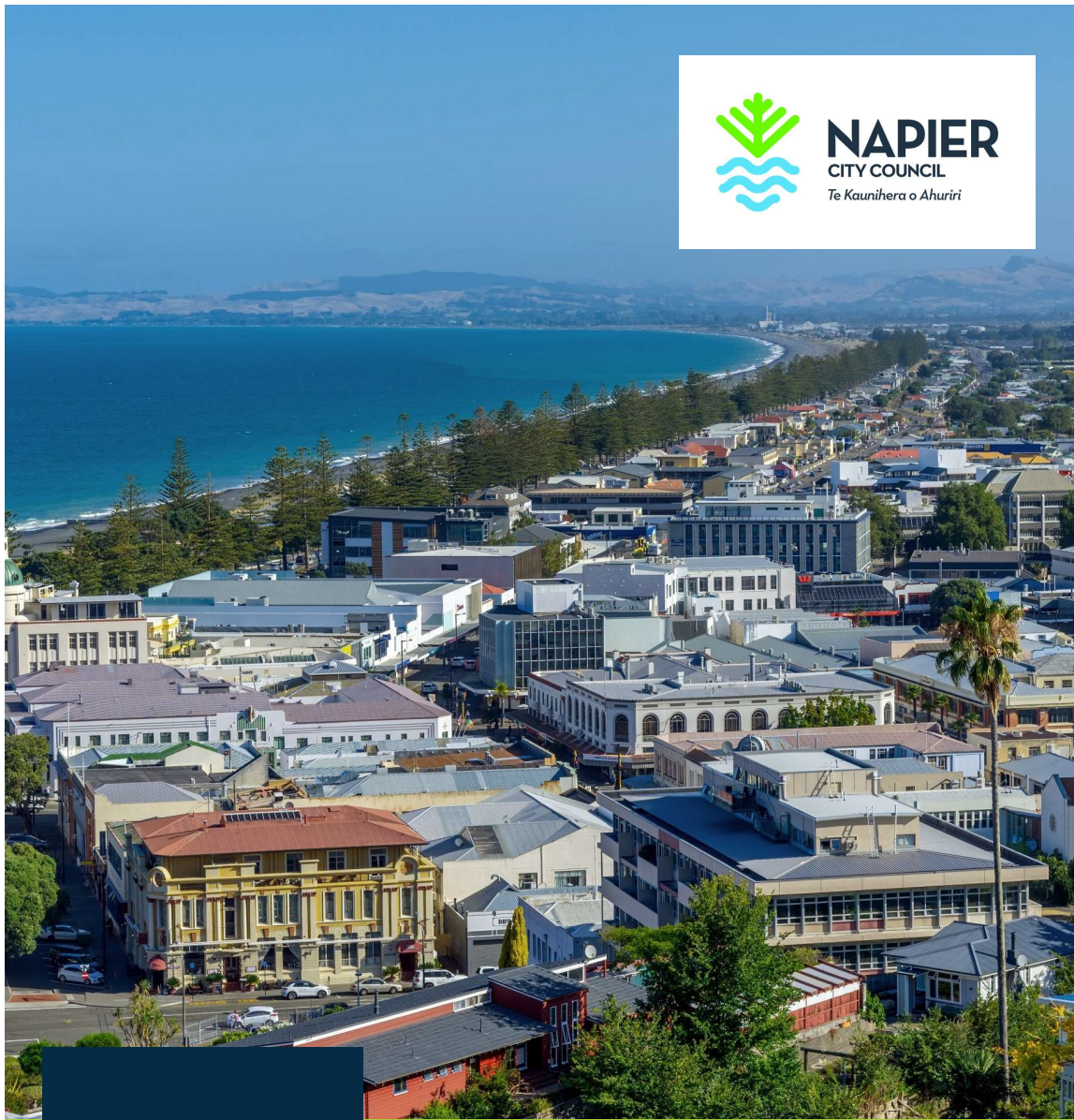
- 1 Capital Delivery Report.pdf
- 2 Report on Construction Sector Constraints

PROJECT NAME	PROJECT PHASE	% OF PROJECT	FINANCIALS	SCHEDULE	REASON FOR RED OR AMBER STATUS
WWTP Outfall Repair	PLAN & EXEC	72%			All physical works completed
Municipal Theatre BMS Replacement	PLAN & EXEC	71%			All physical works completed
McLean Park Digital Screen	PLAN & EXEC				
Centennial Hall (RGCEC Floor and Lighting Replacement)	Initiate	59%			
Marine Parade War Memorial	Initiate	55%			Further funding of additional \$500k is now available for the project. The costs for the plaque work, restoration, names reviews and IT input are still to be worked out.
Napier Aquatic Centre Expansion	Initiate				Investigation and options assessment underway. Outcome to inform future schedule and budgets.
WWTP Security Upgrade	Define	93%			
Swan Memorial Lamp Repair	PLAN & EXEC	82%			
Aquarium Reef Tank Diver Access Investigation	PLAN & EXEC	57%			
Essex Street Reserve Playground Renewal	Initiate	65%			
Puketitiri Road Safety Improvements	Initiate	5%			
Dolbel to Otatara (Maggie's Way)	initiate	5%			

PROJECT NAME	PROJECT PHASE	% OF PROJECT	FINANCIALS	SCHEDULE	REASON FOR RED OR AMBER STATUS
York Ave/Auckland Rd Intersection	PLAN & EXEC	65%			
Thames/Pandora Roundabout Improvements	PLAN & EXEC	67%			
Marewa Shops Improvements	PLAN & EXEC	55%			Project to be re-scoped. New budget.
HBRU Game Field	PLAN & EXEC	69%			
Parklands Area 3 Stage 11	Initiate	13%			
Parklands Area 4	Initiate	16%			
Munroe Street WWPS	Execute	59%			Project budget to be confirmed.
Parklands Area 3 Stages 8, 9, 10	PLAN & EXEC	88%			
Douglas McLean Avenue new footpath	PLAN & EXEC	56%			Budget yet to be confirmed.
Whakarire Ave Coastal	PLAN & EXEC	63%			Current budget needs to be increased; the only tender submission \$1.3M over Eng Est
Latham Street Rising Main Valve Renewal	PLAN & EXEC	53%			Materials Pricing yet to be finalised. Depot to provide timeframes for works completion

PROJECT NAME	PROJECT PHASE	% OF PROJECT	FINANCIALS	SCHEDULE	REASON FOR RED OR AMBER STATUS
Ellison St to Marine Parade Walking & Cycling Improvements	PLAN & EXEC	61%			
Eriksen / Kenny Rd Intersection Upgrade	PLAN & EXEC	63%			Large variations approved for EOT delays, methodology changes, scope changes to allow for 3rd party developments, extra Temporary Traffic Management.
FW2 Fire Flow Network Upgrades	PLAN & EXEC	68%			
Ocean Spa Upgrades (Sauna and Steam Room)	PLAN & EXEC	67%			
Kennedy Road Cycleway - Georges Dr to Wellesley Rd	PROGRAMME	61%			Delays due to design challenges in a complex underground environment
Westshore to Ahuriri Walking & Cycling Connectivity	PLAN & EXEC	60%			Delays in finalising design
Ocean Spa - Changing Rooms Renewal	Initiate	25%			
Westshore Reserve & Playground Pathway (Shovel Ready Project)	PLAN & EXEC	62%			
Steps and Ramps 2020/21 (Onslow Steps)	INITIATE	65%			
Wellesley Road Sewer Renewal	PLAN & EXEC	65%			
Hyderabad Roundabout Sewer & Water	PLAN & EXEC	58%			Delays in design and procurement
Dedicated Hydrant Water Take - Thames Street	PLAN & EXEC	66%			
Roberts Terrace Playground Renewals	PLAN & EXEC	70%			

PROJECT NAME	PROJECT PHASE	% OF PROJECT	FINANCIALS	SCHEDULE	REASON FOR RED OR AMBER STATUS
Cameron Tce Stormwater Improvements	PLAN & EXEC	83%			
Airport Sewer Pump Station Renewal	PLAN & EXEC	87%			
Reservoir Inlets and Outlets Improvements	INITIATE	56%			Scope changes impacting on schedule and budget.
Taradale Library Air Conditioning Upgrade	PLAN & EXEC	78%			Additional budget required to ensure the project goes ahead.
Aquarium Sea Water Supply Pump	Initiate	78%			Pending final design and estimate from Depot.




MorrisonLow

Napier City Council
Construction sector constraints
December 2021



Document status

Job #	Version	Approving Director	Date
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Executive Summary

In June, Napier City Council (NCC) adopted its 2021 Long Term Plan, which included an increased capital programme with over half associated with three waters services and a significant proportion of the remaining on transport and building and structure related renewals. Council noted that the volume of demand for physical works within its boundaries is risky in a constrained industry with lots of competition. Council modelling and delivery of capital plans over the last four years suggests that these combined pressures outstrip NCC's immediate capability to respond. With the long-running impact of COVID-19, three waters reform, climate change and natural hazards, legislation change and other pressures on funding and capability, these pressures are only intensifying.

To mitigate the economic impacts to New Zealand of the Covid 19 outbreak, after April 2020, Crown Infrastructure Partners facilitated the development of a national programme of infrastructure works. This was over and above the normal investment cycle and was funded directly from the Crown. Currently, there is a total of \$2.43B funding towards a total of \$4.03B Covid stimulus projects funded across 225 projects. An underlying factor in accepting projects for this funding was that they had to be "shovel ready" as the objective as to accelerate programmes of work to stimulate the economy and get people back to, or into, work.

The NZ Upgrade Programme was announced in January 2020 and comprised a \$12B programme of infrastructure works. While this predated Covid, it was also intended to boost the economy, with \$6.8B alone allocated to transport.

Both programmes created a significant, surplus demand on finite resources (and indeed created overseas interest due to the scale) and delivery of the programme was already generating difficulties prior to Covid. Although there are very low unemployment figures now in New Zealand, there is no sign that any of the work in these programmes will now be deferred.

NCC's ability to deliver infrastructure projects and programmes is subject to forces acting on the construction sector that have a range of origins:

- Locally
- Nationally
- Globally

This occurs at a time of unprecedented infrastructure investment by NCC. Council is also facing real constraints in terms of:

- Labour market (construction and professional services)
- Materials; and
- The capacity of the construction sector to scale up and meet the demand.

These pressures are also impacting prices for services, materials and labour, which will put further pressure on Council's ability to address its needs in a timely and cost-effective manner. This paper outlines the unprecedented scale of the planned investment at various levels (including at NCC level) and, while it compares well nationally, given that NCC has delivered 57% of its planned capital works over the past four years, strongly suggests that delivering a larger programme in competition with the rest of New Zealand and also Australia, is potentially unlikely.

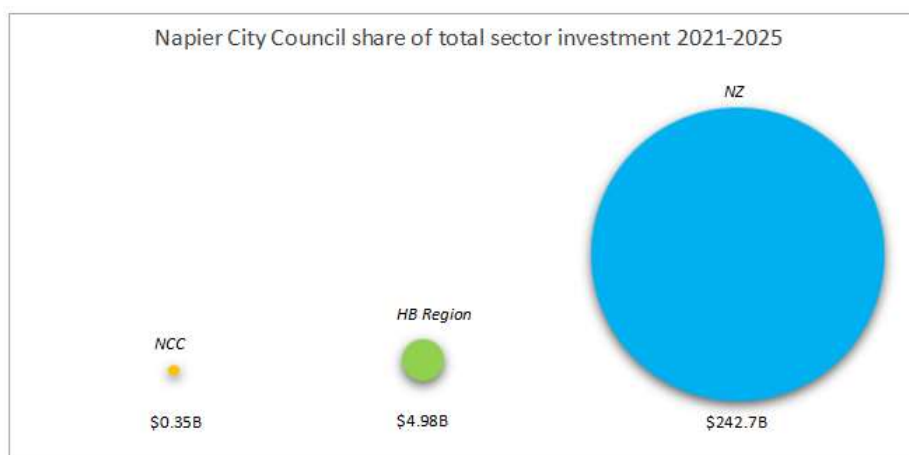


While some may be short term and caused or exacerbated by COVID-19 (e.g. NZ's closed borders or disrupted supply chains, skilled visa shortage), others are deeper and longer term.

The issue for Napier, and the issue for NCC is that the same factors – a constrained construction sector and a significantly increased infrastructure investment programme are occurring across New Zealand. Napier City is required to compete with the rest of NZ for finite resources.

Napier City is a small player in the overall New Zealand infrastructure story, and its share of the infrastructure pipeline across New Zealand is relatively static, and potentially in decline as other regions (for example Tauranga and other higher growth urban areas) are pressing ahead with ambitious infrastructure plans.

Figure 1 NCC capital works programme share of total sector investment across 2021 - 2025



This report highlights some of the practices and processes observed around New Zealand to deal with the constraints also identified in the report.



Introduction and Background

Background

It is recognised globally that there are significant constraints and barriers to trade and supply of materials. This is prevalent in global building and construction markets. The current infrastructure development environment in New Zealand is similarly affected.

The New Zealand Government has an ambitious approach to infrastructure development (housing, roading, three waters, etc). Under normal circumstances this would create pressure on the industry's capacity and risk the construction sector overheating, leading to price escalation and the risk of delays.

Due to international conditions, and governments around the world engaged in quantitative easing, the cost of debt is at almost unprecedented low levels, which has stimulated the construction sector, and encouraged public and private sector investors to bring projects forward.

Thirdly, the Government's response to the Covid pandemic has removed our ability to bring in skilled people and organisations; and building materials and equipment. This has exacerbated the challenges all infrastructure projects face.

This report provides an objective and evidence-led assessment of external factors which are likely to impact the delivery of infrastructure project programmes, and in particular, those of NCC. The report will examine the context at:

- Global
- Australasian
- National; and
- Local (i.e. Hawke's Bay region) scales.

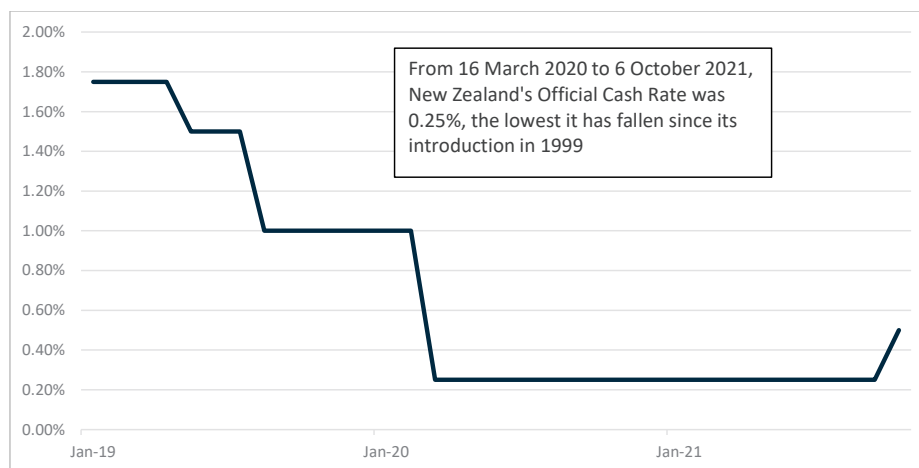
This report will demonstrate the cascade effect that issues at each of the above scales and ultimately presents to the delivery of the infrastructure works programme detailed in the NCC 2021 Long Term Plan (LTP). The constraints that they cause are affecting delivery of existing work in New Zealand and making it more challenging to plan timing and cost of upcoming works.

Money has never been so cheap...

New Zealand's official cash rate, which is effectively the wholesale borrowing rate in New Zealand, was recently as low as 0.24% - the lowest it has been since its introduction in 1999.



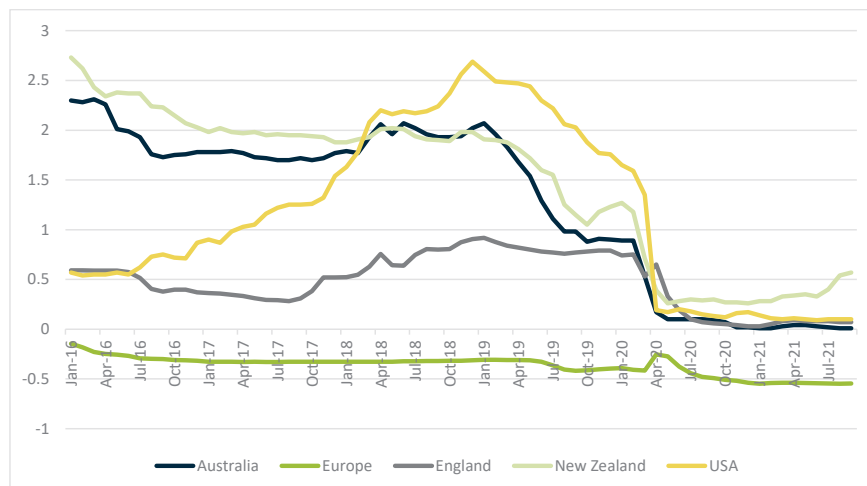
Figure 2 New Zealand official cash rate



When the official cash rate is low, banks pay less interest on savings, and charge less interest on borrowings. This encourages spending and investment.

This is a global phenomenon. All countries have experienced quantitative easing, and this has accelerated as most of the countries we compare ourselves against have borrowed to fund COVID mitigation measures. New Zealand is not alone in setting low interest rates. The Bank of England's base rate is currently as low as 0.1% (the lowest it has been since records begin in 1694).

Figure 3 Global short term interest rates





Nor has it been so abundant...

Central banks across the world are typically tasked with controlling inflation within a pre-defined band (typically around 2 – 3% per annum). When economic activity reduces, so too does inflation.

While traditionally, the main tool for banks to control inflation has been the official cash rate or base lending rate, more recently central banks have also used quantitative easing to control inflation. This tool is particularly likely to be used when lending rates are already at, or approaching, zero.

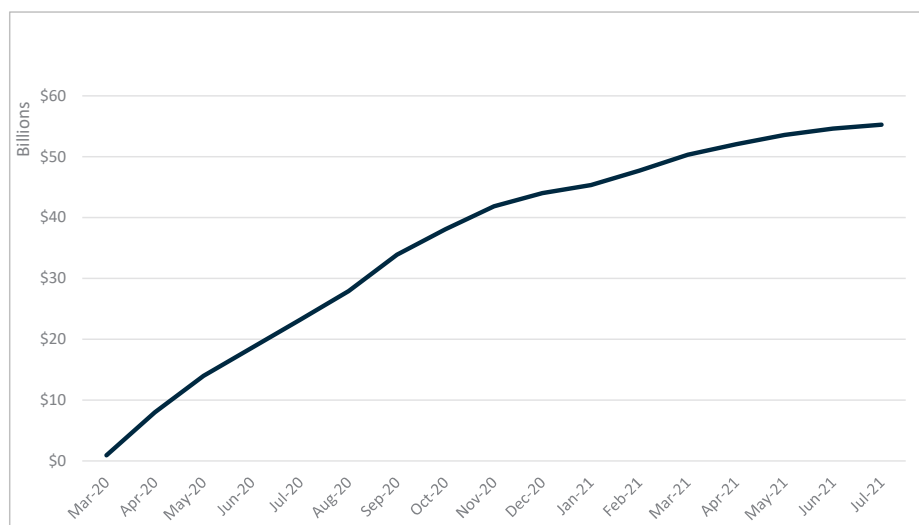
In short, quantitative easing involves central banks buying back government bonds, and sometimes private bonds, from the market. This increases the balance sheets of the central banks. It also:

- Reduces the effective interest rate on government bonds because it drives up price.
- Frees up money from lenders, who now have cash to invest in shares or other securities which offer a higher potential yield.
- Overall increases the supply of money available for spending and investment.

In March 2020, in response to the COVID-19 pandemic, the Reserve Bank embarked on a large-scale asset purchase programme, whereby it bought back a total of \$55 billion of central government and local government bonds.

In addition to quantitative easing, governments around the world have sought to borrow to fund COVID relief programmes. New Zealand has provisioned approximately \$95 billion for this purpose. The impact of available cash, and historically low interest rates has led to price inflation in key asset classes (in particular property) and a consumption boom.

Figure 4 Cumulative large scale asset purchases by RBNZ since March 2020



Taken together, these steps have created the appearance of GDP growth (spending borrowed money on



goods and services will show up as positive spending when GDP is calculated, as it is a mechanism that sums economic activity in a market). The challenge for governments is how to withdraw from this cycle of quantitative easing without triggering adverse shocks to the economy.

The RBNZ has started to signal a slow move to increase the Official Cash Rate to start to return the economy to a more normal footing.

Similarly, the Bank of England increased its total quantitative easing from £445 billion to £895 billion since March 2020 – effectively injecting £450bn into the global investment market.¹

In the New Zealand context, this therefore means that the Government has been able to borrow significant amounts of cheap money to inject funding into large public infrastructure programmes. It also fuels competition in the market by making it easier and more attractive for private developers to borrow money. The increased demand is within the context of resource and delivery constraints and competition also discussed further in this document.

¹ <https://www.bankofengland.co.uk/monetary-policy/quantitative-easing>



Unprecedented infrastructure investment

Australia

In order to understand the landscape in New Zealand, it is important to understand the trans-Tasman implications. Australia is also facing the same issues as New Zealand which means that there will be significant influence and competition (for all forms of resource) from across the Tasman. This also validates the perception that the issues facing New Zealand are real and enduring.

An October 2021 report by Infrastructure Australia² shows that investment and constraints at scale are also prevalent in Australia.

- Known annual investment will peak at \$52 billion in 2023.
- Demand for labour, plant and materials expected to be two-thirds higher than compared to the previous five years.
- Demand peak for skills is 48% higher than supply (noting that part of this supply often comes from New Zealand).
- 34 of 50 public infrastructure occupations are potentially in shortage.
- Growth in demand for materials, plant and equipment is expected to range between 120 and 140% over the next three years.
- Covid-related border closures have compounded these challenges.

New Zealand

This section sets out the current landscape in New Zealand with respect to infrastructure delivery. It is not exhaustive but seeks to demonstrate the scale of works currently programmed across New Zealand. This is important to understand as it points to the level of resource (human and materials) that will be required to deliver them.

The level of infrastructure investment is significant and in part is funded by Government stimulus programmes and the availability of cheap borrowing.

National Infrastructure Programme

New Zealand has sought to understand national infrastructure needs, and the scale of the pipeline of projects. This led to the creation of the National Infrastructure Unit under the previous government. That led to the first robust national stocktakes of infrastructure, and more recently to the Creation of The Infrastructure Commission, Te Waihanga. The latest Te Waihanga quarterly report³ notes the total pipeline currently comprises 2588 projects across 159 organisations and is valued at \$64 billion.

² Infrastructure Australia – Infrastructure Market Capacity, dated October 2021

³ <https://www.tewaihanga.govt.nz/assets/Quarterly-Reports/210102-INFR-Te-Waihanga-2nd-Quarterly.pdf>



This includes:

- Energy: \$3.4 billion
- Housing: \$5.6 billion
- Water: \$10.4 billion
- Community facilities: \$4.3 billion

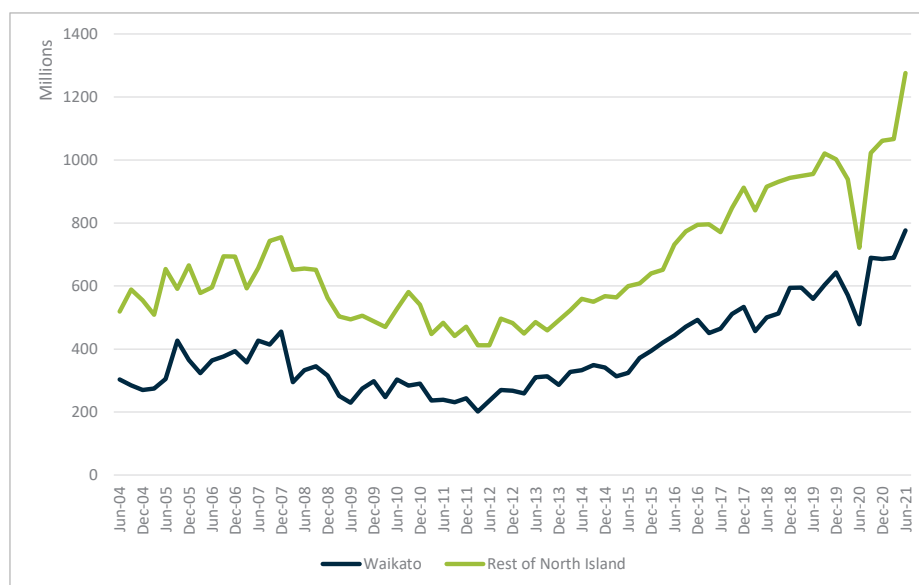
Together with the above, there are \$24 billion of projects under construction and \$29 billion of projects in planning stage. Transport and water comprise the bulk of the projects, as they do for the spend in the NCC LTP.

It has not been possible to produce a direct comparison to previous years at the time of preparing this report as the pipeline and data collated by Te Waihangā has not been produced previously (and indeed is part of the reason for the creation of Te Waihangā).

These are numbers from government departments and government agencies and it should be noted they will be augmented by private activity. On top of commercial infrastructure investment (businesses, commercial buildings, rest homes, airports etc), the biggest source of infrastructure activity is private housing.

Figure 5 below shows the drop due to the initial Covid lockdown and the rate of the subsequent increase (graph extends to June 2021) and also shows the difference in scale to the current pipeline. This graph illustrates the likely trends for Hawke's Bay (for which there is no data) comparing instead the Waikato with the rest of the North Island.

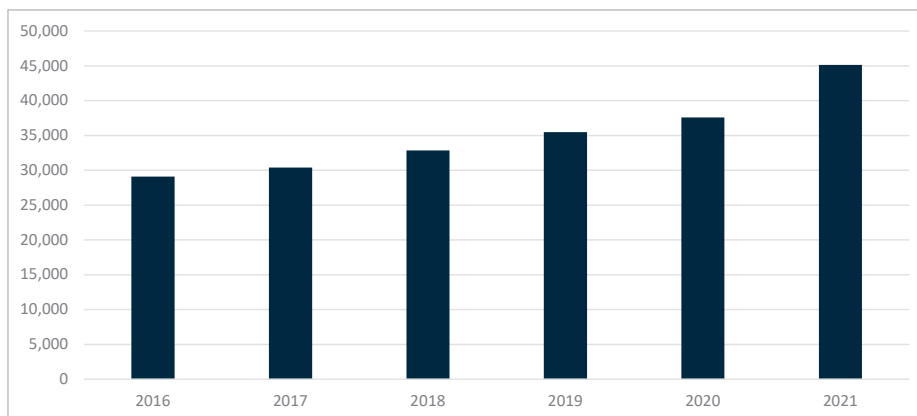
Figure 5 Stats NZ graph of building work to June 2021





The following chart from Stats NZ shows that there has been a 20% increase in building consents issued over the last year. While consents issued is not a direct proxy for houses constructed, and some of these dwellings will be government developments, overall, the increase in private housing activity taken together is sufficiently material to impact on the supply of skills and materials across the infrastructure sector.

Figure 6 New buildings consents in New Zealand



source: Stats NZ



Looking at what this means for Napier and Hawke's Bay

Covid stimulus programme

The June update⁴ from the Industry Reference Group stated a total of \$2.49 billion government funding towards a total of \$4.18 billion Covid stimulus "shovel ready" projects funded across 230 projects.

756 FTE were projected for regional projects but as at September 2021, only about 246 are currently working on the projects. There is a significant shortfall to deliver the 11 funded projects in the Hawke's Bay region. Of these nine have commenced and two have been completed, so there is a high latent demand for resources.

NZ Upgrade (Transport)

The NZ Upgrade programme being delivered by Waka Kotahi comprises around \$14.2 million of \$300 million regional budgeted funding in the Hawke's Bay region, across two projects. This work is being done in competition with other packages nationally. Significantly, the Auckland package is valued at \$4.3 billion and Wellington package at \$1.87 billion so intra-regional competition for resources in the North Island alone will be fierce. The projects delivered as the Hawke's Bay package are:

- College Road to Silverstream Station (SH2)
- Tahaenui Bridge (SH2)

The bridge project has been completed and the 1.7km of SH2 upgrade is nearing completion. This may free up some resources in the area.

Waka Kotahi NLTP

The overall value of work in the 2021 - 24 NLTP for New Zealand is \$24.3 billion. Of this, \$376 million has been allocated to the Hawke's Bay region, broken down as follows:

- Maintenance and operations: \$214 million
- Public transport investment: \$17 million
- Walking and cycling: \$18 million
- Provincial Growth Fund: \$33 million
- Road to Zero: \$53 million

The above includes contributions to a reliable and resilient road and rail connections particularly to the Napier Port (the largest in the North Island) and to the neighbouring region of Palmerston North. Also improving road safety in urban areas and high-risk rural roads.

⁴ <https://www.crowninfrastructure.govt.nz/wp-content/uploads/CIP-IRG-Quarterly-Sep-2021-FINAL.pdf>



These will be delivered by a mix of Waka Kotahi, NCC and other city council projects.

Other scoping work is currently being undertaken on possible realignment of the Waikara Gorge and avenues to support tourism with possible improvements to SH38 through to Lake Waikaremoana.

Napier Infrastructure Programme

The LTP identifies that Council is intending to spend \$827 million in capex over the next 10 years. This comprises \$111.5 million for transport and \$404.5 million on three waters assets with major projects included below

- Water supply \$133.8M, including
 - the replacement of Enfield Reservoir
 - installation of two new borefields
- Wastewater \$154.8M including
 - replacing the and upgrading the Awatoto marine outfall
- Stormwater \$115.9M
- Transportation \$111.4M
- Civic Precinct building development \$54M
- Napier Library rebuild \$26.39M
- Regional Park development \$12.49M
- Te Pihinga community facility \$11.5M
- Inner Harbour Iron Pot Upgrade \$6.02M
- Additional CBD parking \$4.53M
- Cemetery land purchase \$3.59M
- Faraday Centre building development \$2.3M

In addition, NCC is loan funding the \$1.8 million deficit in the housing portfolio for the 2021/22 financial year until a strategic review can be completed of this provision of affordable housing.

Non- Council infrastructure projects

NCC is only one of the players in the regional market. Other large investors are likely to include:

- Commercial building owners and developers - earthquake prone buildings upgrades and new builds and fit-outs.
- Residential developers and property owners. While not many of the individual developers are large, collectively they represent significant activity.

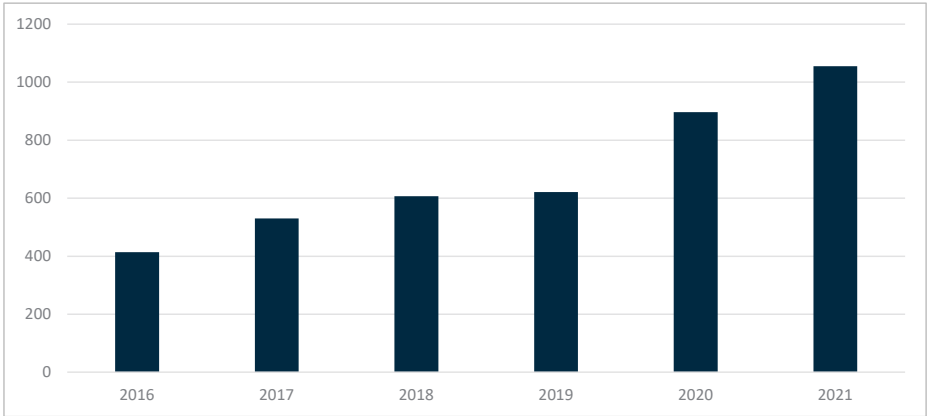


Napier is a medium growth city with a requirement to enable and provide affordable development under a National Policy Statement – Urban Development and NCC is looking at how to encourage intensification through the District Plan Review. Napier needs 3,500 new homes in the next ten years.

Hastings District Council is in a similar situation where the increased population has outpaced supply of homes. A design guide for housing was recently released to address the medium intensification strategy. By 2045, 60% intensification is projected.

Figures 7 shows that new dwelling consents are on the rise. The number granted in 2021 representing a 154% increase from 2016. While Hawke’s Bay region’s consents for new dwellings may be small compared to other parts of the county, as illustrated in Figure 8, the impact for Hawke’s Bay is significant when put in context (Figure 9) and this will put pressure on the already stretched local industry to deliver the demand. Hawke’s Bay tops the chart in Figure 10 for the region with the greatest number of dwellings consented across New Zealand in 2021.

Figure 7 Hawke’s Bay region new dwellings consented



source: Stats NZ



Figure 8 New dwellings consented by region

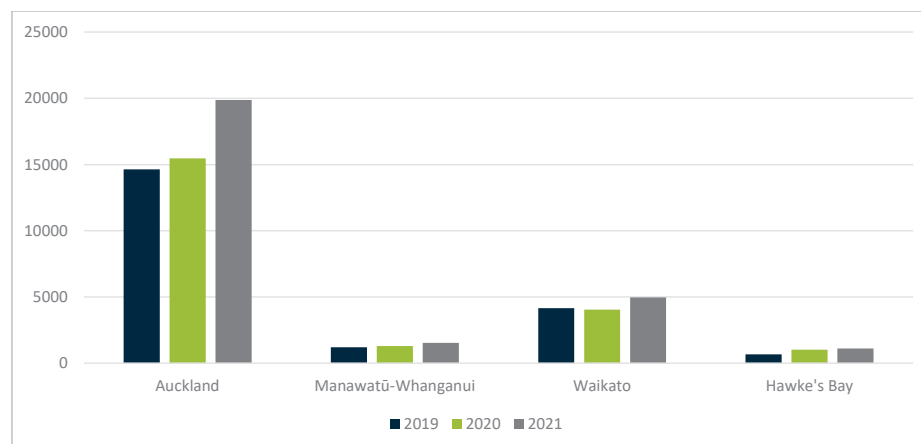


Figure 9 New dwellings consented per 1,000 residents by region

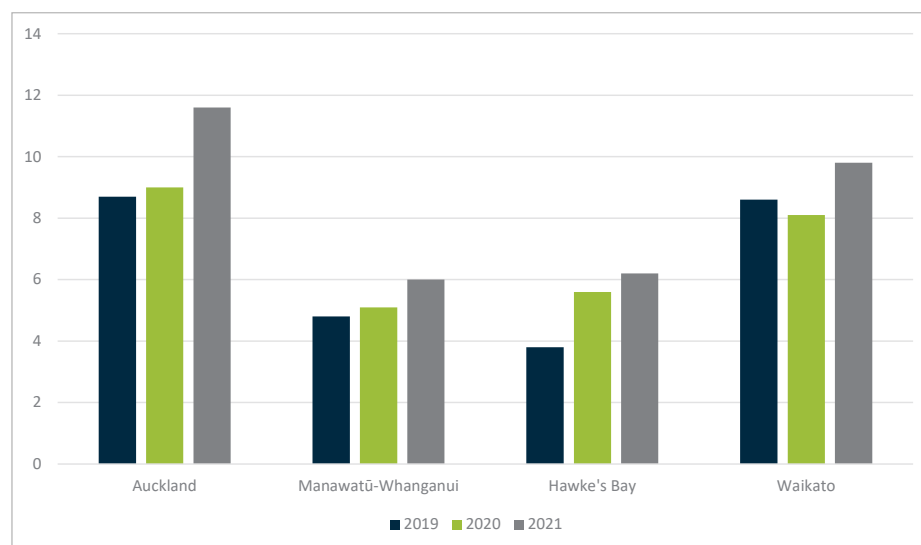
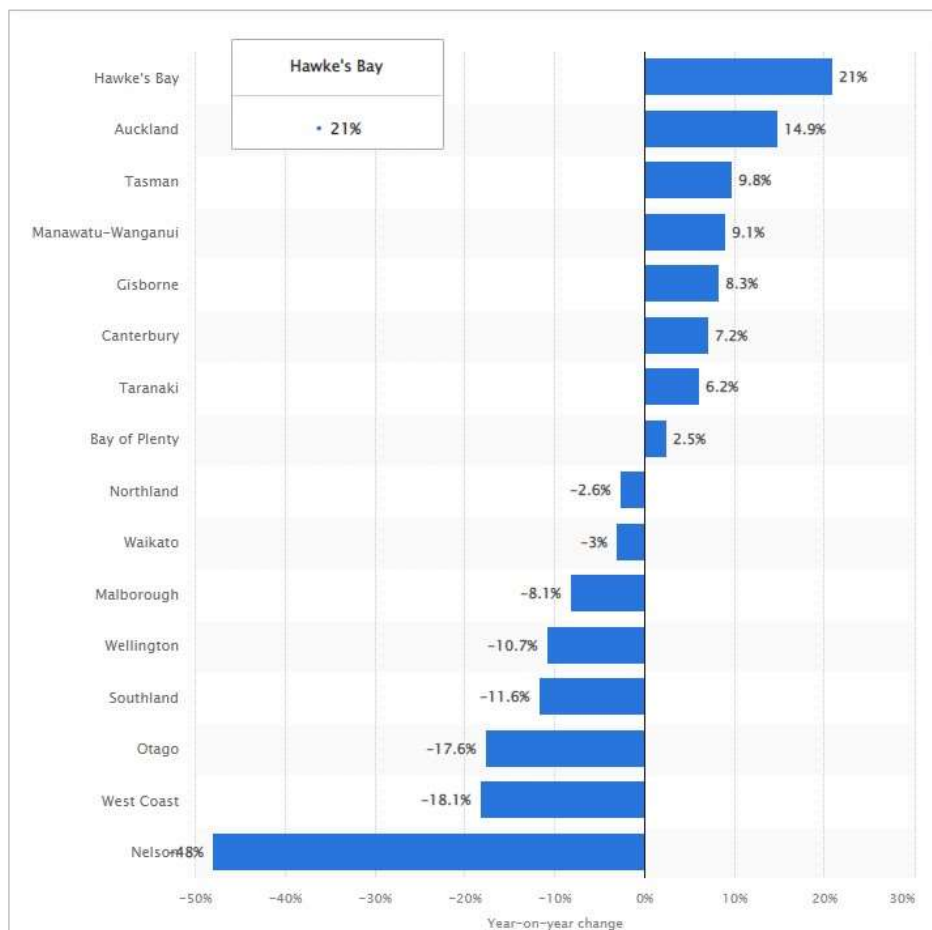




Figure 8 New Zealand year-on-year change in the number of dwellings consented in New Zealand in 2021, by region



Source: Statista



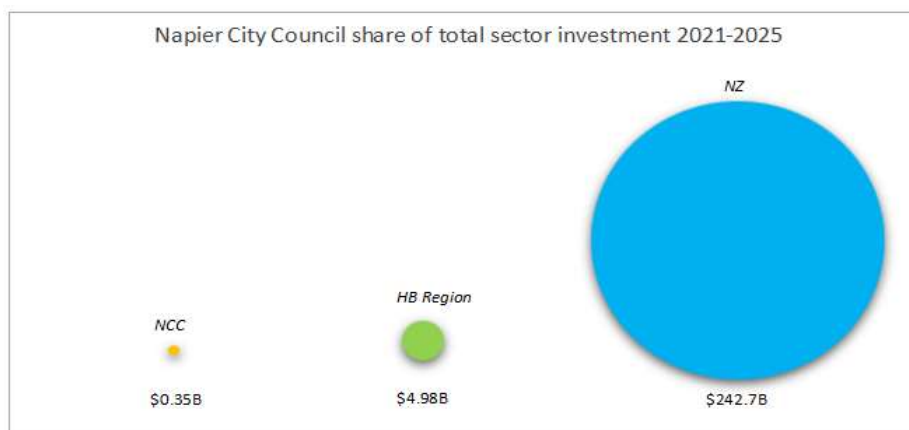
Construction Activity Competition Context

Excerpts from NCC LTP have been presented in more detail already in this document but what is important in the context of that programme, is competition for resources. Napier is facing significant and growing competition from the rest of the country for skills and all forms of resources. For example, a brief comparison with Tauranga shows:

- Tauranga has itself committed to a \$6.4billion capital programme, allocated to a very similar format of projects to those in NCC's LTP.
- Te Waihangā also reports⁵ that there is up to \$1.25billion of major projects also in the pipeline for the wider Bay of Plenty (either ongoing or planned).

NCC's share of total investment is relatively small.⁶ Between 2021 and 2025 NCC plans to invest \$353 million, compared to \$4.958 billion across all sectors in the region, and \$242.7 billion across all sectors in New Zealand.⁷ In a competitive market, suppliers can pick and choose and if the majority of the projects are outside the Hawke's Bay region, then Napier and NCC face significant challenges.

Figure 9 NCC share of total sector investment



Hawke's Bay Regional Skills Leadership Group reported that the region will be unable to deliver the \$2.7B of known work of the next three years, let alone work that it is yet to be announced.⁸ Current demand could not be met due to:

- Demand far exceeding the current rate of supply of skilled/semi-skilled labour.

2.7 B

Work unable to be delivered in Hawke's Bay over next 3 years

⁵ <https://www.tewaihang.govt.nz/projects/pipeline/>

⁶ <https://wip.org.nz/project-pipeline>

⁷ <https://wip.org.nz/project-pipeline>

⁸ <https://www.mbie.govt.nz/dmsdocument/13946-local-insights-report-hawkes-bay-interim-rslg-march-2021>



- Twice the number of qualified Licensed Building Practitioners needed to cope with current demand. However, the demand for projects in the Hawke's Bay is up for the next three years compared to the previous three. 271% for civil, 466% commercial and 158% for residential.

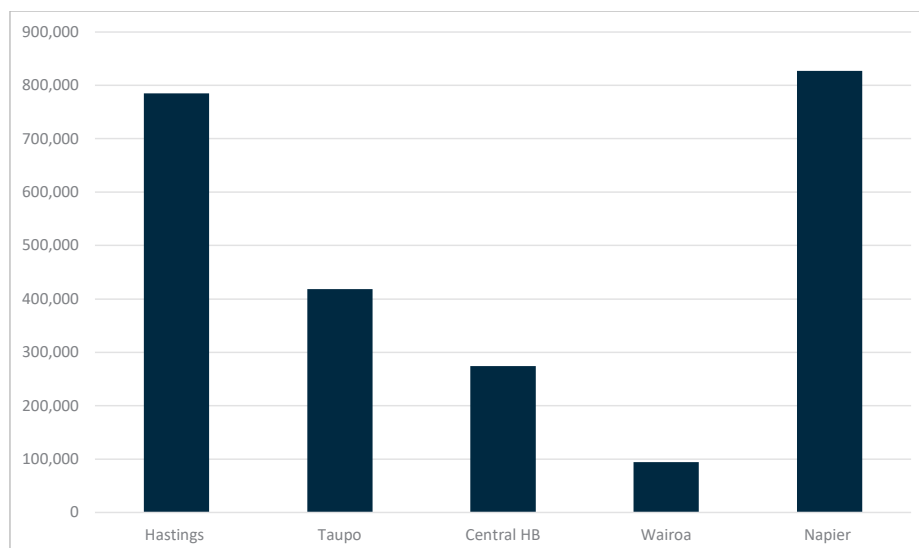
NCC has increased its capital investment in its 2021 LTP and NCC's share of regional investment is increasing.

Project demand has increased significantly

While total investment through the LTPs of the six territorial authorities in the region has risen from \$1.77 to \$2.62B, Napier City Council's share of that investment is projected to increase from 26.3% to 31.2%. This is important as the investment made by NCC is the market seen by suppliers.

Opportunities exist to work today with other councils in the region to bundle work together to increase market share, however this will not solve the limited supply of labour identified above.

Figure 10 Comparison from neighbouring councils 10-year capex investments (\$000)





Indicators of activity

Some indicators of construction activity are presented in the following graphs. As shown in Figure 11 below, Ready Mix concrete production in Napier has not dropped as low as Auckland and the rest of New Zealand. Demand is still high and growing. This is likely to be unsustainable in the long term.

Figure 11 Ready mix concrete volumes, quarterly growth (seasonally adjusted)

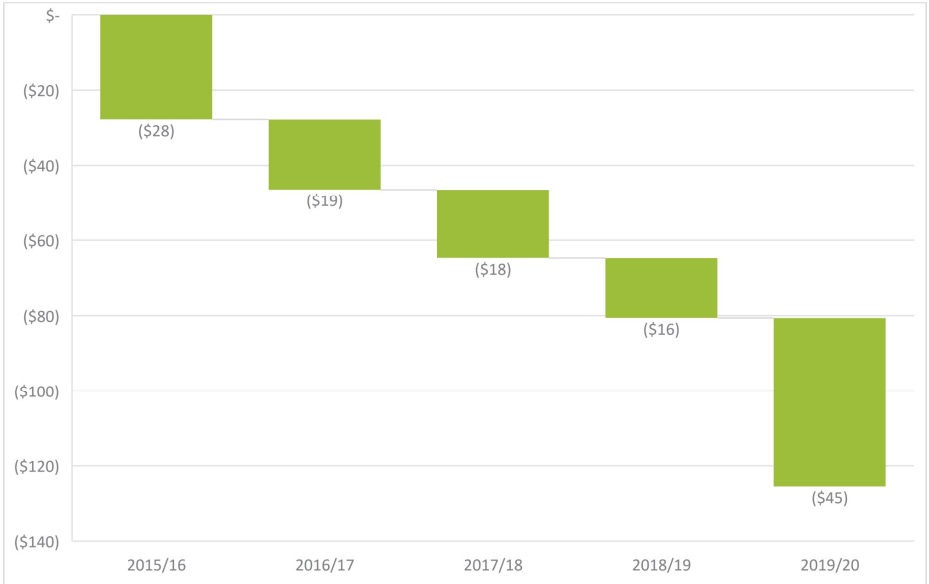




Delivery

Over the last four years, NCC delivered an average of 57%⁹ of the planned capital works from its Long Term Plan. Within the local government sector, this is below average. Therefore, the cumulative effect is significant – almost \$125.5 million of undelivered capital works. As noted in the LTP consultation document, NCC has been able to deliver between \$20 - \$50 million worth of capital project annually despite planning to deliver almost double that. Partly due to the under-delivery of capital works, the current programme includes a 50% increase compared to the last ten year plan. The risk of falling short on delivery has been identified as possible but NCC believes this can be mitigated through staffing and contractors supplementing resources, and an inhouse civil works capability. Given the increase in spend in this LTP together with the constraints covered later in this report, this indicates a high level of risk of non-delivery which requires proactive mitigation and planning.

Figure 12 Annual and cumulative NCC capital works under-delivery



The reasons for under-delivery are outside the scope of this report. However, all works programmes have risks and the combination of level of previous success, significant increases in planned investment in this LTP and the various and enduring constraints discussed below, indicates that there is a high degree of risk of under-delivery.

⁹ Based on annual reporting



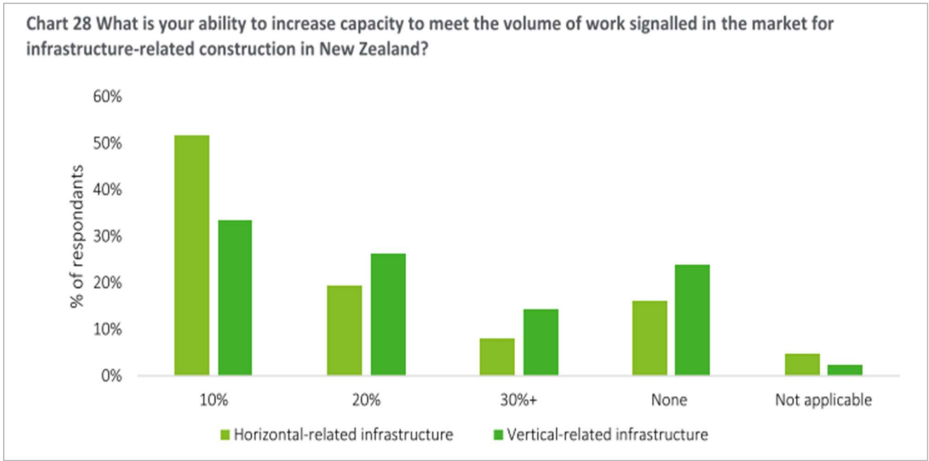
Constraints

The entire infrastructure industry in New Zealand is under pressure resulting from forward works programmes, maintenance backlogs and external constraints. The external constraints are examined below.

Construction capacity

A survey of construction companies¹⁰ in New Zealand for Te Waihanga (The infrastructure Commission) showed that 70% of current suppliers in the horizontal infrastructure market are only able to increase their capacity to deliver by less than 20%. The proportion is even less in the vertical infrastructure market. This points to significant constraints in the market’s ability to deliver. Meeting demand will require dedicated and careful pipeline management to enable the sector to sustainably grow and scale operations to ensure delivery.

Figure 13 Ability to increase capacity



Resource Constraints

There has been significant growth in the number of filled jobs within the construction sector in New Zealand, with a 21% increase in filled jobs during the year ended 30 June 2021.

¹⁰ Source: Deloitte: “A better way forward. Building the road to recovery together: Construction sector COVID-19 recovery study” January 2021.

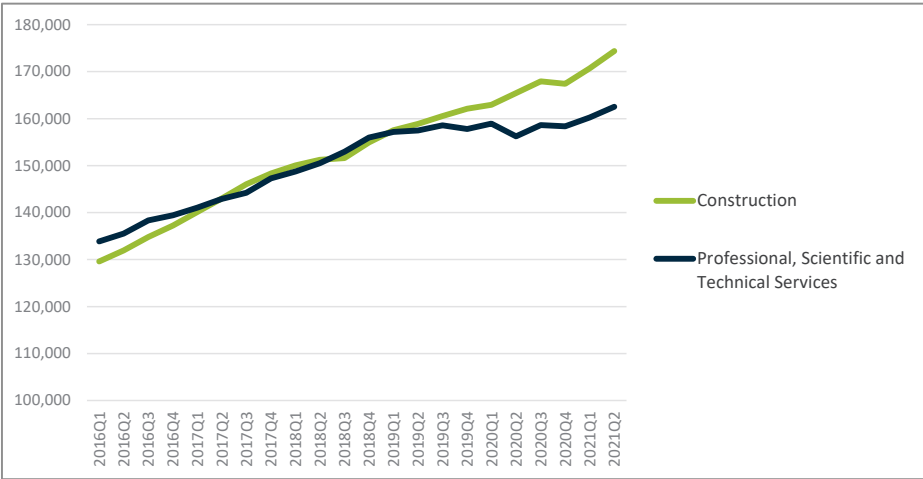


However, while traditionally growth in the number of filled jobs in the “Professional, Scientific, and Technical Services” category has kept pace with those in the construction industry, this has not been the case in the last 24 months.

Labour has never been harder to find. Construction labour shortages are at their highest since 1975 (as reported by NZIER, QSBO)¹¹ and Te Waihangā reports in their Infrastructure Strategy that the share of construction firms reporting labour shortages is now at its highest ever level which is exacerbated by the competition for talent in other countries (especially Australia where wages are significantly higher than New Zealand). Forecasts are referenced that show New Zealand will have a 118,500 shortfall of construction workers by 2024.

Shortage of 118,500 construction workers by 2024

Figure 14 Total filled jobs in construction sector, seasonally adjusted



This also has an impact on labour costs. Salaries in the professional services sector continue to rise. The median base engineering salary rose from \$90,700 p.a. in 2019 to \$100,000 in 2020. This trend is likely to continue due to the labour shortage which will in turn cause rates to rise annually. However, the current lack of availability of international travel is showing signs of improving in 2022 and Australia will return to being an attractive work option for many New Zealanders in both trades and professions, particularly given their borders have commenced opening which opens a path for overseas workers, particularly from New Zealand.

Median base engineering salaries increased by \$10k p.a. from 2019 to 2020

¹¹ <https://wip.org.nz/supply-and-demand/>



A further consequence of this is the ongoing disparity of salaries between local government and other sectors. Given the reduced numbers of candidates in the market, NCC may continue to struggle to fill roles and risk internal delivery capability if prospective employees are more attractive to consultancies, or even central government.

LTP staff recruitment has been highlighted as an area of concern. Resources are stretched and external assistance will be needed for example in the areas of technical expertise or project management assistance. This is a significant hurdle to jump through to ensure the Council can deliver the planned capital programme.

Figure 15 Mean quarterly earnings in construction and professional services sectors



While growth in the construction workforce has been sustained, and constant, this is unlikely to be able to continue within the current environment. Unemployment in New Zealand is now lower than 3.4% (to quarter ended 30 September 2021). This means New Zealand is nearing “full employment” and further reductions in unemployment rates may give rise to further labour cost inflation^{12,13}

¹² Per RBNZ the natural rate of unemployment in New Zealand is between 4 and 5.5%. Reserve Bank of New Zealand Analytical Notes: Estimating the NAIRI and the Natural Rate of Unemployment for New Zealand, March 2018 (<https://www.rbnz.govt.nz/-/media/reservebank/files/publications/analytical%20notes/2018/an2018-04.pdf>)

¹³ The EPMU suggests that unemployment below 4% is not ideal for employers and is likely to lead to labour cost increases. <https://www.newsroom.co.nz/too-many-people-have-jobs-say-employers>



Figure 16 Unemployment in New Zealand



Impact of Covid-19 Border Restrictions

An ACE NZ Report¹⁴ as at August 2021 (including Civil Contractors NZ, NZ Institute of Architects, Registered Master Builders Association) found there were 3229 total advertised vacancies currently in New Zealand. These vacancies are across all types of skilled resource, from engineers, architects, planners, project managers, site managers, plant operators, tradespeople – essentially across the whole project lifecycle. Note these were vacancies current at the time, not a forecast of resource required.

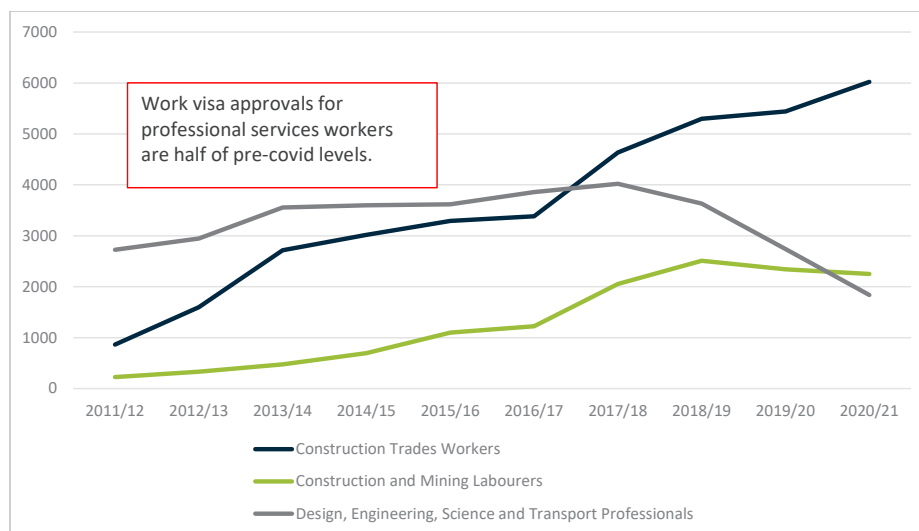
The report also found that 90% of firms were having difficulty recruiting in New Zealand with 66% also getting no domestic applicants. 28% were attempting to recruit from overseas where this figure would normally be 81%. A majority of the firms trying to recruit from overseas found the process too complex and those not trying stated that they weren’t because the process was too hard.

While construction trade workers are still seeing an increase in approved work visas, there has been a reduction in approved work visas for “Design, Engineering, Science, and Transport Professionals” since 2017/18.

¹⁴ 2021_4_August_Industry_Partners_MIQ_survey_Report_V6_FINAL.pdf

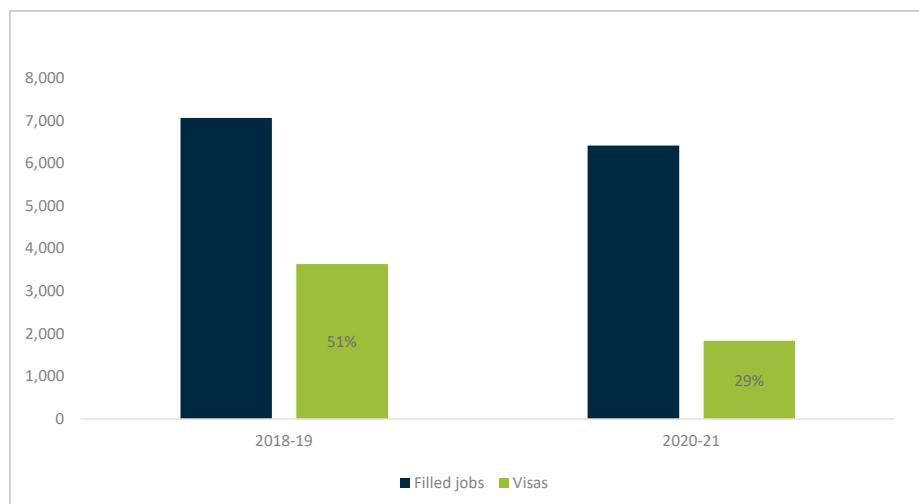


Figure 17 Approved work visas by occupation subgroup



In 2018/19 approved work visas in this category equated to 51% of filled jobs in the “Professional, Scientific, and Technical Services” category. In 2020/21 approved work visas only equalled 29% of filled jobs in the same category.

Figure 18 Professional services filled jobs versus approved work visas





Work visa approvals are indicative of the demand for immigrants in New Zealand. However, Covid restrictions mean that only a small percentage of those that have been granted a work visa have actually entered the country. That is despite a significant decrease in the number of visas being approved.

Figure 19 Percentage of work visas versus approved

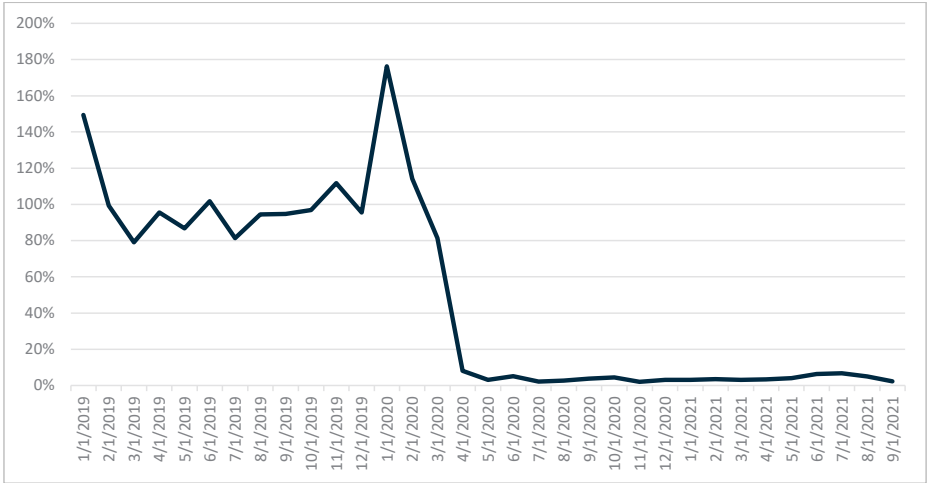
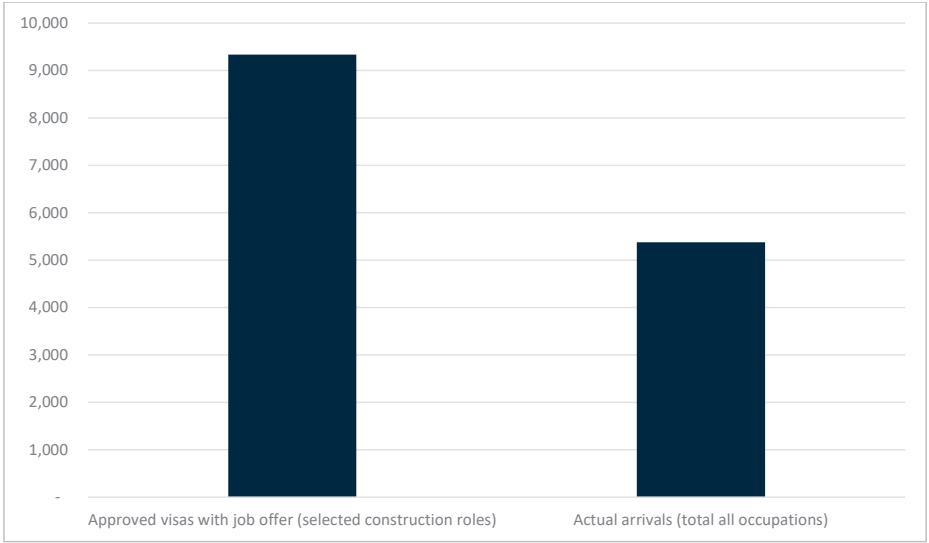


Figure 20 Visa applicants in selected construction roles versus actual arrivals 2020/21





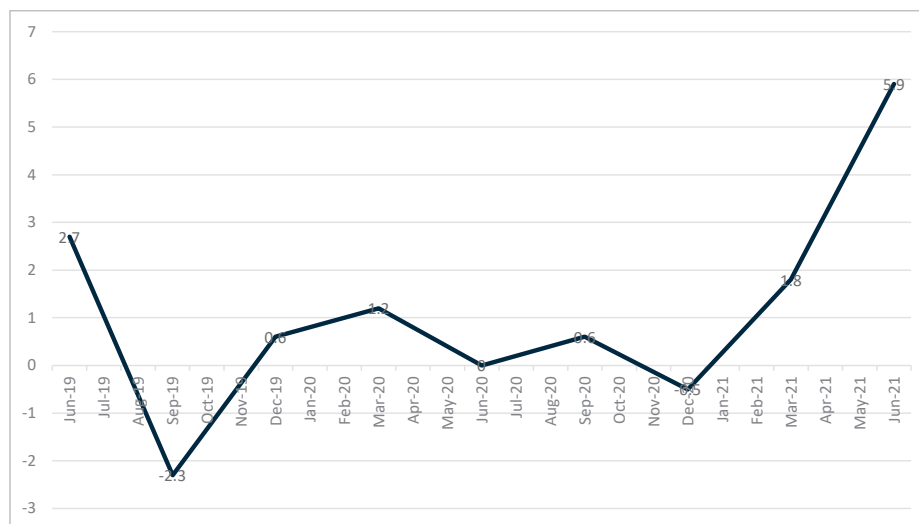
Inflation and the cost of materials

We are hearing that New Zealand is currently facing constraints in the supply of building materials, dressed timber, concrete, fastenings, Gibraltar board, electrical equipment and other materials. Part of this supply squeeze is due to the lockdown of Auckland, and hopefully may alleviate during 2022, but other factors reflect the global slow-down in supply chains, with the cost of shipping a container having increased by up to 400% in some places.

The other consequence of fiscal stimulus as noted above, is that the Consumer Price Index is running at 4.9% for the year to September 2021. This is unheard of in recent times.

The Producer Price Index is perhaps more material to the construction sector and the following chart shows percentage changes in the PPI year on year:

Figure 21 Percentage change in PPI on previous year



source: Stats NZ

A significant portion of the current increase is due to energy price changes, but these will directly affect the construction sector in prices for asphalt, and transport fuels.

Cost increases impacting the construction sector are discussed in more detail below.



Supply Chain

Materials

Raw resource extraction and processing has been hit globally by resource and logistic issues brought about by Covid-19.

There is a global shortage of semi-conductors, which is affecting the vehicle construction sector, leading to increased waitlists for new trucks.

“China is still focussing on a Covid-19 elimination strategy so will shut ports down as soon as any covid appears which then has a knock-on effect to the world.”

Fighting over timber – the shortages hitting construction, RNZ The Detail

All this has a direct impact on new homes particularly because of the materials needed but also on most vertical infrastructure projects.

Materials

60% of house builds in Auckland were hit by material or equipment availability problems as of Dec 2020

Logistics

Shipping

Cost of a 40' shipping container from Asia has increased from \$750 to \$4,000

Transport problems and blockages / shortages are a global issue.

Border restrictions have slowed imports, which are lower than expected levels since early 2020. This has equated to a 1.6 month trade backlog (i.e. it would take 1.6 months of normal volumes to recover).

Some global shipping companies are no longer serving New Zealand ports. The impact of all of this on imports can be seen in Figure 22¹⁵ below.

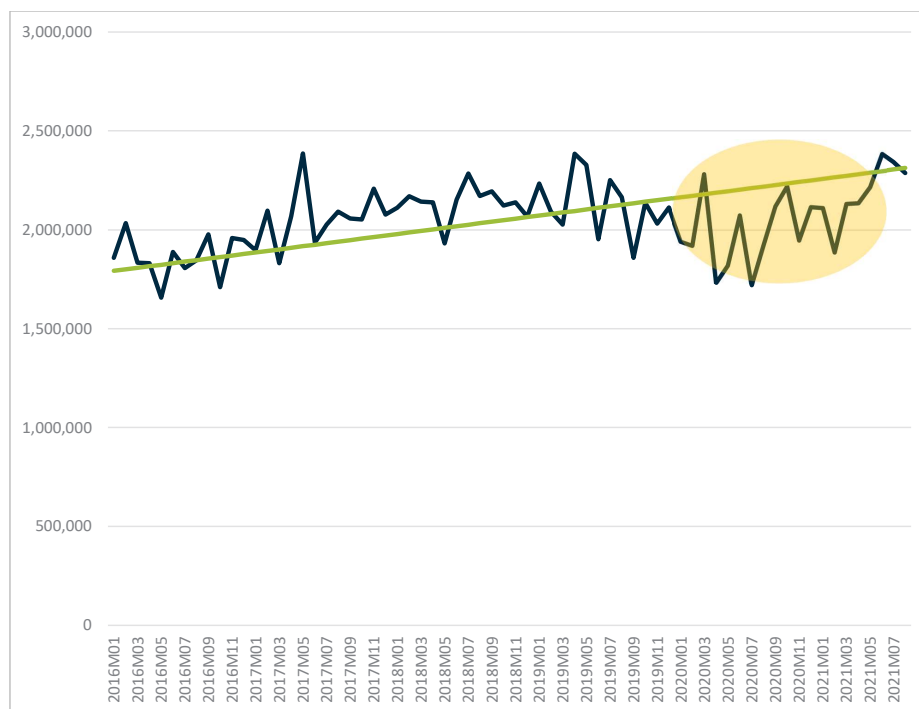
Supply chain issues

- Ordering of 50 trucks with delivery date now not until July 2023
- Materials for a weighbridge not available until Feb 22

¹⁵ www.buildmagazine.org.nz/assets/PDF/Build-184-68-Feature-Supply-Chain-In-Short-Supply.pdf



Figure 22 Total import volumes, seasonally adjusted





Feeling the impacts of the constraints

General

Concerns about the impact of these constraints is not new. They have been present in the market for some time and Council has been aware of the potential impacts and been taking steps to address them. It was specifically referenced in the audit of the LTP.

Uncertainty over the delivery of the capital programme

Volume 1 page 4 and Volume 2 page 42 outline that the Council is proposing to spend \$811 million on capital projects over the next 10 years. Although the Council is taking steps to deliver its capital programme, there is uncertainty over the delivery of the programme due to a number of factors, including the significant constraints in the construction market. If the Council is unable to deliver on a planned project, it could impact on levels of service.

The impact of these factors is forecast to be cost increases and higher inflation. These are seen in the projections of NZIER in both the capital goods and non-residential building indices, as well as the increase in general inflation and reserve bank rates.

Cost escalation issues

- Weigh Right Programme for Waka Kotahi had construction estimated at \$49.6M in 2017 for 12 sites. By 2020 prices were coming back from contractors at around \$11M per site. Business Case had to be re-evaluated.
- In late September Placemakers wrote to suppliers outlining price increases across a range of materials in October, November and December and highlighting quotes for materials only being held for 7 days due to ongoing increases

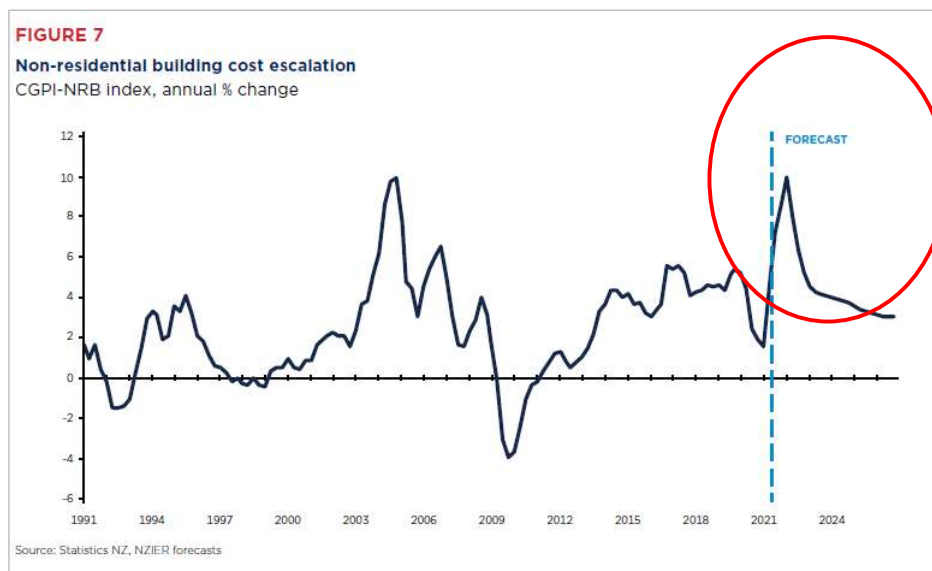
It is also impacting:

- Valuation of existing assets, driving up depreciation and costs of renewal programmes (particularly in three waters).
- Individual projects and contracts.

NZIER expect non-residential construction cost inflation to be strong over the coming year, reflecting the perfect storm of strong demand and acute supply constraints.



Figure 23 RLB Forecast report 99 (Third Quarter 21), Pg. 17





What can be done?

Our work with public sector clients means we have observed and have been involved in many different approaches to responding to these challenges. Some of these 'real-world' examples are highlighted in the boxes in this section.

Figure 24 Typical responses from public sector



Risk

Risk sharing is becoming a feature of contracts. The more traditional approach of passing risk to contractor is no longer the standard. Suppliers are limiting their risk and passing this back to the principle. This may be because:

- Better understanding of what risks are, where risk lies and as a result, the allocation of that is evolving.
- Suppliers have been 'caught out' on existing contracts, so more careful on future ones.
- Volume of work allows for this.

One example of assessing risk and allocating it is one council that has decided to take on the constructions works insurance



Some characteristics of good responses

- Realistic timeframes for procurement and delivery which allow project commencement and phasing to be accurate.
- Early contractor involvement.
- Alliancing, partnering, or risk sharing contracts where scale and complexity is appropriate.
- Major projects on individual contracts but bundle /segments others into.
- Sensible packages or panels that provide certainty to contractors and consultants allowing them to resource up and invest.
- Analysis of the specific local market constraints and mechanisms to address those.
- Staggering procurement opportunities to maintain a pipeline of 'shovel ready work' so that lead times on projects are minimised.
- Developing detailed forward works programmes that are shared with the market.
- Separating out the base or standard projects from the 'specials'.
- Evaluate the models to be used:
 - Traditional approach
 - ECI
 - Design/build
 - Cost re-imbursement (modify traditional though)
 - Alliances
- Recognising that building internal capability to plan, procure and project manage is as critical to delivery as the market capacity.
- Clients that take a medium to long term view of relationships (e.g. understand the challenges of contractors/consultants and mobilising workforces).

There are examples where suppliers are requiring advanced payment for materials on construction contracts, and 'free issue' contracts where the client is responsible for providing the materials

Some examples of practices to avoid

- Traditional procurement approaches that require a lot of time to tender and respond.
- Complicated special conditions of contract.
- Panel agreements that then require full tender processes for each package or project.
- Complicated approaches to cost fluctuations.

Traditional process of pricing design work is becoming problematic – either difficulties in getting projects priced, or the price becomes set but then changes by time of construction



Case Study - Ministry of Education

Ministry of Education – innovative, multi-year partnering contracts

MoE's \$160M national programme to upgrade the learning environments in small or remote schools across the country has taken a completely different approach to their usual manner of delivery. MoE changed from their traditional school by school delivery method where, once a project is agreed, funding is supplied to the school and the school engages individual Project Managers to procure and deliver the works with the burden of time, effort and risk lying with individual schools.

Instead, in this coordinated programme MoE undertook early contractor involvement to design and procure multi-year, linked national & regional contracts that bring together freight & logistics, product supply, project management & installation services into a nationally consistent & coordinated partnership style of delivery. Now underway, this change has allowed MoE to:

- leverage the skills and capability of industry
- provide a multi-year pipeline of work to the contractors
- maintain quality of works & minimise disruption to the schools
- allocate risk between all parties
- provide confidence in the cost of delivery to MoE; and
- incentivise its partners to invest in their businesses and to deliver ahead of schedule.
- avoid a focus on lowest price in the procurement phase and use value narrative which balanced methodology, quality, risk allocation and price.

A key mechanism that reaffirms the collaborative nature of the programme is a monthly Programme Control Group meeting that involves all 8 parties involved in delivery. This occurs after the individual project control group meetings. Using the insights from each party's progress, issues and innovations, the meetings focus almost exclusively on what can be done to speed up the roll out or deliver further benefits.

REPORTS FROM FUTURE NAPIER COMMITTEE HELD 10 FEBRUARY 2022

1. RESOURCE CONSENT ACTIVITY UPDATE

Type of Report:	Enter Significance of Report
Legal Reference:	Enter Legal Reference
Document ID:	1423713
Reporting Officer/s & Unit:	Luke Johnson, Team Leader Planning and Compliance

1.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for Elected Members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available.

Committee's recommendation

Councillors Brosnan / Price

The Future Napier Committee:

- a. Note the resource consent activity update for period 21 October 2021 to 18 January 2022

Carried

1.2 Background Summary

The following is an outline of recent activity regarding applications received by Council for consenting pursuant to the RMA.

Since the November update, the submission of applications to the Resource Consenting team were steady with a 10% increase in submitted applications compared to the same period 12 months earlier (70 applications compared to 63).

The table below outlines the current resource consenting activities in Napier and the status of these for information purposes. Whilst this is not an entire list of all applications currently being assessed or having been determined, they are significant or noteworthy applications of which details are being provided in this report.

Summary Table

Address	Proposal	Current Status	Update
200 Waitangi Road, Awatoto	Earthworks and Disturbance of Soil in HAIL area (NESCO)	Under Assessment	Further information provided below
2 Darwin Crescent, Maraenui	Koha Shed and Recreational Activities	Under Assessment	Further information provided below
115 Carlyle Street, Napier	Expansion of the Existing Car Sales Operation	Further information requested	Previously reported to Future Napier Committee. No further update
9 Church Road, Taradale	One Lot into Five Lot Subdivision and Multi Unit Development	Decision Notified	Approved
100 Eriksen Road, Te Awa	Proposed One Lot into 16 Lot Subdivision and NES	Decision Notified	Approved
5 Waitangi Road, Awatoto	Multi Unit Development (Industrial)	Decision Notified	Approved
113 Fryer Road, Napier	One Lot into Two Lot Subdivision	S357 Objection to Decision	Objection under assessment
16 and 38 Willowbank Avenue, Meeanee	Proposed lifestyle village	Appeal process	Previously reported to Future Napier Committee. No further update
Kāinga Ora - Construction and Innovation			
19 Dinwiddie Avenue, Maraenui	Three Lot into Five Lot Subdivision and Multi Unit Development	Further information requested	Further information provided below
4 Lamb Terrace, Onekawa	One Lot into Two Lot Subdivision and Multi Unit Development	Under Assessment	Further information provided below

200 Waitangi Road, Awatoto, – Earthworks and Disturbance of Soil in HAIL Area (NESCO)

The subject site is located within the Main Industrial Zone as defined by the Napier District Plan. Ravensdown Napier Works occupies a 16ha area comprising the southern extent of the Main Industrial Zone at Awatoto. A number of other industrial activities are located immediately to the north of the Site.

The proposal comprises the undertaking of earthworks associated with new water treatment facilities and the construction of a wetland enhancement project (the extent of which is detailed below). A number of reports have been commissioned by the applicant to provide background information, describe the proposal and to investigate and report on the associated environmental, cultural, and economic effects.

Location	Cut (m³)	Fill (sourced onsite m³)	Balance (m³)
Bioretention Basin	768	0	768
Clarifier Storage Basin	1445	0	1445
Settling Pond	504	1969	1465
Wetland	1715	586	1129
Total	4432	2555	1877

Indicative earthworks volumes

The investigations undertaken have provided a comprehensive analysis of the environmental issues associated with the existing and proposed activities at the Ravensdown Napier Works site that are required to be assessed under the RMA.

The application has recently provided a response to Council's Section 92 request for further information. This response addressed matters relating to earthworks volumes and location, roading, and works within a River Hazard Area.

The assessment of the application is ongoing with a determination anticipated to be made in due course.

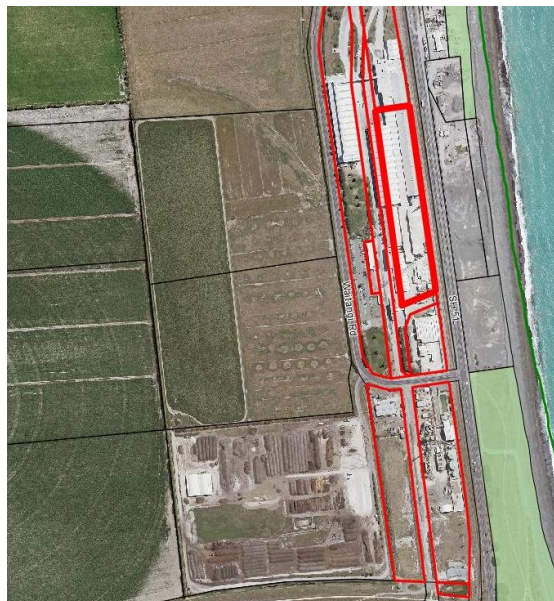


Figure 1. Site Plan

2 Darwin Crescent, Maraenui – Koha Shed and Recreational Activities

The subject site is situated within the Main Residential Zone of the Napier District Plan. Residential land bounds the site to the north and west and Bledisloe Road and Darwin Crescent bound the site to the east and south respectively. On the opposing side of Bledisloe Road is a well established suburban commercial precinct.

The proposal involves the placement and use of two shipping containers (one 40ft and one 20ft), onto a vacant residential site. The containers will be utilised for community use as 'Koha Shed' storage. 'Koha Shed' is a community initiative that provides support to whānau and people in need, through the collection, storage and free redistribution of goods such as clothing, home appliances and other equipment.

Small scale community gardens will also be developed on the site, and small on-site markets will be held for sale of goods from the Koha Shed. Sale of garden produce may be held on occasion. The site will be managed by community volunteers.

The assessment of the application is ongoing with a determination anticipated to be made in due course.



Figure 2. Proposed Koha Shed and Recreational Area



Figure 3. Site Plan

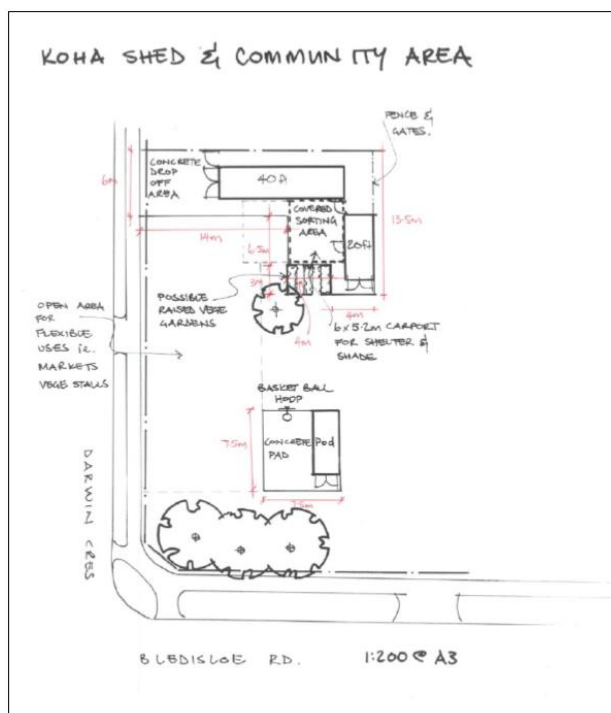


Figure 4. Proposed Koha Shed and Recreational Area

KĀINGA ORA - CONSTRUCTION AND INNOVATION

19 Dinwiddie Avenue, Maraenui – Three into Five Lot Subdivision and Multi Unit Development

The subject site is situated within the Main Residential Zone of the Napier District Plan. The site is bound by main residential land to the north, south and west and Dinwiddie Avenue to the east. A sports park is located on the opposite side of Dinwiddie Avenue.

The three existing dwellings will be retained on subject site as part of the proposal. Two new two-bedroom dwellings are proposed on the site, and each is provided with an open plan kitchen, dining and living area with direct access to the outdoor living space. The site layout is shown in Figure 6 below. Access and egress for proposed Lot 1 will be via Wallis Place, Lots 2 and 3 via Dinwiddie Place and Lots 4 and 5 via Curling Crescent. Each of the existing and proposed dwellings have allowed for a level of causal surveillance of their respective driveways/shared driveways. Sufficient off street parking and manoeuvring is provided within each respective lot.

Council has issued a Section 92 Request for Further Information addressing matters relating to the easements within the Scheme Plan and Three Waters. A response has not yet been received.



Figure 5. Site Plan

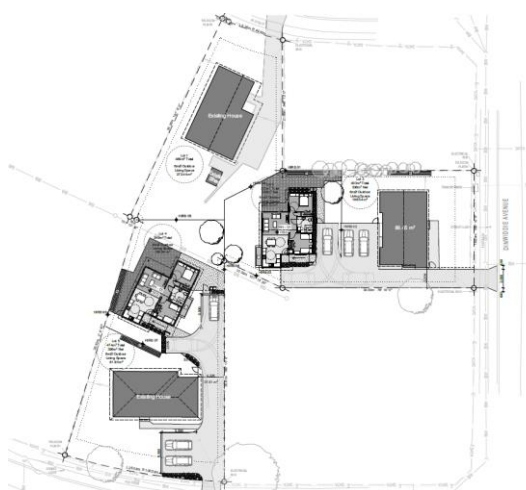


Figure 6. Site Layout

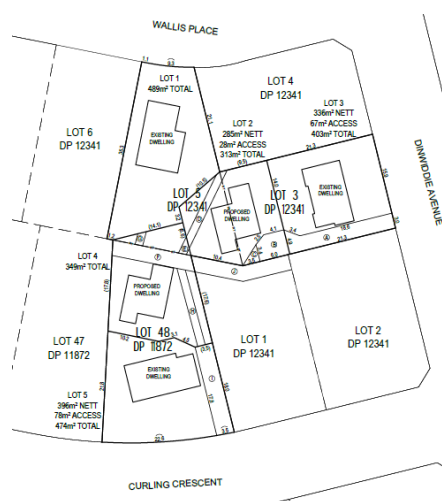


Figure 7. Subdivision Layout

4 Lamb Terrace, Onekawa – One Lot into Two Lot Subdivision and Multi Unit Development

The subject site is located within the Main Residential Zone of the Napier District Plan. The site is relatively level in nature and is surrounded by well established residential properties. The site locates a single dwelling in close proximity to the Lamb Terrace road frontage.

The existing dwelling will be retained as part of the proposal and the new dwelling will be constructed towards the rear of the site. The dwelling has an open plan kitchen, dining and living area with direct access to the outdoor living space. A shared vehicle access is proposed to service the existing and proposed dwellings. Ample off street parking and vehicle manoeuvring has been allowed for in the design of the proposed development. The site layout is shown in Figure 9 below.

The assessment of the application is ongoing with a determination anticipated to be made in due course.



Figure 8. Site Plan

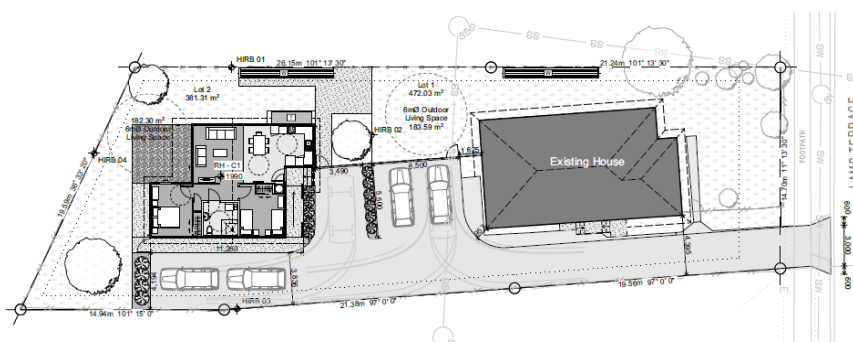


Figure 9. Site Plan

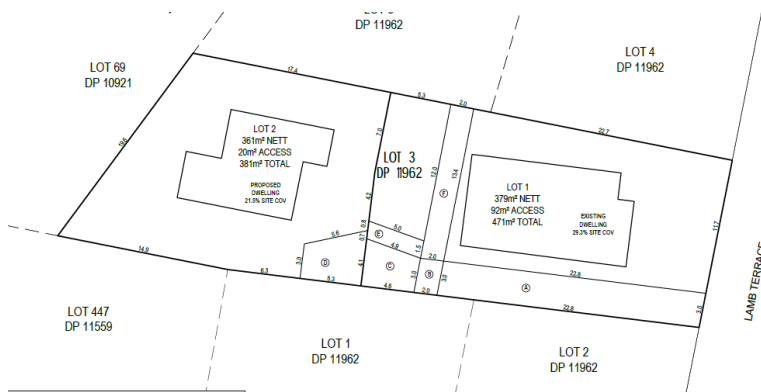


Figure 10. Subdivision Plan

At the Meeting

The Team Leader Planning and Compliance, Mr Johnson spoke to the report, providing a brief overview and noted that since the November update, the submission of applications to the Resource Consenting team were steady with a 10% increase in submitted applications compared to the same period 12 months earlier (70 applications compared to 63).

In response to questions from Councillors it was clarified that:

- In respect to the sale of goods from the Koha Shed, the application submitted by the applicant indicated there maybe a market they wished to operate in the future and wished the opportunity to submit this as part of the application to ensure Council was aware of it.
- Whether or not the applicant goes ahead with a market at the Koha Shed would be a separate matter and would need to come back to Council to ensure such an operation would not require a resource consent.
- Final responses from the applicant yet to be received. Until all information was received the final assessment could not be completed.

1.3 Attachments

Nil

REPORTS FROM EXTRAORDINARY SUSTAINABLE NAPIER COMMITTEE HELD 17 FEBRUARY 2022

1. NAPIER AQUATIC CENTRE CAPITAL REVIEW PROGRAMME

Type of Report:	Operational and Procedural
Legal Reference:	N/A
Document ID:	1431044
Reporting Officer/s & Unit:	Glenn Lucas, Manager Sport & Recreation

1.1 Purpose of Report

The purpose of this report is to recommend the approach to address the capital and operating investment required for the Napier Aquatic Centre.

Committee's Amended Recommendation

Mayor Wise / Councillor Mawson

The Sustainable Napier Committee:

- Note the risks to ongoing service delivery at the Napier Aquatic Centre;
- Note the interdependent relationship with the new aquatic development and the Napier Aquatic Centre capital expenditure requirements;
- Endorse an additional \$8,626,435 of capital funding (loan funded) be included in the Annual Plan 2022/23 over 2022/23 and 2023/24 to perform the recommended health and safety and service continuity capital improvements; and
- Endorse an additional \$80,000 of operational expenditure per year of the remaining life of the asset to enable repair and maintenance of end of life components (funded from existing budgets).
- Direct officers to prepare a phased plan of the proposed detailed expenditure to bring back to Council for endorsement.

Carried

Councillors Browne, Simpson, and Wright voted against the motion

1.2 Background Summary

Napier City Council (NCC) recognised that our city's current aquatic centre is not fit for purpose and has undertaken a programme of works, dating back to 2013, to investigate a new facility to address our community aquatic needs.

While the new aquatic facility was being investigated, investment into the existing facility was minimised due to the limited remaining life of the asset. These decisions were made prudently to minimise ratepayer costs and avoid over-investment in a facility with limited remaining life.

While significant progress was made towards a new aquatic facility, further information was sought by Council to allow for informed decision making on the design and location of the new facility. Much of

this information is included in the second report (Aquatic Redevelopment: Options for Consultation) being presented to Sustainable Napier today.

Given the new project was paused, the design and build tender cancelled, and the construction funding removed from the Long Term Plan, Napier now has an aging and poor condition asset, with many parts at end of life, that is required to operate for a number of years to come.

Should Council support a decision to progress with a new aquatic development as part of the LTP 2024-34 deliberations, depending on the option and the design selected, a new facility will not be completed for a number of years (i.e. until at least 2027/28), meaning that the existing centre is required for *at least* another five years.

This has implications for asset management to provide continuation of some levels of service and mitigate the risks of health and safety risks, breakdowns, service outages, degradation of service, and decreased customer satisfaction.

Current state and performance

1. *A level of community dissatisfaction with Napier's aquatic facilities over the previous ten years.*

- a. Napier Residents Survey has over the last ten years shown a consistent level of dissatisfaction with aquatic facilities, with swimming pools in the poorest performing categories for NCC's results and comparing unfavourably to a New Zealand benchmark satisfaction result of 64%.
- b. Specific themes for this level of dissatisfaction are 'old, run-down, needs upgrading', 'too small, overcrowded, more and larger pools needed'. There have also been negative comments about cleanliness noting that at times this may have also related to wear and tear at the facilities.

2. *Design limitations restricting use, impacting community benefits delivered and affecting financial and environmental sustainability*

- a. A lack of deep water, limited leisure and play features, a lack of FINA (Fédération Internationale de Natation Amateur or International Amateur Swimming Federation) compliance for competitive swimming, poor sight lines for lifeguards and multiple spaces that increase operating costs
- b. Older and inefficient systems, with multiple plant rooms and a lack of thermal efficiency (old pool has gas-fired heating and poor insulation);
- c. A small and poorly designed reception and very limited onsite retail and catering options;
- d. A facility that does not meet modern standards for universal accessibility; and
- e. A lack of ability to meet new or growing activity areas, including hydrotherapy, aqua programmes and group fitness.

3. *Deteriorating facility condition, impacting visitation, performance and safety*

- a. The existing facility is aging, at end of life and requiring capital and operational funds to maintain an acceptable standard and continue to operate;
- b. Any investment required to extend the life of the existing facility for the plus years, will not provide any more space or additional facilities to meet the community demand;
- c. Increasing service outages due to end of life components failing, impacting the ability to provide community programmes and services reliably;

- d. Financial results and visitation levels may decline as the facility ages, meaning less benefits delivered to our community, increased unmet demand that Napier cannot meet, and increasing ratepayers costs of operation;
- e. National benchmarks indicate a facility should achieve between 5 – 7 visits per annum per head of population. Napier is between 2.7 and 3.6 visits per head of population; and
- f. Napier Aquatic Centre staff are restricted with the development of new programmes and services, and also have to decline requests from community groups for new programmes due to a lack of capacity.

4. There is a long standing community demand that is not being met

- a. A Hawke's Bay regional shortage of aquatic space equivalent to three 25m pools was identified by National Facilities Strategy in 2013. NCC Napier Aquatics Strategy endorsed this shortage in 2015. This Strategy document is now dated however recent trends and developments continue to signal strong community demand:
 - i. Future requirements for Hawke's Bay in this document projected slow population growth for Napier to 2021, where it will peak and begin to decline. Actual population growth for Napier since 2015 outstripped these projections by 14% or the equivalent of 8,180 people;
 - ii. Since this information was compiled, the Mitre 10 Sports Park Aquatic facility due to be completed mid-2022. However it is expected that given its location and design there will continue to be community demand for Napier's community aquatic facilities.
 - iii. There is currently no public access available at Napier Aquatic Centre on weekdays from 3 pm to 7 pm as space is prioritised for club swim training and learn to swim. This is a peak time for users in other aquatic centres.

The Napier Aquatic Centre Capital Review Programme

To respond to these issues with the condition of the existing facility, Council commenced the Napier Aquatic Centre Capital Review Programme in 2021 to understand the current condition, and the work and investment required to extend its useful life by ten plus years. The scope of this piece of work includes:

- Providing a clear understanding of condition, scale and complexity
- Defining the desired level of service
- Providing expert recommendations and costings for the identified improvements
- Providing information for effective decision-making to manage 'acceptable' risk

As this work progressed and the understanding of the current state condition increased, the investment required started adding up to extremely significant amounts. Accordingly, officers in October 2021 conducted a workshop with Council to discuss results to date and seek direction to proceed.

Summary of workshop with Council

The information presented in the workshop included the following key points:

- The current state of the facility:
 - Increasing costs for maintenance and repair
 - Slowly declining revenue (noting the impact of Covid-19)

- Visitors on slow downward trend (noting the impact of Covid-19)
- NRB Engagement Survey at 49%
- Missed opportunities to deliver more to our community due to lack of capacity
- Over-crowding at weekend and the customer experience, staff and safety issues this creates
- Increasing unplanned outages due to failure
- The future state is likely to feature:
 - Operations costing rate-payers more
 - Visitation continuing to decline
 - More frequent breakdowns
 - NRB results
 - Potential closure of facility
- Across the 12 categories of identified improvements, the total cost to perform all of the identified improvements works totalled close to \$12 million dollars
- Within the improvements were replacements to critical plant components that are at high risk of failure. Failure of these parts will result in a significant outage as replacements are designed, sourced and implemented.
- Significant water damage to the internal walls of the Ivan Wilson complex, caused by a lack of concrete nibs in the original design to protect framing from water. The baseplates in large parts of the Ivan Wilson complex are rotten, have a significant mould presence and lack structural integrity
- Poor condition of the changing rooms, flooring, ceiling cladding across much of the facility.
- Weather tightness issues caused by failed membranes, missing or incorrect flashings, incorrect or failed fastenings, poor standards of workmanship with original install or subsequent repairs, undersized gutters, areas of corrosion, gutter failures and issues with debris in gutters and catchments causing egress of water into the facility from numerous points.
- A number of improvement projects to address operational issues, including customer flow and security, over-crowding during weekends, and enhancing the attractiveness and features of the outdoor area.
- Recommendations to improve the accessibility standards to reduce barriers for use and enable more of the community to access the facility.
- The identified costs are far in excess of the capital budgets over the next ten years.
- To undertake wide-scale improvement projects will require master planning and project management
- With improvements as recommended, enhanced maintenance budgets will still be required to manage the asset to its new time horizon.
- Any investment to upgrade will not address unmet community need or provide additional community benefit

A summary of the information presented in this workshop is included as an attachment to this document.

Council direction from this workshop indicated:

- A focus on the recommendations that relate to the health and safety of customers and the Napier Aquatic Centre staff; and

- A desire to minimise investment to manage the identified service continuity risks or improve the level of service.

As befitting the age and condition of the centre, the more 'rocks that were turned over', the more issues were discovered and the more investment was required to address.

Accordingly, this report seeks to present the recommendations and subsequent work completed since October 2021 under three categories:

- Health and safety and legislative compliance
- Reliability and service continuity
- Levels of service

The impact of the new aquatic development

In parallel with the work to develop a new aquatic centre, officers have been working to progress the development of a new aquatic facility in Napier. Since the pausing of the project, work has been focussed on developing a greater understanding of the site constraints at Onekawa to inform the development of options to go to community for consultation.

If the new aquatic project proceeds to be incorporated to the next LTP, taking into consideration timeframes for consenting, site preparation, detailed design and construction, a new aquatic centre will not be completed for another 5 - 7 years.

Alternatively, if Council decide to fast-track this project, then a new facility could potentially be completed within 4 - 5 years.

These timeframes to completion for a new aquatic facility has a major impact on the investment required for the existing facility. The less the remaining life of the existing centre is, then the less investment is required to extend the life. Some certainty around the remaining life also enables a different 'lens' to be applied to specific improvement needs.

This 'lens' for many of the required areas of work will have a significant impact on the scope and costs.

The condition of the Napier Aquatic Centre is such that irrespective of the timeframes for completion of a new facility, investment is required to continue to provide a safe and functioning centre. Required investment cannot continue to be pushed out.

Caveats and limitations

There are important caveats and limitations to the information produced to date. These are:

- Age and condition of the facility will result in further 'discoveries' when actual work is undertaken.
- Costs reflect the best estimates with current knowledge and stage of review.
- All costs are subject to market forces including cost escalation, availability of product, and the constrained construction market.

These estimates are the result of the exploratory work undertaken by the Building Asset Management and Sport and Recreation teams. The work to date is not exhaustive, conclusive or reflects the sum total of all the work required to extend the life of the existing centre. Producing a complete picture of requirements is a significant undertaking requiring project management, external contractor master planning, and additional condition assessments.

Health and safety and legislative compliance

This group of identified improvements are related to the health and safety of customers and staff, and also compliance with relevant legislative standards

It is important to note that urgent health and safety issues are, and will continue to be dealt with, as they arise.

These improvements are:

- Switchboard and earthing recommendations (priority)
- Inspect brackets and ductwork above the 25m pool;
- Remediate outdoor air ventilation non-compliance;
- Implement automatic dosing control;
- Install hold-down bolts to splash-park tanks;
- Remedial work on primary steel structure;
- Remediating roof;
- Implement the Flanders Road entrance to Allan's Pool as an accessible entry point;
- Install a lowered area at reception in compliance with NZS4121;
- Install suitable hoists for access to pools and spa, and ensure proper training for staff;
- Seismic review - all plant;
- Remedial work on U Bolt in changing rooms;
- Review secondary fixings;
- Remedial work on Girt Brackets in Hydro Slide tower;
- Remedial work on column base in plant room;
- Acoustic ceiling panel replacement; and
- Remediation of internal walls.

By far the item with the largest cost attached is the remediation of the internal walls of the Ivan Wilson complex, at an estimated cost of \$3.4 million. Mould was found present on the base plates and lower parts of the studs most of the areas that were surveyed. Subsequent testing revealed no presence of *Stachybotrys* (Black Mould), but high levels of an unidentified dematiaceous fungus. The presence of this unidentified dematiaceous fungus is the reason that the internal wall remediation is included within the health and safety and legislative compliance category.

The remediation option that has been designed and costed was scoped for an additional ten year life and uses good practice approach to addressing the significant issues. How this improvement is addressed is dependent on the remaining life of the asset however at this stage no alternative methods to address this have yet been investigated.

Reliability and service continuity

This group of identified improvements are related to ongoing reliability of the facility, and the ability to provide service continuity to our community without large outages from failure of building, plant and equipment.

These improvements are:

- Building Management System replacement;
- Remedial work on Old Pool (adjusted 2014 estimates);
- Complete (minor) remedial works to air handling systems;
- Develop Planned Preventative Maintenance (PPM) programme;
- Develop Operations and Maintenance (O&M) Manuals;
- Compile plant and mechanical as-built plans;
- Minor items including stock to be held of spares;
- Safety recommendations - Priority B and C;

- Switchboard and earthing recommendations - Priority B and C;
- Water quality analysis and assessment;
- Invasive inspection of Roof Cavity and Mezzanine area; and
- Heat pump remediation.

This category features the heat pump remediation and the replacement of the Building Management System. The main heat pump plant in the Ivan Wilson complex is assessed to be a critical failure risk that would result in an inability to heat the water should it fail and a long period of no service while a replacement system is designed, sourced and installed. Options for replacement and costings have been developed by Jackson's Engineering, with the costs for the preferred option included in the total budget.

Similarly the Building Management System (a computer-based control system installed in buildings that controls and monitors the building's mechanical and electrical equipment) is a legacy unit and requires replacement in the short term. Critical failure of this item will likely lead to extended closure of the Ivan Wilson facility.

The remedial work on the Old Pool is an item that is dependent on the remaining life of the building. As befitting its age and lack of significant upgrades, the building and cladding is in poor condition. The shorter the remaining life of the asset, the less investment is required on the Old Pool structure.

Levels of service

This group of identified improvements are related to levels of service for our community. These items do not relate to health & safety or legislative compliance, nor do they necessarily impact the ability to provide a reliable service. Rather, they impact the quality of the service and experience to our customers and community.

These improvements are directly aimed at addressing ongoing community input around the condition of the pools, and improve the level of service through a reception redesign, an update of the outdoor play area and the construction of an outdoor eating area to help spread the congestion during busy weekends.

Given the condition of the facility, these improvements are important to be able to provide a facility in an acceptable condition, though the scale of investment required will reduce the less remaining life the existing facility has.

These improvements are:

- Ivan Wilson - Refurbishment of male, female and family changing rooms
- Ivan Wilson - Interior painting
- Old Pool - Refurbishment of male and female changing rooms
- Old Pool - Asbestos ceiling replacement or treatment
- Old Pool - Interior painting
- Old Pool - Flooring replacement
- Gym - Refurbishment of male, female and family changing rooms
- Allan's Pool - Refurbishment of male, female and staff changing rooms
- Allan's Pool - Ceiling and wall lining replacement
- Accessibility - Install new signage at reception and throughout facility
- Accessibility - Use colour contrasts and textured pathways for entry and navigation

- Accessibility - Door upgrades including width of frame, effort required to open, accessible door hardware and glazing panes and kick plates
- Accessibility - Amend existing and construct new accessible changing and toilet facilities
- Reception and office redevelopment
- Construct covered, all-weather outdoor eating area
- Outdoor area refresh including shade, BBQs and playground

The H1/AS2 Energy Efficiency requirements that will become mandatory from November 2022 should be a consideration for any work involving replacement of facility cladding.

The understanding of these new requirements is that if it is a like-for-like replacement of a building element, then it is permitted to remain as it is. So a simple replacement of profiled metal roofing with profiled metal roofing would not cause a requirement to upgrade insulation requirements.

However, if work was undertaken to change the building fabric, then the works will have to comply as if it were a new building. For example, if it was decided to replace the profiled metal roofing with an insulated panel system, or to insulate the outside of the block walls, these would have to comply with the requirements of the H1/AS2 energy efficiency standards if consented after November 2022. Ratings for the existing building are well short of the requirements of the standard.

Cost estimates for remedial work

	From	To
Health and safety and legislative compliance	5,289,603	5,405,303
Reliability and service continuity	3,498,076	3,811,616
Levels of service	2,020,472	2,422,972
TOTAL	\$10,808,151	\$11,639,891

For the purposes of this paper the higher cost estimates (i.e. far right column) will be used noting that Officers will continue to look for cost savings in project management.

Additionally, please note the above table reflects the estimated costs of the remedial work. The further tables will consider and subtract the existing LTP budgets.

Additional CAPEX requests

Given the time and complexity of the required works, the investment across the three categories has been spilt across the following three years of the LTP. However given the current contractor and supply chain constraints, Officer's will maintain flexibility in bringing forward or postponing work as appropriate within overall budgets.

As noted above, the existing LTP budget amounts have been subtracted to identify the differential amounts requested.

The options for remedial works to address Health and Safety, Reliability/Service Continuity and Levels of Service are outlined and costed as follows:

Option 1: Health & Safety/Legislative Compliance only

	Y02	Y03	Y04	Total
Health & Safety/Legislative Compliance	2,702,652	2,702,652	-	
Existing LTP CAPEX	-348,121	-242,363	-	

TOTAL	2,354,531	2,460,289		\$4,814,819
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Option 2: Health & Safety/Legislative Compliance and Reliability/Service continuity (recommended)

	Y02	Y03	Y04	Total
Health & Safety/Legislative Compliance	2,702,652	2,702,652	-	
Reliability/Service continuity	1,905,808	1,905,808	-	
	4,608,460	4,608,460	-	
Existing LTP CAPEX	-348,121	-242,363	-	
TOTAL	4,260,339	4,366,097		\$8,626,435

Option 3: Health & Safety/Legislative Compliance, Reliability/Service continuity and Level of Service

	Y02	Y03	Y04	Total
Health & Safety/Legislative Compliance	2,702,652	2,702,652		
Reliability/Service continuity	1,905,808	1,905,808		
Level of Service	807,657	807,657	807,657	
	5,416,117	5,416,117	807,657	
Existing LTP CAPEX	-348,121	-242,363	-116,459	
TOTAL	5,067,996	5,173,754	691,198	\$10,932,948

It should be noted that depending on Council's decisions around new pool facility investment, parts of Option 3 may not be needed.

The economic value of investment into the current facility

BECA in conjunction with Architecture HDT completed a structural assessment of the Old Pool for inclusion in this scope of work. This report included the following statement in its conclusion:

*'Significant investment will be required if the building is to continue to be operated beyond 10-15 years. A more detailed scope of work could be developed and a cost estimate be prepared to understand the feasibility and benefit of upgrade works when compared with a new building. **Given the age and condition of the building, it is unlikely that such an investment would be considered economical.***

Though the subject of the above statement was the structure of the Old Pool, the condition of the entire facility as evidenced by the review to date is poor, with more investment identified the more aspects are reviewed. The costs, complexity, risks of cost overruns due to 'ongoing discoveries' as befitting an asset of its age and condition indicate that there is a high risk of significant improvements being a project with large cost and time overruns.

Significant investment in the facility, while providing a safer, more reliable facility and improving the customer experience, will not provide any further aquatic space and features to meet community demand.

1.3 Issues

Dependence on the timeframes for the aquatic development: the Prebensen/Tamatea Drive option is considerably shorter in terms of project completion, and therefore will reduce the capital and operational investment required to extend the life of the Napier Aquatic Centre.

1.4 Significance and Engagement

Additional investment will need to be included in the Annual Plan Consultation Document and consulted on as part of this process.

1.5 Implications

Financial

- Additional capital investment for recommended renewals and improvements
- Summary of Workshop with council – 5th October 2021**
- Operational increases for enhanced maintenance and repair.

Social & Policy

- 1. Purpose of workshop**
 - To provide an understanding of condition, scale and complexity
 - To get a clear direction for addressing urgent priorities
 - To get a clear direction for next steps with the Capital Review Programme
- The contribution of the existing centre to the social wellbeing of its community. Despite the age, condition and capacity limitations, the facility is an integral contributor to the wellbeing of a large number of Napier's community, with an average of 180,000 visits per year.

Risk

- 2. Agenda**
 - Virtual tour
 - Project cost and timeframe overruns due to poor condition of facility and general cost escalations
 - Where are we at?
 - Our findings to date
 - Estimated costs of remediation
 - Where to from here
- Master planning costs for a significant project (including level of service recommendations) have not been included in cost estimates.

1.6 Options

The options available to Council are as follows:

- Endorse an additional **\$4,814,819** capital in the Annual Plan to include the work required to address **health and safety and legislative compliance**
- Endorse an additional **\$8,626,435** capital in the Annual Plan to include the work required to address **health and safety and legislative compliance and service continuity/reliability**, or
- Endorse an additional **\$10,932,948** capital in the Annual Plan to include the work required to address **health and safety and legislative compliance and service continuity/reliability and level of service**
- Endorse an additional **\$80,000** of operational expenditure per year of the remaining life of the asset to enable inspection, repair and maintenance of end of life components, or
- Consider closure of the Napier Aquatic Centre

1.7 Development of Preferred Option

The preference is for additional capital and operating expenditure as endorsed by Council to be incorporated within the current Annual Planning process. If this is not achievable given decisions or timeframes, then the additional investment will require inclusion is an out of cycle process or a future Annual Plan or LTP process.

1.8 Attachments

- Budget for a new aquatic facility removed from LTP
- Renewals and improvement projects had been delayed to impending
- Attachment A: Summary of Workshop with council - 5 Oct 2021
- Attachment B: Summary of cost estimates by category
- Attachment C: Napier Aquatic Centre LTP Capital Budget
- Attachment D: BECA - Napier Aquatic Centre Updated Condition Report 2021
- Get under the hood to develop picture of what is required
 - Provide expert recommendations and costings
 - Provide information for effective decision-making

5. Caveats and limitations

- Age and condition will result in further 'discoveries' when actual work is undertaken
- Best estimates at the level of detail we are at

- Hidden 'surprises' the more rocks we turn over
- Haven't covered everything – but due to age and condition it is likely to be a consistent story
- Subject to market forces – cost escalation, availability of product, constrained construction market

6. Our findings to date

Findings were grouped into the following 12 categories

- Plant and mechanical
- Electrical
- Structural – Old Pool
- Roof assessment
- Internal walls
- Update Ivan Wilson
- Update Old Pool
- Update Gym
- Update Allan's Pool
- SPM Asset Renewals
- Accessibility improvements
- Improvement projects

Plant and mechanical

Why is it required?	Ensuring reliable, efficient and sustainable operation of all plant and mechanical components 23k of repair this year
What are the recommendations?	<p>Urgent recommendations:</p> <ul style="list-style-type: none"> ▪ Replace Building Management System ▪ Remediate critical failure risk of the main Heat Pump plant <p>Immediate recommendations (0-18 months)</p> <ul style="list-style-type: none"> ▪ Complete (minor) remedial works to air handling systems ▪ Remediate immediate risk of electrocution from the electric immersion elements (underway) ▪ Conduct water quality test to determine extent, if any, of internal corrosion in tank and pipework ▪ Carry out inspection of brackets and ductwork above the 25m pool to understand risk of collapse ▪ Remediate non-compliance with NZBC G4 in respect of outdoor air ventilation ▪ Implement automatic dosing control for all bodies of water ▪ Compile accurate and detailed as-built & O&M ▪ Develop an enhanced Planned Preventative Maintenance programme
How much?	<p>Urgent recommendations – 331,100 – 461,100</p> <p>Intermediate recommendations 67,500 – 152,500</p>

Risks	<ul style="list-style-type: none"> ▪Critical failures of facility causing prolonged service outages ▪Health and safety risks to staff and customers ▪Insufficient budget to perform required maintenance ▪Reactive maintenance - conducting repairs when things break, inability to budget, and incurring ongoing service outages
Source documents	<ul style="list-style-type: none"> ▪Napier Aquatic Centre Mechanical HVAC, Pool Heating and Filtration & Treatment Condition Survey: Jackson's Engineering (May 2021) ▪Heat pump options report – Jackson's Engineering (May 2021) ▪Napier Aquatic Centre - HVAC, Pool Water heating and F&T Plant - Dilapidation Risk Matrix (May 2021)

Electrical

Why is it required?	Ensuring that the facility is safe, and reducing risk of unplanned electrical outages
What are the recommendations?	<ul style="list-style-type: none"> ▪Safety review, and recommendations ▪Switchboard and earthing review and recommendations ▪Urgent repairs as identified during inspections ▪Issues found related to age of facility and corrosion caused by aquatic environment
How much?	<p>Urgent recommendations – \$25,000 – 50,000</p> <p>Intermediate recommendations - \$51,450</p>
Risks	<ul style="list-style-type: none"> ▪Electrocution ▪Fire ▪Unplanned outages
Source documents	<p>Direct Earth reports:</p> <ul style="list-style-type: none"> ▪Napier Aquatic Centre Earth Condition Report Aug 2021 ▪Napier Aquatic Centre Switchboard Report Aug 2021 ▪Safety Assessment Sheet Napier Aquatic Centre ▪Allan's Pool #4 Sub Board ▪Allan's Pool Main Switchboard ▪Boiler board ▪DB2 + Heating ▪DB2 ▪Electrical Safety Survey Report for Napier Aquatic Centre ▪Gym building

	<ul style="list-style-type: none"> ▪Ivan Wilson Plant Room ▪Main Board ▪Main Switchboard Ivan Wilson ▪MS3 ▪Pavilion ▪Slides ▪Spa Plant Room ▪Switchboard and Sub Distribution Board matrix
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Structural – Old Pool

Why is it required?	Ensuring Old Pool is structurally compliant and safe
What are the recommendations?	<ul style="list-style-type: none"> ▪Pool cladding, structure and pool water services condition report 2014 ▪Recommended 1.3million of remedial works ▪A number of deficiencies relating to the lack of an adequate vapour barrier and insulation, double glazed windows and effective acoustics ▪Completed updated Detailed Seismic Assessment – 40% (Moderate risk) – is this sufficient for 10+ more years of use? ▪
How much?	Adjusted estimates from 2017 - \$1.913,545 – 1,919,979
Risks	<ul style="list-style-type: none"> ▪Steel degradation due to condensation and lack of insulation
Source documents	<ul style="list-style-type: none"> ▪Napier Aquatic Centre: Review of Detailed Seismic Assessment (DSA) – Old Lap Pool Building - BECA (Aug 2021) ▪Napier Aquatic Centre: Pool cladding, structure & Pool Water Services – Outline Condition Report - BECA (FEB 2014) ▪Napier Aquatic Centre: Pool cladding, structure & Pool Water Services – Outline Condition Report – BECA (FEB 2011)

Roof assessment

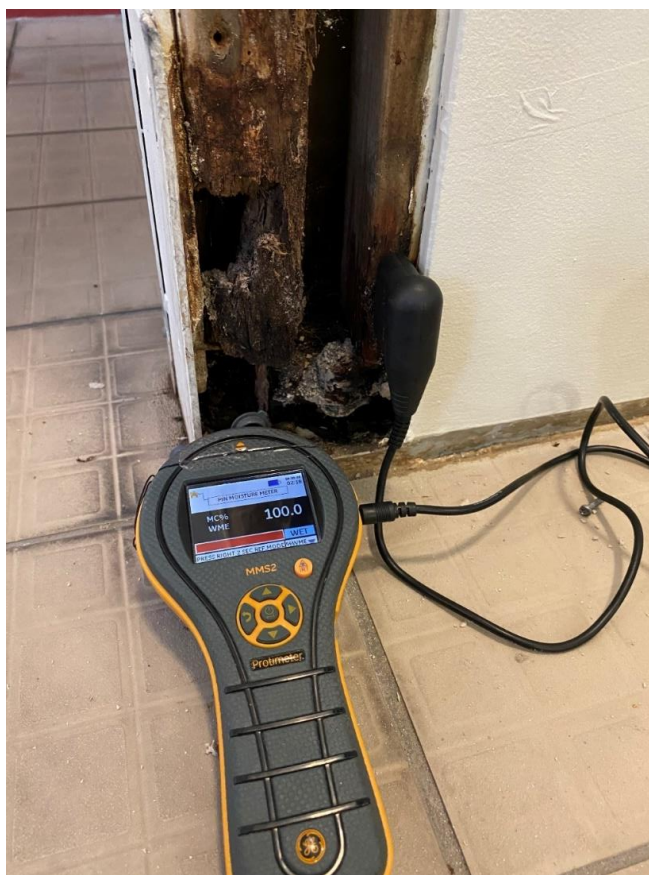
Why is it required?	Getting the 'top layer' weathertight to protect and prevent further damage to facility
What are the recommendations?	<ul style="list-style-type: none"> ▪Inspection found numerous issues from failed membranes , missing or incorrect flashings, incorrect or failed fastenings, poor standards of workmanship with original install or subsequent repairs, undersized

	<p>gutters, areas of corrosion, gutter failures and issues with debris in gutters and catchments</p> <ul style="list-style-type: none"> ▪ Scope of repairs <ul style="list-style-type: none"> ▪ Scaffolding and shrink wrap of building ▪ Remove asbestos soffits and fascia ▪ Remove existing roofing ▪ Carpentry to re-pitch roof ▪ Install new Coorsteel roofing
How much?	Remidating roof 648,025
Risks	Continuing to have water ingress into facility at numerous points, damaging framing, cladding and equipment
Source documents	<ul style="list-style-type: none"> ▪ Napier Aquatic Centre: Visual Inspection of Roof - TURFREY (2 September 2021) ▪ NCC NAC Refurbishment Options Elemental Cost Estimate – DEAN & QUANE (27 September 2021)

Internal walls

Why is it required?	Internal cladding and framing is seriously degraded due to 20 years of water ingress during cleaning
What are the recommendations?	<ul style="list-style-type: none"> ▪ Site Prep/Demolition/Protection of Services etc ▪ Concrete Nibs ▪ Construction of New Walls/Linings ▪ External Aluminium Joinery ▪ Internal Doors ▪ Strip Drain to Exterior Wall facing Splash Pad - 300mm wide
How much?	Remediation of internal walls \$3,417,742
Risks	<ul style="list-style-type: none"> ▪ Moisture in the bottom plates has eroded fixings in places, resulting in compromised structural integrity
Source documents	NCC - NAC Internal Wall Condition Assessment – Dean & Quane (June 2021)

	NCC – NAC Concrete Nib Walls Scope of Works and Costings (June 2021)
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Update Ivan Wilson

Why is it required?	<ul style="list-style-type: none"> ▪ 23 year old facility in need of decent upgrade ▪ Design issues impacting operations and asset condition 	
What are the recommendations?	<ul style="list-style-type: none"> ▪ Refurbishment of male, female and family changing rooms – including flooring ▪ Incorporation of accessibility improvements from Barrier Free assessment ▪ Interior painting ▪ Acoustic ceiling panel replacement 	
How much?	Refurbishment of male, female and family changing rooms Interior painting Acoustic ceiling panel replacement TOTAL	236,515 196,041 217,211 649,767
Risks	<ul style="list-style-type: none"> ▪ Ceiling panels failing (again) 	

	▪Condition of changing rooms and cladding continuing to impact customer satisfaction and lose customers
Source documents	NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

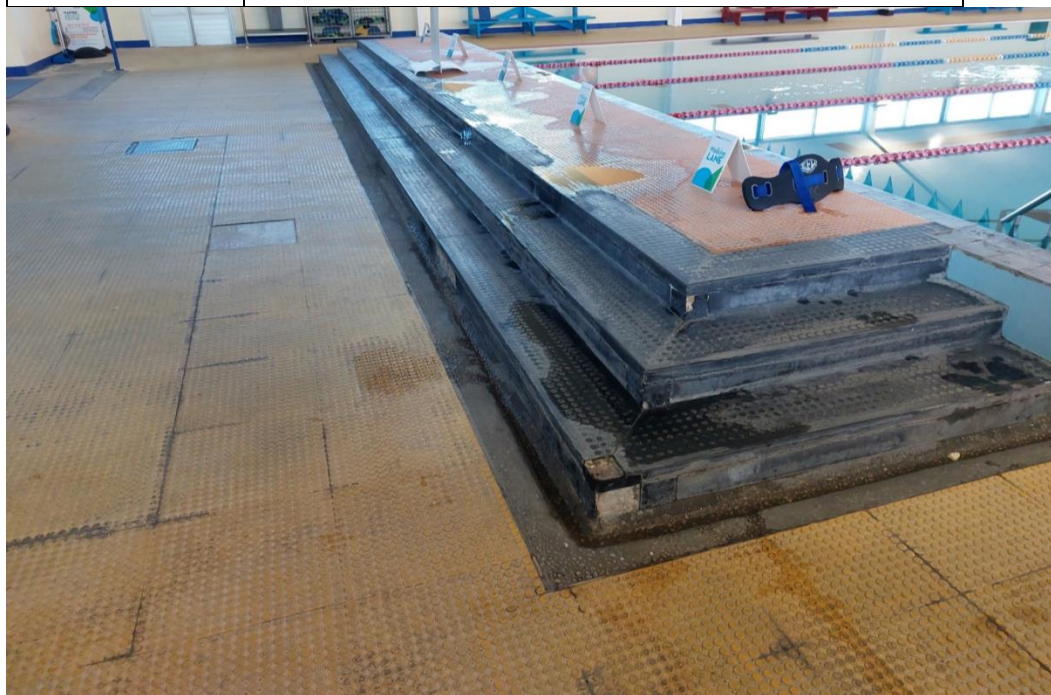


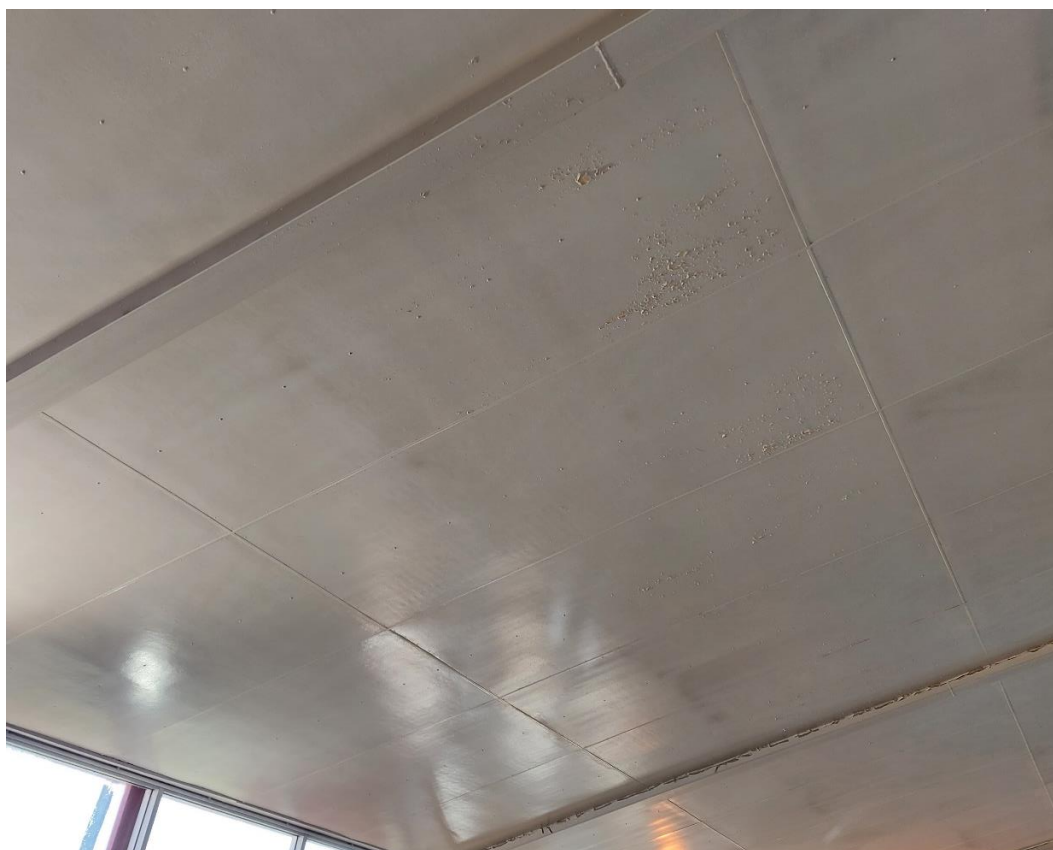


Update Old Pool

Why is it required?	<ul style="list-style-type: none"> ▪Pool at end of life and in very poor condition ▪Safety concerns with asbestos cladding ▪Terrible acoustics making teaching environment difficult and impacting 	
What are the recommendations ?	<ul style="list-style-type: none"> ▪Refurbishment of male and female changing rooms ▪Asbestos ceiling replacement ▪Interior painting ▪Flooring replacement – pool concourse ▪Acoustic improvements 	
How much?	Refurbishment of male and female changing rooms	149,976
	Asbestos ceiling replacement	311,983
	Interior painting	50,371
	Flooring replacement	85,503
	TOTAL	597,833

Risks	<ul style="list-style-type: none"> ▪Asbestos condition deteriorating causing risk to customers and team ▪Poor condition of facility continuing to impact customer experience and visitation
Source documents	NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)





Update Gym

Why is it required?	<ul style="list-style-type: none"> ▪ Utilisation of available space ▪ Improving level of service for partners and customers ▪ Increasing potential for additional users ▪ One of a few options for growth in visitation and revenue
What are the recommendations?	<ul style="list-style-type: none"> ▪ Upgrade male, female and accessible changing rooms
How much?	Refurbishment of male, female and family changing rooms 175,153
Risks	<ul style="list-style-type: none"> ▪ Facility and product offering let down by tired and out of date changing rooms ▪ Poor universal access – particularly with accessible bathroom ▪ Changing rooms a barrier for potential new customers and community groups
Source documents	NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

Update Allan's Pool

Why is it required?	<ul style="list-style-type: none"> ▪Key facility for learn to swim for smaller kids ▪Condition a barrier for potential customers ▪Enable revenue growth 						
What are the recommendations ?	<ul style="list-style-type: none"> ▪Ceiling and wall lining replacement ▪Male, female and staff changing room refurbishment 						
How much?	<table> <tr> <td>Refurbishment of male, female and staff changing rooms</td><td>99,337</td></tr> <tr> <td>Ceiling and wall lining replacement</td><td>122,956</td></tr> <tr> <td>TOTAL</td><td>222,293</td></tr> </table>	Refurbishment of male, female and staff changing rooms	99,337	Ceiling and wall lining replacement	122,956	TOTAL	222,293
Refurbishment of male, female and staff changing rooms	99,337						
Ceiling and wall lining replacement	122,956						
TOTAL	222,293						
Risks	<ul style="list-style-type: none"> ▪Declining Swim School numbers ▪Deteriorating facility 						
Source documents	NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)						



SPM Asset Renewals

Why is it required?	Planning for renewal of components based on condition Evidence-based approach to budgeting for renewals	
What are the recommendations?	<ul style="list-style-type: none"> ▪ Visual assessment only ▪ Inform asset renewals budgets ▪ An indication of the condition of almost everything in the facility ▪ Some overlap between other items in list 	
How much?	Very poor	170,879
	Poor	622,447
	TOTAL	793,326

Risks	<ul style="list-style-type: none"> ▪No planned asset maintenance and renewals ▪Insufficient budget to address components as they reach poor condition or end of life
Source documents	Summary Asset Management Plan: 400 – Onekawa Pool Complex – SPM (Aug 2020)

Accessibility improvements

Why is it required?	<p>Addressing existing barriers to use so that everyone can benefit from our facility</p> <ul style="list-style-type: none"> ▪Report focused on practically improving the accessibility and usage of the existing centre ▪Will not lead to a universally accessible complex
What are the recommendations ?	<p>Recommendations</p> <ul style="list-style-type: none"> ▪Implement the Flander's Road entrance to Allan's Pool as an accessible entry point ▪Install new signage at reception and throughout facility ▪Use colour contrasts and textured pathways for entry and navigation ▪Install a lowered area at reception in compliance with NZS4121 11 ▪Install suitable hoists for access to pools and spa, and ensure proper training for staff ▪Door upgrades including width of frame, effort required to open, accessible door hardware and glazing panes and kick plates ▪Amend existing and construct new accessible changing and toilet facilities
How much?	<p>TOTAL (ballpark) 10,000 150,000</p>
Risks	Continuing to have people within our community that cannot benefit from our facility
Source documents	Report on the Approachability, Accessibility and Usability of Aquatic Centre Maadi Road for Napier City Council: Nigel Mead Consulting (March 2021)

“As an incomplete tetraplegic there are no hoist facilities in the old pool I use for walking rehab , there is a total lack of proper disabled changing facilities , family change rooms are not adequate , we need a complete new complex”
“Spa more accessible e.g ramp or lift seat that works. Instructions on how to operate lift seat and who can do this i.e member of the public, support staff?”

“We need a facility that has modern amenities for disabled people (like AC Baths in Taupo has)”

Improvement projects

Why is it required?	Undertaking projects to improve customer experience and address specific customer and team input		
What are the recommendations ?	<ul style="list-style-type: none"> ▪Outdoor area refresh including shade, BBQs and playground ▪Construct covered, all-weather outdoor eating area ▪Redesign of reception and office space to: <ul style="list-style-type: none"> ▪ improve customer flow ▪ improve security ▪ provide separation from aquatic environment, ▪ Increase retail ▪ increase and improve back office space 		
How much?		From	To
	Reception and office redevelopment	70,000	120,000
	Construct covered, all-weather outdoor eating area (provisional sum)	80,000	120,000
	Outdoor area refresh including shade, BBQs and playground	200,000	300,000
	TOTAL	350,000	540,000
Risks	<ul style="list-style-type: none"> ▪Increasing community dissatisfaction with Napier Aquatic Centre ▪Ongoing over-crowding issues at weekend's 		
Source documents	<ul style="list-style-type: none"> ▪Napier City Council SIL Research 2021 Aquatics Survey (Mar 2021) ▪Napier Aquatic Centre Activity Management Plan 2021-31 		

Summary of costs to date

#	Item	Priority	From	To
1.	Plant and mechanical - urgent	Urgent	331,100	461,100
2.	Plant and mechanical - the rest	High	67,500	152,500
3.	Electrical – urgent & priority A	Urgent	56,110	81,110
4.	Electrical - other (not including safety review costs)	Medium	20,340	20,340
5.	Structural - Old Pool	High	2,066,629	2,073,577
6.	Roof Assessment	High	648,025	648,025
7.	Internal walls	High	3,417,742	3,417,742
8.	Update Ivan Wilson	High	649,767	649,767
9.	Update Old Pool	High	597,833	597,833
10.	Update gym	Medium	175,152	175,152
11.	Update Allan's Pool	High	222,293	222,293
12.	SPM Asset Renewals	High		793,326
13.	Accessibility improvements (provisional estimate)	High	10,000	150,000
14.	Improvement projects	High	350,000	540,000
15.	Contingency (20%)	High - required	1,722,498	1,996,552
			10,334,988	11,979,318

How did we get here?



Summary

Condition of facility not great

A large price tag already – with a lot more to discover

Urgent risks to service continuity

Large and complex project requiring master planning, project management

Enhanced maintenance required to manage asset to new horizon

Investment to upgrade will not address unmet community need or provide additional community benefit

Attachment A: Summary of cost estimates to date by category**Health & Safety/Legislative Compliance**

Category	Description	Comment	Status	From	To
P&M	Inspect brackets and ductwork above the 25m pool			2,000	4,000
P&M	Remediate outdoor air ventilation non-compliance			3,000	6,000
P&M	Implement automatic dosing control			10,000	20,000
P&M	Install hold-down bolts to splash-park tanks			500	1,500
Electrical	Switchboard and earthing recommendations - Urgent and Priority A		Underway	31,110	31,110
Old Pool structure	Remedial work on primary steel structure	Provisional sum		5,000	15,000
Roof	Remediating roof			648,025	648,025
Accessibility	Implement the Flanders Road entrance to Allan's Pool as an accessible entry point	Provisional sum		5,000	10,000
Accessibility	Install a lowered area at reception in compliance with NZS4121 11	Provisional sum		5,000	10,000
Accessibility	Install suitable hoists for access to pools and spa, and ensure proper training for staff	Provisional sum		40,000	50,000
P&M	Seismic review - all plant			3,000	6,000
Old Pool structure	Remedial work on U Bolt in changing rooms	Provisional sum		10,000	20,000
Old Pool structure	Review secondary fixings	Provisional sum		10,000	20,000
IW	Remedial work on Girt Brackets in Hydro Slide tower	Provisional sum		5,000	15,000
IW	Remedial work on column base in plant room	Provisional sum		5,000	15,000
Walls	Remediation of internal walls			3,417,742	3,417,742
	Internal project management costs (at 25% of project value)			1,050,094	1,072,344
	Contingency (5%)			39,132	43,582
				\$5,289,603	\$5,405,303

Reliability/Service continuity

Category	Description	Comment	Status	From	To
P&M	Heat pump remediation			245,600	345,600
P&M	BMS replacement			85,500	115,500
P&M	Complete (minor) remedial works to air handling systems			25,000	50,000
P&M	Develop PPM programme			3,500	3,500
P&M	Compile as-built & O&M			3,500	3,500
P&M	Minor items including stock to be held of spares			10,000	50,000
Electrical	Safety recommendations - Priority B and C	Provisional sum		15,000	40,000
Electrical	Switchboard and earthing recommendations - Priority B and C			20,340	20,340
P&M	Water quality analysis and assessment			6,000	6,000
Old Pool structure	Remedial work on Old Pool (adjusted 2014 estimates)			2,066,629	2,073,577
Old Pool structure	Invasive inspection of Roof Cavity and Mezzanine area	Provisional sum		5,000	15,000
	Internal project management costs (at 25% of project value)			621,517	680,754
	Contingency (5%)			390,490	407,845
				\$3,498,076	\$3,811,616

Level of service

Category	Description	Comment	Status	From	To
IW	Refurbishment of male, female and family changing rooms			236,515	236,515
IW	Interior painting			196,041	196,041
IW	Acoustic ceiling panel replacement			217,211	217,211
Old Pool	Refurbishment of male and female changing rooms			149,976	149,976
Old Pool	Asbestos ceiling replacement or treatment			311,983	311,983
Old Pool	Interior painting			50,371	50,371
Old Pool	Flooring replacement			85,503	85,503
Gym	Refurbishment of male, female and family changing rooms			175,153	175,153
Allan's Pool	Refurbishment of male, female and staff changing rooms			99,337	99,337
Allan's Pool	Ceiling and wall lining replacement			122,956	122,956
Accessibility	Install new signage at reception and throughout facility	Provisional sum		25,000	40,000
Accessibility	Use colour contrasts and textured pathways for entry and navigation	Provisional sum		5,000	15,000
Accessibility	Door upgrades including width of frame, effort required to open, accessible door hardware and glazing panes and kick plates	Provisional sum		50,000	70,000
Accessibility	Amend existing and construct new accessible changing and toilet facilities	Provisional sum		80,000	130,000
Imp	Reception and office redevelopment	Provisional sum		70,000	120,000
Imp	Construct covered, all-weather outdoor eating area (provisional sum)	Provisional sum		80,000	120,000

Imp	Outdoor area refresh including shade, BBQs and playground	Provisional sum		200,000	300,000
	Contingency (20%)			391,009	428,009
	Internal project management costs (at 25% of project value)			636,514	717,014
				\$ 2,020,472	\$ 2,422,972

Attachment B: Napier Aquatic Centre Capital Budgets and Additional Requests

LTP Budget: Napier Aquatic Centre

NAC Capital	Y01	Y02	Y03	Y04	Y05	Y06	Y07	Y08	Y09	Y10	TOTAL LTP
Minor Capital	125,000	0	0	0	0	0	0	0	0	0	125,000
Napier Aquatic Centre Renewals	194,417	327,521	242,363	116,459	599,635	488,314	380,868	647,931	525,431	444,003	3,966,943
Reception and Office Redevelopment	50,000	20,600	0	0	0	0	0	0	0	0	70,600
Roof Weather-Tightening Repair	70,000	0	0	0	0	0	0	0	0	0	70,000
400 - Napier Aquatic Centre	439,417	348,121	242,363	116,459	599,635	488,314	380,868	647,931	525,431	444,003	4,754,243
Redevelopment project											
Napier Aquatic Centre expansion (V2)	0	257,500	264,200	0	0	0	0	0	0	0	521,700
Carry forward from 20/21	565,670										

NAPIER AQUATIC CENTRE

UPDATED OUTLINE CONDITION REPORT

December 2021

CONTENTS

1. Preamble
2. Areas Inspected
3. Documentation
4. Background
5. Inspection
6. Building Condition
7. Summary

APPENDICES

- Tufrey Roof Condition Assessment report dated 2nd September 2021
- BECA Review of Detailed Seismic Assessment dated 6th August 2021

1. PREAMBLE

Architecture HDT has been engaged by Napier City Council to reinspect the existing 25m pool building (Old Lap Pool), and update the condition assessment reports undertaken in February 2011 and 2014.

The primary purpose of the investigation is to determine critical maintenance items and the safety of the existing building. This condition assessment considers the building fabric and structure, and does not include building services. BECA input on structural items is based on photographs provided by AHDT.

Specific items inspected as follows:

Architecture HDT

- Cladding, vapour barrier & respective conditions of these & other key building elements forming the cladding system.
- Pool tank and concourse areas.

Engineering (Beca)

- Structural condition.

2. AREAS INSPECTED

The current Napier Aquatic Centre pool facility is shown in the aerial photo. **A** denotes the building entry & **B** denotes the building that is the subject of the report. Isolated areas of the 'new' pool **C** were also investigated at the request of NCC (Glenn Lucas).

3. DOCUMENTATION

In preparing this report we have referred to the following documentation.

- **AHDT/BECA Outline Condition Report dated April 2014**
- **AHDT /BECA Outline Condition Report dated February 2011**
- **NCC City Engineer Original Drawings:**
 - numbers C.493.5, 6 & 17.
- **BR Tufrey Roof Assessment Report dated 2nd September 2021** (as appended)
- **Roof photos provided by Napier City Council**
- **BECA Review of the Detailed Seismic Assessment dated 6th August 2021** (as appended)

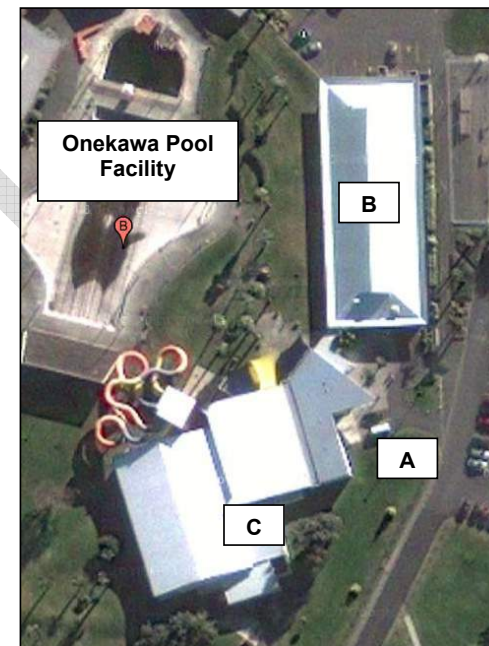
4. BACKGROUND

Constructed in the early 1970's the existing building comprises a concrete 25M swimming pool with steel portal frame structure supporting a timber framed light weight roof. Walls are constructed of concrete block.

This report constitutes a high level assessment of the condition of elements of the building as they could be observed from a non-invasive inspection, and updates the earlier inspection and report undertaken in 2014.

5. INSPECTION



On 15th December 2021, Mark Bates (AHDT) visited the site and met with Napier City Council (Glenn Lucas). The inspection entailed visual examination of the pool hall interior, inspection of exterior surfaces of walls.





The weather was overcast and cool following recent heavy rain.

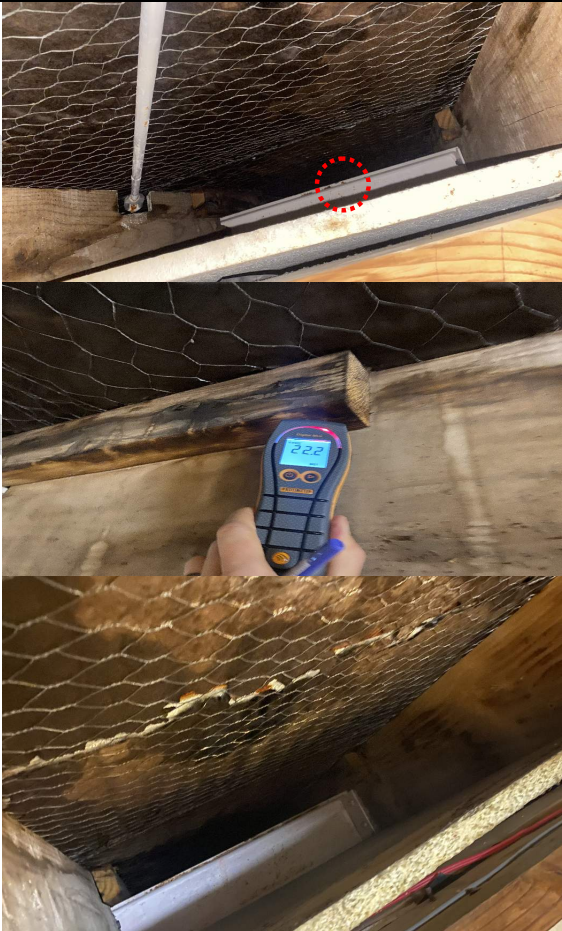
6. BUILDING CONDITION


The following table compares findings from the 2014 with the inspection undertaken in 2021.

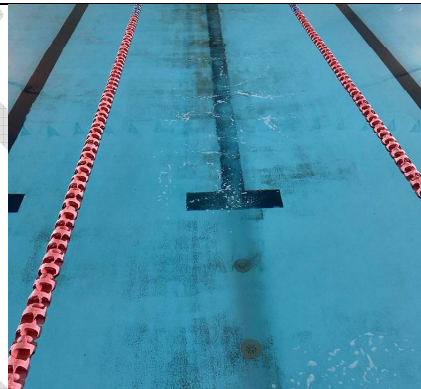

Item	2014 Report	2021 Inspection Findings	
A	POOL HALL INTERIOR		
1	Floor		
	<i>The main concourse floor consists of Pirelli type rubber flooring tiles. These are in poor condition. The edges of the tiles are lifting in places, and are unsightly in appearance.</i>	<p>Largely unchanged.</p> <ul style="list-style-type: none"> There are small areas where Pirelli tile edges are uplifted, notably at pool ends. Pirelli tiles are still in poor, but serviceable condition. Slip resistant ceramic tiles to pool ends are in a worn but serviceable condition. Note that there is a hazard in the change of level at the balance tank hatch lid. We recommend that the lid be packed to make the hatch flush with the adjacent tiles. Open drains to pool edges still as existing, with an exposed aggregate finish. 	
2	Walls		
	<i>Concrete block walls were in good condition.</i>	<p>Largely unchanged;</p> <ul style="list-style-type: none"> Paint finishes in good condition, and there is no sign of cracking or wall movement. As noted in previous reports, there is no insulation to the concrete walls. The walls felt damp in places, due to the cooler outside temperatures and condensation forming on the walls. This is unlikely to be a long term durability issue. 	


Item	2014 Report	2021 Inspection Findings	
3.	Windows and Doors <i>Windows comprise a non-thermally broken, single glazed commercial suite more suited to shop front purposes. As noted previously, they are unsuitable for use in a modern pool facility.</i>	Condensation was noted on the inside of windows, due to the cooler exterior conditions and the warm humid indoor conditions. While unsightly, this is not a long term durability issue. Refer general comments below on building envelope and energy efficiency.	
4	Ceilings <i>The painted Hardiflex ceiling within the pool hall was in generally good condition. There were no signs of staining as a result of water (leaks and/or condensation) The pool hall was noted as having poor acoustics, and the HVAC plant was particularly noisy. It was noted that the hardiflex sheets were sealed with silicone sealant to the portal frames and that this junction had subsequently been painted over. This has led to unsightly peeling of the paint at this junction. (refer photo above)</i>	The Hardiflex ceiling was in generally good condition, with some flaking noted to paint coatings. The silicone sealant to the portal frame has paint peeling as was noted in the previous report. In the absence of an impervious vapour barrier and minimal insulation, the ceiling and how it is sealed to adjacent structure takes on added importance as a first line of defence for chloramine laden air getting into the ceiling cavity. If this pool air is able to enter the ceiling cavity, it can be expected that condensation will form on the underside of the roofing and affect the durability of building fabric within this space. Refer to comments below on the roof and supporting structure.	



Item	2014 Report	2021 Inspection Findings	
5.	<p>Primary Steel Structure</p> <p><i>The steel portals extend to concourse level, and as these are subject to frequent wetting are prone to corrosion. It is clear that a real effort is being made to control the corrosion, however there is corrosion apparent around some of the baseplates, and also visible to the back face of the portal columns.</i></p>	<p>As previous, some effort has been made to treat corrosion as it has appeared. It is not clear whether column bases have been repainted since the previous report in 2014.</p> <p>Ongoing treatment of rust is required given that columns are concourse mounted, or alternatively, a waterproof concrete plinth be installed around the column bases for added protection. Rust treatment and repainting behind the columns is required where accessible.</p> <p><i>BECA (Murray Chalmers comment as follows; On the evidence of the photos provided, it does not appear that the extent of corrosion has reached a point where it would result in a significant reduction in the structural capacity of the columns. However remedial work is required, which should include the following:</i></p> <ol style="list-style-type: none"> <i>Breakout and remove mortar packing under base plates back to sound mortar. Provide temporary shims to support columns if required.</i> <i>Remove loose rust to base plates and hold down bolts back to bright metal or original galvanised coating if present.</i> <i>Treat base plates and hold down bolts with rust neutralizer, prime with zinc rich paint, and paint repairs to match existing.</i> <i>Repack mortar beneath base plates.</i> <i>If severe corrosion is found during the remedial work, indicating a substantial loss in steel area of any component, Beca should be advised.</i> 	 


6.	<p>Roof Cavity & Mezzanine Area</p> <p><i>The original report dated February 2011 recorded that there was no vapour barrier. There is no vapour barrier shown on the original drawings, however we did observe a polythene vapour barrier (of sorts) in place in the area of the mezzanine (refer below) This polythene layer was also noted in the first structural bay at the northern end of the pool hall, and is assumed to run the full length of the pool. This was most likely not noticed in the earlier inspection as the roofing mesh would not have allowed access below the polystyrene insulation when the metal roof was lifted for inspection. Note: This vapour barrier is largely ineffective, as polythene sheet joints are not taped.</i></p> <p><i>As noted in the previous report, the 25mm thick insulation installed above the polythene is largely ineffective as a thermal barrier. It is loose laid with numerous gaps, and has minimal insulation value as a product. As a guide, the insulation currently present in the roof has an R (resistance to heat transfer) value of approx 0.58. A fully sealed XPS vapour barrier 40mm thick can expect an R value of around 1.32, and an insulated Kingspan panel system 50mm thick has an R value in excess of 3.5, ie provides 6 times the heat resistance than the currently installed polystyrene sheet.</i></p>	<p>A non-intrusive investigation of the ceiling cavity was undertaken, with this space being viewed from the mezzanine area. Conditions in the roof cavity are unchanged from earlier reports;</p> <ul style="list-style-type: none"> • Timber framing is heavily stained, indicating that pool moisture is able to access this space and condensate in cooler outdoor temperatures. A moisture reading was undertaken (refer photo) revealing elevated moisture levels. (Timber moisture levels are typically in the range of 12-14%). It was not possible to determine what level of timber treatment was used. The timber appeared sound, however if there is no protective treatment it can be expected that this timber will decay over time. • As noted in previous reports, the building paper and netting is in poor condition. The building paper has disintegrated in places and lacks integrity, and the wire netting is rusting in places. • Some rust was noted on the structural steel members. This was noted in previous reports also. • The polythene vapour barrier and polystyrene insulation are unchanged, and form in ineffective barrier to pool moisture. • Given the likelihood that there has been no invasive work undertaken within the cavity, it is reasonable to assume that the condition of building fabric has deteriorated. We recommend that an invasive inspection be undertaken in the next 1-2 years, and an ongoing inspection regime established. 	
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7.	Changerooms
	<p><i>Change rooms are of simple robust construction with painted concrete block walls, painted fibre cement ceilings in pvc jointers and concrete floor finished with what appears to be an acrylic plaster coating.</i></p> <p><i>There were no signs of physical degradation of a significant nature. However, we did note that plaster floor coatings are failing at gutters near the whb and in the showers. There were a number of locations on the changerroom ceiling where paint was peeling in patches.</i></p>
	<p>Unchanged from previous inspection;</p> <ul style="list-style-type: none"> • Ceiling paint finish flaking. • Block walls are in good condition and appear to have been painted recently. • Noted that the space between the column and the block wall (as pictured) is unfilled, and there is degradation noted to the ties between the column and the wall. Refer BECA Comment below.  <p>BECA (Murray Chalmers) Comment;</p> <ul style="list-style-type: none"> • <i>The corrosion to the U-Bolt connections between the columns and change room block walls was identified as an issue in Section 2.2 of the initial April 2015 DSA. It was again highlighted in Notes following the Summary of Findings the August 2021 update as follows:</i> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>The portal leg/masonry wall connection was assessed at 55% being governed by the shear capacity of the U-bolt ties. However, there was one connection that was badly corroded and was assessed at 20%. The score of the portal/masonry wall connection was scaled down from 55% to 40% to compensate for the corroded connection. If this corroded connection is replaced, the score for the portal/masonry wall will be 55%.</i> • <i>The capacity of the U-Bolts is the governing factor limiting the overall score for the Old Lap Pool Building to 40%NBS.</i> • <i>Consequently, remedial work is required and these U-Bolt connections should be upgraded or replaced.</i>



Item	2014 Report	2021 Inspection Findings	
8.	Pool Tank <i>The lanes are approx. 2.15M wide and the pool depth is nominally 1.05M to 1.1M. Pool paint finishes are in worn condition. We understand that the pool was painted approx.. 3 years ago, and repainting is required in the next year, along with the replacement of construction joint sealant. A stainless steel nosing has been installed to the long sides of the pool. This nosing is slightly out of level and has little slip resistance. The level discrepancy is not considered a major issue, but equally could be readily corrected by packing the stainless steel channel in order that even flow is experienced into the roll out channels. Tiles to the top of the balance tank, nibs and steps are well worn and in generally unsightly in appearance.</i>	The condition of the pool tank appears to be unchanged from the previous inspection. The previous inspection noted that the pool was to be repainted in 2015. <ul style="list-style-type: none"> Pool paint finishes are significantly worn, and the pool requires repainting. The long term durability of the concrete may be affected if left unpainted. It is not clear whether the stainless steel pool edge level has been corrected, however there was no noticeable level difference. The pool tank appears to be a single large tank, with no movement control joints visible. 	
9.	Secondary Fixings (lights, HVAC ducts etc) Not inspected in 2014.	In recent years, there has been an increasing awareness the risk of secondary fixings supporting elements such as lights, speakers and HVAC ducts pose. A limited inspection (where possible) of light fighting fixings was undertaken, and these appeared sound. It is worth noting that as these are mounted on the column face they are not directly above circulation routes and therefore represent a reduced risk to patrons. Access was not possible to HVAC duct supports. We recommend that these supports and fixings be inspected on a 5-7 year basis.	

10.	<p>Generally A FLIR infrared camera was used to assess the thermal performance of the building fabric. Refer adjacent photo.</p> <p>The blue (colder) areas indicate where condensation is likely to form first. The entire pool hall has minimal insulation, with only 25mm thick of EPS sheet in the ceiling/roof cavity. The lack of insulation has two consequences;</p> <ul style="list-style-type: none"> • The building fabric is highly inefficient, and is likely to use significantly more energy to heat than a modern building of the same type. • The lack of insulation and an effective vapour barrier promotes condensation during colder outside conditions. This chloramine laden condensation is corrosive and contributes to deterioration of the building fabric. <p>It is worth noting that the new H1/AS2 Energy Efficiency requirements will become mandatory from November 2022. If these requirements were to be applied to the current building, a minimum R value (thermal resistance) of 4.0 for the roof would be required (compared with approximately R0.60 in the current construction). An R value of 2.4 would be required in the walls, compared with approximately 0.18 currently. These increased thermal requirements mean that the only effective method of achieving these values would be the use of insulated panels such as Kingspan high humidity panels.</p>	 <p>The image is a thermal scan of a large indoor pool hall. The color scale ranges from blue (colder) to red (warmer). The ceiling and upper walls are predominantly blue and green, indicating they are the coldest parts of the structure. The floor and lower walls are yellow and red, indicating they are warmer. A temperature reading of 22.4°C is visible in the center of the image. The FLIR logo is in the bottom right corner.</p>
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Item	2014 Report	2021 Inspection Findings	
B	POOL HALL EXTERIOR		
1	Masonry Walls		
	<p><i>Some fading of the paint has occurred, but generally masonry walls are in good condition. It is recommended that when these walls get repainted, they be painted in a lighter colour to reduce the thermal stress on the paint finish.</i></p>	<p>Masonry walls are in good condition, and appear to be have been recently repainted. As noted in the 2014 report, a lighter colour may have greater durability and reduced maintenance requirements.</p>	
2.	Fibre Cement Walls		
	<p><i>Fibre cement cladding appears to be direct fixed to the framing, and is painted to match the adjacent masonry walls. Sheet fixings are clearly broadcast on the exterior of the sheet. The condition of the paint is as for the masonry walls, and when next painted this cladding would be best painted in a textured, light coloured waterproofing product such as Resene Thixalon.</i></p>	<p>No change to the 2014 report, noting that it appears that the fibre cement cladding has been repainted.</p>	

Item	2014 Report	2021 Inspection Findings	
3.	<p>Roof</p> <p><i>The profiled metal roofing and associated roof fixings are in good condition.</i></p> <p><i>The membrane gutters are in poor condition. Sides of the membrane gutter have come loose in places, seriously affecting the integrity of the gutter. There is no sign on the interior of the building of it having leaked to date. New leafguards are required to protect downpipe positions from blocking due to accumulated leaves.</i></p>	<p>The roof was not inspected. The Tufrey Report dated 2nd September 2021 was reviewed. It is not known whether any of the work identified in the Tufrey report has been undertaken.</p> <p>The report identifies a number of issues identified in earlier reports that require attention;</p> <ul style="list-style-type: none"> • Membrane gutters in poor condition, with poor membrane adhesion to substrate and membrane material failure. • Significantly, it is noted that gutter capacity is undersized. • Membranes gutters are full of debris and require cleaning. • It was noted during the visit that there were two locations where leaking had occurred following heavy rain from the previous evening. One of these locations corresponds with the location identified in the Tufrey report. • Some corrosion to roof sheets. 	

Item	2014 Report	2021 Inspection Findings	
4.	Soffits & Fascia <i>A small amount of paint bubbling was noted on the fascia.</i>	<p>The dark blue fascia has a number of bubbles in it, as noted previously.</p> <p>Soffit lining has a textured finish and expressed fixings. The soffit is in generally good condition, with a few minor cracks which will not significantly affect the weathertightness or durability of the building.</p>	

C	IVAN WILSON BUILDING	
1.	<p>Hydroslide Area Bracket</p> <p>Advise from BECA (Murray Chalmers) as follows; <i>Girt Bracket to Hydro Slide</i></p> <ul style="list-style-type: none"> - Similar to the column bases, on the evidence of the photos provided, it does not appear that the extent of corrosion has reached a point where it would result in a significant reduction in the structural capacity of the bracket. - Remedial work is required, which should include the following : <ul style="list-style-type: none"> i. Remove loose rust to base plates and hold down bolts back to bright metal or original galvanised coating if present. ii. Treat brackets and bolts with rust neutralizer, prime with zinc rich paint, and paint repairs to match existing. Replace bolts if easier option. iii. If severe corrosion is found during the remedial work, indicating a substantial loss in steel area of any component, Beca should be advised. 	
2.	<p>Plant Room Column Base</p> <p>Advise from BECA (Murray Chalmers) as follows; <i>From the photos, it would appear similar remedial work to that outlined above for the Old Lap Pool is required.</i></p> <ul style="list-style-type: none"> i. Breakout and remove mortar packing under base plates back to sound mortar. Provide temporary shims to support columns if required. ii. Remove loose rust to base plates and hold down bolts back to bright metal or original galvanised coating if present. iii. Treat base plates and hold down bolts with rust neutralizer, prime with zinc rich paint, and paint repairs to match existing. iv. Repack mortar beneath base plates. v. If severe corrosion is found during the remedial work, indicating a substantial loss in steel area of any component, Beca should be advised. 	

7. SUMMARY

There are a number of maintenance items that require attention if the building is to continue to operate for the next 5-10 years;

- Ongoing maintenance of structural steel coatings. This relates to the portal column bases, in addition to rectification of the U-bolt connection to the block walls within the changerooms.
- The roof is in generally poor condition. The internal gutters are noted as being undersized and in poor condition, requiring more urgent attention.
- The pool tank requires repainting.
- As identified previously, the building has very little in the way of insulation and functioning vapour barrier. This affects the energy efficiency of the building, and over time affects the durability of the building fabric. This is particularly the case with steel members within the ceiling cavity, which as they are not seen, can be forgotten. Intrusive inspections were undertaken in the ceiling cavity in 2011 and 2014 and there was little additional change noted in the condition of the steel members. While it is therefore unlikely that the fabric within the cavity has deteriorated to the point where it affects the safety or use of the building, some 7 years has passed since the last intrusive inspection. We therefore recommend that roof sheets be removed in select locations in the next 1-2 years to allow this, and an ongoing inspection regime implemented. This could be coordinated with work to the internal gutters noted above.
- In addition to the work described above for the old pool building, two important maintenance work items are identified for the Ivan Wilson building;
 - Rectification of the column base within the plant room.
 - Rectification of a badly corroded bracket in the hydroslide area.

Significant investment will be required if the building is to continue to be operated beyond 10-15 years. A more detailed scope of work could be developed and a cost estimate be prepared to understand the feasibility and benefit of upgrade works when compared with a new building. Given the age and condition of the building, it is unlikely that such an investment would be considered economical.

Mark Bates

signed for **ARCHITECTURE HDT LTD.**

2. AQUATIC REDEVELOPMENT: OPTIONS FOR CONSULTATION

Type of Report:	Operational and Procedural
Legal Reference:	N/A
Document ID:	1429954
Reporting Officer/s & Unit:	Glenn Lucas, Manager Sport & Recreation

2.1 Purpose of Report

The purpose of this report is to recommend to Council the next steps for the new aquatic facility development process.

Committee's Amended Recommendation

Councillors Brosnan / Crown

The Sustainable Napier Committee:

- Note the geotechnical and contamination reports and implications for potential aquatic redevelopment.
- Note the independent multi-criteria site analysis results for the Onekawa and Prebensen sites.
- Note the interdependent relationship with the new aquatic development and the work required to extend the life of the existing facility.
- Note the impact of increasing construction costs.
- Councillors are to forward all questions to Council Officers to investigate and bring responses back before the Council meeting on 10 March 2022.

Carried

Extraordinary meeting of the Sustainable Napier Committee

This report was not able to be included in the Sustainable Napier Committee agenda for 10 February 2022 due to dependant external information arriving too close to the meeting for Officers to properly review, and for Council to digest ahead of the meeting. Due to the need for this item to be addressed in this meeting cycle due to prior public commitments for the delivery of the information, and to fit any relevant decisions of Council into the annual plan timelines, a requisition for an Extraordinary Meeting of the Sustainable Napier Committee on Thursday 17 February 2022 was approved by Mayor Kirsten Wise.

2.2 Background Summary

Why Napier City Council (NCC) provides aquatic facilities

The Council has a civic obligation to provide recreational facilities for the wellbeing of its community. These facilities are important infrastructure in contributing towards health and wellbeing outcomes for the community.

Across the four different wellbeing categories, aquatic facilities make the largest contribution to social wellbeing. This includes the physical and mental wellbeing from exercise and play, as well as the social connectivity and cohesion benefits.

The specific contribution that aquatic facilities make to its purpose as a local government entity; and to strategic vision, outcomes and goals; were formalised through the Aquatic Strategic Framework that was adopted by Council in August 2021 (included in Attachment A).

This contribution of Napier's aquatic network is summarised by:

- A purpose of developing skills, improving wellbeing, building confidence and growing connections; and
- Critical success factors of:
 - Value for money - our aquatic network provides value for money for customers and ratepayers.
 - Water safety - teach more Napier people to be safe and confident in the water
 - Balanced outcomes - ensure the right balance of provision, space and utilisation among our four outcome areas across our regional network
 - Social cohesion - improve social cohesion and inclusivity to ensure everyone benefits from our aquatic facilities
 - Pride and connection - NCC has a network of aquatic facilities that are shaped by our community, that our city is proud of and are uniquely Napier.

From a customer perspective, the specific benefits that a customer can seek within an aquatic facility can be categorised into the following four categories:

- Health and fitness (including fitness swimming, aquaerobics, rehabilitation);
- Leisure and play (such as family fun, birthday parties and similar);
- Sport development (including swimming club training and events, other aquatic sports, triathlon); and
- Physical literacy (including provision of swimming lessons for schools and individuals).

For these reasons Napier City Council considers it important that it provides aquatic facilities and services to its community.

History of Napier Aquatic Centre

The Napier Aquatic Centre in Onekawa was opened in 1963. Over the 59 years the facility has been operational it has gone through a number of changes, with the Ivan Wilson complex being completed in 1998, and in 2006 the outside 50m pool and dive pool closed, with the splash pad erected a few years later.

Prior to construction of the facility, the Onekawa site was an active landfill from approximately 1932. Landfill material covers large areas of the site, though this has been capped with clean fill. Landfill first started before 1932 and was active for at least 15 years.

The current facility is a mixture of different buildings and bodies of water that have reflected this development over the last 60 years. Allan's Pool (the small learn to swim pool at the Flanders Road side) is an original feature from 1963, while the Old Pool was built in the early 1970s. Neither of these pools has had a significant upgrade in that time, and both are considered at end of their useful life.

The Ivan Wilson complex, while much more recent in terms of construction, is considered to have limitations in terms of design, features and functionality.

Napier's Aquatic Network

The aquatic facility network in Napier comprises the Napier Aquatic Centre, Marine Parade Pools (Ocean Spa) and the Taradale Community Pool. The Napier Aquatic Centre is the community pool that services the ongoing aquatic needs of our community through health and wellbeing, sports development, leisure and play and learn to swim. Marine Parade Pools is a different but complementary destination facility with a focus on relaxation. This facility also has a gym and small outdoor lap pool for recreation and fitness. The complex is current operated by a third party. Taradale Community Pool is owned by and located at Taradale Intermediate School, and provides a four-lane 25m pool for the school, club swimming and learn to swim.

Hastings District Council (HDC) operates a network of indoor and outdoor pools, including Flaxmere and Clive indoor facilities. Splash Planet is also an HDC-owned facility that is a water-based theme park.

In addition to the council provision across Napier and Hastings, the Mitre 10 Sports Park has a new aquatic facility under construction based around a 2m deep 50m pool, due to be completed mid-2022.

Further details on our aquatic network is detailed in Attachment B.

The need to develop and improve Napier's aquatic provision

Please note, the issues below are also documented in the paper "Napier Aquatic Centre Capital Review Programme" being considered at today's Committee Meeting, however they are repeated in this paper for completeness.

Work undertaken by NCC since 2014 identified and documented the following issues with existing aquatics provision.

1. A level of community dissatisfaction with Napier's aquatic facilities over the previous ten years.

- a. Napier Residents Survey has over the last ten years shown a consistent level of dissatisfaction with aquatic facilities, with swimming pools in the poorest performing categories for NCC's results and comparing unfavourably to the New Zealand benchmark.
- b. Specific themes for this level of dissatisfaction include 'old, run-down, needs upgrading', 'too small, overcrowded, more and larger pools needed'. There have also been negative comments about cleanliness of the facilities which may be related to wear and tear at the facilities.

2. *Design limitations restricting use, impacting delivery of community benefits and affecting financial and environmental sustainability*

- a. These limitations include but are not restricted to a lack of deep water, limited leisure and play features, a lack of FINA (Fédération Internationale de Natation Amateur - International Amateur Swimming Federation) compliance for competitive swimming, poor sight lines for lifeguards and multiple spaces that increase operating costs;
- b. Older and inefficient systems, with multiple plant rooms and a lack of thermal efficiency;
- c. A small and poorly designed reception and very limited onsite retail and catering options;
- d. A facility that does not meet modern standards for universal accessibility; and
- e. A lack of ability to meet new or growing activity areas, including hydrotherapy, aquatic-based programmes and group fitness.

3. *Deteriorating facility condition, impacting visitation, performance and safety*

- a. The existing facility is aging, at end of life and requiring capital and operational funds to maintain an acceptable standard and continue to operate;.
- b. Any investment required to extend the life of the existing facility will not provide more space or additional facilities to meet the community demand;
- c. Increasing service outages due to end of life components failing, impacting the ability to provide community programmes and services reliably;
- d. Financial results and visitation levels may decline as the facility ages, meaning less benefits delivered to our community, increased unmet demand that Napier cannot meet, and increasing ratepayers' costs of operation;
- e. National benchmarks indicate a facility should achieve between 5 – 7 visits per annum per head of population. Napier is between 2.7 and 3.6 visits per head of population; and
- f. Napier Aquatic Centre staff are restricted with the development of new programmes and services, and also have had to decline requests from community groups for new programmes due to a lack of capacity.

4. *There is long standing community demand that is not being met*

- a. A Hawke's Bay regional shortage of aquatic space equivalent to three 25m pools was identified by National Facilities Strategy in 2013. NCC Napier Aquatics Strategy endorsed this shortage in 2015. This Strategy document is now dated however recent trends and developments continue to signal strong community demand:
 - i. Future requirements for Hawke's Bay in this document projected slow population growth for Napier to 2021, where it will peak and

begin to decline. Actual population growth for Napier since 2015 outstripped these projections by 14% or the equivalent of 8,180 people;

- ii. Since this information was compiled, the Mitre 10 Sports Park Aquatic facility due to be completed mid-2022. However it is expected that given its location and design there will continue to be community demand for Napier's community aquatic facilities.
- iii. There is currently no public access available at Napier Aquatic Centre on weekdays from 3 pm to 7 pm as space is prioritised for club swim training and learn to swim. This is a peak time for users in other aquatic centres.

Many of these issues were recognised by NCC in 2014, and led to the commencement of a process to determine the right aquatic solution for the needs of the community.

New aquatic facility – what our community has told us that they want

Through the consultation and engagement with our community conducted since 2014, the following themes have been consistently expressed:

- A modern facility that meets the community needs now and into the future;
- A desire to 'do it once and do it properly';
- A facility with sufficient space to cater for all user groups and areas of demand;
- Much more leisure and play space and features to provide a fun environment for tamariki, rangatahi and whānau;
- Improved accessibility for all users; and
- Affordability for our community in terms of capital cost, costs to operate and costs of entry.

Further information around these current state issues and community expectations are included in Attachment C.

New aquatic facility – possible sites

The Onekawa site of the existing Napier Aquatic Centre is the site of an old landfill. Landfill materials cover much of the site, though the landfill material is covered with a cap of topsoil. NCC has commissioned a number of reports into the Onekawa reserve site and surrounding area to understand the presence of and the nature of this landfill material.

An investigation carried out by Pattle Delamore Partners Limited (PDP) between 2009 and 2012 identified:

- Landfill waste was found in 11 of the 19 test pits excavated
- The topsoil cover over the waste varied from nil up to 1m, with the average cover being 0.35m
- Groundwater was observed at a depth of between 1.7 and 2 m.
- Heavy metal concentrations typical of that expected were found in samples containing waste, including lead, arsenic, copper and zinc

- The unconfirmed but likely presence of asbestos given commonness of asbestos-containing materials in construction and household products during the years the landfill was active (Note: the presence of asbestos was confirmed through further investigations by Tonkin & Taylor in 2021).

Due to a number of outstanding questions, in December 2018 PDP was re-engaged to provide an expert assessment of the Onekawa site and the implications of the *known* contamination for the development of an aquatic centre. This assessment concluded:

All other things being equal, a site free of contamination is easier and cheaper to develop than a site with soil contamination. There is also additional risk for the Onekawa site because the full extent and degree of contamination is not known and there is uncertainty whether all the soil would be accepted at the Omarunui Landfill. While the known contamination at the Onekawa site is not particularly great, and the onsite risks during construction should be readily manageable, additional time will be involved and greater cost will arise relative to a “clean” site from:

- *additional soil and possibly groundwater investigation*
- *additional consenting requirements*
- *additional onsite excavation management (particularly if asbestos is present)*
- *possibly managing contaminated water from excavation dewatering*
- *additional soil disposal costs*

The greatest additional cost is probably from soil disposal, depending on the volume of soil requiring disposal.

In this assessment, an assumption was made that similar geotechnical conditions existed below more recent reclamation fill and/or landfill, being soft estuarine sediments prone to liquefaction under earthquake conditions.

Informed by these external reports, a risk assessment performed by The Building Intelligence Group (TBIG) and technical advice of qualified Napier City Council staff, it is considered that the Onekawa site is more complex and more expensive than a greenfields alternative, and with a more risk of cost and time overruns due to site conditions.

Tonkin & Taylor contamination and geotechnical

This information was discussed during a workshop Council workshop on 10 March 2021, and, due to assumptions made about geotechnical conditions, it was agreed that Officers would engage Tonkin & Taylor to conduct further site investigations at Onekawa for both contamination and geotechnical conditions.

Following on from this, options were developed and canvassed with Council to potentially fit an aquatic centre on the Onekawa site.

Considerations in the development of these siting options included:

- The position of the facility and car-parking
- Access from the road to the facility
- Operational impact of the construction period on the existing facility
- Existing infrastructure on the site.

These options were:

Option 1: New aquatic centre and relocation of netball courts

Located to the northern end of the site in order to minimise the impact to the existing centre during construction and to avoid the landfill area as much as possible. Involves demolition of existing tennis and netball courts and construction to the eastern corner of the Onekawa site.

Option 2: Redevelopment of existing aquatic facility

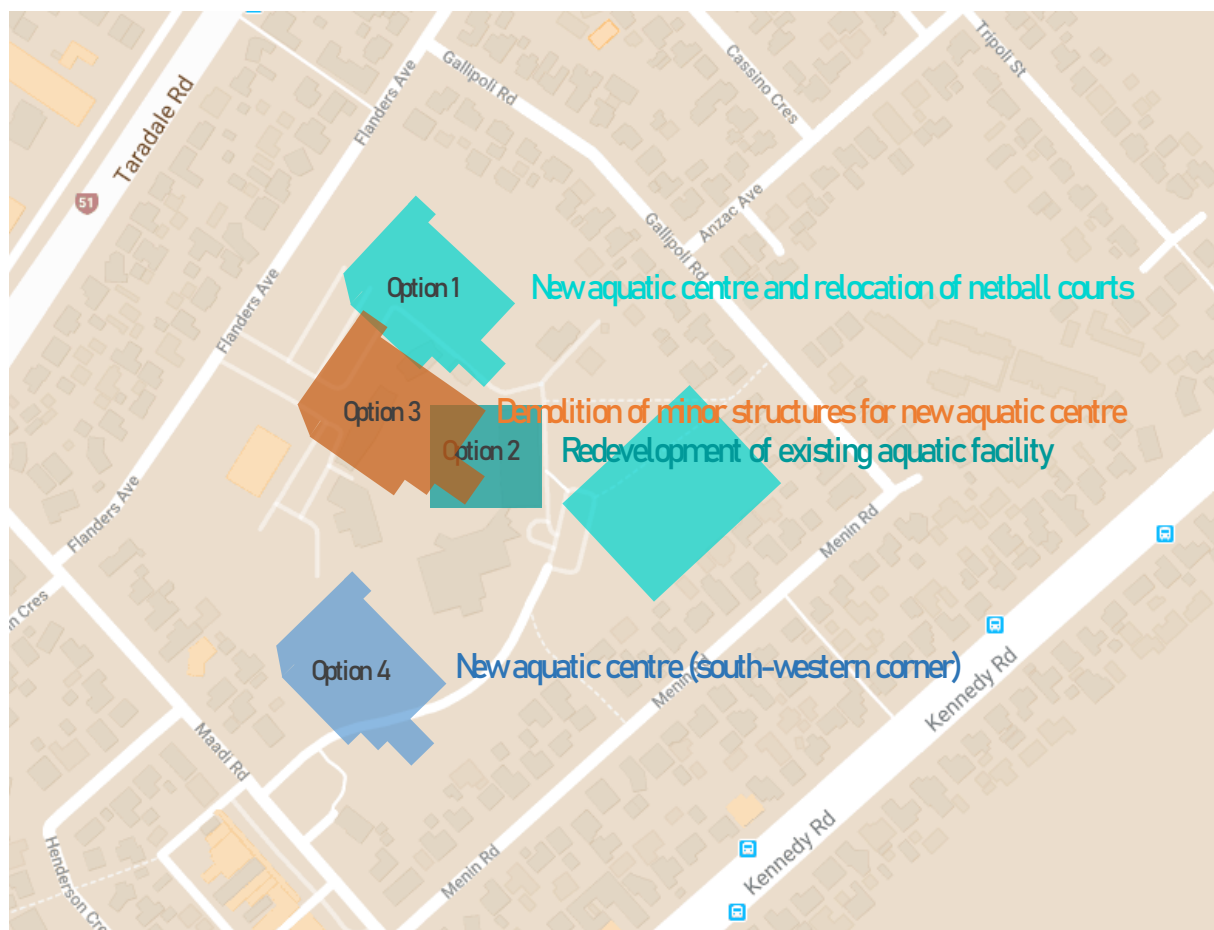
Retaining and upgrading the existing Ivan Wilson complex, demolishing the Old Pool and constructing new add-on facility where the Old Pool is currently located.

Option 3: Demolition of minor structures for new aquatic centre

A new facility centred on the site where the existing Allan's Pool (Learn to Swim) and Pavilion are located.

Option 4: New aquatic centre (south-western corner)

A new facility constructed at the southwest corner of the facility.



These site options were provided to Tonkin & Taylor to determine the scope of its geotechnical and contamination investigations.

Tonkin & Taylor geotechnical and contamination report findings

A workshop with Council was held on 30 March 2021 for Tonkin & Taylor to present and discuss the findings and implications of the geotechnical and contamination reports.

Critically, the Tonkin & Taylor geotechnical report provided new information for the geotechnical (ground stability) conditions present. The geotechnical conditions across the entire site are soft compressible silt and layers of liquefiable sand. This means that for any significant construction on the site to have solid foundations to mitigate the risk of differential settlement, significant and costly ground works are required.

In addition to the challenges presented by the uncontrolled (land)fill materials that requires removing and disposal, the contamination levels are variable across the site and for all four options assessed, the groundwater levels require mitigation and the existing infrastructure underground requires either relocation (water main) or excavation and disposal (remains of old outdoor pool and dive well), which indicates that the geotechnical conditions present may provide the most significant and expensive challenge on the Onekawa site.

The previous PDP assessment in 2018 was focused on contamination rather than geotechnical conditions and expressly assumed that 'similar geotechnical conditions exist at both the Onekawa and Prebensen/Tamatea Drive sites'. The Tonkin & Taylor results assert that this assumption isn't correct and that in addition to the contamination implications of the Onekawa site, that geotechnical conditions are also significantly more challenging than the conditions on the Prebensen/Tamatea Drive site.

The Tonkin & Taylor report provided additional information on the specific risks present for each of the four site options being explored, with Option 1 being the preferred location of the four options on the Onekawa site. Following from Tonkin & Taylor's recommendation, Council agreed to eliminate options 2, 3 and 4, and progress further investigation of Option 1 for community consultation on site options for a new aquatic facility.

A more detailed summary of the investigations is contained in Attachment D.

The geotechnical and contamination reports were released in December 2021 and are located at <https://www.napier.govt.nz/napier/projects/napier-aquatic-centre-redevelopment/onekawa-park-investigations/>

Outcomes of Council workshop

Through workshopping with Council on 30 March 2021, Officers were to progress to detailed investigations based on:

- Eliminate Options 2, 3 and 4 due to the geotechnical and contamination information provided.
- Prepare detailed information to allow for community consultation on the new aquatic centre location based on:
 - a. Option 1 build at Onekawa (i.e. relocation of netball courts at Onekawa); and
 - b. the Prebensen/Tamatea Drive greenfields option.
- For Option 1: New aquatic centre and relocation of netball courts
 - a. Conduct design work to make the Prebensen facility and features right for the specific site.

- b. Conduct further ground investigations through the tennis courts to provide further information and assist in mitigating the risk of the intended site.
- For each consultation option include:
 - a. Design and artist mock-ups.
 - b. Quantity Surveyor-produced costings for each site, factoring in the additional costs and risks of the Onekawa site.
 - c. Identification of the risks and implications.
- Prepare a Council paper to include contamination and geotechnical outcomes, implications, next steps and the impact to the existing facility.
- Consider a public seminar or session to enable interested members of the public to be directly engaged.

This paper reflects the next steps as indicated by Council.

Planning implications of the Onekawa options

The identification of Option 1 as the preferred option comes with a higher risk profile for resource consent due to the proximity to residences along Gallipoli Road. For this reason Option 3 was also carried through to the next stage of assessment to include an option that is not subject to the same resource consent risk, though it has a more significant risk profile with uncontrolled fill and contamination, and it would involve a much greater level of impact on the current facility during the construction period.

Planning consultants, Strategy, were engaged in October 2021 to provide views on planning matters pertaining to Options 1 and 3 and specifically, which may be able to progress through the resource consent process with less resistance. This input was sought to enable these views to be considered by Council alongside other information to inform decision making.

Strategy's conclusion was that 'Option 3 would progress through the planning process with less resistance', though recommended that Option 1 not be discarded as the greater challenges with planning and consenting due to the closer proximity to residences may be able to be overcome.

Included in the report were recommendations for Council to assist with deciding the preferred option. These recommendations were:

- Undertake an Acoustic Assessment against District Plan noise limits
- Perform a preliminary Visual Impact Assessment
- Conduct a Traffic Assessment to inform the need to any surrounding intersection and roading upgrades
- Obtain a Certificate of Compliance for the relocation and reestablishment of courts as planned under Option 1
- Define the implications and costs associated with the removal of material under Option 3 to better inform the options assessment
- Prepare a Consenting Strategy for the selected option.

Ahead of Council agreeing on the preferred option for the Onekawa site, it is recommended that Officers work through these additional planning steps.

Site assessment: Prebensen/Tamatea Drive and Onekawa

Geoff Canham Consulting (GCC) was engaged in late 2021 to provide an objective, rigorous and independent site assessment of the Prebensen Drive/Tamatea Drive site and the Onekawa site. This piece of work was commissioned partly in response to a Council request to assess both the Prebensen/Tamatea Drive sites and the Onekawa site holistically to identify all pros and cons, and partly to provide an objective and independent assessment to address the prominent feedback during the 2018 process from some members of our community.

GCC have prior experience performing similar assessments with Tairāwhiti/Gisborne District Council, Hauraki District Council (Waihi), Bay Wave Aquatic Centre (Tauranga City Council) and Lansdowne Park Relocation (Marlborough District Council). All site assessments performed by GCC have been informed by relevant national guidelines.

The site assessment criteria performed by GCC included the Prebensen/Tamatea Drive option, and the two options for development on the Onekawa site. The assessment was scored along a criteria based on the critical success factors from the Napier City Council Aquatic Strategic Framework that was adopted by Council in 2021.

It is important to note that across Napier there are very few sites that met the original criteria for an aquatic development, and that irrespective of the site chosen there were going to be positive and negative aspects. A perfect site for an aquatic development in Napier does not exist.

The site assessment results for the three options were:

Criteria	Prebensen Drive	Onekawa Option 1	Onekawa Option 3
NCC Strategic Drivers	20	17	17
Balanced Outcomes	13	11	11
Social Cohesion	8	9	9
Pride and Connection	12	9	9
Value for Money	13	8	8
Best Practice Design	11	9	9
TOTAL	77	63	63

GCC's conclusion states:

While it is difficult to identify the perfect site, guidance via the established NCC criteria for a future NCC aquatic centre helped to ensure a neutral process throughout the entire site assessment process.

Through onsite and desktop assessments using the Site Assessment Tool, we were able to identify strengths and weaknesses across both sites which then showed through in final scoring.

While the current Napier Aquatic Centre has a strong history at its Onekawa location, the risk and cost associated with soil contamination and significant ground engineering required made it difficult to attain higher scores in terms of future site development.

Prebensen Drive has shown to be a low risk, greenfield site that matches a lot of the desirable aspects of the assessment criteria as well as the NCC Aquatic Strategic Framework. This leads to the Prebensen Drive site attaining the highest score.

GCC's Napier Aquatic Centre Site Assessment Report is included as an attachment to this report.

Prebensen/Tamatea Drive site and status

Council adopted as part of its Long Term Plan 2018-28 a resolution to progress a new pool at a new site. Following this decision a tender was released on 17 May 2019 for the 'Design and Build for the Napier Aquatic Centre'. These plans were put on hold subject to a Judicial Review from the Friends of Onekawa Society challenging the Council process and decision making.

The Judicial Review judgement of 30 April 2019 saw all nine causes of action being dismissed by the Court.

Prior to Council pressing pause on the aquatic development at Prebensen/Tamatea Drive, considerable progress had been made to progress this development. While the site has remained inactive, the following summarises the advanced status of this site development:

- Geotechnical and contamination surveys completed, with no contamination and geotechnical conditions consistent with most of the Napier area.
- The resource consent application was completed, including technical assessments of acoustics, visual amenity and traffic impact. This consent application, with a quick update, is ready to be submitted.
- Pre-loading has been completed on the site, with significant time to settle.
- Stormwater treatment on site designed, constructed and working effectively.
- Detailed location specific designs were completed for the Design and Build tender process.

Due to these reasons, the Prebensen/Tamatea Drive site has an advantage over Onekawa in terms of:

- Planning and resource consent issues including traffic, proximity to neighbours
- Planning and resource consent timing, with much of the work completed
- The planning and construction timeline, with no need to wait for any pre-loading settlement or other ground mitigation, demolition and removal of existing structures, or relocation of existing infrastructure (tennis and netball courts)

- The risk profile of construction.

Recommendations regarding Preferred Design

The detailed concept design (see attachments) as developed for the preferred option on the Prebensen/Tamatea Drive site has been used for the options on the Onekawa site. While there have been some changes in the regional picture, it is considered that this design will provide a facility that meets the current and future needs of Napier's community across all user groups.

In summary the process to date has included includes the development of:

- Napier Aquatic Strategy
- Taradale Feasibility Demand Study Assessment
- Business Case Options for Expansion
- Pre-engagement and consultation through a Special Consultative Procedure as part of the Long Term Plan 2018-28
- High level design of preferred option
- External reports to inform resource consent.

This process has also involved consultation with users, stakeholders and the community, from the development of the options to public consultation, to engagement with an Aquatic Stakeholder Group in the development of the design.

An Aquatic Subcommittee of council was formed to provide Councillor input and direction to the project, including detailed design, preparation of tender documentation and specifications, and site preparations. This Subcommittee met on four occasions during the six months from August 2018 to March 2019 until the point where the project was paused due to the legal proceedings with Friends of Onekawa Society.

It is considered that the key changes in regional aquatics provision discussed in this document do not impact the design's ability to meet the needs of the community, projected utilisation or ongoing financial sustainability.

If Council decide that the current designs need more than minor changes, then this would likely necessitate a recommencing of the process, from strategy development, to the business case, to the detailed design.

This will lead to additional time required on the programme to deliver a new aquatic facility to our community, and will incur additional costs.

This Detailed Concept Design was approved by Council in March 2019.

As per Council direction to 'conduct design work to make the Prebensen/Tamatea Drive facility and features right for the specific site', a review of the specific site conditions, alignment and environmental conditions was performed. This assessment identified that alignment of the facility on the Onekawa site was similar to the alignment at the Prebensen/Tamatea Drive and would provide similar advantages in terms of aspect, wind and sun. The proposed positioning of the facility on the Onekawa site is as similar as possible to that at Prebensen/Tamatea Drive. This has resulted in no revisions or amendments to the preferred design will be required to locate at Onekawa.

The Detailed Concept Design approved by Council for the design and build tender is attached to this report. Note that subsequent to the Detailed Concept Design being

signed off by Council, the concept designs were further amended as the Request For Proposal (RFP) documents were prepared for tender.

Geotechnical and Land contamination implications

Following on from Tonkin & Taylor's geotechnical and contamination investigations completed in February 2021, Tonkin & Taylor were re-engaged to undertake an engineering risk review into geotechnical and contaminated land aspects of the proposed Onekawa aquatic centre development.

This engineering risk review is to inform costings of the ground remediation requirements to construct on the Onekawa site and enable the development of comparative costings with the Prebensen/Tamatea Drive option.

A summary of the key design risks and potential effects on remedial works costs as identified by Tonkin & Taylor is included in Attachment E.

Tonkin & Taylor concluded that:

Overall, both "Option 1" and "Option 3" have a similar risk profile and similar quantum of earthworks. Option 1 includes redevelopment of the court areas which will limit the ability to dispose of material on site, while Option 3 will involve more demolition works and potentially encroach on existing buildings and access points.

Prebensen Drive site has a much lower ground risk profile, largely reflective of its "Greenfield" status and the fact that much of the groundworks have already been completed, with minimal hindrances.

Storage of uncontrolled fill on the site itself, rather than disposal at an approved landfill was identified by Tonkin & Taylor as a potential method to avoid the costs of disposal of uncontrolled fill and the contaminants within. This is through the creation of bunds or mounds of uncontrolled fill that can then be covered with clean topsoil.

The maximum amount of material that can be accommodated on the Onekawa site has been calculated. This approach is not recommended by Officers due to:

- Not eliminating the risk of contaminated materials, but simply moving them from one place to another
- The perception of surrounding neighbours and reserve tenants to having the potentially contaminated uncontrolled fill relocated and covered on the site
- The longer-term risk of the topsoil on the mounds eroding over time, exposing the potentially contamination fill material
- The consenting risks and conditions for storing the uncontrolled fill on the site.

This option however is on the table for discussion by Council. The additional costs for cartage and disposal of the uncontrolled fill quantities should Council decide to dispose at a landfill are included in the provisional items.

Programme implications

As part of the Tonkin & Taylor report, a comparative programme was developed to compare project timeframes for the Prebensen/Tamatea Drive option and the two options at Onekawa. The report states:

A comparative programme has been developed between future works at the Onekawa site and the Prebensen Drive location, which is approximately 80% through the enabling works phase before the works were mothballed.

The Onekawa project is in its infancy and provides a much more challenging consenting/development programme. Accordingly, the programme for the Onekawa design and consenting is likely to be relatively long and subject to increased escalation costs of the project lifecycle.

The report identified a total of 30 months of time required given the challenges of the site to effectively get the site to a comparative position that Prebensen/Tamatea is at currently. Including the additional time allowance for completely enabling works at Prebensen/Tamatea Drive (if required), and assuming a construction period of 2 years for all three options the total months to completion for each option is as follows.

Table: Project timeframes for each option (once approved by council)

	Prebensen/ Tamatea Drive	Onekawa Option 1	Onekawa Option 3
Master planning to commencement of enabling works	0	30	30
Enabling and consent works	14.5	12	12
Construction period	24	24	24
Total months to completion	38.5	66	66

Tonkin & Taylor's full report is included as an attachment to this document.

Costings

As per Council direction, Quantity Surveyors Dean & Quane were engaged to take the key design risks and potential effects on remedial works identified through the Tonkin & Taylor report and provide estimated costs for these. These costs are required to enable a like-for-like comparison between the Onekawa site and the Prebensen/Tamatea Drive site.

Dean & Quane's costs for each option are attached to this document.

Element	Prebensen/ Tamatea Drive	Onekawa Option 1	Onekawa Option 3
New aquatic centre as per RLB estimate Aug 2021	51,238,800	51,238,800	51,238,800
Construction cost increases (Aug 2021 to estimated project start date of mid 2024)	7,455,245	7,455,245	7,455,245
Construction cost increases – (Master planning to commencement of enabling works)		7,336,756	7,336,756
Construction cost increases - Enabling and consent works	3,521,643	3,301,540	3,301,540
Cost escalation during construction period	6,221,569	6,933,234	6,933,234
Demolition (as per note to costings below)		-13,300	-344,500
Site Preparation		10,043,480	8,752,500
Additional Site Works		2,743,625	2,064,750
Sundries		-	-
SUB TOTAL	68,437,257	89,039,380	86,393,325
Preliminaries		-	-
Margins		-	-
Contract Contingencies	3,119,947	13,355,907	12,958,999
TOTAL CONSTRUCTION COST (excluding GST)	\$71,557,204	\$102,395,287	\$99,352,324
Other Development Costs			
Provisional items		5,610,000	8,855,000
TOTAL PROJECT COSTS (including provisions items (excluding GST))	\$71,557,204	\$108,005,287	\$108,207,324

Summary of key cost differences

- The excavation and disposal of uncontrolled and contaminated fill
- Mitigation of ground conditions
- The site works complexities of dealing with known landfill and contaminants and the consenting conditions likely to be imposed due to the nature of the site
- The construction of stormwater detention ponds

- For Option 1, the costs of relocating the tennis and netball courts, including demolition of existing, site clearance and earthworks, and construction of new courts and changing room facilities
- For Option 3, the costs of changes to the surrounding infrastructure and ground features (including changing sewers, stormwater and water supply, removing buildings and excavation)
- Provisional items including cartage and removal of uncontrolled fill; should Council not want to explore disposing of on site, any roading changes, earthworks construction monitoring. These provisional items have been separated out to identify potential costs that require either decisions of Council or further work to understand requirements and costs.

Notes to the costings

Demolition costs

Depending on the intended future use of the Onekawa site, it is likely that demolition of the entire existing facility is required for both options at some stage of the process. All that differs between the Onekawa options and the Prebensen/Tamatea option is the sequencing, in terms of a one-time demolition or a staggered demolition to enable construction on Onekawa. The RLB estimate for Prebensen/Tamatea Drive includes \$600,000 for demolition of Onekawa. To avoid double-counting of demolition items the amounts have been entered as negatives in the costings.

Mitigation of ground conditions

The method to mitigate the geotechnical conditions on the Onekawa site that has been included for costing purposes is excavation, filling and preloading. The alternative approach is to use Rammed Aggregate Piers (RAPs), which are stone pillars that are vibrated into the earth to provide ground improvement. This approach could avoid ten months of programme timeline by removing the need to wait for preloading to settle, but comes at an additional project cost. It is considered that the additional project cost is comparative to the cost escalation savings from the reduce timeline, therefore is cost neutral to the construction cost estimates.

Comparing the three options

	Prebensen/Tamatea Drive	Onekawa Option 1	Onekawa Option 3
Cost	\$71.6 million	\$108.0 million	\$108.2 million
Risk	Moderate (2 high risks, 6 moderate risks)	High (8 High risks, 13 moderate risks)	High (8 High risks, 13 moderate risks)
Timeframe to completion (once approved)	2.71 years	5 years	5 years
Site assessment results	77	63	63

The table above shows the differences in costs, complexity and risk between the options at the Onekawa site and the Prebensen/Tamatea Drive option. As per the advice throughout this process, development can be done on the Onekawa site, though it involves a much greater degree of cost, complexity and risk.

Opportunity cost of Prebensen/Tamatea Drive

The Prebensen/Tamatea Drive parcel of land comprises a total area of 12.71 hectares. It is currently zoned as main residential.

Should the land not be utilised for an aquatic development there is an opportunity for council to divest this land.

A valuation performed in late 2020 of the parcel of developable land (estimated 3.5 hectares) on the site identified a value of \$1,671,000 per hectare. For the portion of the site that has been earmarked for the aquatic development (approximately 2.51 hectares) this valuation had an estimated market value of \$4.2 million.

The land is subject to the Hawke's Bay Endowment Land Empowering Act 2002. This doesn't stop the sale, but confirms that along with the Lagoon Farm and Parklands land, it was derived from the old Harbour Board. This was vested in Council as an income earning asset to compensate for the liability of the Inner Harbour and Harbour Board Foreshore reserves.

Similarly, for the Onekawa site should a future development not be progressed, there provides an opportunity for alternative use. The site is zoned as a reserve, and has considerable existing infrastructure and services (Plunket, Omnigym, Onekawa Kindergarten), but provides the opportunity provide additional active or passive recreational space, or a repurposing of some or all of the existing aquatic centre structures (pool halls).

The impact of construction cost escalation

An important aspect to note is the escalation of construction costs. Over recent years these have increased markedly due to a number of different factors including:

- Construction industry capacity is currently stretched beyond capacity.
- Further supply chain disruptions for getting construction materials to New Zealand
- Continuing high global consumer demand, exceeding available shipping and port capacity
- Consumer inflation rising at its fastest rate since 1990.

To illustrate this point, the costings of the Prebensen/Tamatea Drive option has increased from a budgeted \$42.1 million in 2018 to a projected \$51.2 million as at August 2021, and a projected \$58.9 in July 2024 (the commencement of a new LTP).

Continuing high rates of cost escalation (using a rate of 5% per annum from the Cordell Construction Cost Index (CCCI) – Quarter 3, 2021) will mean that the differences in time to complete the project will translate into increased capital costs for NCC and ratepayers, with a 12-month additional period potentially costing \$2.8m.

Interdependence with the Napier Aquatic Centre Capital Review

In parallel with the work to develop a new aquatic centre, officers have been working to understand the capital requirements of the existing site. Due to the pausing of the project to develop a new facility, the years of under-investment beyond basic

maintenance due to the impending demolition, and the complete removal of funding for a new aquatic development from the LTP, the facility has been reviewed by posing the question 'what do we need to do to extend the life of this asset for ten or more years?'.

As detailed in a workshop with Council in October 2021, extending the life of this asset over ten years comes with a significant price tag should we want to provide a reliable service at an acceptable level of service for our community.

Investment in this facility to extend its life however will only extend the life of the asset as it is currently, and will not go any further to meet the community needs that have been understood and documented over the last nine years.

This piece of work is tightly woven into the development of a new aquatic centre. The longer time it takes to construct a new facility, the more investment is required to maintain the existing facility.

To explore a couple of scenarios, should NCC fast-track the new development, then a new facility could be completed within 4 - 7 years. Clarity over a completion date for this project will enable officers to prioritise the level of investment required in the existing centre to minimise expenditure.

In an additional scenario, if a new aquatic development remains outside of the current LTP period, then completion date will be beyond a ten-year horizon and the investment required to extend Napier Aquatic Centre's life will be much more significant. This scenario will have the 'opportunity cost' of a decade more of unfulfilled demand, and community wellbeing benefits unrealised. This will be subject to cost escalation which runs the risk of a new aquatic centre being unaffordable to Napier.

2.3 Issues

- The public perception of consultation on options that provide the same facility, but 1.5km apart with a cost differential of \$33 million.
- The cost impact that the time to completion of a new facility has on the investment required to extend the life of the existing facility.
- Council direction on either the disposal or on-site storage of uncontrolled fill.

2.4 Significance and Engagement

The Council has committed to consultation with the community on the aquatic redevelopment options.

This matter is deemed significant given that any decisions could have ongoing and significant increases to rates and either increase or decrease current levels of service. In addition, the matter is likely to be of moderate public interest with higher interest from key stakeholders including adjacent residents of both sites.

Given its significance and history, it is recommended that Special Consultative Procedure is undertaken with the proposed option being the construction of the facility at the Prebensen Drive site. Consultation could take place through a future LTP or an LTP amendment should there be a preference to initiate momentum. The pathway for redevelopment has implications for the level of capital investment of the current facility which has its own impacts on potential rates increases, with consultation planned through the Annual Plan 2022/23 consultation process.

2.5 Implications

Financial

- Construction escalation - the longer it takes to complete a new development, the more it is going to cost in terms of capital expenditure
- The longer time taken to complete a new facility, the more costs will be required to maintain service at the existing facility
- The provisional items identified in the costings but not included in the total costs for each option may add costs as these items are worked through by officers and consultants
- Construction cost escalation exceeds the projected figure used in the costings, increasing the financial impact over time and magnifying the existing differential in project timelines to completion.

Social & Policy

- The contribution of an aquatic centre to the social wellbeing of its community. The facility is an integral contributor to the wellbeing of a large number of Napier's community, with an average of 180,000 visits per year. A new aquatic centre with the capacity and features to meet the needs of Napier's community will contribute considerably more to the social wellbeing.

Risk

- The risk that with the impact of cost escalation, any ongoing delay with a decision to proceed with a new aquatic centre may result in the eventual costs of construction being unaffordable, meaning an aquatic centre that meets our current and future needs will not be constructed.
- Financial and project risk from known site conditions at the Onekawa site
- Reputational risk in the eventuality that 'surprises' from further investigations or excavation of the contaminated causes increases to project cost and time
- Planning and resource consent risks for the Onekawa options, with a higher degree of associated feasibility, cost and timeframe implications.
- Community consultation identifies an Onekawa option as its preference. This will extend the timeframe for completion of the new facility by at least two years, and incur additional costs through construction cost escalation and the additional investment required to extend the life of the existing facility.

2.6 Options

The options available to Council are as follows:

- a. Direct council officers to prepare further information for community consultation
- b. Do not direct officers to prepare further information for community consultation, noting the impact of cost escalation, the condition of the existing centre and the aquatic needs of the community.

2.7 Development of Preferred Option

The diagram below shows the options for Council and the steps involved in progressing the aquatic redevelopment.

Key decisions for Council are:

- Do we identify a preferred option or take two or all three options to the public?
- Do we want to fast-track the development to deliver the community benefits earlier and avoid some of the costs of extending the life of the existing centre?

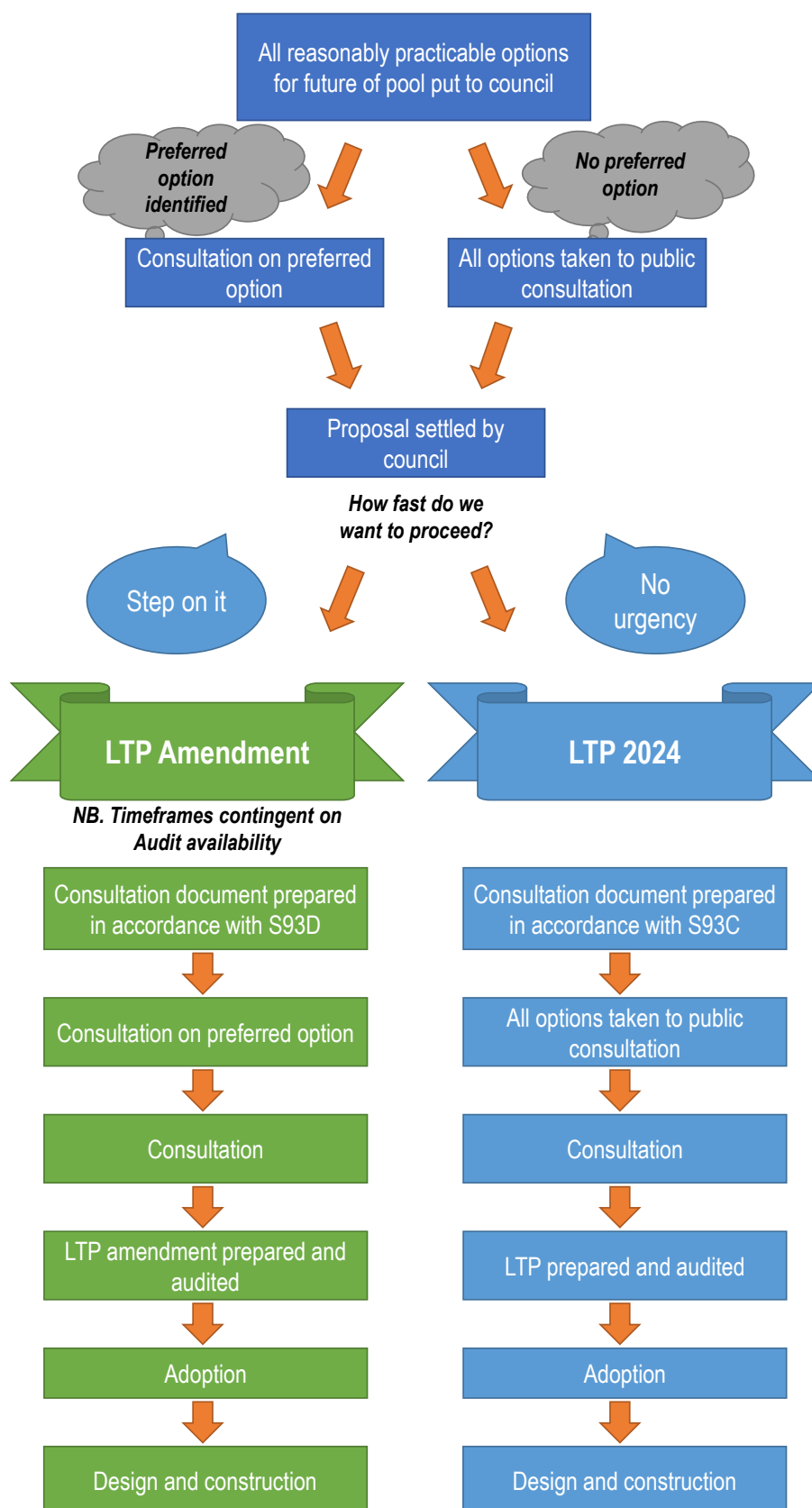
The most important aspect to highlight from a planning perspective is that a decision to redevelop the pool cannot be actioned unless it is reflected in the LTP; per section 97 of the Local Government Act 2002. Given that budget for a new aquatic centre was removed from the LTP and no options or timeframes were specified, then to proceed with the development the decision needs to be provided for in Council's LTP, either through an amendment, or through inclusion in the next standard LTP review in 2024. As the below diagram illustrates, depending on Council's preferred timeframes (expedited timeframes recommended), then two potential 'pathways' emerge; an out-of-cycle LTP amendment, or including in the next LTP in 2024.

Depending on different factors such as the timeframes for consultation, the availability of Audit NZ, this year's election and the impact of the 'stand down period', the out-of-cycle amendment will provide at least a 12 months advantage over waiting for the next LTP in 2024.

It is advisable to not have an LTP amendment process span an election and two different councils. Therefore, an LTP amendment (if that is Council's preferred vehicle) will either need to be completed prior to September 2022, or wait until the new Council is formed and complete an amendment around June 2023. This 12 month saving would translate into a total saving of project costs from between \$3.6 million and \$5.3 million, depending on the site option decided.

The timing of any amendment is a matter for Council to direct on, noting that an expedited amendment might require re-prioritisation of resources across the business, and the timing being contingent on the availability of Audit NZ.

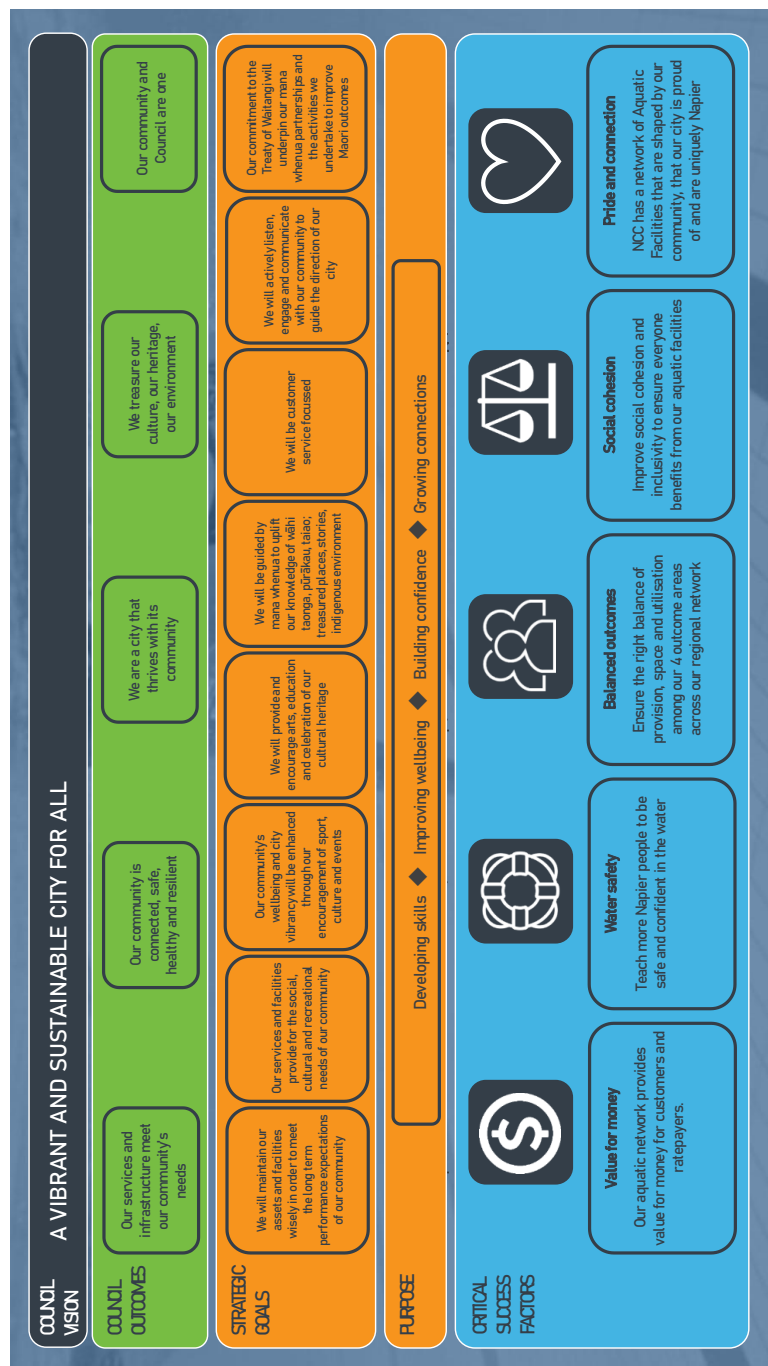
Diagram: Long-term Aquatics Redevelopment Options



2.8 Attachments

- 1 Attachments: Various
- 2 Attachment - Aquatic Network
- 3 GCC - Aquatic Site Assessment Report
- 4 Napier Aquatic Centre: Detailed Concept Design (*Under Separate Cover*)
- 5 Strategy: Onekawa Aquatic Centre - Options Analysis – Planning, Sept 2021
- 6 Strategy: Appendix 1 - Onekawa Park Reserve Management Plan
- 7 Strategy: Appendix 2 - Preliminary District Plan Compliance Analysis
- 8 Onekawa Geotechnical & Land Contamination Considerations (*Under Separate Cover*)
- 9 Attachment: Dean & Quane-Elemental Costs Estimates for Aquatic Centre Development options

Attachment A: Napier City Council Aquatic Strategic Framework



Attachment B: The need to develop and improve Napier's aquatic provision

Themes from pre-engagement Sept 2018

Pre-engagement was performed in September 2018 when 3 options for development were developed and community input to the preferred option was sought. The three options included in the consultation were:

- The Ivan Wilson expansion – an extension of existing facilities at a build cost of \$19.5 million
- The 25 metre new build – a new pool complex comprising three new pools, a café and a water play area, with a new gym and health and wellness centre, at a build cost of \$37 million
- The 50 metre new build – a new pool complex comprising three new pools including a 50m pool, a café and a water play area, with a new gym and health and wellness centre, at a build cost of \$38 million.

There have been many changes to the preferred option since this consultation, including discounting the 50m option and the preferred site for development changing from Onekawa to Prebensen/Tamatea Drive due to the risk profile of the Onekawa site, but the themes that emerged from the qualitative feedback provided are still relevant.

These themes were:

- Future proofing – ensuring any new development is built with a long term vision in mind so that additional costs are not incurred by the City at a later date
- Investment – recognising that the redevelopment offers an opportunity for the residents of Napier, visitors and the economy alike
- Accessibility – ensuring the redevelopment adequately considers accessibility, including disability access for adults and children, and their caregivers
- Multiple use – making sure lane swimming, training, and leisure pool use can all be accommodated at the same time
- Variety – excitement about the range of activities offered by Options 2 and 3, including high levels of interest in the lazy river, bombing pool, outdoor activities, and the pool options
- Competitions – encouraging national and international competitions in Napier through the inclusion of a 50m pool
- Gym facility – questions about the need for a gym with some perceiving an over-supply of gyms in Napier and others recognising the need to have a gym facility on site for wrap-around rehabilitation
- Spa pools – ensuring adequate numbers of spa pools, some within eyesight of children's pool areas, and others located in a quieter space.

(Source: Napier City Council - Record of Community Engagement: Napier Aquatic Centre Redevelopment – October 2017)

LTP 2018/28 consultation

Following the pre-engagement, a preferred option of a Pools and Play facility based around a 25mX 25m pool located at the Prebensen/Tamatea Drive site was included in the LTP 2018/28 Consultation document.

While the actual responses received showed no clear preference for the preferred option or the alternative option of a development based around the existing Ivan Wilson complex, the qualitative themes again are still relevant. These were:

- Comments overall show a strong support for a modern pool complex that provides for current and future needs.
- Those in favour of the 25m x 25m pools and play at the new location cited the need for more pool space, particularly more lane swimming for the general public. Future proofing aquatic provision, and making Napier vibrant and attractive were also themes from these submitters.
- Submitters supporting an existing pool extension consider the current location to be accessible for the community and central to Napier, raising concerns with the distance of the proposed new location and safety of walkers and cyclists needing to navigate the expressway. Many chose this option believing the facility at the proposed new location to be too expensive and would rather see investment in the existing facility. Some submitters queried whether a gym at the proposed new facility was necessary with the availability of several private gym facilities in Napier. A number of submitters made comment around choosing this option because they saw it as extending the existing facilities to include a 50m pool. Other submitters choose this option as they perceived the other option would be an additional pool complex, adding costs to the ratepayer.
- Regardless of option preferred, some submitters considered costs should be recovered from users rather than through rates.
- While the majority of submitters favour a 25m pool, support for a 50m pool was also evident with the majority wanting it to be located at the existing location. Reasons for a 50m pool included greater aquatic provision now and for the future, and concern that the proposed 50-metre swimming pool at the Hastings Regional Sports Park may not go ahead and would too far away to be of value to Napier pool users.

Napier Aquatics Centre Business Case: Options for Expansion 2017

In July 2017 the Napier Aquatics Centre Business Case: Options for Expansion was completed and adopted by council. This document included:

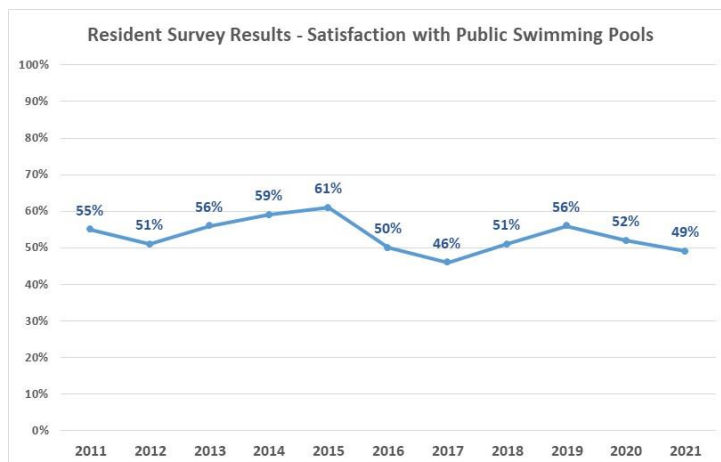
- Support from key stakeholders including Hawke's Bay District Health Board, Sport Hawke's Bay
- Identification from swimming clubs of a shortage of structured lane swimming for swimming training
- Increasing leisure and play provision identified as a priority through community consultation and through a prioritisation exercise run with councillors and senior management

NRB Satisfaction survey

For a number of years the Napier Residents Survey has shown a low level of community satisfaction with the provision of swimming pools. The satisfaction levels have ranged

from a high of 61% in 2015 to a low of 46% in 2017, with an average rating of 54% across the last 10 years.

Figure 1



These long-term results consistently put community satisfaction with Swimming pools in the poorest performing categories for NCC's results and compare unfavourably to a New Zealand benchmark satisfaction result of 64%.

In 2021 SIL Research were engaged to take a deeper dive into these long-term satisfaction results to understand the reasons for the negative ratings and gather input into the actions required to improve these.

Factors identified during the Aquatic Survey are:

- The overall satisfaction of 5.96 (out of 10)
- Suggested improvements were 'general improvement, cleaning upgrade', 'more, larger pools' and 'more, wider range of features'.
- Customers who were dissatisfied with Napier Aquatic Centre cited 'old, rundown, needs upgrading' and 'too small, overcrowded, more, larger pools needed'.
- More, larger pools was the highest suggested improvement, followed by general improvement, cleaning upgrade, wider range of facilities, greater availability

Aquatic demand not met by existing supply

Due to an inability to cater for aquatic demand from all user groups within the space available, the Council implemented a policy 8 years ago that gives priority to club swimming (Napier Aquahawks) and provision of Learn to Swim lessons. This policy has resulted in the facility not being available to the general public from 3pm to 7pm on weekdays, meaning a large proportion of the community cannot use the pool for health and fitness, leisure and play or any other outcomes, during these prime windows of use. A council paper was prepared in late 2017 to revisit of this policy, but due to the aquatic developments that at that stage were well-developed, council declined to revisit and elected to wait for the completion of the new facility.

In 2013 a National Facilities Strategy commissioned by Sport NZ identified a shortage of 3 standard sized pools (a standard sized pool is 25m x 20m or 500m²) across Hawke's Bay.

The Napier Aquatic Strategy completed and adopted by council in 2015 endorsed this shortage across the region. The 2013 census indicated a Napier population of 57,240. Population projections used in the strategy was slow population growth to 'until around 2021 where it will peak at 58,520 persons then begin to decline slightly'. Actual population growth has far outstripped these projections, with an estimated population as at June 2021 of 66,700; 8,180 people or 14% higher than projected.

In addition to Hawke's Bay's aging population and increasing percentage of young Maori that were identified in the Napier Aquatic Strategy, indications from both international and internal migration show new people moving to the region in quantities that are well above natural population growth.

The current facility lacks the space and the features to cater to any of these growing segments of Napier's population, having:

- Very limited leisure and play features and space, that is also compromised by learn to swim and club swimming use
- No hydrotherapy or warm water exercise pool for rehabilitation and activity for older community members
- Poor universal accessibility resulting in barriers for older adults with accessing the facility, changing rooms and the bodies of water themselves.

Limitations of the existing facility

- Ivan Wilson is not Fédération Internationale De Natation (FINA) compliant
- There is a lack of deep water
- Very limited leisure and play water and features
- The use of the Ivan Wilson learner's pool usage for swimming lessons limits play usage
- There are poor sight lines and multiple spaces as a result of the 'piecemeal' development, that increases required staffing levels
- There are multiple plant rooms increasing operating costs
- Older, inefficient and not fully fit for purpose
- A small and poorly designed reception area
- Very limited on-site retail and catering
- Limited space for running school holiday programmes
- A lack of ability to meet new or growing activity areas, including water therapy, aqua programmes and group fitness.
- The hydroslide and Ivan Wilson small pool share the same tank, resulting in water temperature loss when the hydroslide is operating
- Significant parts of the facility are at end of life
- Increasing failures due to age and condition that are resulting in service continuity issues.

Napier Aquatic Centre Capital Review Programme 2021

A review of the existing Napier Aquatic Centre conducted during 2021/22 identified that in addition to the limitations identified during the process to date, including the Napier Aquatic Strategy and the Business Case: Options for Expansion, the condition of the Ivan Wilson complex is poor. Issues relating to age and condition, poor initial design and components that are at end of life and obsolete indicates that significant investment is required to bring up to a reasonable standard and ensure efficient operating for another 10 years.

Financial and visitor performance

Visitation

Actual annual visitation has been impacted by Covid-19 lockdowns and restrictions over the last two years, but had been on a steady decline from a peak of 215,000 visits a year to closer to 180,000 visits per year. These numbers have also been impacted by an increasing number of unplanned service outages as equipment at or near ends of life fails

The current facility attracts on average 180,000 residents or just under 3 visits per head of population. The Sport NZ Community Sport and Recreation Facility Development Guide suggests that a well-run facility could achieve 5-7 visits per head of population annually. The Napier Aquatic Centre as our only community facility servicing a population of between 60,000 and 66,000 has been achieving between 2.7 and 3.6 visits per head of population per annum; well below the lower parameter of this benchmark. This indicates the potential level of significant unmet demand in Napier, with factors such as unavailability during key times, condition of the facility and the lack of capacity for additional programmes and services keeping annual visits well-below these benchmarks. Additional, unmet demand is indicated by the number of opportunities to cater to new groups or activities, or expand programmes and services that have had to be turned away groups due to lack of capacity. Flippaball (a modified form of Waterpolo for primary and intermediate aged children) is the most recent query that has had to be declined due to the lack of capacity.

This lack of space also severely restricts the ability for the Napier Aquatic Centre team to initiate new programmes and services aimed at increasing activity levels, targeting specific groups within our community, or create new offers to generate additional revenue to reduce the ratepayers burden for operations.

Financial performance

The financial performance of the Napier Aquatic Centre over recent years is difficult to accurately assess with the impact of Covid-19 over the last few years. Prior to Covid-19 the annual financial results were within the cost recovery percentage as specified by Napier City Council's funding policy. With the deteriorating condition, the desire to keep access affordable for our community, the lack of space and therefore opportunities to create new offerings, the increasing outages due to asset condition, increased maintenance and repair costs as the asset ages all indicate that future financial performance will decrease, potentially impacting the ability of the centre to continue to meet the cost recovery targets as prescribed in the NCC Funding Policy.

Accessibility

Given the age of the existing Napier Aquatic Centre facility and the evolving standards for universal accessibility for facilities, the Napier Aquatic Centre is not an accessible facility. The accessibility standards for a modern new construction would enable wellbeing benefits to be accessed by a significant percentage of people with accessibility barriers that cannot use the current facility.

Attachment C: Tonkin & Taylor Geotechnical and Contamination investigation summary

There are six separate aspects of risk presented at the Onekawa site. These six aspects all present different challenges and required mitigations. The aspects also range in terms of severity and impact for any potential project.

1. In-situ ground conditions

In-situ ground conditions across the entire site are very challenging. Underneath the fill layer, and any uncontrolled fill from the landfill are soft compressible silt and layers of liquefiable sand. This means that there is no strength in the soil and that significant ground improvements are required in order to construct anything on the site. This is the most significant risk and additional cost.

2. Uncontrolled fill

There is uncontrolled fill (refuse material) across much of the site. The quantity of uncontrolled fill varies across the site with there generally being greater quantities as you move down the site from the north-west corner (by the tennis courts) to the south-east corner (close to Maadi Road). To build on areas with uncontrolled fill requires removal, handling and/or treatment.

3. Contamination

Across the entire site there was heavy metals (lead, copper and zinc) found, as well as positive tests for asbestos. Some of these results exceeded recreational use criteria and the Class A landfill screening criteria. Contamination results were variable across the site, with patterns generally aligned to the quantities of uncontrolled fill. Landfill gas was observed in some test pits (as per the video in the presentation). Implications of these results include further testing required in some areas to determine disposal, increased costs of disposal for areas that exceed the Class A criteria (@\$160 per tonne at Omarunui), landfill gas assessments, and asbestos management included in the Site Management Plan.

4. Groundwater levels

Groundwater levels across the site are very shallow and range from 1m – 3m. This provides challenges in terms of elevating any construction to a sufficient height to ensure that the bottom of the 2m pool tank is clear of the water table, and this may require pumping or shoring during deep excavations.

5. Existing infrastructure

There is a lot of existing underground infrastructure across the site that will require removal or bridging during construction.

6. Liquefaction

There is minor to moderate risk of liquefaction at deep levels across the entire site. This is similar to much of Napier.

Options Analysis

Option 1: New aquatic centre and relocation of netball courts

- The best of the options in terms of presence of uncontrolled fill and contamination
- In-situ ground conditions are similar across the site, so this is the most significant risk and impact
- Some unknowns as the intended site is covered by tennis courts and no testing through the tennis courts has been performed
- Requires relocation of tennis and netball courts and supporting infrastructure
- Demolition of Flanders Road learn to swim pool and plant, Pavilion and potentially the gym. Splash Pad will be impacted as the plant that services this is shared with the Flanders Road pool.

Option 2: Redevelopment of existing aquatic facility

- Significant uncontrolled fill
- In-situ ground conditions are similar across the site, so this is the most significant risk and impact
- Remnants of old pool need excavating
- Underground assets including water main will require relocation
- One soil sample returned a lead concentration exceeding the SCS for recreational land
- Two samples returned copper, lead and/or zinc concentrations exceeding the Class A landfill screening criteria
- Demolition of old pool, Pavilion, Flanders Pool, splash pad, likely gym – 2+ years construction time

Option 3: Demolition of minor structures for new aquatic centre

- In-situ ground conditions are similar across the site, so this is the most significant risk and impact
- Significant uncontrolled fill presence
- Remnants of old pool need excavating
- All samples complied with the SCS for commercial/industrial/outdoor worker land use
- No asbestos found in samples
- Demolition of Gym, Flanders pool, pavilion, splash pad and old pool

Option 4: New aquatic centre (south-western corner)

- In-situ ground conditions are similar across the site, so this is the most significant risk and impact
- Deep uncontrolled fill presence/most significant earthworks required to level site
- Significant number of existing underground services
- Possible landfill gas and variable materials to sort and remove
- Four samples returned lead and/or zinc concentrations which exceeded the Class A landfill criteria
- Elevated heavy metal concentrations and asbestos

Attachment D: Features of Detailed Concept Design

The approved detailed concept design includes the following features:

- A large 25m x 25m lane pool with a floating floor to enable the depth to range from 40cm to 2m
- Large hydrotherapy pool to cater for rehabilitation, warm water exercise and mobility and a space suited for people with disabilities
- A large learn to swim pool with sufficient depth to handle any structured lane swimming as required.
- A large and feature-filled leisure and play area, featuring two hydrosides, zero-depth play features and a deeper and flexible body of water for aquatic fun of different types and for different ages
- High universal accessibility standards
- Modern efficient plant operations technology, and a thermal envelope to minimise energy costs and the environmental footprint
- A large outdoor area to enable families to picnic and BBQ while enjoying the facility
- A café, gym, group fitness studio, spin room and birthday party room.

This design was developed applying the following design principles:

- A simple building arrangement allows separation of wet and dry components.
- Hydrosides provide visual landmark for the facility from the main road.
- Controlled glazing to the pool hall provides views to the park to the North West whilst controlling glare.
- Fitness areas and studios are placed on display, activating outdoor space and providing visual beacon from State Highway 2
- Visual connections provide passive surveillance of the shared green space and the car park and are a significant component of CPTED design for the facility
- Public access provided from Tamatea Drive
- Service access is to the South East of building
- Shared green / sporting space for the community to use
- Park-like nature, with grassed areas, picnic spaces, swing ball
- External spaces are orientated to be protected from the prevailing nor-easterly wind
- Afternoon sunshine is captured in west facing areas providing amenity for the cafe outdoor seating area and the shared green space
- Provision has been made to enable the construction of an additional pool to the east end of the pool hall in future.

While the design used Christchurch City Council's Taiora QEII as its basis, it featured many changes as informed by community and stakeholder input and the input of councillors. These specific changes to make the design fit for Napier's specific needs included:

- The outdoor area included within the design is significantly increased in size to take advantage of the size of the site, provide additional customer utility and take advantage of Napier's climate and sunshine hours.
- The size of the learn to swim pool
- Seating capacity around the main pool
- The specific configuration of the leisure play area

- The configuration and utility of the outdoor space
- The size and functionality of the birthday party room
- The café seating area
- The functionality of the community meeting room
- The screening of the plant and equipment on the roof
- The ability to expand the facility to include a 50m pool or other configuration should future demand dictate.

Attachment E: Onekawa Risk Summary

The table below summarises the key design risks and potential effects on remedial works costs as identified by Tonkin & Taylor.

These are largely applicable for both Options 1 and 3 at Onekawa.

Key Design Issue	Impact	Relative Cost/Risk Effect
Floor level unconfirmed	Uncertainty around cut/fill levels and ground level relative to base of existing fill.	Large uncertainty around fill volumes and impacts on building foundation requirements. Higher floor level will induce settlement, requiring mitigation. Lower floor level will bring base of pool closer towards soft silt layer/groundwater, potentially requiring dewatering and tanking.
Landfill gas	Uncertainty if landfill gas membrane required. No landfill gas study undertaken.	Conservative pricing required to include landfill gas membrane or perimeter of Option 3 and southern edge of Option 1.
Uncontrolled/Contaminated fill	Extent of fill removal unclear and disposal on or off site.	Disposal of material off site will incur significant expense. Uncertainty if material can remain on site in landscaping mounds/bunds. This will require further sampling and review. Consider conservative removal volumes. Disposal rates available from local landfill (Omarunui).
Demolition	Additional works required for removal of structures, removal of carparking areas and any external structures (lighting etc).	The extent of removal of hard surfaces is uncertain. QS to price for a conservative site clearance demolition range.
Foundation Design/Ground improvement	Ground conditions are anticipated to be highly variable. Either preloading or ground improvement expected to be required to mitigate compressible soils.	Assume a conservative ground improvement (RAP or similar) spacing over the whole site and contractor to provide rates.
Liquefaction/Seismic Resilience	Ground improvement may be required to meet structural design tolerances	Ground improvement to mitigate liquefaction is likely to be extensive. This is related to finished level as additional filling may improve liquefaction resilience (but incur additional settlement). Raising ground levels will assist in providing a raft over liquefiable layers, so is a significant opportunity.
Lack of design input- Structural	Uncertainty on structural tolerance for settlement and liquefaction design guidance	Conservative assumptions for settlement mitigation may be required without structural design guidance on suitable foundation tolerances. Uncertainties of

		foundation design elements (for example any uplift restraint or heavy column loads). This may require additional contingency in the budget.
Lack of design input-Civil	Uncertainties about road frontage upgrades (if necessary), stormwater treatment and detention requirements (i.e. ponds/swales), earthworks levels and volumes.	Uncertainty about requirement and size of any stormwater infrastructure, earthworks volumes and fill import. Stormwater pond design in contaminated soils may require additional allowance for lining/soil removal etc.
Utilities relocation	Sewer, stormwater and water pipes run through the site and may need relocation. A survey may be required to confirm all assets in project area.	NCC to provide asset plans, undertake topographical surveys to confirm invert levels and extent of services on site to be removed or relocated.
Demolition of existing structures, courts etc	Additional allowance needed for removal of existing buildings and hardstand areas.	Undertake ACM investigations for demolition works and price for ACM removal from buildings where required.
Groundwater effects	Limited groundwater monitoring undertaken to date. Uncertainties for founding levels relative	Long term groundwater monitoring should be undertaken. Assume site to be raised and provide contingency for groundwater pumping etc. Review levels once architect is engaged.
Cost Escalation	Significant cost increases since Prebensen Drive issued for Tender	Reevaluate the Prebensen Drive site to understand escalation costs. Allow for significant contingency for future escalation.

Attachment B - Changes to the regional aquatic network since 2015

Defining our community aquatic needs have continued since the adoption of the Napier Aquatic Strategy in 2015. Since that initial definition of the lack of space, work has continued to engage stakeholders, understand community demand, observe and respond to societal changes and clearly define the current and future aquatic needs.

There have been changes in regional aquatics provision since this time, including the Taradale Community Pool reopening and the construction of a new aquatic centre at the Mitre 10 Sports Park, however this does not impact the constraints or inefficiencies of Napier's aquatic network.

The Taradale Community Pool, or Greendale Pool as it was known then, was operational when the Napier Aquatic Strategy was conducted in 2015, and therefore included in the assessment that identified a significant regional shortfall in water space. Reopening of this facility restored provision as it was in 2015; no new provision has been provided with the reopening of this pool. In fact total provision has been slightly reduced as the small learn to swim pool at Taradale Community Pool has not reopened.

Population growth across the region has been higher than the growth that was predicted as a part of this strategy, meaning that Napier currently has a lot more people than projected, with no additional aquatic provision. This population growth in excess of that projected means that the regional pool shortage identified in the National Facilities Strategy in 2013 should be factored into consideration for the current and future needs of our community.

The aquatic facility at the Mitre 10 Sports Park is due to be completed mid-2022 and will be a significant regional aquatic asset. The nature of the facility and its location means that it is unlikely to have a significant impact on the Napier aquatic demand. The Mitre 10 Sports Park pool with its 50m pool that is 2 metres deep along the entire 50m length provides for competitive swim training and events, deep water sports such as water polo and activities such as deep water aquaerobics using buoyancy belts. There are no specific leisure and play facilities. The facility will include a separate pool tank for learn to swim delivery.

While there is some crossover in terms of the services provided, the proximity to Napier is a barrier for regular use. Napier Aquahawks swimming club have indicated that while the Mitre 10 Sports Park facility may accommodate a small percentage of training for its older squad members that will benefit from 50m training, the club is *"committed to continuing to use the Napier Aquatic Centre facility – the home of NAQ. For us, the 50m pool will be a great facility which we will use on occasions but we are committed to continuing to spend the bulk of our time at NAC due to cost and convenience"*. For these same reasons it is unlikely that the Mitre 10 Sports Park facility will have an impact of Napier's learn to swim demand.

Marine Parade Pools (Ocean Spa) is the other Council-owned aquatic facility in Napier. The existing management agreement expires 31 Jan 2023. This provides Council with the opportunity to do something differently with this facility. The operating model for this facility once the management agreement has expired will be developed and approved by Council during 2021/22.

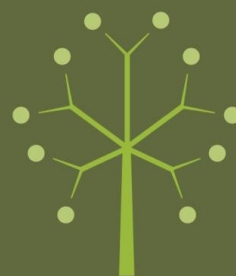
The Napier Aquatic Centre and Marine Parade Pools are by design and intention very different facilities. The Napier Aquatic Centre and the plans for a future facility, is a

community facility that provides every day services to support health and fitness, sport, leisure and play, and learn to swim. Marine Parade Pools is designed to be a more premium relaxation facility, with its outdoor heated pools and views over the Pacific Ocean. The 25m lap pool provides four lanes of swimming, and is well utilised before and after work times with customers that enjoy swimming in the open air. The nature of the facility (water depth), the desired customer experience and the fact that it is outdoors and therefore subject to the elements, does not lend itself to provision of learn to swim or aquafitness programmes. The limited play features do not provide capacity to make up for the existing shortfall in aquatics leisure and play provision.

Marine Parade Pools, irrespective of the way in which it is operated once the existing agreement ends, will not provide any additional aquatic capacity.

Napier Aquatic Centre

Site Assessment Report



GEOFF CANHAM
CONSULTING

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Report Disclaimer

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied to Geoff Canham Consulting (GCC). Any recommendations contained in this report are subject to uncertainty and variation depending on evolving events but have been conscientiously prepared based on information provided and an understanding of trends in the industry.

The authors did not carry out an audit or verification of the information supplied during the preparation of this report, unless otherwise stated in the report. Whilst due care was taken during enquiries, GCC Limited does not take any responsibility for any errors nor misstatements in the report arising from information supplied to the authors.

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Introduction

This report aims to provide an independent site assessment for a future aquatic centre for Napier City Council (NCC). On-site and desktop analysis was completed against specific criteria agreed with by NCC to ensure the assessment aligns with future NCC visions and plans.

A multi-criteria assessment tool was created and used to compare the different sites and to ensure that all the criteria were assessed appropriately. This is supported by a reference document to provide evidence against each score.

Purpose

The purpose of this report is to present an independent assessment of three potential sites for a new aquatic development using the multi-criteria assessment tool that will help NCC to determine a preferred site.

Desirable Outcomes

1. Development of the multi-criteria assessment tool that considers the strategic drivers specific to NCC and any other best practice assessment criteria that is applicable to this situation.
2. Undertake an independent assessment of the three locations (outlined below) and present the results to NCC in the form of a written report. The three locations are:
 - Prebensen Drive
 - Onekawa – Option 1: New Aquatic Centre and relocation of netball courts
 - Onekawa – Option 3: Demolition of minor structures for new aquatic centre

Key Points

- There is an opportunity cost that has not been factored into the report of what would happen at each site if the aquatic centre was not built.
- The potential costs to ratepayers of 'rehabilitation of degraded sub-soil' at Onekawa was not in scope, yet continuously raises itself as a significant consideration.
- There is a historical context to this project that includes a range of reports and documentation. We have done our best to include the information contained in these, however it cannot be guaranteed that all the specific details have been accounted for.
- The assessment did not include any technical assessments such as Geotech, bulk and location planning or travel planning, outside of any technical reports provided to Geoff Canham Consulting (GCC) by NCC in which the findings can be incorporated into the assessment.

Methodology

- Development of a Multi-criteria assessment tool
 - o GCC looked to other Council best practice multi-criteria assessment tools to assess facility locations, as a basis and developed a new, NCC specific multi-criteria assessment tool. This new NCC specific tool considers key strategic drivers for NCC, the NCC Aquatics Network Strategic Framework and industry best practice for the location of aquatic facilities.

- The assessment tool is informed by best-practice national guidelines including elements of Sport NZ's Community Sport and Recreation Facility Development Guide.

- Site Attribute criteria used in the assessment

Criteria	Description
NCC Strategic Drivers	As set out in the Napier City Council Vision, Outcomes and Strategic Goals, and in the Aquatic Strategic Framework adopted by NCC in 2021. Hawkes Bay Trails Maps, NCC bus routes, and other mapping tools.
Balanced Outcomes – Ensure the right balance of provision, space and utilisation among our four outcome areas across our regional network.	Factoring in adequate size, accessibility and visibility of the site.
Social Cohesion – Improve social cohesion and inclusivity to ensure everyone benefits from our aquatic facilities.	The site enables access for high deprivation communities, partnership opportunities and shared spaces where the community can come together.
Pride and Connection – NCC has a network of Aquatic Facilities that are shaped by our community, that our city is proud of and are uniquely Napier.	A site with a high profile and visible location that the community is proud of and connects with the cultural narrative.
Value for Money – Our aquatic network provides value for money for customers and ratepayers.	Our aquatic network provides value for money for customers and ratepayers. This was assessed by: 1) Available for purchase within budget 2) Minimal site preparation required.
Best Practice Design – Ensure the site meets the needs of strategic and physical requirements for aquatic centre development.	A site with good building potential, proximity to public transport and few physical or legal restrictions.

- Assessed score for each site

- Each criteria for each site was scored on a 0 – 3 scale.

Score	Criteria
0	Does not meet criteria
1	Meets minimal criteria
2	Meets most of criteria
3	Fully meets criteria

- On site visits

- All locations were visited in person by GCC staff and interviews were completed with key NCC staff.
- See appendices 2 for observations.

- Desktop assessment

- A desktop assessment was completed to review research and reports that were made available.

- Documents reviewed and considered as part of the assessment were:
 - *Heretaunga Plains Urbans Development Study – Demographics and Economic Outlook 2009*
 - *Napier City Vision Framework 2016*
 - *Heretaunga Plains Urbans Development Strategy Map 2016*
 - *NCC High level planning assessment email – 398 Prebensen Drive Tamatea 2017*
 - *Tonkin and Taylor – Napier Aquatic Centre Geotechnical Report 2018*
 - *Pattle Delamore Partners Ltd – Onekawa Park Contamination Implications for Redevelopment 2018*
 - *NCC Submissions for the Long Term Plan 2018 – 28 consultation document*
 - *NCC Aquatic Centre Site Options – High level assessment 2018*
 - *NZ Transport Agency approval pursuant to the Resource Management Act 1991, s176(1)(b) 2019*
 - *Warren and Mahoney – Napier Aquatic Concept Design 2019*
 - *Aquatics Seminar Presentation 2019*
 - *Aquatic Centre Cultural Opportunities 2020*
 - *Prebensen site concerns table 2020*
 - *Tonkin and Taylor – Napier Aquatic Centre Geotechnical and Contaminated Land Summary Powerpoint Presentation 2020*
 - *NCC – Geotech and contamination testing Powerpoint Presentation 2020*
 - *Geotechnical Assessment Draft Report 2021*
 - *Onekawa Contamination Final Report 2021*
 - *Hawkes Bay Trails – Trail Map 2021*
 - *Onekawa Aquatic Centre: Options Analysis – Planning (Stradegy) 2021*

Site scoring and references

NCC Strategic Drivers	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
1.1 Located on or very close to Hawke's Bay Trail Networks	Prebensen Drive is located on the Hawkes Bay Trail network which connects up with Park Island and other sports facilities and therefore is well placed to support the increased use of this trail network.	Both Onekawa sites are located in a suburban area with no dedicated cycle infrastructure passing close by and the Hawkes Bay Trail Network approximately 300m away. Whilst general cyclist would have no problem navigating the area using the roading network, it is less likely visitors or novice cyclist will want to ride on the roads to get to this site.		On site assessment and communication with Council staff.
Score	3	2	2	
1.2 On numerous bus routes.	On an existing bus route and discussions are being held with regional council regarding moving bus-stop to be closer to proposed site entrance. Likely that bus routes will grow as population and need driven by new facility dictates.	On existing bus routes, servicing the local community well.		On site assessment and desk top assessment of bus routes and needs research.
Score	3	3	3	
1.3 Close to arterial road links for car access	Prebensen Drive is both an arterial link and a connector road with high usage and visibility	Within intersection of numerous main roads leading to arterial roads and links. Maadi Rd, Gallipoli Rd, Flanders Ave and Menin Rd back onto the NAC boundary, with major arterial routes such as Taradale Rd and Kennedy Rd nearby.		Desktop assessment of aerial maps.
Score	3	3	3	
1.4 Location well positioned in relation to future growth areas.	Well placed for future growth on North/Western side of city. North/Western side has been highlighted in NCC growth plans – Taradale Hills and Tironui Drive and surrounds.	Well placed for growth South of Onekawa - areas South of Pirimai and Onekawa highlighted in spatial plan. Immediate future growth limited as this area is already built up. This site is physically closer to central Napier however the Prebensen Drive site is better located for transport/vehicle access (when referencing future growth specifically).		Desktop assessment of spatial plan, district plans, Heretaunga Plains Urban Development Strategy and future growth research. NB: This criteria is dependent on where growth happens, how close it is to the site and when it happens as there is potential on both sides.
Score	2	2	2	
1.5 No local issues with road capacity or parking.	Undeveloped open-space with ample planned parking. Traffic Management plans will need to ensure safe egress at	Ample existing parking off the main road and at entrance to facility which would not be impacted by any new development if the new development was directly replacing either of the courts or playground. Local arterial		On site assessment.

	peak times onto Tamatea Drive.	routes around facility might be required to make them suitable to handle development at Onekawa.		
Score	3	3	3	
1.6 Promotes sustainable thinking in building design	There is an equal opportunity across both sites to incorporate sustainable thinking in building design.			Desktop assessment.
Score	3	3	3	
1.7 Supports and reinforces a "Focus on Quality"	<p>There is an opportunity to enhance city identity with a highly visible site.</p> <p>The site is on the cycle network which encourages and enables people to live healthy active lives.</p> <p>It is envisaged that quality in design and environmental impact of development will be best practice – although no physical plans were part of this scope beyond initial concept plans.</p>	<p>The Pattle Delamore Partners report "Onekawa Park – Contamination Implications for Redevelopment" identified significant soil contamination on the Onekawa site which would have to be removed and cleaned before any work could begin. This adds additional cost to the development and does not strongly rely or reinforce Council's strategic focus on quality.</p> <p>Site not visible from road – missed opportunity for an identifiable/high profile building that provides strong identity.</p> <p>The site is approximately 300m from the cycle network that encourages and enables people to live healthy active lives.</p> <p>It is envisaged that quality in design and environmental impact of development will be best practice – although no physical plans were part of this scope.</p>	<p>Desktop research of historical contamination reports of Onekawa Park and geotechnical reports of the Prebensen Drive site.</p> <p>Desktop assessment using Google Maps and the Hawkes Bay Trails Map.</p>	
Score	3	1	1	
Subtotal	20	17	17	
Balanced Outcomes	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
2.1 Room for expansion	The proposed building footprint and ancillary facilities cover approx. 5 hectares of the existing site which is 12.17 hectares total. The remaining 7 hectares provide opportunities for other options such as aligned recreation activity.	<p>The site is large enough to include room for expansion as shown in concept plans although it comes at the displacement of Tennis Courts or the Playground which may be moved or built elsewhere.</p> <p>Site is constrained in some areas by existing facilities including Plunket, Omnigym, and other on site infrastructure.</p>		Desktop assessment of concept plans for both sites.
Score	3	3	3	

2.2 Good outlook with potential for a strong street frontage on main road and/or high pedestrian use road.	Highly visible site with orientation of building shown in concept plans to face Tamatea Drive which creates the opportunity for strong street frontage.	Current site is not visible from street. This could be promoted with better signage from main road. Currently signage is minimal and aging.		On site assessment.
Score	3	1	1	
2.3 Close to users and serves a wide catchment.	<p>Users of aquatic and dry centre facilities will most likely drive or take transport to venue, based on research done in the Taradale Aquatics Feasibility Study.</p> <p>Usage will be complemented by active recreation users to and from Park Island and growing neighbourhoods.</p>	Users generally drive to this existing venue (only 1% walk and 6% take a bus), as described in the Taradale Aquatics Feasibility Study. In this regard it services a wide catchment.		Desktop assessment of reports.
Score	2	2	2	
2.4 Close to a range of other services and facilities.	Some services (shops, Doctors, library etc) near proposed site but planned growth in this area will develop over time. However, the site is near to expanding active recreation hub at Park Island, Prebensen Road Retail and the Tamatea Shopping Centre.	There are services in surrounding streets (shops etc) and there are existing recreation facilities including tennis, netball and gymnastics venue.		On site assessment.
Score	2	2	2	
2.5 Limited overlap with other aquatic provisions	<p>The new 50m pool being developed by the Hawke’s Bay Community Recreation Centre Trust in Hastings is less than 15 minutes drive. The impacts on aquatic usage of this new facility are unknown, but as the new facility is primarily targeted at ‘high-end competitive’ swimming and coaching it is not expected to impact the community or leisure focus of either a Prebensen or Onekawa site. Council LTP Report 2018 identified that the 50m pool in Hastings would complement the proposed future Napier Aquatic Centre.</p> <p>Also in consideration is Ocean Spa that provides alternative aquatic experiences.</p> <p>Taradale Community Pool is the other main pool which is 7 – 8 km from each site on the Southern outskirts of the city, so no immediate impact on either location.</p> <p>There are other pools at schools, rest home, hotels, private residence. Natural aquatic recreation areas includes Pandora Pond, Ahuriri and Westshore Beach, Perfume Point Foreshore, the Clive River and the fountains on Marine Parade (to name a few).</p>			Desktop assessment of existing pools and distances calculated using Google Maps.

	Hastings District facilities include Clive Memorial Swimming Baths, Havelock North Village Pool, Splash Planet Theme Park, Flaxmere Water World and Frimley Pool.			
Score	3	3	3	
Subtotal	13	11	11	
Social Cohesion	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
3.1 Those communities of high deprivation are able to access the facility within a short walk or active transport option.	<p>Prebensen Drive is located on the edge of Onekawa (7) and borders Tamatea North (9) and Pirimai (8).</p> <p>Distance from Maraenui is 5.7km which is too far for a short walk. Reasonable distance for adult bike ride (not children) pending road crossings.</p> <p>Maraenui shops to Prebensen Drive is 5.7 km/8 min drive time.</p>	<p>The existing aquatic centre is physically located in the Onekawa suburb (7) and borders the suburbs of Marewa (10), Maraenui (10) and Onekawa South (10) making the Onekawa site highly accessible to those high deprivation communities.</p> <p>The site is out of walking distance for communities such as Tamatea North (9) and Tamatea South (8).</p> <p>Maraenui shops to current Napier Aquatic Centre is 2.5km/5 min drive time.</p>		<p>Desktop assessment:</p> <ul style="list-style-type: none"> Review of Napier deprivation map. Distances calculated on Google maps.
Score	2	3	3	
3.2 Provides opportunity to form partnerships and promote long-term sustainability.	<p>Equal across both sites: swimming clubs, community groups, sports groups, events etc.</p> <p>A modern fit for purpose facility will be something that can spark new partnerships.</p>			Desktop assessment.
Score	3	3	3	
3.3 Enables the provision of open spaces/areas in and around the facility where different groups from within the community naturally 'bump' into one another	Significant potential, but the main 'bumpers' would be facility users rather than accidental everyday open-space use.	Significant potential, but the main 'bumpers' would be facility users rather than accidental everyday open-space use. There is the well-used gymnastics facility at site as well as a tennis and netball facility and courts. There appears to currently be very little use of NAC by those groups as either fitness or cool down activities.		On site assessment.
Score	3	3	3	
Subtotal	8	9	9	
Pride and Connection	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
4.1 High profile location that is easily visible to the community.	The site is located on Prebensen Drive and Tamatea Drive off a large	Isolated down a tree-lined drive and off a minor road (Maadi Rd) Visibility to those who do not know the NAC is there is limited. Whilst not part of		On site assessment.

	roundabout. The vacant site is highly visible and it is expected from concept plans that the venue would have high visibility and attractiveness.	the assessment scope, it is a recommendation that signage be improved and designed in a more encouraging and attractive way.		
Score	3	1	1	
4.2 Would be at or near a major destination thereby increasing community participation, promoting overall community wellbeing.	The proposed site is highly visible and will be at the intersection of many trips, active recreation or otherwise, and near major active recreation/sport hub at Park Island and the proposed Wetlands development as a Regional Park in collaboration with HBRC.	Not near another 'destination' but with the current services and the surrounding green spaces, certainly can promote community wellbeing and social-bridging opportunities. As the current site it has had great longevity and strong historical local community support.		On site assessment.
Score	3	2	2	
4.3 Supports multi-purpose trips (many activities located in one area)	Would support multi-purpose trips if the venue provided varied active recreation opportunities. The site is also within 1km of Mitre 10, Kmart, Torpedo 7 and other retailers on Prebensen Drive.	Many and varied purposes near-by including active recreation and 'daily-life' needs such as shops and healthcare at the 'Onekawa Shopping Centre' which includes New World, bakery and other shops/stores. The gymnastics centre and tennis courts are also located on site.		On site assessment.
Score	3	3	3	
4.4 Site has a strong cultural connection of that could support the development of a strong cultural narrative (Our people our stories)	The historic cultural significance of the wider area has been identified and has the potential to be used in the cultural narrative of a new aquatic centre on this site. Also, proximity to potential wetland restoration, and details around the 1931 land uplift may provide 'Our People Our Stories' narrative.	Immediate cultural significance was not ascertained in this assessment as it relates to the identified Onekawa site. However, it is likely that the area will have an established cultural narrative. Beyond that, there is the historical narrative around the existing venue itself as evidenced by the Friends of Onekawa.		On site assessment. Desk top assessment - Aquatic Centre Cultural Opportunities document.
Score	3	3	3	
Subtotal	12	9	9	
Value for Money	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
5.1 Available for purchase within budget.	Yes – NCC already own the site.	Yes – NCC already own the site.		Desktop assessment.
Score	3	3	3	

5.2 Minimal site preparation required (i.e. no demolition of existing structures/buildings and no remediation of the land required)	The site is free of contamination which enables simple site development.	The Pattle Delamore Partners report on Onekawa Park contamination recognised that a similar style and scale of redevelopment/development on a contaminated site will result in greater resource consent requirements, additional contamination-specific investigation, more careful management of excavation and soil disposal to protect both workers and the neighbouring residents. Additionally, overall, greater costs, not least being soil disposal costs if substantial amounts of soil need to be disposed of. It has been estimated that between 2000 and 6000 m3 of soil will require disposal. Existing underground utility services will require relocating.		Desktop assessment of Geotech reports for both sites.
Score	3	1	1	
5.3 Site acquisition not reliant on completion of non-council controlled processes.	The site is already owned by NCC however there are some non-council controlled process. The site is zoned Main Residential so will require a District Plan change to rezone the site. The site has an NZTA designation over part of the site closest to the expressway roundabout. NZTA in 2019 formally approved construction of the Aquatic Centre.	The site is already owned by NCC and is not reliant on non-council controlled processes. Resource Consent will be required to develop at Onekawa, noting the proximity to existing houses on the North-East of the tennis courts (Gallipoli Rd).		Desktop assessment of email communications from Parks Policy Planner. NZ Transport Agency approval pursuant to the Resource Management Act 1991, s176(1)(b) 2019. Onekawa Aquatic Centre: Options Analysis – Planning (Strategy) 2021.
Score	2	2	2	
5.4 Ground conditions suitable for large structure.	Very High liquefaction which has been identified as common across Napier and the same liquefaction zone as Onekawa Park.	Very High liquefaction and the same liquefaction zone as Prebensen Drive. Ground conditions comprise variable fill overlying soft silts and loose sands. This makes development at the site much more challenging from a ground engineering perspective and would require significant mitigation to build on. Additional contaminated ground condition risk and mitigation would have potential impacts on ground conditions.		Desktop assessment of Geotech reports.

Score	2	1	1	
5.5 Does not displace of other activities	No – current site is empty.	Yes – required relocation of tennis or netball courts and other infrastructure. Demolition of existing aquatic centre buildings, would impact on operational availability for the duration of the construction period.		Desktop and onsite assessment.
Score	3	1	1	
Subtotal	13	8	8	
Best Practice Design	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre	Assessment method
6.1 Large, undeveloped site with good building potential.	The current site is large and undeveloped with good building potential.	Current site is developed but still has building potential with the possible contamination proviso and the requirement to consult and relocate some existing recreation and play infrastructure at a cost to council.		On site visit.
Score	3	2	2	
6.2 Meets the objectives of the Napier Aquatics Strategy and Napier Aquatic Centre Business Case and HB Regional Facilities Plan.	Napier Aquatics Strategy: equal meeting of objectives across all sites. Napier Aquatic Centre Business case: The recommendation of a 25m x 25m pool was put forward. Both sites can fit this size so equal score across both sites. HB Regional facilities Plan: Maintain a national competition standard pool (aligned with the National Aquatics Strategy and Napier and Hastings aquatic strategies).			Desktop assessment of each document.
Score	3	3	3	
6.3 Within or very close to identified main centres for activity.	Yes – Park Island, cycle trails and proposed wetlands reserve.	The gymnastics centre and tennis courts are already on site and the park-like nature of the existing site lends itself to other active and passive recreation opportunities.		On site assessment.
Score	3	2	2	
6.4 No issue with other planning legislation (e.g. Reserves Act)	Resource Consent will be required. The site is comprised in one Certificate of Title. The title is subject to a number of interests including easements and rights of way.	Resource Consent will be required. The land use activities associated with both Onekawa options are consistent with the activities encouraged in the Reserve Management Plan applicable to Onekawa Park.	Resource Consent will be required. The land use activities associated with both Onekawa options are consistent with the activities encouraged in the Reserve Management Plan applicable to Onekawa Park. This option is anticipated to be able to	Desktop assessment of email communications from Parks Policy Planner. Onekawa Aquatic Centre: Options Analysis – Planning (Strategy 2021).

		<p>This site is unlikely to comply with conditions relating to building height, floor space, noise limits and earthworks.</p> <p>This site is also considered to have the potential to give rise to greater noise and visual amenity effects owing to its location being closer to residential properties.</p> <p>This site is considered to have a higher risk of limited notification to a higher number of parties due to the facility itself and the relocation of the courts.</p>	<p>comply with District Plan noise limits but is unlikely to comply with conditions relating to building height, floor space, and earthworks.</p>	
Score	2	2	2	
Subtotal	11	9	9	

Outcomes of Scoping

Multi criteria assessment tool results

The table below is a summary of the detailed scoring for each potential location. The outcome of the scoring review was that Prebensen Drive was the most suitable site with the highest score.

Criteria	Prebensen Drive	Onekawa – Option 1: New Aquatic Centre and relocation of netball courts	Onekawa – Option 3: Demolition of minor structures for new aquatic centre
NCC Strategic Drivers	20	17	17
Balanced Outcomes	13	11	11
Social Cohesion	8	9	9
Pride and Connection	12	9	9
Value for Money	13	8	8
Best Practice Design	11	9	9
TOTAL	77	63	63

Option Analysis

General

- GCC did not provide a weighted percentage against the criteria because the Key Strategic Outcomes are representative of Napier Aquatics Network Strategic Framework and Council outcomes. These outcomes are therefore those expressed by the community and as such, each strategic outcome is considered equally as important.
- There was a previous process of site identification and assessment by NCC that identified Prebensen as the best alternative option to Onekawa. As a result only these three locations were selected for review as directed by NCC.

Preferred site and rationale

- The outcome of the scoring review was that Prebensen Drive rated the highest score.

Advantages of Prebensen Drive site

- A high-profile site that creates pride and connection. It is easily accessible via public transport, road and cycleway.
- Well located for future growth on the North/Western side of the city.
- A large site with options for future expansion and carpark capacity.
- The site would not displace other activities.
- NCC already own the site so there is no additional purchasing cost, creating value for money for ratepayers.
- Ground conditions with no historic contamination – an easy to build on, greenfield site reduces risk of increased costs.
- The site is not subject to the Reserves Act 1977 and the title is fee simple.

Disadvantages of Prebensen Drive site

- The site is zoned Main Residential so will require a District Plan change to rezone the site.
- The title is subject to a number of interests including easements and rights of way.
- Very High liquefaction has been identified (as common across Napier and the same liquefaction zone as Onekawa Park)
- The site has an NZTA designation over part of the site closest to the expressway roundabout (NZTA in 2019 formally approved construction of the Aquatic Centre).

Conclusion

While it is difficult to identify the perfect site, guidance via the established NCC criteria for a future NCC aquatic centre helped to ensure a neutral process throughout the entire site assessment process.

Through onsite and desktop assessments using the Site Assessment Tool, we were able to identify strengths and weaknesses across both sites which then showed through in final scoring.

While the current Napier Aquatic Centre has a strong history at its Onekawa location, the risk and cost associated with soil contamination and significant ground engineering required made it difficult to attain higher scores in terms of future site development.

Prebensen Drive has shown to be a low risk, greenfield site that matches a lot of the desirable aspects of the assessment criteria as well as the NCC Aquatic Strategic Framework. This leads to the Prebensen Drive site attaining the highest score.

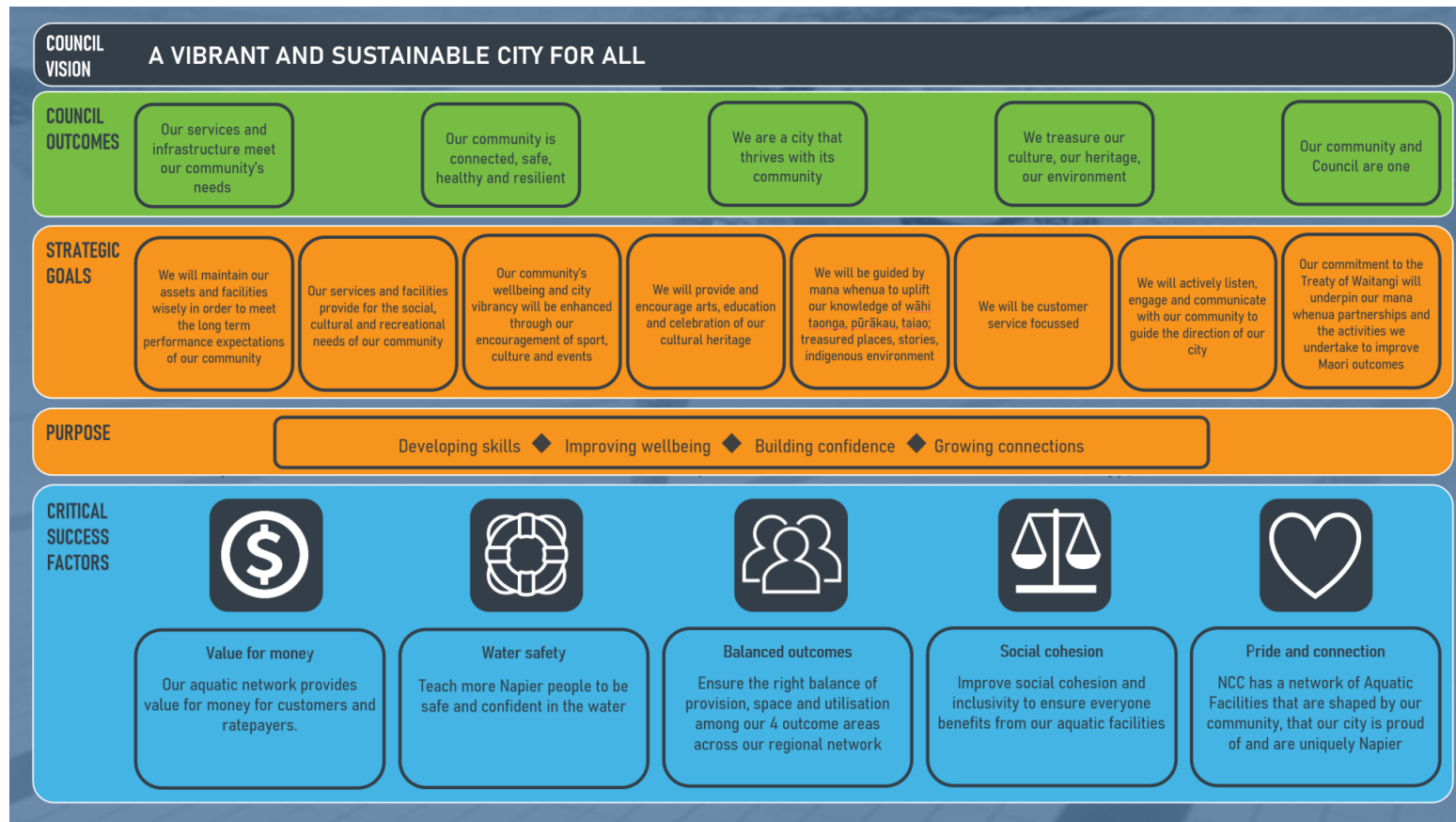
Appendices

Appendix 1 – Site scoring

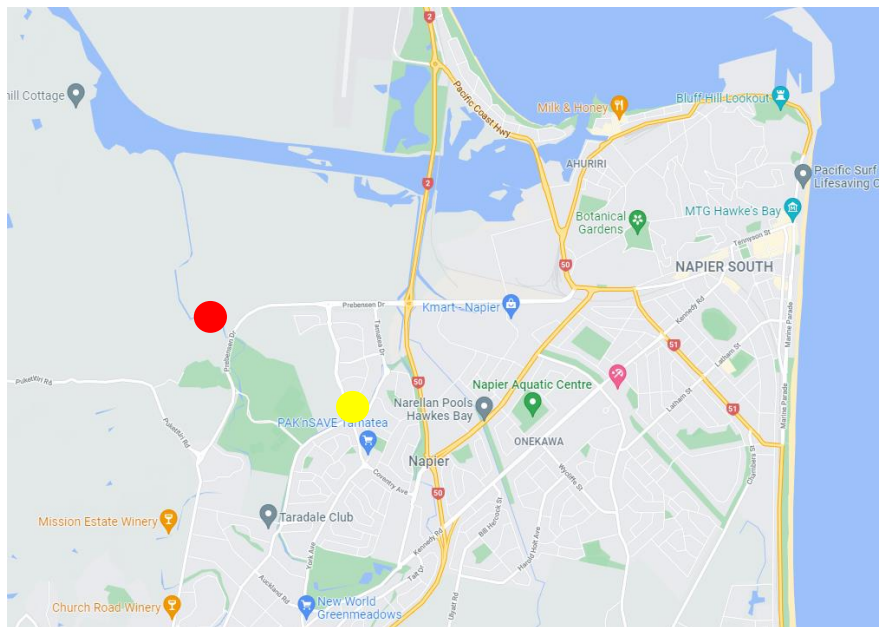
Hypothetical Site

NCC Strategic Drivers	Balanced Outcomes	Social Cohesion	Pride and Connection	Value for Money	Best Practice Design
1.1 Located on or very close to Hawkes Bay Trails network.	2.1 Room for expansion	3.1 Those communities of high deprivation are able to access the facility within a short walk or active transport option.	4.1 High profile location that is easily visible to the community.	5.1 Available for purchase within budget.	6.1 Large, undeveloped site with good building potential.
1.2 On numerous bus routes.	2.2 Good outlook with potential for a strong street frontage on main road and/or high pedestrian use road.	3.2 Provides opportunity to form partnerships and promote long-term sustainability.	4.2 Would be at or near a major destination thereby increasing community participation, promoting overall community wellbeing.	5.2 Minimal site preparation required (i.e. no demolition of existing structures/buildings and no remediation of the land required)	6.2 Meets the objectives of the Napier Aquatics Strategy and Napier Aquatic Centre Business Case and HB Regional Facilities Plan.
1.3 Close to arterial road links for car access	2.3 Close to users and serves a wide catchment.	3.3 Enables the provision of open spaces/areas in and around the facility where different groups from within the community naturally 'bump' into one another	4.3 Supports multi-purpose trips (many activities located in one area)	5.3 Site acquisition not reliant on completion of non-council controlled processes.	6.3 Within or very close to identified main centres for activity.
1.4 Location well positioned in relation to future growth areas.	2.4 Close to a range of other services and facilities.		4.4 Site has a strong cultural connection of that could support the development of a strong cultural narrative (Our people our stories)	5.4 Ground conditions suitable for large structure.	6.4 No issue with other planning legislation (e.g. Reserves Act)
1.5 No local issues with road capacity or parking.	2.5 Limited overlap with other aquatic provisions			5.5 Does not displace of other activities	
1.6 Promotes sustainable thinking in building design					
1.7 Supports and reinforces a "Focus on Quality"					
Key Criteria for consideration as part of assessment					
Located close to or on established network of cycling trails (Pedal Power)	Sufficient size and configuration to accommodate proposed facility design	Located within close proximity to high deprivation communities	High profile and visible location that creates pride	Cost of site purchase	Proximity to public transport and car parking
Promotes sustainable thinking in building design (Ecological Excellence)	Potential for expansion	Ability for co-location or future partnerships	Facilitates multi-purpose trips	Cost to develop	Proximity to complementary activities and services (medical, social, community, retail)
Quality Building Philosophy (Putting People First)	Convenient access for key user groups eg schools, clubs, resident population	Access to or ability to provide open space/common areas that encourages social bridging and bonding to occur	§ Strong cultural connection of site that supports the development of a strong cultural narrative (Our people our stories)	Site infrastructure	Development is complementary to existing network future network
Complements future growth of the city and aligns to Spatial and District Plan	High visibility of site and facilities encourages participation.			Minimal displacement of others	Site access points for users and servicing
				Suitable ground conditions	Low risk of natural hazards
				Building complexity and risk.	

Appendix 2: NCC Aquatic Strategic Framework



Appendix 3: Location map

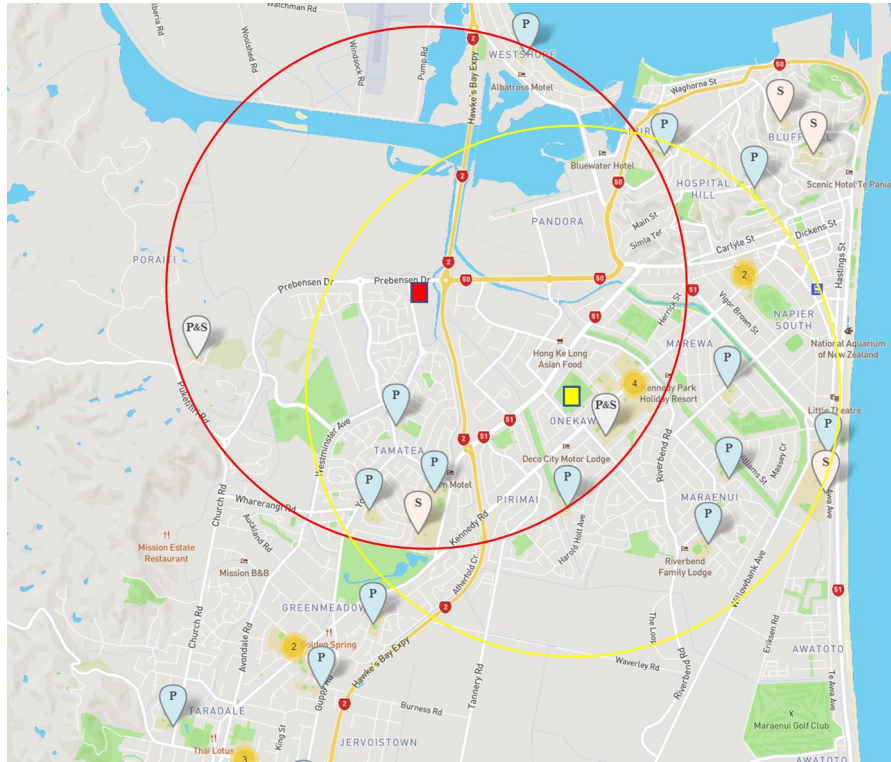


● Prebensen Drive Site

● Onekawa Site

Source: Google Maps

Appendix 4: Schools within 2.5km radius of each location



■ Prebensen Drive Site

■ Onekawa Site

Source: Ministry of Education – Education Counts website:
<https://www.educationcounts.govt.nz/find-school>



Onekawa Aquatic Centre

Options Analysis – Planning

21130
1 September 2021



Onekawa Aquatic Centre

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Status: Final

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EXECUTIVE SUMMARY

Napier City Council is in the early stages of considering the construction of a new aquatic centre at Onekawa Park. Four location options within the Park have been identified.

As an initial exercise, Tonkin and Taylor was engaged to assess each location option from a geotechnical/soil contamination perspective. Option 1 was identified as the preferred site location, with Options 2 and 3 following and Option 4 the least preferred.

Strategy has been engaged to provide views on planning matters pertaining to Options 1 and 3; specifically, which option may be able to progress through the resource consent process with least resistance - such that these views can be considered by Council alongside other matters in determining the preferred option.

The characteristics of the site and preliminary details of each option have been considered in regard to the applicable conditions and assessment criteria of the District Plan. Key points include:

1. Both Options 1 and 3 would essentially involve the concept proposed for the former Prebensen Drive site, with the external facilities reconfigured to suit the characteristics of the site,
2. The land use activities associated with both Options 1 and 3 are consistent with the activities encouraged in the Reserve Management Plan applicable to Onekawa Park,
3. Due to the anticipated bulk and location of the building and nature of earthworks, Option 1 is unlikely to comply with conditions relating to building height, floor space, noise limits and earthworks,
4. Option 3 is anticipated to be able to comply with District Plan noise limits but is unlikely to comply with conditions relating to building height, floor space, and earthworks,
5. Both Options are likely to be assessed as a Discretionary Activity,
6. Option 1 is considered to have the potential to give rise to greater noise and visual amenity effects owing to its location being closer to residential properties compared Option 3 – but may have the ability to avoid the removal of contaminated soil/rubble and the subsequent disposal of this elsewhere, thus reducing the environmental footprint of the project, avoiding the use of landfill capacity and reducing cost,
7. Tonkin and Taylor have advised that material removed from the site under Option 3 would likely require disposal to a Class A Landfill as a result of identified contamination and that further testing/monitoring may be required,
8. The specific location of the facility within the Park is not in itself expected to be determinative matter in assessing the need for public notification,
9. Option 1 is considered to have a higher risk of limited notification to a higher number of parties due to the facility itself and the relocation of the courts than Option 3.

A high-level analysis of the assessment criteria would indicate a preference toward the Option 3 location i.e. it is considered that Option 3 would progress through the planning process with less resistance.

This would not necessarily be the case however if it was determined that Option 1 could comply with District Plan noise limits and that visual amenity effects were less than minor. As such, we would not recommend discounting Option 1, as while it may be confronted with slightly greater



challenges, this does not mean it cannot go on to be considered favorably and granted consent. The following recommendations have been made to assist the Council in deciding on the preferred Option, which would also support the basis for any future resource consent application:

1. An Acoustic Assessment be undertaken to confirm compliance with District Plan noise limits or otherwise.
2. A preliminary Visual Impact Assessment be undertaken to assist in quantifying effects on visual amenity – noting Option 1 is still characterized by a significant setback from the residential boundary.
3. That a Traffic Assessment be undertaken to inform the need for/nature of any intersection/roading upgrades.
4. A Certificate of Compliance be obtained for the establishment of Courts as planned under Option 1, so as to confirm the Permitted status of this aspect of the proposal. This will assist in putting the effects of this aspect of Option 1 to one side in the assessment of any future resource consent application for Option 1. Alternatively, if resource consent is required for the Courts, this could be obtained independently of the aquatic re-development to achieve the same outcome.
5. That the implications and costs associated with the removal of material under Option 3 be defined to better inform an assessment between the two alternatives.

A Consenting Strategy should then be prepared for the selected option. This is anticipated to focus on the following matters:

1. Key issues
2. Consenting requirements
3. Information requirements
4. Consultation / engagement

A Consenting Strategy can:

1. Identify issues,
2. Provide opportunity for strategic/critical thought around consenting issues/pathways,
3. Increase the knowledge and understanding of other experts contributing to the consenting process,
4. Identify key information to address issues / respond to Planner matters.



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Appendices –

1. Onekawa Park Reserve Management Plan
2. Preliminary District Plan Compliance Analysis



1. INTRODUCTION

1.1 Purpose and Scope

Napier City Council is in the early stages of considering a new project involving the construction of a new, purpose-built aquatic centre at Onekawa Park.

An assessment of four location options has already been undertaken by Tonkin and Taylor. The brief involved:

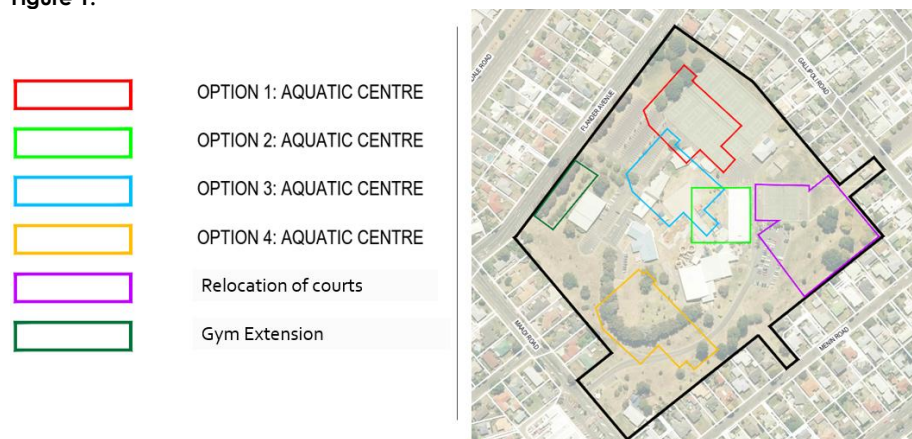
- Identify key geotechnical constraints at the site for future aquatic centre development.
- Identify possible foundation solutions.
- Confirm the presence of landfill/uncontrolled fill materials in more detail following investigations by others.
- Identify contamination issues with respect to the proposed pool development.
- Identify suitability of the options proposed by NCC.

The location options involved the following as illustrated in **Figure 1** below.

- Option 1 - Northern site
- Option 2 - Redevelopment of existing centre
- Option 3 - Redevelopment of existing centre
- Option 4 - Southern site

We are advised by the client that the Options 1 and 3 would essentially involve the concept proposed for the Prebensen Drive site, with the external facilities such as the car park reconfigured to suit the characteristics of the site.

Figure 1:





From a geotechnical and soil contamination perspective, Option 1 was identified as the preferred site location, followed by Options 2 and 3. Option 4 was the least preferred site location.

The purpose of this assessment is to provide views on planning matters pertaining to Options 1 and 3, specifically which option may be able to progress through the resource consenting process with the least resistance, such that these views can be considered by Council alongside other matters in determining the preferred option.

To do this, the following includes:

- 1) A site description and an overview of the District Plan provisions pertaining to both Onekawa Park and the proposed activity,
- 2) A description of each option,
- 3) A Preliminary District Plan compliance analysis of each option,
- 4) A preliminary assessment against the relevant District Plan Assessment Criteria for the purposes of identifying each Options risk areas,
- 5) An analysis of which Option is more likely to be notified.
- 6) A summary of key points, discussion and recommendations.
- 7) A conclusion around which option could be considered more preferable in terms of progressing through the resource consent process with less resistance.

1.2 Context and Limitations

1. This assessment is limited to Options 1 and 3.
2. The following has been based on advice from the client that the proposed aquatic centre for each option will be of the same nature previously proposed for the Prebensen Drive Site.
3. The scope of this assessment does not include consideration of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health or the Reserves Act 1977, both of which will need to be considered as part of any future resource consent process.
4. Details of each Option are provided on an 'as understood basis'. All details require confirmation.
5. The District Plan compliance analysis is provided on an 'as understood basis'. Confirmation is required upon review of final plans and assessments.
6. Views around Statutory Acknowledgment Areas are valid at the time of issue.
7. District Plan interpretation matters should be confirmed with the Consent Authority.
8. Expert Assessments to inform the notification and substantive Section 104 assessments are yet to be complete.



2. SITE DESCRIPTION

The following provides a description of the site covering:

1. Existing site characteristics
2. The surrounding environment
3. District Plan zoning and Reserve Management Plan
4. Statutory Acknowledgements

2.1 Existing Site Characteristics

The site (the Park) is located at 27 Maadi Road. Referred to as Onekawa Park, it is zoned Sports Park in the City of Napier District Plan.

Figure 2: Site





Figure 3: District Plan



The characteristics of the site include:

- The Park accommodates a number of community based/recreational activities and associated car parking areas including:
 - Tennis/netball courts,
 - Club rooms,
 - Indoor swimming pools and outdoor water play areas,
 - Omni Gym,
 - Onekawa Kindergarten,
- 62 Flanders Avenue, which the Park surrounds, accommodates Plunket. Access is provided via the Park. This appears to be in a separate title (confirmation required),
- Vehicular access is provided via Maadi Road and Flanders Avenue,
- Pedestrian linkages are provided through to Gallipoli Road (and to Onekawa School opposite) and Menin Road,
- Tonkin and Taylor has advised:
 - Ground conditions comprise variable fill overlying soft silts and loose sands,
 - Historic landfills have been identified across the Park,
 - The Park is a HAIL site in terms of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health,



- Field observations confirm ceramic, rubble fragment, trace ash and charcoal in fill areas,
- Contamination testing found elevated samples with Heavy Metals across the majority of the Park and positive Asbestos tests in the southern area around the Option 4 location.
- The Onekawa Park Wastewater Pumping Station (a Scheduled Site – S69) is located on the northern boundary (unlikely to be affected by the proposal).

2.2 The Surrounding Environment

The Park is largely bounded by residential land uses (within the Main Residential Zone) along its four boundaries and is contained within a block formed by Gallipoli Road, Menin Road, Maadi Road and Flanders Avenue. The Onekawa Shopping Centre is located on the southern side of Maadi Road.

Of relevance, the Flanders Avenue Road Reserve is wider along the frontage of Park compared with its northern extent, and its intersection with Maadi Road is offset to Alamein Crescent opposite.

The wider Road Reserve along the frontage of the Park may present opportunities for car parking. Increased traffic flow on Flanders Avenue however may mean that upgrades to the intersections at Gallipoli Road and Flanders Ave, and Flanders Avenue and Maadi Road are needed to improve functionality and safety. A traffic assessment is recommended to determine the requirements for each of these intersections - together with any other upgrades required to the wider roading network.

2.3 District Plan Zoning and Reserve Management Plan

As outlined above, the site is zoned Sports Park in the District Plan. As the name implies, this zone recognises the recreational function that sports parks provide for. It is stated in the District Plan that the necessary building facilities associated with these venues are provided for and that careful consideration has been given to their potential effects on adjacent residential land uses.

In this regard, the following are provided for as Permitted Activities, provided they comply in all respects with the relevant conditions in the Sports Park Zone activity table and condition table:

- a) Maintenance and repair of buildings and structures.
- b) Recreational activities.
- c) Vehicle parking areas.
- d) Activities identified in an approved management plan under the Reserves Act 1977.

In terms of (b), Recreational Activities are defined in the District Plan as meaning:



any LAND and/or BUILDINGS whose primary USE is for passive or active leisure, whether competitive or non-competitive, casual or organised, including shelter, PUBLIC CONVENIENCES, the use of outdoor school grounds between the hours of sunrise and sunset, and other ACCESSORY BUILDINGS.

Regarding (d), the Management Plans for Napier's Reserves are contained the *Napier City Council Management Plans for Recreation Reserves, March 2002* document. A copy of the Reserve Management Plan for Onekawa Park is provided in **Appendix 1**.

The Reserve Management Plan refers to a swimming complex being constructed and opened in 1964, with tennis courts being established in 1966. A further indoor heated pool was opened in 1974, and exhibition courts for netball and tennis constructed in 1983. An extensively renovation to the courts in 1990 is also referred to.

The Management Plan goes on to state that it 'shall be the Council's policy to encourage general public use of the swimming pools but permit exclusive use by swimming clubs and other organizations during specific hours'.

Business premises for the sale of food and drink are provided for as a Controlled Activity under Rule 58.5. In accordance with Section 104A of the Resource Management Act, an application for a Controlled Activity must be granted. This activity status would therefore imply that such activities are anticipated for within the Zone.

Regardless of the above however, Rule 48.7(1)(c) classifies 'the construction or erection of any new building, other than new buildings referred to in Rule 48.2(1)(e)' pertaining to Park Island, as a Discretionary Activity.

2.4 Statutory Acknowledgements

Based on the HBRC Pataka GIS Maps, the site is not within any Area of Interest or Statutory Acknowledgment Area made in accordance with an Act specified in Schedule 11 of the RMA. This is specifically referred to in Section 95B of the Resource Management Act as it pertains to Limited Notification of Resource Consent application.

It is nevertheless recommended that an Engagement and Communication Plan for the broader project be developed and implemented accordingly.

3. DEVELOPMENT OPTIONS

The following outlines the conceptual details of the proposed facility, which we are advised are effectively the same as those proposed for the former Prebensen Drive site. Owing to the infancy of the project, all details are provided on an 'as understood basis'. All details require confirmation.



The proposed concept applies to both options, with the only difference being the location of the facility within the Park and the need to relocate/re-establish courts elsewhere under Option 1.

Section 3.1 provides an overview of the proposed aquatic facility, which apply regardless of its location, with the differences between Options 1 and 3 outlined in Section 3.2 and 3.3 respectively.

3.1 Proposed Facility

The proposed facility will be same regardless of its location in respect to Option 1 or Option 3. Key points are understood to include:

General

- Fill is expected to be required to raise the footprint of the building platform and potentially the car parking,
- Pool facilities will include a lap pool, warm water pool, learn to swim pool, spa leisure pool area and hydro slide plunge pools,
- The facility will also include a cafe, fitness centre/gym and retail area,
- The café will be approximately 120m² and will be characterised by a wet and dry area to accommodate aquatic users as well as non-aquatic uses,
- The fitness/gym facility will comprise 3 core areas over an area of approximately 800m²,
- A retail area of approximately 45m² selling aquatic related products will be established within the foyer,
- The building itself will occupy a footprint of approximately 5,730m², with the general dimensions being 86.5m by 66m,
- The maximum height of the building above natural ground will be approximately 12.5m, with the hydro slide tower being approximately 16-17m,
- Landscape planting will be established.

Hours of Operation

- 6.00am – 9.00pm Monday – Friday,
- 7.00am – 8.00pm Saturday and Sunday,
- Use of the hydro slides will not occur prior to 9.00am (any day).

Transport (access, parking, loading, pedestrian/cycle connectivity)

- Access will be via Flanders Avenue,
- The need for any intersection upgrades will be the same regardless of whether Option 1 or Option 3 is pursued,
- The vehicle crossings and accesses will be designed to accommodate passenger vehicles, buses and an 8m medium rigid truck,
- On-site parking and manoeuvring will be provided for buses and other larger vehicles used for loading/deliveries,



- The District Plan sets out the minimum on-site car parking space requirements for various activities. With the proposed aquatic centre featuring several activity types, overall car parking space requirements (based on current District Plan requirements) are expected to be in the order of 173 standard car parks plus 5 accessible parks. A minimum of 35 bicycle parks will be provided.

Activity	Area (m2)	NODP Parking Activity	Parking Rate	Parking Required
Retail	45	Retail	1 park per 20m ² GFA	2.3
Café, Kitchen and Dishwash/Waste Room	112	Café	1 park per 10m ² gross public floor area.	11.2
Pool Hall	2,847	Pool at 10m ² *	Swimming pools, 1 park per 10m ² water area of pool	133.2
Other 'Wet' Pool Components		(Ancillary to pool)	-	-
Spectator seating		(Ancillary to pool)	-	-
Fitness, Weights, Cardio Studio, Spin Room, Group Fitness Studio	651	Fitness	1 park per 33m ² GFA	19.7
Fitness Co-ordinators Office and Assessment Rooms	29	Office	1 park per 50m ² GFA	0.6
Fitness/Studio Stores	28	Retail	1 park per 20m ² GFA	1.4
Dry Waiting Area / Circulation / Changing Rooms		(Ancillary to gym)	-	-
Staff Room, Offices and Meeting Rooms	225	Office	1 park per 50m ² GFA	4.5
Staff Change		(Ancillary to staff room)	-	-
Plantroom (Indoor)		(Ancillary to pool)	-	-
Total Minimum Vehicle Parking Requirement				173
Minimum Accessible Parking Requirement				5
Minimum Cycle Parking Requirement (1 bicycle stand per 5 car park spaces)				35

- Car-park dimensions will be in accordance with Appendix 23 of the District Plan,
- A drop-off zone for buses and loading/delivery vehicles will be established with suitable on-site manoeuvring provided for.
- A landscaping strip of at least 2m wide will be established between the car park and Flanders Avenue.
- Internal footpaths will be constructed through the car park to provide pedestrian access and to facilitate car parking area users.

Servicing (wastewater, water supply [domestic and fire], stormwater)

Wastewater:

- Wastewater will drain to the municipal network,
- Wastewater sources will consist of:
 - Domestic flows (i.e. toilets, showers, café dishwashing, etc.)
 - Pool filter backwash
 - Drainage of the pools
 - Greasy waste from the café
- Domestic flows are anticipated to be approximately 2l/s,



- Backwashing will need to take place every other day. Retention tanks can be used to manage discharge rates and any impacts on the capacity of the network,
- Drainage of the pools will typically take place from annually to once every five years. This would be scheduled maintenance with timing being able to be communicated and coordinated with Napier City Council,
- There may also be occasions where the pool needs to be drained urgently due to contamination.

Stormwater:

- Runoff will drain to the municipal network.
- The stormwater solution will involve low impact design principles

Water Supply:

- The facility will require approximately 1-2 litres/second for domestic supply,
- Firefighting supply will compromise:
 - Approximately 1,000m³ of storage, which will be provided from a fire connection to the main pool, which typically has 1,500 m³ of water,
 - Up to three hydrants throughout the carpark to provide up to 50 l/s of flow,
- Fire supply to the hydrants will be separated from the potable supply at the boundary,
- Water to fill the pools will be communicated and coordinated with Napier City Council.

Acoustic

- Key noise generating activities are likely to include mechanical plant, 'play' and picnic activities in outdoor spaces, car parking and light vehicle movements, internal noise breakout e.g. public address system (primarily during events), gym class activity and elevated children's voices within the hydro slide,
- An assessment undertaken by Marshall Day for the former Prebensen Drive site confirmed compliance with the District Plan standards at residential properties some 60-70m from the closest noise generating activities – although the resultant noise levels at residential boundaries for this specific site need to be confirmed for each option.
- Construction will be planned and managed in accordance with New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise" and will comply with the noise limits set out in Tables 2 and 3 of that Standard.

Lighting

- External Lighting is expected to comply with District Plan standards.

Landscape Planting and Treatment

- Landscape planting/treatments involving individual, and clusters of specimen



trees will be established around the facility and throughout the car park.

Earthworks and Construction

- The total amount of fill required will be dependent on the water table and sub-surface conditions. However, approximately 30,000m³ of fill has been assumed for this exercise to raise the site, upon which the building and car parking area will be established.
- The fill referred to above will be battered to match existing ground levels,
- Approximately 10,000m³ of cut to form the pool chambers, stormwater attenuation features and vehicle crossings is anticipated,
- The duration of construction is expected to be in the order of 20 months,
- Construction hours will be limited to 7:30am to 6:00pm Monday to Friday and 7:30am to 12:00pm Saturday only. No building work is to be undertaken on Sundays or Public Holidays,
- The exact sequence of works would be determined by the contractor and advised to Council under conditions of consent,
- A Construction Management Plan would be prepared.
- An Accidental Discovery Protocol will be adopted with regard to potential archaeological finds

3.2 Option 1 Location

Option 1 involves the establishment of an aquatic centre as generally described in Section 3.1 in the north-west corner of the Park with the relocation/re-establishment of the existing courts to/in the eastern corner of the Park as shown in **Figure 4** below. Specific to Option 1, and in addition to the details outlined in Section 3.1:

Aquatic Centre

- Outdoor areas will be established to the northwest,
- Plant and service areas will be located to the southeast,
- Some noise generating activities are anticipated to be within 60-70m from nearby residential boundaries (along Flanders Avenue and Gallipoli Road). Elevated children's voices within the hydro slide may be circa 20m from residential dwellings along Gallipoli Road.
- The building/hydro slides are anticipated to be set back circa 15-20m from the boundary in regard to height in relation boundary controls.

Relocation / Re-establishment of Court Facilities

- The courts facilities will occupy an area of approximately 9,500m²,
- Mesh fencing around the perimeter is expected to exceed 2 metres in height to provide for its practical purpose of isolating balls within the court area, and will therefore fall under the definition of a Building in the District Plan,
- It is assumed that a 6m yard setback from the boundary will be maintained,
- Use of the courts is likely to involve use of a public address system,
- Light poles in the order of 7m high are anticipated,



- Car parking areas are yet to be confirmed,
- Hours of operation are yet to be confirmed.

Figure 4: Option 1



3.3 Option 3 Location

Option 3 involves the establishment of an aquatic centre as generally described in Section 3.1 in a central location within the Park as shown in **Figure 5** below. Specific to Option 3, and in addition to the details outlined in Section 3.1:

- Outdoor areas will be established to the northwest between Flanders Avenue and the Main Residential Zone opposite,
- Plant and service areas will be located to the southeast,
- Noise generating activities are anticipated to be greater than 60-70m from nearby



- residential boundaries (along Flanders Avenue and Gallipoli Road),
- The building/hydro slides are anticipated to be set back circa 50-60m from the closest boundaries with regard to height in relation boundary controls.

Figure 5: Option 3



4. DISTRICT PLAN

As outlined above, Option 3 involves the construction of a new aquatic facility while Option 1 involves the construction of a new aquatic facility and the re-establishment of the existing netball/tennis courts.

The following analysis identifies the likely activity status of each option under the District Plan (including potential points of non-compliance) and the matters that would be taken into account in the assessment of a resource consent application, with a specific focus on whether one is more likely to be notified than the other.



4.1 Activity Status

As outlined above, the following are provided for as Permitted Activities under Rule 48.2 provided they comply in all respects with the relevant conditions in the Sports Park Zone activity table and condition table:

- a) Maintenance and repair of buildings and structures.
- b) Recreational activities.
- c) Vehicle parking areas.
- d) Activities identified in an approved management plan under the Reserves Act 1977.

In terms of (b), Recreational Activities are defined in the District Plan as meaning:

any LAND and/or BUILDINGS whose primary USE is for passive or active leisure, whether competitive or non-competitive, casual or organised, including shelter, PUBLIC CONVENIENCES, the use of outdoor school grounds between the hours of sunrise and sunset, and other ACCESSORY BUILDINGS.

It is relevant here that the definition refers to the 'primary' use of a facility being 'for passive or active leisure, whether competitive or non-competitive' – thereby accommodating accessory or associated activities such as a café without resulting in a change in activity type – or consideration under Rules 48.5 or 48.7(1)(a)¹. Having introduced the details of the options in Section 3 above, there are no aspects of the overall Aquatic facility that would otherwise prevent either option being defined as a Recreational Activity.

The proposed landuses can therefore be considered to fall under Rule 48.2 - provided they comply in all respects with the relevant conditions in the Sports Park Zone activity table and condition table, an analysis of which is provided in **Appendix 22**. The points of non-compliance associated with each Option are outlined below. Owing to these, each option would fall to be assessed as a Restricted Discretionary Activity under Rule 48.7.

¹

48.5 Business Premises for the Sale of Food and Drink

- 1. Business premises for the sale of food and drink are a controlled activity provided that:
 - a) It complies in all respects with the relevant conditions specified elsewhere in the Sports Park Zone activity table and condition table

48.7 Discretionary Activities

- 1. The following land uses are discretionary activities. A resource consent application must be made and consent may be declined or granted with or without conditions. The Council will have regard to the objectives and policies of this Plan and the assessment criteria in Chapter 49. The Council's discretion is unrestricted.
 - a) Commercial activities, other than commercial activities referred to in Rule 48.2(1)(e).

² Owing to the infancy of the project, the analysis is provided on an 'as understood basis'. Confirmation is required upon review of final plans and assessments.



Option 1	Option 3
Condition 48.10 – Height	Condition 48.10 – Height
Condition 48.12 – Floorspace	Condition 48.12 – Floorspace
Condition 48.13 – Noise	Condition 48.18
Condition 48.18	Condition 52A.12 – Extent of Earthworks
Condition 52A.12 – Extent of Earthworks	

Regardless of the above however, Rule 48.7(1)(c) classifies 'the construction or erection of any new building, other than new buildings referred to in Rule 48.2(1)(e)' pertaining to Park Island, as a Discretionary Activity.

With the definition of a building including any 'wall (other than a retaining wall), structure, fence or hoarding exceeding 2 metres in height above the lowest ground level adjoining, both the aquatic facility and re-established courts (owing to the fencing being greater than 2m high) fall to be assessed under this rule - based on these 'buildings' being 'new' and not pertaining to Park Island.

While it could be said that the actual land uses are assessed separately to the associated buildings (on the basis that Rule 48.7(1)(c) refers only to 'buildings' and not to the 'use' or 'associated use' which is arguably provided for under either Rule 48.2 or 48.7), it is assumed that the various activities involved would be bundled and assessed 'in the round' under the more restrictive activity status, which in the case of both Options is as a **Discretionary Activity**. Views around whether or not Rules 45.5 or 48.7(1)(a) fall away under this approach in any case.

4.2 Assessment Matters

It is stated in Rule 48.7 that while the Council's discretion is unrestricted, regard will be given to the assessment criteria in Chapter 49. The Assessment Criteria in Chapters 49.2 and 49.3 pertaining to 'General Matters' and 'All Land Uses' are applicable to both proposal Options and provide a helpful framework to assess the effects of the activities with respect to coming to views around which option may progress through the resource consent process with least resistance.

A high-level analysis of the assessment criteria in this regard is provided in the Table below. Text highlighted red implies a greater risk in respect to the Option and assessment criteria concerned. While many of the assessment matters are uninfluenced by the actual location of the facility within the Park, such as the volume of traffic, Option 1 is considered to have the potential to give rise to greater noise and visual amenity effects owing to its location being closer to residential properties compared Option 3. However, it is noted that Option 1 may have the ability to avoid the removal of contaminated soil/rubble and the subsequent disposal of this elsewhere, thus reducing the environmental footprint of the project, avoiding the use of landfill capacity and reducing cost.



Assessment Matters	Option 1		Option 3
	Aquatic Facility	Courts	
General			
<p>Any unusual circumstances including, but not limited to, those listed below:</p> <p>Inherent site considerations: including unusual size, shape, topography, substratum, vegetation or flood susceptibility;</p> <p>Particular site development characteristics: including the location of existing buildings or their internal layout, achievement of architectural harmony, compliance with engineering or bylaw standards, enhancement of private open space, achievement of a better relationship between the site and the road, building renovation or restoration of demonstrable merit, the design and arrangement to facilitate access for the disabled, or legal impediments;</p> <p>Unusual environmental circumstances: including adverse topography, unusual use or location of buildings on adjacent sites, improved amenity for neighbouring sites, the presence of effective on-site screening.</p>	<p>The proposed location may avoid flow on effects of the removal and subsequent disposal of contaminated soil/rubble elsewhere.</p>	<p>The proposed location may avoid flow on effects of the removal and subsequent disposal of contaminated soil/rubble elsewhere.</p>	<p>The proposed location is likely to require the removal of contaminated soil/rubble and subsequent disposal elsewhere increasing the environmental footprint, utilising landfill capacity and increasing cost.</p>
All land uses			



<p>Whether the land use will contribute to the efficient use and/or development of natural and physical resources within the City and whether any alternative sites, locations or zones have been considered.</p>	<p>The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park. In terms of alternative locations within the Park, its location has been arrived upon in avoiding construction in an area affected by contaminated soil/stability matters, including the flow on effects of removal of contaminated soil/rubble and subsequent disposal elsewhere.</p>	<p>The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park. In terms of alternative locations within the Park, its location has been arrived upon in:</p> <ul style="list-style-type: none"> • avoiding construction in an area affected by contaminated soil/stability matters, including the flow on effects of removal of contaminated soil/rubble and subsequent disposal elsewhere, • retaining a close proximity to existing courts and associated facilities 	<p>The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park and is located in a central location away from nearby residential land uses.</p>
<p>Whether the land use/building provides any positive effects for the neighbourhood and wider community, including the extent to which the land use may enhance the amenity and character of the area.</p>	<p>The proposed facility is expected to have considerable positive effects in relation to the community's social wellbeing and health and safety and can be expected to enhance the amenity and character of Onekawa Park through greater development, use and investment.</p>		



Whether the impact of the scale and intensity of the use is compatible with the surrounding landuses.	The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park, and in general, the scale and intensity of the use, in the context of this specific receiving environment, can be considered to fall within reasonable amenity expectations – subject to confirmation of noise effects and further assessment of visual outlook effects on residential properties along Gallipoli Road in relation to the height and bulk of the building.	The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park, and in general, the scale and intensity of the use, in the context of this specific receiving environment, can be considered to fall within reasonable amenity expectations – subject to confirmation of light spill levels. Hours of operation would also need to be considered to avoid general nuisance effects.	The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park thus in the context of this specific receiving environment and its central location in the Park, the scale and intensity of the use can be considered to fall within reasonable amenity expectations
Whether there are any effects of a low probability, but high potential impact	The potential impact of effects is greater owing to the location of the proposed activities being closer to residential properties compared Option 3.		No greater effects are expected from this location compared other locations in the Park.
Whether the land use is consistent with the status of any land under the Reserves Act and / or the Reserves Management Plan.	The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park		The proposed use is consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park
Whether the establishment and operation of the land use would adversely affect the efficient use and/or development of natural and physical resources of any other zone or result in significant social or economic impacts.	The proposed uses are consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park and regardless of location within the Park are not expected to adversely affect the efficient use and/or development of natural and physical resources of any other zone or result in significant social or economic impacts		



Whether the land use's hours of operation would adversely affect the amenity, health and wellbeing of surrounding land uses and residents.	The proposed hours of operation reflect daytime and early evening hours and in the context of this specific receiving environment are not expected to give to any issues in relation to reasonable amenity expectations	Hours of operation need to be confirmed but on the basis of the same activities occurring elsewhere in the Park along boundaries adjoining residential land uses issues in relation to hours of operation are considered unlikely.	The proposed hours of operation reflect daytime and early evening hours and in the context of this specific receiving environment are not expected to give to any issues in relation to reasonable amenity expectations
Whether the volume of traffic attracted to the site is likely to cause an effect on the neighbouring people and environment, including the road network and traffic safety and efficiency	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether the proposed land use will restrict access to or reasonable use and enjoyment of the inner harbour area, the Estuary, Foreshore Reserve, Marine Parade Recreation area, or the River Conservation zone	N/A	N/A	N/A
Whether the proposed land use will have an adverse effect on any cultural values or heritage values of the area.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether the proposed land use will have a significant adverse effect on the visual amenity, landscape value or conservation values of the zone.	The potential for effects on visual amenity is greater owing to the location of the facility being closer to residential properties compared Option 3.	The court facilities are not visually obtrusive.	The site is not considered to have any specific landscape value or conservation values. In terms of visual amenity, the facility would be located in a central location with good separation from residential properties so as to avoid dominating visual outlook values.



Whether the design of buildings, structures, and vehicle parking areas, maintains the scale and amenity of the area.	The potential for effects in this regard is greater owing to the location of the facility being closer to residential properties compared Option 3.	Hours of operation need to be confirmed but on the basis of the same activities occurring elsewhere in the Park along boundaries adjoining residential land uses no greater amenity effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether parking, storage areas and buildings are adequately screened from adjoining sites or public places and roads by fencing and/or landscaping.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether the landscaping is compatible with the landscape character of the surrounding environment.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether buildings and structures including parking and storage areas are sited in a way or adequately screened that minimises any adverse effects on the visual and aural amenity of adjoining land uses, public places and roads.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.
Whether the land use will avoid on-road congestion, including vehicle parking, as a result of the ingress and egress of vehicles to and from the site.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.	No greater effects are expected from this location compared other locations in the Park.



<p>Whether adequate sight distances are available for vehicular and pedestrian access.</p> <p>The Council will pay particular attention to the adequacy of accessways and their relationship with existing intersections, land constraints and adjacent land uses. The Council may require adverse effects to be avoided, remedied or mitigated by controlling access to the road or site, by redesign of the access or roadway, or by traffic signals and the like. Sites adjacent to local roads may be unsuitable for some land uses.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>
<p>Whether noise arising from the land use, including the congregation of people and movement and parking of vehicles, will have an adverse effect on the amenity of the area.</p> <p>The Council may require noise mitigation measures to be undertaken to protect the aural amenity of the area.</p>	<p>The potential for noise effects is greater owing to the location of the facility being closer to residential properties along Gallipoli Road compared Option 3.</p>	<p>Noise arising from sporting events is exempt under Rule 57.9(1)(b) – any such effects are therefore provided for under the Plan.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>
<p>Whether the land use can avoid, remedy or mitigate any adverse effects that it may have on infrastructural services.</p> <p>Where the existing infrastructure cannot sustain new development, the proposal must provide a satisfactory alternative or level of mitigation. This may be in the form of financial contributions.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>
<p>Whether the proposed land use will have an adverse effect on the safety, efficiency and operations of the Hawke's Bay Airport.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>	<p>No greater effects are expected from this location compared other locations in the Park.</p>



<p>Whether the proposed land use will have an adverse cumulative effect on the surrounding area.</p> <p>In assessing the appropriateness of allowing a land use to be located in an area or an increase in the scale and intensity of a land use, consideration will be given to the presence of land uses already located in an area and on the site, and their effect on the surrounding environment. Of particular concern is the cumulative effect of locating a land use on a site adjacent to or already accommodating land uses that may generate adverse effects.</p>	<p>The potential for cumulative effects is greater owing to the location of the facility being closer to residential properties along Gallipoli Road compared Option 3.</p>			<p>No greater effects are expected from this location compared other locations in the Park.</p>
<p>Whether the proposed land use will exacerbate any existing hazard control works in the zone.</p>	<p>The proposed location may avoid flow on effects of the removal and subsequent disposal of contaminated soil/rubble elsewhere.</p>	<p>The proposed location may avoid flow on effects of the removal and subsequent disposal of contaminated soil/rubble elsewhere.</p>	<p>The proposed location is likely to require the removal of contaminated soil/rubble and subsequent disposal elsewhere increasing the environmental footprint, utilising landfill capacity and increasing cost.</p>	



4.3 Notification

There is no presumption in the RMA itself as to whether or not an application will be notified and a consent authority has discretion in determining whether or not notification is necessary. This assessment is primarily governed by Section 95A and Section 95B of the RMA.

The following considers whether one of the two options is more likely to be notified than the other. It does not purport to be a formal notification assessment or opinion. Indeed, this assessment can only be made by the Consent Authority upon receipt of a formal application.

4.3.1 Section 95A Assessment – Wider Environmental Effects

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

Public notification under Step (1) is required:

1. if public notification has been requested by the applicant,
2. further information requested under Section 92 is not provided,
3. the application is made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

None of these circumstances are anticipated to apply.

Step (2) sets out the circumstances where notification is precluded. These include:

1. the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification,
2. the application is for a resource consent for 1 or more of the following, but no other, activities:
 - a. a controlled activity,
 - b. a boundary activity.

None of these circumstances are anticipated to apply.

Step 3 is effectively the opposite of Step 2 and sets the circumstances where notification is required. These include:

1. the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification,
2. the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.



While (1) is not anticipated to apply, an assessment of whether the activity will have or is likely to have adverse effects on the environment that are more than minor would be required.

Here Section 95D(a) states effects must be disregarded on persons who own or occupy land upon which the activity will occur or land adjacent to that land. The land presumed to be disregarded in accordance with Section 95D(a) is shown in **Figure 6** below.

Figure 6:



The specific location of the facility within the Park is not expected to affect the Section 95A assessment i.e. the need for public notification or otherwise.

Lastly, Step 4 relates to special circumstances. The purpose of considering special circumstances is to look at matters that are beyond the Plan itself, or outside the common run of things. Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique.

Special circumstances must also be more than where a council has had an indication that people want to make submissions and must be more than just the fact that a large or



interesting activity is proposed. The fact that some parties may have concerns about a proposal, or a relevant topic; does not in itself give rise to special circumstances.

The location of the facility within the Park is not expected to affect the assessment as to whether there would be any special circumstances relevant to the project as a whole.

4.3.2 Section 95B Assessment – Effects on the Local Environment and Particular Parties

While public notification may prove to be unnecessary, any effects of a proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

Step 1 requires the Consent Authority to determine whether:

1. there are any affected protected customary rights groups; or
2. affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity);
3. the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

The location of the facility within the Park is not expected to affect this assessment.

Step 2 sets out the circumstances where notification is precluded. These include:

1. the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
2. the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

None of these circumstances are anticipated to apply.

Step 3 essentially requires the Consent Authority to determine whether a person is an affected person in accordance with section 95E, which generally involves returning to the parties disregarded under Section 95A – which for the purpose of this analysis are assumed to be those shown in **Figure 6** above. To be found affected under Step 3, the activity's adverse effects on the person must be considered minor or more than minor (but are not less than minor). Relevantly, Section 95E(2)(a) states the consent authority may disregard an adverse effect of the activity on the person if a rule permits an activity with that effect – such as the exemption of noise arising from sporting events in relation to the effects of the courts under Option 1.



Putting common matters such as traffic effects to one side i.e. these would be largely the same regardless of the Option selected, it is considered that Option 1 has a higher risk of limited notification than Option 3 – certainly to a higher number of parties.

This is largely due to the scale of the infringements associated with height and floor space, noting that the scale of effects would reduce with distance from residential boundaries. Noise effects are also likely to be greater where the facility is closer to residential boundaries (and are yet to be confirmed).

We also note that while the establishment of the courts as part of Option 1 may in itself be a Permitted Activity, the Consent Authority may bundle the actual or potential effects of this with the actual or potential effects rising from the aquatic centre in its Section 95B assessment.

In this regard we note that Section 95E(2)(a) only states the consent authority 'may' disregard an adverse effect of the activity on the person if a rule permits an activity with that effect, meaning it is not obliged to i.e. although subject to further debate/challenge, the exemption around noise arising from sporting events under Rule 57.9(1) could be put to one side for the purpose of the Section 95B assessment.

Lastly, Step 4 relates to special circumstances. The location of the facility within the Park is not expected to affect the assessment as to whether there would be any special circumstances.

4.3.3 Summary

In summary:

1. The specific location of the facility within the Park is not in itself expected to be a determinative matter in assessing the need for public notification,
2. Option 1 is considered to have a higher risk of limited notification to a greater number of persons than Option 3.

5. KEY POINTS, DISCUSSION AND RECOMMENDATIONS

Key points include:

1. Option 1 is the preferred site location from a geotechnical and soil contamination perspective,
2. Both Options 1 and 3 would essentially involve the concept proposed for the former Prebensen Drive site, with the external facilities reconfigured to suit the characteristics of the Onekawa site,
3. The site is a HAIL site in terms of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health with historic landfills identified across the Park,
4. Ground conditions comprise variable fill overlying soft silts and loose sands,



5. The land use activities associated with both Options 1 and 3 are consistent with the activities encouraged in the Reserve Management Plan for Onekawa Park,
6. Option 1 is unlikely to comply with conditions relating to building height, floor space, noise limits and earthworks,
7. Option 3 is anticipated to be able to comply with District Plan noise limits but is unlikely to comply with conditions relating to building height, floor space, and earthworks,
8. Both Options are likely to be assessed as a Discretionary Activity,
9. Option 1 is considered to have the potential to give rise to greater noise and visual amenity effects owing to its location being closer to residential properties compared Option 3 – but may have the ability to avoid the removal of contaminated soil/rubble and the subsequent disposal of this elsewhere, thus reducing the environmental footprint of the project, avoiding the use of landfill capacity and reducing cost,
10. Tonkin and Taylor have advised that material removed from the site under Option 3 would likely require disposal to a Class A Landfill and that further testing/monitoring may be required with regard to soil contamination,
11. The specific location of the facility within the Park is not in itself expected to be determinative matter in assessing the need for public notification,
12. Option 1 is considered to have a higher risk of limited notification to a higher number of parties than Option 3

A high-level analysis of the assessment criteria would indicate a preference toward the Option 3 location. This would not necessarily be the case however if it was determined that Option 1 could comply with District Plan noise limits and that visual amenity effects were less than minor.

If this was not the case however, and limited notification was therefore required, Option 1 may still be able to be considered favorably under the substantive Section 104 assessment when factoring in/weighing the geotechnical/soil contamination matters/costs associated with alternative options. Indeed, while Option 1 may be notified (in some form), this does not mean it cannot go on to be considered favorably and granted consent.

Based on our initial assessment, we would not recommend discounting Option 1.

It is therefore recommended:

1. An Acoustic Assessment be undertaken to confirm compliance with District Plan noise limits or otherwise.
2. A preliminary Visual Impact Assessment be undertaken to assist in quantifying effects on visual amenity – noting Option 1 is still characterized by a significant setback from the nearest residential boundary.
3. That a Traffic Assessment be undertaken to inform the need for/nature of any intersection/roading upgrades.



4. That the implications and costs associated with the removal of material under Option 3 be defined to better inform an assessment between the two alternatives.

This work would also support the basis for any future resource consent application.

A Consenting Strategy should then be prepared for the selected option. This is anticipated to focus on:

1. Key issues
2. Consenting requirements
3. Information requirements
4. Consultation / engagement

A Consenting Strategy can:

1. Identify issues,
2. Provide opportunity for strategic/critical thought around consenting issues/pathways,
3. Increase the knowledge and understanding of other experts contributing to the consenting process,
4. Identify key information to address issues / respond to Planner matters.

It is also recommended that a Certificate of Compliance be obtained for the establishment of Courts as planned under Option 1 so as to confirm the Permitted status of this aspect of the proposal. This will assist in putting the effects of this aspect of Option 1 to one side in the assessment of any future resource consent for Option 1. Alternatively, if resource consent is required for the Courts, this could be obtained separately to achieve the same outcome. This application should be made well ahead of any application for the Option 1 location.

6. CONCLUSION

Napier City Council is in the early stages of considering the construction of a new, purpose-built aquatic centre at Onekawa Park. Four location options within the Park have been identified.

As an initial exercise, Tonkin and Taylor was engaged to assess each location option from a geotechnical/soil contamination perspective. Option 1 was identified as the preferred site location with Options 2 and 3 following.

Stradegy has been engaged to provide views on planning matters pertaining to Options 1 and 3 and specifically, which may be able to progress through the resource consent process with less resistance - such that these views can be considered by Council alongside other matters in determining the preferred option.



In considering the preliminary details of each option in regard to the applicable conditions and assessment criteria of the District Plan, it is considered that of the two options, Option 3 would progress through the planning process with less resistance.

That said, we would not recommend discounting Option 1, as while it may be confronted with slightly greater challenges, this does not mean it cannot go on to be considered favorably and granted consent. Recommendations have been made to assist the Council in deciding on the preferred Option.

Appendix 1

Onekawa Park Reserve Management Plan



Appendix 2

Preliminary District Plan Compliance Analysis



7.6 ONEKAWA PARK

Suburb : Onekawa

LOCATION	:	48, 50 Flanders Avenue
PROPERTY No.	:	1365
TOTAL AREA OF RESERVE	:	8.5766 ha

Introduction

This area was set aside in 1946 when the first part of Onekawa was planned for residential sites. Parts of the park were used for a dump whilst the remainder was leased for grazing purposes.

The legacy from the dumping areas is all too evident in the form of broken glass, bricks and stones and other rubbish in the surface soil.

Onekawa Park was chosen as the site for the Olympic Pool and this swimming complex was completed and opened in December 1964.

Later, 12 all weather tennis courts were constructed next to the pool and these were opened for play in December 1966. The courts were extensively renovated in 1990.

The courts are also used in winter for netball.

In 1974 the indoor heated pool was opened.

Exhibition courts for netball and tennis were constructed in 1983.

The Present Use

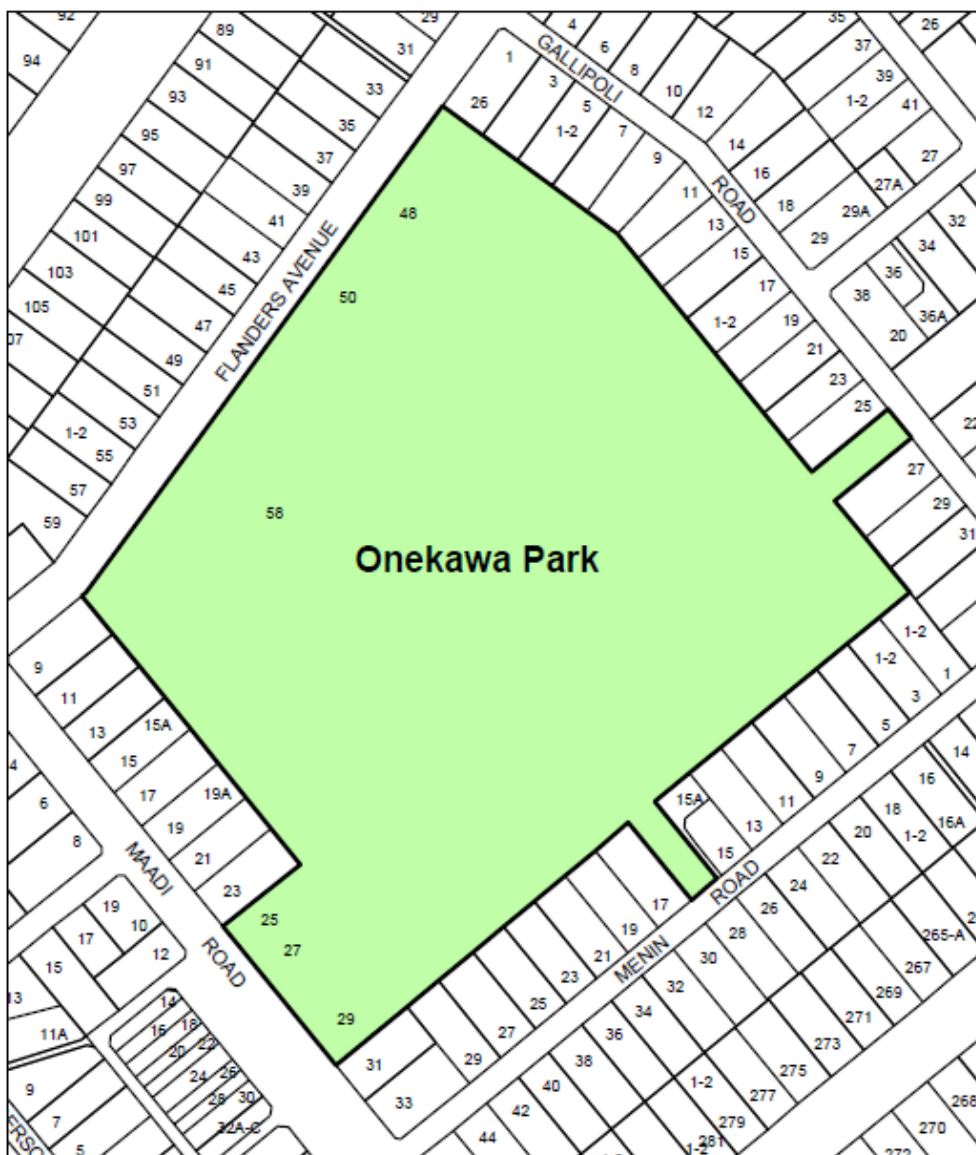
The predominant uses are swimming all year round, tennis in summer and netball in winter. The park is also used as a neighbourhood reserve and children's play area. A kindergarten occupies part of the reserve.

Objective

To manage the Park as a principal sportsground and a restricted sportsground subject to the objectives of the overall Management Plan for sportsgrounds and as a neighbourhood reserve, subject to the objectives of the overall management plans for neighbourhood reserves and the general objectives for all Reserves.

Policies

The policies of the overall management plan for sportsgrounds and neighbourhood parks and the general policies for all Reserves shall apply. It shall also be the Council's policy to encourage general public use of the swimming pools but permit exclusive use by swimming clubs and other organisations during specified hours.



Buildings on Reserve:	Kindergarten Olympic Pool and Buildings Pavilion Water Pump Station Power Relay Station Waterslide Structures
Legal Description:	Lot 6, DP 10462.
CT:	A1/536
Owned By:	Napier City Council
Area:	8.5766 ha
Legality:	A1/536 Fee simple TFR 168300, Gazette 1983, p.4071.
Encumbrances:	A1/536 DOC 113774 Building line restriction DOC 429031.1. Gazette Notice Classifying as reserve subject to Reserves Act 1977.
Leases:	Netball and Tennis Association
Application:	This management plan shall apply to all the land in the legal description given above. The kindergarten and the pumping station are permitted uses but any addition or alteration thereto shall comply with this management plan.
Development Proposals:	Nil

Chapter 48 – Sports Park Zone

Condition		Option 3	Option 1	
			Aquatic Centre	Courts
48.9	Yards 1. The following yard conditions shall apply to all land uses: a) Any part of a building (including eaves and guttering) must not be erected closer than 6 metres to any site boundary. b) Any building, fence, permanently fixed structure or part thereof must not be erected closer than 6 metres from the top of the bank of any watercourse or open drain.	Complies Complies	Complies Complies	Complies Complies
48.10	Height 1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures: a) Any part of a building or structure must not exceed 10 metres in height, except that: b) Any part of a building, structure or tree must not exceed the Airport Height Control Designation in Appendix 7. c) Where there is conflict between any of the height control lines or limits above, the lowest height must prevail. d) Where the Airport Height Control Designation prevails in accordance with Rule 48.10.1(c): i) Any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans do not exceed the Airport Height Control Designation in Appendix 7. ii) Prior to a person requesting a Certificate of Compliance, a registered surveyor's certificate must be supplied, verifying compliance with	Non-compliance Complies Complies N/A	Non-compliance Complies Complies N/A	Complies Complies Complies N/A

[illegible]

	<p>a) The maximum floorspace of buildings on a site must not exceed 500m2 gross floor area except where:</p> <p>b) In Park Island the combined maximum floorspace of buildings within each Sports Hub, as identified on the Park Island Master Plan, must not exceed 4,000 m2 gross floor area, provided that:</p> <p>i) no one building shall exceed 2,000 m2 gross floor area,</p> <p>ii) buildings exceeding 500 m2 gross floor area shall be located no less than 30m apart.</p>	<p>Non-compliance</p> <p>N/A</p>	<p>Non-compliance</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p>										
48.13	<p>Noise</p> <p>1. The following noise conditions shall apply to all land uses, other than those exempted in Rule 57.9:</p> <p>a) All land uses within the zone must be conducted so as not to exceed the following limits at point within a residential zone:</p> <table> <tr> <td>Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>0700 to 1900 hours</td> <td>55 dB LAeq (15 min)</td> </tr> <tr> <td>1900 to 2200 hours</td> <td>50 dB LAeq (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>45 dB LAeq (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>75 dB LAfmax</td> </tr> </table> <p>b) All land uses must comply in all respects with the relevant conditions in Chapter 57 (Noise) of this Plan.</p>	Control Hours	Noise Level	0700 to 1900 hours	55 dB LAeq (15 min)	1900 to 2200 hours	50 dB LAeq (15 min)	2200 to 0700 hours the following day	45 dB LAeq (15 min)	2200 to 0700 hours the following day	75 dB LAfmax	<p>Complies – assumed (based on the Marshall Day report for the Prebensen Drive site and that the noise generating activities will be greater than 60-70m from residential boundaries – subject to confirmation by an acoustic consultant)</p>	<p>Non-compliance – assumed (based on the Marshall Day report for the Prebensen Drive site and that the noise generating activities will be within 60-70m of residential boundaries – subject to confirmation by an acoustic consultant)</p>	<p>N/A – exemption under Rule 57.9(1)(b) is interpreted to apply The noise conditions and vibration conditions in any part of the Plan, unless specifically stated, will not apply to residential and recreational activities of a normal recreational nature, such as sporting events and playground activities, (including the use of outdoor school grounds between the hours of sunrise and sunset) that do not involve motorised activities, gunfire or amplified music and are therefore considered permitted activities – use of the courts is considered to fall within the meaning of 'sporting event' which is referred to as 'of a normal recreational nature' –</p>
Control Hours	Noise Level													
0700 to 1900 hours	55 dB LAeq (15 min)													
1900 to 2200 hours	50 dB LAeq (15 min)													
2200 to 0700 hours the following day	45 dB LAeq (15 min)													
2200 to 0700 hours the following day	75 dB LAfmax													

[illegible]

	Rules 48.10 (Height) and 48.11 (Height in Relation to Boundary) where 'site boundary' shall be substituted with 'zone boundary' for the purposes of this Rule.			
48.17	<p>Aerials, Lines and Support Structures & Trees</p> <p>1. The following conditions shall apply to all aerials, lines and support structures other than for the purposes of a network utility operation:</p> <ul style="list-style-type: none"> a) Aerials, lines or support structures must not exceed 12 metres in height. b) Aerials, lines or support structures, and trees must not exceed the Airport Height Control Designation in Appendix 7. c) Where there is conflict between any of the height control lines or limits, the lowest height must prevail. d) Where the Airport Height Control Designation prevails in accordance with Rule 48.18.1 (c): <ul style="list-style-type: none"> i. Any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans do not exceed the Airport Height Control Designation in Appendix 7. ii. Prior to a person requesting a Certificate of Compliance, a registered surveyor's certificate must be supplied, verifying compliance with the Airport Height Control Designation in Appendix 7. e) Dish antenna must not exceed 1.2 metres in diameter. f) Where an aerial, line or support structure exceeds 7 metres in height above the point of its attachment or base support, it must also comply with the following conditions: <ul style="list-style-type: none"> i. The distance from the centre to the furthest element tip must not 	N/A	N/A	N/A

	<p>exceed 7.5 metres in a horizontal direction.</p> <p>ii. There must be no more than one such structure on the site.</p> <p>g) The aerial, line and/or support structure must comply with the conditions relating to yards and height in relation to boundary specified elsewhere in the Sports Park Zone condition table.</p>			
48.18	Earthworks 1. The relevant provisions of Chapter 52A (Earthworks) of this Plan must be complied with.	Non-compliance - Refer Table below	Non-compliance - Refer Table below	
48.19	Heritage 1. The relevant provisions of Chapter 56 (Heritage) of this Plan must be complied with.	N/A		
48.20	Signs 1. The relevant provisions of Chapter 58 (Signs) of this Plan must be complied with.	N/A at this point in time		
48.21	Trees 1. The relevant provisions of Chapter 60 (Trees) of this Plan must be complied with.	N/A		
48.22	Transport 1. The relevant provisions of Chapter 61 (Transport) of this Plan must be complied with.	Complies - Refer Table below	Complies - Refer Table below	
48.23	Natural Hazards 1. The relevant provisions of Chapter 62 (Natural Hazards) of this Plan must be complied with.	N/A		
48.24	Hazardous Substances 1. The relevant provisions of Chapter 63 (Hazardous Substances) of this Plan must be complied with.	Expected to be provided for as a Permitted Activity under Ruler 63.9A		
48.25	Activities on the Surface of Water 1. The relevant provisions of Chapter 62A (Activities on the Surface of Water) of this Plan must be complied with.	N/A		
48.26	Contaminated Sites 1. The relevant provisions of Chapter 64 (Contaminated Sites) of this Plan must be complied with.	No Rules specified		

48.27	Financial Contributions 1. The relevant provisions of Chapter 65 (Financial Contributions) of this Plan must be complied with.	Complies – financial contributions are anticipated to be required in accordance with Chapter 65 following the assessment of credits
48.28	Code of Practice for Subdivision and Land Development 1. The relevant provisions of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) must be complied with.	Complies – compliance with the Code is anticipated and will be considered in full at Building Consent stage

Chapter 57 – Noise

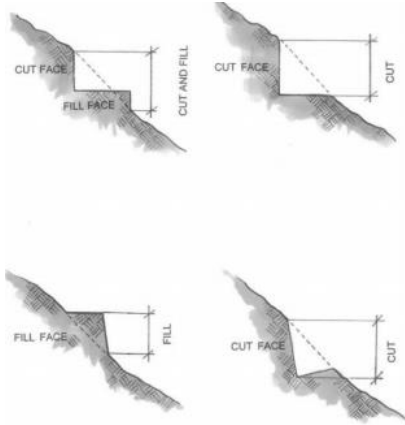
Condition		Option1	Option 2
57.13	Measurement and Assessment of Noise Unless stated by a rule or standard elsewhere in this Plan, noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008 Acoustics - Environmental Noise.	Noted	Noted
57.14	Construction Noise The following construction noise conditions shall apply to all land uses: a) Any noise arising from construction, maintenance and demolition work in any zone: 1. Must comply with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise. b) Construction noise must be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise.	Complies - noise arising from construction work will be managed to comply with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise Complies - construction noise will be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise	Complies - noise arising from construction work will be managed to comply with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise Complies - construction noise will be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics: Construction Noise
57.15	Helicopter Landing Areas	N/A	N/A
57.16	Watercraft Noise	N/A	N/A

Condition		Option1	Option 2
57.17	Audible Bird Scaring Devices	N/A	N/A
57.18	Frost Protection Fans	N/A	N/A
57.19	Noise from New or Altered Roads	N/A	N/A

Chapter 52A - Earthworks

Condition				Option 1	Option 2
52A.12	Extent of Earthworks			Non-compliance – site area is 8.4ha allowing 8,400m ³ cut and 4,200m ³ of fill. Anticipated cut and fill volume exceed both limits	Non-compliance – site area is 8.4ha allowing 8,400m ³ cut and 4,200m ³ of fill. Anticipated cut and fill volume exceed both limits
	Zone	Volume	Criteria (for any 12 month period)		
	Main Rural, Airport	100m ³	Per hectare of site		
	Rural Residential	100m ³	Per hectare of site		
	Mission Special Character Zone – Productive Rural, Lifestyle and Visitor, and Rural Residential Precincts	100m ³	Per hectare of site		
	All Residential Zones, Rural Settlement Zone, Jervoisstown Zone, Lifestyle Character Zone and Mission Special Character Zone – Residential Precinct	50m ³	Per Site		
	All Commercial Zones and Rural Commercial Zone	50m ³	Per site		
	Open Space Zones	1000m ³	Per hectare of site		
	Industrial zones	50m ³	Per Site		
	Mixed Use Zone	50m ³	Per site		
	Rural Conservation and Tertiary Education Zone	100m ³	Per Site		

Condition		Option 1	Option 2
	<p>For the purpose of assessing the total volume of earthworks allowed as a permitted activity for sites in the above zones, the volume shall be calculated by multiplying the volume threshold (listed in the above table) by the total area of the subject site in hectares, over any 12 month period.</p> <p>For the importation of fill or removal of cut to or from an offsite location, the volumes of earthworks specified in the above table shall be reduced by 50% in determining the volume permitted in any 12 month period.</p> <p>Advice Note: Earthworks undertaken as a permitted activity in accordance with the Resource Management Regulations 2011 (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) will not be required to comply with the volume restrictions in Rule 52A.12 Extent of Earthworks but will be required to comply with rules Rules 52A.13, 52A.14, 52A.15, 52A.16, 52A.17, 52A.18, 52A.19; any failure to comply with these rules will trigger the need to obtain resource consent under Rule 52A.9 Land Uses Not Complying with Conditions.</p>		
52A.13	<p>Vegetation</p> <p>1. Where vegetation clearance occurs, disturbed areas shall be re-pastured or re-vegetated as soon as practicable within 18 months of the activity ceasing</p>	Complies	Complies
52A.14	<p>Slope</p> <p>1. Earthworks shall not be undertaken on land with a slope of greater than 22° above horizontal.</p>	Complies	Complies
52A.15	<p>Excavation</p> <p>1. No earthworks shall have a cut/fill face of overall vertical extent of greater than:</p>	Complies – cuts to form the pool chambers will be less than 2.5m deep	Complies – cuts to form the pool chambers will be less than 2.5m deep

Condition	Option 1	Option 2
<p>a) 2.5 metres in all Zones.</p> <p>Vertical Extent Measurement</p>  <p>Cut/Fill Face: means the sloping or vertical exposed face resulting from earthworks (filling and/or excavation).</p> <p>2. No excavations shall be of greater than 1 metre vertical extent of cut/fill face, where the top of the excavation is within 10 metres of buildings or surcharge loads.</p> <p>In respect of Rule 52A.15 1 and 2 a Statement of Professional Opinion shall be required to certify:</p> <ul style="list-style-type: none"> a) Suitability of land for development b) Earthworks compliance <p>Refer to Appendix A6 and A7 of the Code of Practice for Subdivision and Land Development (Volume 2 of the District Plan) for the relevant forms.</p>	<p>Complies</p>	<p>Complies</p>

Condition		Option 1	Option 2
52A.16	Location of Fill Any fill less than: (a) 100m ³ volume, and/or (b) 0.5 meters total depth Shall only be permitted if a site plan is provided to Napier City Council showing the location and extent of the fill.	N/A	N/A
52A.17	Sediment Control Sediment runoff into a council reticulated network shall not cause any conspicuous change in colour or visual clarity of water after reasonable mixing. NOTE: All other discharges across a property boundary will be dealt with under the Hawkes Bay Regional Plan.	Complies	Complies
52A.18	Flood Protection Works 1. No extraction or deposition is to occur within 50 metres of any flood protection or river control structure (excluding activities in relation to Rule 52A.7). 2. No significant change is to occur to existing flood overflow paths.	Complies Complies	Complies Complies
52A.19	Noise 1. Activities shall comply with the provisions of Chapter 57 (Noise) of the District Plan.	Complies - refer above	Complies - refer above
52A.20	Archaeological Sites NOTE: Archaeological sites are notated on the Planning Maps and listed in Appendix 13B of the Operative District Plan. These have been sourced from the New Zealand Archaeological Association Site Recording Scheme (as at 9 December 2013). Heritage New Zealand can provide guidance on any consenting requirements under the Heritage New Zealand Pouhere Taonga Act 2014.	Noted	Noted

Chapter 61 – Transport

Condition			Analysis
61.13	General 1. Subject to Section 10 of the Act, where a building is constructed, substantially reconstructed, altered or added to, or where there is a change in the use of any land or building which has a different requirement for carparking or loading spaces under this Rule Table, provision in accordance with this Condition Table shall be made for the following: a) The parking of vehicles b) The loading and unloading of goods where the site is used for the manufacture, servicing, storage, sale or hire of goods or materials. c) Physical and legal vehicular access from a formed legal road. d) The parking of bicycles e) The provision of bicycle end of journey facilities		
61.14A	Vehicle Parking Spaces 1. The following minimum on-site vehicle parking space conditions, unless stated by a rule elsewhere in this Plan shall be complied with: 1) <u>Residential Activities</u>	Anticipated to comply	Anticipated to comply

Condition			Analysis							
<table><tr><td>Dwelling unit, including an apartment, flat, supplementary unit.</td><td>1 vehicle parking space per unit, plus one additional vehicle parking space clear of the road between the entrance to any notional garage, garage, or carport and the road frontage.</td></tr><tr><td>Residential care facility (excludes hospitals).</td><td>0.35 parks per bed.</td></tr><tr><td>Home occupation.</td><td>Provided in accordance with zone requirements.</td></tr><tr><td>Residential Activities within Commercial Zones</td><td>1 vehicle parking space per dwelling unit (refer to zone rules).</td></tr></table>	Dwelling unit, including an apartment, flat, supplementary unit.	1 vehicle parking space per unit, plus one additional vehicle parking space clear of the road between the entrance to any notional garage, garage, or carport and the road frontage.	Residential care facility (excludes hospitals).	0.35 parks per bed.	Home occupation.	Provided in accordance with zone requirements.	Residential Activities within Commercial Zones	1 vehicle parking space per dwelling unit (refer to zone rules).		
	Dwelling unit, including an apartment, flat, supplementary unit.	1 vehicle parking space per unit, plus one additional vehicle parking space clear of the road between the entrance to any notional garage, garage, or carport and the road frontage.								
	Residential care facility (excludes hospitals).	0.35 parks per bed.								
	Home occupation.	Provided in accordance with zone requirements.								
Residential Activities within Commercial Zones	1 vehicle parking space per dwelling unit (refer to zone rules).									
2) <u>Travellers' Accommodation</u>										
<table><tr><td>Backpackers.</td><td>0.5 parks per accommodation room.</td></tr><tr><td>Camping Grounds and Caravan Parks</td><td>1 space per bedroom or unit, plus 1 space per 2 staff.</td></tr><tr><td>Homestay.</td><td>0.5 parks per guest bedroom.</td></tr><tr><td>Hotels, Motels.</td><td>1 park per unit / accommodation room, plus 1 manager's park. Refer to Rule 61.14.1(d) below for additional hospitality activity ratios.</td></tr></table>	Backpackers.	0.5 parks per accommodation room.	Camping Grounds and Caravan Parks	1 space per bedroom or unit, plus 1 space per 2 staff.	Homestay.	0.5 parks per guest bedroom.	Hotels, Motels.	1 park per unit / accommodation room, plus 1 manager's park. Refer to Rule 61.14.1(d) below for additional hospitality activity ratios.		
Backpackers.	0.5 parks per accommodation room.									
Camping Grounds and Caravan Parks	1 space per bedroom or unit, plus 1 space per 2 staff.									
Homestay.	0.5 parks per guest bedroom.									
Hotels, Motels.	1 park per unit / accommodation room, plus 1 manager's park. Refer to Rule 61.14.1(d) below for additional hospitality activity ratios.									
3) <u>Healthcare Services</u>										

Condition			Analysis
	Retirement Complexes		
	(a) Self contained units	1 space per self-contained unit.	
	(b) Apartments	0.5 parks per apartment.	
	(c) Hospitals	1 space per FTE staff member plus 1 space per 4 beds.	
	Health care centre, including Veterinary Centres, Hospitals and Hospices in Residential Zones.	3 spaces per practitioner and 1 per full time equivalent staff member.	
	Health care centre, including Veterinary Centres, Hospitals and Hospices in Commercial Zones.	1 space per 50m ² gross floor area.	
	Emergency Service Facilities.	1 space per 50m ² gross floor area.	
	4) <u>Hospitality Activities</u>		
	Fast food restaurant incorporating a sit down restaurant.	1 park per 8 m ² gross public floor area.	
	Cafe, restaurant, bar, tavern, premises used for the sale of liquor but excluding bottle stores.	1 park per 10 m ² gross public floor area.	
NOTE: Gross public floor area includes the restaurant, bar eating area but does not include service areas such as kitchens and toilets.			
	5) <u>Industrial Land Uses</u>		
	Industrial Activity.	1 park per 100m ² gross floor area.	
	Service station.	1 park per 25m ² gross floor area.	
	Transport Depot.	1 park per 66m ² gross floor area.	
	Warehouse.	1 park per 150m ² gross floor area, plus 1 park per 50m ² office floor area.	
	6) <u>Community and Education Facilities: Recreation Activities</u>		

Condition			Analysis
	Libraries, museums, art galleries.	1 park per 100m ² gross floor area.	
	Halls, gyms, clubrooms, fitness centres.	1 park per 33m ² gross floor area.	
	Education Facilities	1 space per classroom plus 1 space per five classrooms	
	Tertiary institutions.	1 park per 6 equivalent full time students and staff.	
	Sports facilities, playing fields.	<ul style="list-style-type: none"> - bowling alleys, 3 parks per alley. - bowling greens, 30 parks for first green plus 15 parks for each additional green. - swimming pools, 1 park per 10m² water area of pool. - sports field, 15 parks per hectare pitch area. - squash and tennis courts, 3 parks per court. 	
	All other Recreation Activities not covered above, Places of Assembly, including churches and building of religious worship.	1 space per 10 seats the facility is designed to accommodate. Where a building is not intended for seating, 5 spaces per 100m ² gross floor area.	
7) <u>Commercial Activities</u>			

	Bank.	1 park per 33m ² gross floor area.		
	Cinemas, theatres.	1 park per 4.5 seats provided.		
	Day care centre.	1 parking space per full time equivalent staff member. On routes classed as arterials and collector roads in addition to the parking requirement for staff members, 1 drop off space per 5 children that the facility is designed to accommodate is required.		
	Low intensity (slow trade) retail landuses stocking bulkier items (eg: carpet retailers, furniture stores, etc).	1 park per 40m ² gross floor area.		
	Motor Vehicle Showrooms, Car Sales Yard, Motor Vehicle Hire Areas.	1 park per 100m ² gross floor area of indoor showroom and outdoor display areas.		
	Office Accommodation.	1 park per 50m ² gross floor area.		
	Supermarket.	1 park per 20m ² gross floor area, excluding any floor space of interior balconies and mezzanines.		
	Video store.	1 park per 17m ² gross floor area.		
	All other retail activities, shop, shopping mall, arcade, plaza.	<ul style="list-style-type: none"> - less than 10,000m² gross floor area developments, 1 park per 20m² gross floor area. - 10,000 - 20,000m² gross floor area developments, 1 park per 21m² gross floor area. - greater than 20,000m² gross floor area developments, 1 park per 22m² gross floor area. 		
	Retailing within the Large Format Retail Zone Note: This rule applies to all retailing within the zone. Any other activity must meet the relevant standards for that activity under rule 61.14.1.	The number of parking spaces provided for retailing shall not exceed a ratio of 1 space per 40m ² of the gross floor area of the building(s) occupied by the retailing activity.		

Condition		Analysis		
	<div>8) <u>Network Utility Operation</u></div> <div><table><tr><td>Network Utility Operations</td><td>1 parking space per Full Time Equivalent staff member on the site.</td></tr></table></div> <div>NOTE: Additional conditions for vehicle parking are required in some zones' condition tables. Where the assessment of the number of minimum required parking spaces results in a proportion being involved, any proportion under one-half shall be disregarded, and proportions of one-half or more shall be counted as one vehicle parking space.</div> <div><div>2. All off-road parking spaces required by this Plan must be located on the site of the use that they are intended to serve.</div><div>3. No part of any required parking space or manoeuvring area thereto shall be located between a designation for proposed road widening purposes shown in respect of a site on the planning maps and the road.</div><div>4. Any land use that is required by other legislation (particularly the Disabled Persons Community Welfare Act 1974) to provide specific vehicle parking spaces must provide the parking spaces required by that legislation, in addition to the other parking requirements of this Plan.</div></div>	Network Utility Operations	1 parking space per Full Time Equivalent staff member on the site.	
Network Utility Operations	1 parking space per Full Time Equivalent staff member on the site.			
61.14B	<div>Alternative Modes of Transport</div> <div>The following minimum on-site bicycle parking space conditions and end of bicycle journey facilities, unless stated by a rule elsewhere in this Plan shall be complied with:</div>			

Condition			Analysis
	<p>Bicycle Spaces. (applicable where on-site car parking is required)</p> <p>1 bicycle stand per 5 car park spaces.</p> <p>The bicycle stands shall meet the following requirements:</p> <ul style="list-style-type: none"> a) They shall be securely attached to a wall or the ground and shall support the bicycle frame. b) Each cycle stand shall be adequately spaced to allow a cyclist to manoeuvre and attach a bicycle to the stand. c) They shall allow the bicycle to be secured. d) They shall be visible and signposted. 	<p>Complies</p>	<p>Complies</p>
	<p>Bicycle End of Journey Facilities</p> <p>Commercial or Industrial activities having more than 15 full time equivalent staff members shall provide one male and one female shower and changing facilities for staff to encourage the use of alternative transport modes.</p>	<p>Complies – one male and one female shower and changing facilities for staff would be provided</p>	<p>Complies – one male and one female shower and changing facilities for staff would be provided</p>
61.14C	<p>Exemptions from the Above On - Site Parking Requirements</p> <ol style="list-style-type: none"> For sites located in the 100% Parking Exemption Area identified in Appendix 24 of this Plan, an exemption of 100% from the above standards for on-site parking standards shall apply. Where any onsite parking provision is made it shall be provided to the rear of the sites and the general standards above shall apply. For sites located in the 50% Parking Exemption Area identified in Appendix 24 of this Plan, an exemption of 50% from the above onsite standards shall apply. Where any on-site parking provision is made it shall be provided to the rear 	<p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p>

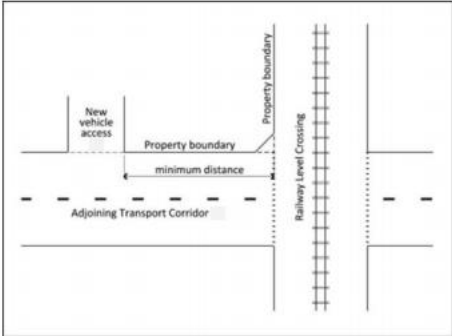
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	Condition		Analysis
	<p>accommodation, manufacturing premises and other similar uses, each loading space:</p> <ul style="list-style-type: none"> • Must have a minimum length of 8.5 metres and a minimum width of 3 metres; and • Must meet the manoeuvring space requirements for the Medium Rigid Design Vehicle as in Appendix 19. <p>c) Every loading space shall be designed so that it is not necessary to reverse vehicles either on to or off the street. The loading space shall not be stacked or located within vehicle manoeuvring areas.</p> <p>d) The provision of a loading space in respect of any site may be made as part of the side and/or rear yard space, but not the front yard space of that site.</p> <p>e) The method of loading shall ensure that the footpath or access to adjacent properties shall remain clear at all times and ensure traffic safety is maintained on the roads.</p> <p>2. The following loading space conditions shall apply to all day care centres.</p> <p>a) A minimum of 1 loading space must be provided on the site of the day care centre in addition to the parking requirements.</p> <p>b) All loading spaces shall be of a useable shape and condition and shall comply with the following:</p> <ul style="list-style-type: none"> • Must have a minimum length of 5.5 metres and a minimum width of 3 metres; and • Must meet the manoeuvring space requirements for the New Zealand 99 percentile tracking curve as in Appendix 17. 	<p>Complies</p> <p>N/A</p> <p>Complies</p> <p>N/A</p>	<p>Complies</p> <p>N/A</p> <p>Complies</p> <p>N/A</p>

Condition			Analysis
	c) No part of any required loading space or manoeuvring area thereto shall be located between a designation for proposed road widening purposes shown in respect of a site on the planning maps and the road.	N/A	N/A
61.16	Residential Activities 1. All residential activities shall comply with the following, unless stated by a rule elsewhere in this Plan: a) Each dwelling unit must provide a notional garage, with vehicular access, with minimum dimensions of 5.5 metres (length) by 3 metres (width). These dimensions are clear interior dimensions for a garage and not an overall exterior dimension." b) An additional vehicle parking space must be provided on site between the entrance to any notional garage, garage or carport and the road frontage, or separately adjacent thereto. This space must have minimum dimensions of 5 metres (length) by 2.5 metres (width). c) All vehicle movement paths must be designed using the New Zealand 99 percentile tracking curve as in Appendix 17. d) Vehicle manoeuvring must be provided on the site as follows: i) On all sites which have direct access to an Arterial Road or State Highway. ii) On all rural sites iii) All manoeuvring areas must be provided and maintained in accordance with Appendices 17 and 18. e) The access drive or aisle from the vehicular entrance to vehicular parking spaces must have a gradient not exceeding 1 in 4.	N/A	N/A

Condition			Analysis
	<p>f) The minimum accessway width must be clear of eaves unless there is a height clearance of 4.2 metres above the driveway.</p> <p>g) The minimum accessway width and manoeuvring provisions, must comply with Chapter 66 (Volume II) C5.7.1 in the Code of Practice for Subdivision and Land Development."</p>		
61.17	<p>Non-Residential Activities All non-residential activities, (including Temporary Activities requiring access from a State Highway), shall comply with the following parking access provisions, unless stated by a rule elsewhere in this Chapter:</p> <p>a) Vehicle parking spaces, loading spaces, vehicle crossings, aisles and manoeuvring spaces must be formed, marked as appropriate, finished with a permanent surface and drained to meet the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).</p> <p>b) All vehicle parking spaces and parking aisles:</p> <p>i) For freight depots, service stations, transport depots, warehouses, bulk stores and other similar uses, must be designed in accordance with the dimensions in Appendix 23 and using the Semi-Trailer Design Vehicle as in Appendix 20.</p> <p>ii) For retail activities, office accommodation, travellers' accommodation, manufacturing premises and other similar uses, must be designed in accordance with the dimensions in Appendix 23 and using the Medium Rigid Design Vehicle as in Appendix 19</p> <p>c) All vehicle movement paths:</p> <p>i) For freight depots, service stations, transport depots, warehouses, bulk stores and other similar uses, must be designed using the Semi-</p>	<p>Complies</p> <p>N/A</p> <p>Complies</p> <p>N/A</p>	<p>Complies</p> <p>N/A</p> <p>Complies</p> <p>N/A</p>

Condition			Analysis
	<p>Trailer Design Vehicle tracking curve as in Appendix 20, and sufficient space must be provided on site so that no reverse manoeuvre by vehicles on to or off the road is necessary</p> <p>ii) For retail activities, office accommodation, travellers' accommodation, manufacturing premises and other similar uses, must be designed using the Medium Rigid Design Vehicle tracking curve as in Appendix 19, and sufficient space must be provided so that no reverse manoeuvre by vehicles on to or off the road is necessary.</p> <p>d) The minimum accessway width in Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) for commercial and industrial units must be clear of buildings and accessory buildings.</p> <p>e) Where any vehicle parking area is formed adjacent to any road or public place, a landscaped area 2 metres wide adjacent to the road or public place must be provided, except for driveways.</p> <p>f) A vehicle occupying any parking space must have ready access to a road at all times without the need to move any vehicle occupying any other parking or loading space.</p> <p>g) The access drive or aisle from the vehicular entrance to vehicle parking spaces must not have a gradient exceeding 1 in 4.</p> <p>h) Where tenancies in a building are split, each separate tenancy must provide vehicle parking in accordance with these conditions.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
61.18	<p>Vehicle Crossings</p> <p>All subdivision, use or development of land shall comply with the following vehicle crossing condition:</p> <p>a) Before the construction of a vehicle crossing, permission must be obtained from the Council</p>	<p>Complies – permission would be obtained from the Council and the vehicle crossing</p>	<p>Complies – permission would be obtained from the Council and the vehicle crossing</p>

	Condition		Analysis
	<p>and all vehicle crossings must be constructed in accordance with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development). Construction details of vehicle crossings may be obtained from the Napier City Council.</p> <p>b) Minimum Distance for a new Vehicle Access from Rail Level Crossings</p> <p>a) Any new vehicle crossings shall be a minimum of 30m from any railway level crossing.</p> 	<p>constructed in accordance with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).</p> <p>N/A</p>	<p>constructed in accordance with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).</p> <p>N/A</p>
61.19	<p>Right Of Ways</p> <p>The following condition shall apply to all land uses where access to a site is provided by a right of way from a road:</p> <p>a) Sufficient manoeuvring space must be provided either wholly within the site or where right-of-ways are shared by 2 or 3 dwelling units, provision must be made for manoeuvring within each section or within the right-of-way, so that no reverse manoeuvring onto or off the road is necessary</p>	N/A	N/A

Condition			Analysis
	<p>b) Where right-of-ways are shared by 4 or more dwelling units, the right-of-way must incorporate a specifically designed turning head.</p> <p>NOTE: Refer to Chapter 66 (Volume II), Part C5.7 for conditions relating to the construction and/or creation of right of ways and other non-public accessways.</p>		
61.20	<p>Offers of Cash in Lieu of Parking</p> <ol style="list-style-type: none"> 1. The provision of vehicle parking may not be possible or desirable for every development. The Council will consider offers of cash in lieu of parking in the following circumstances: <ol style="list-style-type: none"> a) Where the provision of vehicle parking will have a negative impact on a heritage building identified in Chapter 56, or Advocacy Areas identified on the planning maps. b) Where the provision of vehicle parking would alter the traditional streetscape of the area, for example: where there is a continuity of zero lot lines. 2. The amount of contribution must be calculated from land valuation data. 3. Cash contributions collected in lieu of vehicle parking may be used for the following purposes: <ol style="list-style-type: none"> a) Road upgrading, including the provision of precinct parking. b) Purchase of land for vehicle parking purposes. c) Development of land for vehicle parking purposes. 	N/A	N/A

Elemental Costs Estimates for Aquatic Centre Development: Dean & Quane

Prebensen/Tamatea Drive option:

Elemental cost estimate

Project: Prebensen Drive Aquatic Centre Development
Type: Prebensen Drive
Location: Onekawa
Date: 08.02.22
GFA m2
Cost/m2

Item	Element	Quantity	Unit	Element Cost
	New aquatic centre as per RLB estimate Aug 2021	1	est	\$ 51,238,800
	Construction cost increases - Aug 2021 to mid 2024 (commencement of Master Planning)	14.55%		\$ 7,455,245
	Construction cost increases - Master planning to commencement of enabling works - 30 months	0.0%		\$ -
	Construction cost increases - Enabling and consent works - 14.5 months	6.0%		\$ 3,521,643
	Cost escalation during construction period - 24 months	10.0%		\$ 6,221,569
	Provisional sum for Enabling Works finalisation			\$ 400,000
	SUB TOTAL			\$ 68,837,257
	Preliminaries			incl
	Margins			incl
	Contract Contingencies	5%		\$ 3,441,863
	TOTAL CONSTRUCTION COST (excluding GST)			\$ 72,279,120
	Other Development Costs			incl
	TOTAL PROJECT COSTS (excluding GST)			\$ 72,279,120

Notes and conditions

1	RLB estimate includes approx.. 8% contingency. Additional 5% included due to current economic climate
2	Ref 2.02 & 2.03 - Current and post pandemic construction cost increases since Q1 2019 have been between 1-1.5% per quarter ~ on average, 5% per annum, and increasing. These figures represent six year project timeline from original estimate (Aug 2021 RLB) to projected completion of 2027, calculated in a straight line using current data.
3	Global construction continues to be deeply impacted by Geopolitical issues, affecting international trade, supply chains, logistics, finance, labour security, and social structures, regardless of the size and scope of the project. COVID-19 has introduced a new level of volatility and the indicators for global recession are being redefined.
4	RLB estimate included allowances for professional fees, consent fees, NCC internal costs etc
5	Enabling works finalisation costs are indicative only

Onekawa Option 1: Elemental cost estimate

Project: Onekawa Aquatic Centre Development

Type: Option 1

Location: Onekawa

Date: 08.02.22

GFA m2

Cost/m2

Item	Element	Quantity	Unit	Element Unit Rate	Element Unit Cost	Element Cost
E1	Enabling Works - Demolition/Site Preparation					\$ 10,030,180
E2	Structure - New Aquatic Centre					\$ 76,265,575
E3	Additional Site Works					\$ 2,743,625
E4	Sundries					\$ -
	SUB TOTAL					\$ 89,039,380
E5	Preliminaries					\$ -
E6	Margins					\$ -
E7	Contract Contingencies					\$ 13,355,907
	TOTAL CONSTRUCTION COST (excluding GST)					\$ 102,395,287
E8	Other Development Costs					\$ -
	TOTAL PROJECT COSTS (excluding GST)					\$ 102,395,287

Provisional Items

Potential additional cost if stockpiling on site not viable	\$ 3,920,000
Environmental monitoring	\$ 40,000
Earthworks construction monitoring for enabling works	\$ 150,000
Maadi Rd & Flanders Ave roading upgrades	\$ 1,500,000
	\$ 108,005,287

Notes and conditions

1	Estimate is based on T&T draft Geotech report
2	No allowance for geotech/gas monitoring
3	No allowance for roading upgrades that may be required to Maardi Rd & Flanders Ave. Indications are that a round-a-bout will be required
4	No allowance for any design/consultant related fees associated with earthworks
5	New Netball HB/tennis facility building allowed for
6	New netball/tennis court construction included
7	No specific demolition of existing aquatic centre facilities allowed for other than the sum included in RLB estimate
8	Ref 2.02, 2.03, 2.04, & 2.05 - Current and post pandemic construction cost increases since Q1 2019 have been between 1-1.5% per quarter ~ on average, 5% per annum, and increasing. These figures represent the project timeline from original estimate (Aug 2021 RLB) to projected completion, calculated in a straight line using current data.
9	Global construction continues to be deeply impacted by Geopolitical issues, affecting international trade, supply chains, logistics, finance, labour security, and social structures, regardless of the size and scope of the project. COVID-19 has introduced a new level of volatility and the indicators for global recession are being redefined.
10	A standard contingency would be 10%, however, 15% is justified in the current climate.
11	Contaminated soil in proposed relocated netball/tennis area unknown.
12	RLB estimate included allowances for professional fees, consent fees, NCC internal costs etc
13	Traffic Management is a potential requirement of Resource/Building Consent due to number of truck movements
14	RLB estimate included allowance for demolition of existing buildings
15	No allowance for potential Asbestos lagged service pipework treatment/removal
16	Gas barrier assumed to be required to southwest perimeter of Aquatic Centre
17	We believe the 15% contingency is conservative given the current economic climate and nature of the site

Elements

Project: Onekawa Aquatic Centre Development
Type: Option 1
Location: Onekawa
Date: 08.02.22
GFA m2

	Element / Item	Quantity	Unit	Rate	Cost (\$)	Element Cost
E1	Site Preparation					
1.01	Demolition					
	Netball HB building removed	200	m2	250	50,000	
	Asbestos removal/air monitoring associated with above	200	m2	125	25,000	
	Aquatic Centre Pavilion building removed	-160	m2	250	- 40,000	see note 14
	Asbestos removal/air monitoring associated with above	-160	m2	125	- 20,000	
	Aquatic Centre Learn to Swim (LTS) building removed	-388	m2	250	- 97,000	
	Asbestos removal/air monitoring associated with above	-300	m2	125	- 37,500	
	Removal of tennis/netball fixtures	1	sum	5000	5,000	
	Removal of tennis court flood lighting	1	sum	10000	10,000	
	Removal of tennis courts including perimeter fencing	11400	m2	8	91,200	
						-\$ 13,300
1.02	Site Works					
	Excavation and undercutting of contaminated soil	14130	m3	26	367,380	
	Potential contaminated soil disposal storage on site	5000	m3	26	130,000	
	Additional cost if stockpiling is not an option to dump above	9000	tn	450		
	Disposal off site assumed to Omarunui Landfill	16434	tn	450	7,395,300	
	Fill import to replace contaminated soils	14130	m3	60	847,800	
	Fill import to raise finished floor level	11800	m3	60	708,000	
	Gas barrier	1100	m2	150	165,000	
	Sediment control, dust suppresson, general site H&S	1	sum		80,000	

1.03	Traffic Management	1	sum		250,000	
1.04	Protection / Diversion / termination of existing services	1	no		100,000	
	Total for Site Preparation					\$ 10,043,480
E2	Structure					
2.01	New aquatic centre as per RLB estimate Aug 2021	1	sum		51,238,800	
2.02	Construction cost increases - Aug 2021 to mid 2024 (commencement of Master Planning)	14.55%			7,455,245	
2.03	Construction cost increases - Master planning to commencement of enabling works - 30 months	12.5%			7,336,756	
2.04	Construction cost increases - Enabling and consent works - 12 months	5.0%			3,301,540	
2.05	Cost escalation during construction period - 24 months	10.0%			6,933,234	
	Total for Structure					\$ 76,265,575
E3	Additional Site Works					
3.01	Reinstate netball/tennis courts					
	Site clearance	10000	m2		-	
	Excavation and undercutting of contaminated soil to 500mm	5000	m3	14	70,000	
	Contaminated soil excavation, cartage, dumping	9500	tn	450		see note 11
	Imported base/fill and preparation to 300mm AGL	8000	m3	60	480,000	
	Drainage	10000	m2	18	180,000	
	Sports playing surface - Plexipave or similar	10000	m2	35	350,000	
	Perimeter fencing - 2300mm high chain link	400	m	85	34,000	
	Netball/tennis fittings & fixtures, line marking	1	sum		50,000	
	New Netball HB/Tennis building including ablutions	100	m2	4500	450,000	
	Car parking including base preparation - 50mm asphalt	2000	m2	109.00	218,000	
3.02	Stormwater First Flush and Detention Ponds	1	sum		500,000	

3.03	Low height walls where fill encroaches on property boundary/pump station	132.1	m2	845.00	111,625	
3.04	Service relocation/replacement	1	sum		300,000	
	Total for Frame					\$ 2,743,625
E4	Sundries					
4.01	Environmental monitoring	1	sum			see note 2
4.02	Maadi Rd & Flanders Ave roading upgrades	1	sum			see note 3
	Total for Sundries					\$ -
	SUB TOTAL					\$ 89,039,380
e5	Preliminaries					
5.01	P&G	0%			incl in rates	
	Total for Preliminaries					\$ -
E6	Margins					
6.01	Margins	0	%		incl in rates	
	Total for Margins					\$ -
E7	Contract Contingencies					
7.01	Contract contingencies	15	%	1.3E+07	13,355,907	see note 17
	Total for Contract Contingencies					\$ 13,355,907
	SUB TOTAL					\$13,355,907

E8	Other Development Costs					
8.01	Professional fees and disbursements		Sum		\$	-
8.02	Direct contracts		Sum		\$	-
8.03	Loose furniture and equipment		Sum		\$	-
8.04	Client supplied materials		Sum		\$	-
8.05	Territorial Authority approval and consent fees		Sum		\$	-
8.06	Resource consent fees		Sum		\$	-
8.07	Development contributions		Sum		\$	-
8.08	Temporary accommodation		Sum		\$	-
8.09	Removal or relocation costs		Sum		\$	-
8.10	Marketing and sales costs		Sum		\$	-
8.11	Legal fees		Sum		\$	-
8.12	Tenant fitout contributions		Sum		\$	-
8.13	Land acquisition costs		Sum		\$	-
8.14	Principal's bond		Sum		\$	-
8.15	Operator licenses		Sum		\$	-
8.16	Development management fees		Sum		\$	-
8.17	Finance and funding costs		Sum		\$	-
	Total for Other Development Costs					-
	TOTAL PROJECT COST (excluding GST)					\$102,395,287

see note 12

Takeoff rates

Project: Onekawa Aquatic Centre Development

Type: Option 1

Location: Onekawa

Date: 08.02.22

GFA m2

UOM

Earthworks - as per Galbraith Earthmovers

Excavation & undercutting to onsite on site stockpile	26.00	m3
Contaminated soil disposal - includes dump fees & cartage	450.00	tn
Import 65mm metal, compacted, tested	60.00	m3
Base metal at 1.9 tonne per m3		
Base dirt at 1.8 tonne per m3		
Demolition		
Entire building - two storey 600kg/m2		
70% clean fill/30% mixed debris	210.00	m2
40% clean fill/60% mixed debris	230.00	m2
0% clean fill/100% mixed debris	250.00	m2
Break-up and remove concrete paving up to 200mm	185.00	m2
Asbestos Removal		
General Asbestos removal	95.00	
Air monitoring	30.00	
	125.00	m2
Masonry block walls		
200 blockwork incl. strip foundation/footing	375.00	
resteel	300.00	
waterproof	10.00	
geofabric	10.00	

granular fill	100.00	
clay plug	0.00	
capping	<u>50.00</u>	
	845.00	m2

Sports Surfaces

Plexipave including base prep	35.00	m2
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Perimeter Fencing

2300mm high chain link	85.00	m
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Asphaly Paving

Base prep	60.00	
Asphalt - 50mm	<u>49.00</u>	
	109.00	m2

Onekawa Option 3: Elemental cost estimate

Project: Onekawa Aquatic Centre Development
Type: Option 3
Location: Onekawa
Date: 08.02.22
GFA m2
Cost/m2

Item	Element	Quantity	Unit	Element Unit Rate	Element Unit Cost	Element Cost
E1	Enabling Works - Demolition/Site Preparation					8,063,000
E2	Structure - New Aquatic Centre					76,265,575
E3	Additional Site Works					2,064,750
E4	Sundries					-
	SUB TOTAL					86,393,325
E5	Preliminaries					-
E6	Margins					-
E7	Contract Contingencies					12,958,999
	TOTAL CONSTRUCTION COST (excluding GST)					99,352,324
E8	Other Development Costs					-
	TOTAL PROJECT COSTS (excluding GST)					99,352,324

Provisional Items

Potential additional cost if stockpiling on site not viable	\$ 6,632,000
Potential contaminated soil disposal for Omni Gym entrance/car park	\$ 513,000
Enviromental monitoring	40,000
Earthworks construction monitoring for enabling works	\$ 170,000
Maadi Rd & Flanders Ave roading upgrades	1,500,000
	\$ 108,207,324

Notes and conditions

1	Estimate is based on T&T draft Geotech report
2	No allowance for geotech/gas monitoring
3	No allowance for roading upgrades that may be required to Maardi Rd & Flanders Ave. Indications are that a round-a-bout will be required
4	No allowance for any design/consultant related fees associated with earthworks
5	New Netball HB/tennis facility building allowed for
6	New netball/tennis court construction included
7	No specific demolition of existing aquatic centre facilities allowed for other than the sum included in RLB estimate
8	Ref 2.02, 2.03, 2.04, 2.05 - Current and post pandemic construction cost increases since Q1 2019 have been between 1-1.5% per quarter ~ on average, 5% per annum, and increasing. These figures represent the project timeline from original estimate (Aug 2021 RLB) to projected completion, calculated in a straight line using current data.
9	Global construction continues to be deeply impacted by Geopolitical issues, affecting international trade, supply chains, logistics, finance, labour security, and social structures, regardless of the size and scope of the project. COVID-19 has introduced a new level of volatility and the indicators for global recession are being redefined.
10	A standard contingency would be 10%, however, 15% is justified in the current climate.
11	Contaminated soil in proposed relocated netball/tennis area unknown.
12	RLB estimate included allowances for professional fees, consent fees, NCC internal costs etc
13	Traffic Management is a potential requirement of Resource/Building Consent due to number of truck movements
14	RLB estimate included allowance for demolition of existing buildings
15	No allowance for potential Asbestos lagged service pipework treatment/removal
16	Gas barrier assumed to be required to entire perimeter of Aquatic Centre. Rate as per comms with T&T
17	We believe the 15% contingency is conservative given the current economic climate and nature of the site

Elements**Project:** Onekawa Aquatic Centre Development**Type:** Option 3**Location:** Onekawa**Date:** 08.02.22**GFA m2**

	Element / Item	Quantity	Unit	Rate	Cost (\$)	Element Cost
E1	Site Preparation					
1.01	Demolition					
	Aquatic Centre Gym building removed	-500	m2	250	- 125,000	see note 14
	Asbestos removal/air monitoring associated with above	-200	m2	125	- 25,000	
	Aquatic Centre Pavilion building removed	-160	m2	250	- 40,000	
	Asbestos removal/air monitoring associated with above	-160	m2	125	- 20,000	
	Aquatic Centre Learn to Swim (LTS) building removed	-388	m2	250	- 97,000	
	Asbestos removal/air monitoring associated with above	-300	m2	125	- 37,500	
	Removal of existing Splashpad fittings & fixtures etc	-1	sum	15000	- 15,000	
	Removal of old dive pool	1	sum	15000	15,000	
						-\$ 344,500
1.02	Site Works					
	Excavation and undercutting of contaminated soil	14500	m3	26	377,000	
	Potential contaminated soil disposal storage on site	8000	m3	26	208,000	
	Additional cost if stockpiling is not an option to dump above	15200	tn	450		
	Disposal off site assumed to Omarunui Landfill	11700	tn	450	5,265,000	
	Fill import to replace contaminated soils	14500	m3	60	870,000	
	Fill import to raise finished floor level	13200	m3	60	792,000	
	Gas barrier	4400	m2	150	660,000	
	Sediment control, dust suppresson, general site H&S	1	sum		80,000	
1.03	Traffic Management	1	sum		250,000	

1.04	Protection / Diversion / termination of existing services	1	no		250,000	
	Total for Site Preparation					\$ 8,407,500
E2	Structure					
2.01	New aquatic centre as per RLB estimate Aug 2021	1	sum		51,238,800	
2.02	Construction cost increases - Aug 2021 to mid 2024 (commencement of Master Planning) - 35 months	14.55%			7,455,245	
2.03	Construction cost increases - Master planning to commencement of enabling works - 30 months	12.5%			7,336,756	
2.04	Construction cost increases - Enabling and consent works - 12 months	5.0%			3,301,540	
2.05	Cost escalation during construction period - 24 months	10.0%			6,933,234	
	Total for Structure					\$ 76,265,575
E3	Additional Site Works					
3.01	Omni Gym entrance					
	Site clearance	2000	m2		-	
	Excavation and undercutting of contaminated soil to 300mm	600	m3	26	15,600	
	Contaminated soil excavation, cartage, dumping	1140	tn	450		see provisional items
	Imported base/fill and preparation	600	m3	60	36,000	
	Drainage	2000	m2	18	36,000	
	New vehicle crossing, kerb/channel, footpath reinstatement etc	1	sum	200000	200,000	
	Car parking - 50mm asphalt	2000	m2	109.00	218,000	
3.02	New car parking required due to encroachment of new Aquatic Centre on existing	300	m2	109.00	500,000	
3.03	Stormwater First Flush and Detention Ponds	1	sum		500,000	

3.04	Low height walls where fill encroaches on property boundary/pump station	70	m2	845.00	59,150	
3.05	Services relocation/replacement	1	sum		500,000	
	Total for Frame					\$ 2,064,750
E4	Sundries					
4.01	Environmental monitoring	1	sum			see note 2
4.02	Maadi Rd & Flanders Ave roading upgrades	1	sum			see note 3
	Total for Sundries					\$ -
	SUB TOTAL					\$ 86,393,325
E5	Preliminaries					
5.01	P&G	0%			incl in rates	
	Total for Preliminaries					\$ -
E66	Margins					
6.01	Margins	0	%		incl in rates	
	Total for Margins					\$ -
E7	Contract Contingencies					
7.01	Contract contingencies	15	%	1.3E+07	12,958,999	
	Total for Contract Contingencies					\$ 12,958,999
	SUB TOTAL					\$ 12,958,999
E8	Other Development Costs					
8.01	Professional fees and disbursements		Sum		-	see note 12
8.02	Direct contracts		Sum		-	
8.03	Loose furniture and equipment		Sum		-	

8.04	Client supplied materials		Sum		-
8.05	Territorial Authority approval and consent fees		Sum		-
8.06	Resource consent fees		Sum		-
8.07	Development contributions		Sum		-
8.08	Temporary accommodation		Sum		-
8.09	Removal or relocation costs		Sum		-
8.10	Marketing and sales costs		Sum		-
8.11	Legal fees		Sum		-
8.12	Tenant fitout contributions		Sum		-
8.13	Land acquisition costs		Sum		-
8.14	Principal's bond		Sum		-
8.15	Operator licenses		Sum		-
8.16	Development management fees		Sum		-
8.17	Finance and funding costs		Sum		-
	Total for Other Development Costs				\$ -
	TOTAL PROJECT COST (excluding GST)				\$ 99,352,324

Takeoff rates

MĀORI COMMITTEE

Open Minutes

Meeting Date: Friday 3 September 2021

Time: 9.00am – 11.50am

Venue Via Zoom and Livestreamed on Council's Facebook page

Present Ngāti Pārau Hapū Trust – Chad Tareha (In the Chair)
Mayor Kirsten Wise
Maungaharuru-Tangitū Trust – Robbie Paul
Māngai ā-Hapori - Renee Brown
Māngai ā-Hapori – Rapihana Te Kaha Hawaikirangi

Also Present Councillor Keith Price
Councillor Apiata Tapine

In Attendance Chief Executive (Steph Rotarangi)
Director City Strategy (Richard Munneke)
Director Community Services (Antoinette Campbell)
Director Corporate Services (Adele Henderson)
Director Infrastructure Services, (Jon Kingsford)
Pou Whakarae (Mōrehu Te Tomo)
Strategic Planning Lead (Fleur Lincoln)
Manager Community Strategy (Natasha Mackie)
Manager Water Strategy (Russell Bond)
Water Quality Lead (Anze Lencek)
Team Leader Planning and Compliance (Luke Johnson)
Team Leader Governance (Helen Barbier)
Team Leader Parks and Reserves and Sportsgrounds (Jason Tickner)

Manager Environmental Solutions (Cameron Burton)
Manager Regulatory Solutions (Rachael Horton)
Principal Resource Consents Planner (Paul O'Shaughnessy)
Māori Partnership Manager – Te Kaiwhakahaere Hononga Māori
(Beverly Kemp-Harmer)
Event Manager (Kevin Murphy)

Administration Governance Advisor (Anna Eady)

Karakia

Chad Tareha opened the meeting with a Karakia.

Apologies

The Committee noted an apology from Robbie Paul for lateness.

Due to technical difficulty Adrienne Taputoro was not able to join the meeting.

Conflicts of interest

Nil

Announcements by the Chairperson

Nil

Announcements by the management

Nil

Confirmation of minutes

RTK Hawaikirangi / C Tareha

That the Minutes of the meeting held on 23 July 2021 were taken as a true and accurate record of the meeting.

Kua Mana

AGENDA ITEMS

1. STREET NAMING - GREENSTONE DEVELOPMENT TE AWA

Type of Report:	Procedural
Legal Reference:	N/A
Document ID:	1326190
Reporting Officer/s & Unit:	Paul O'Shaughnessy, Principal Resource Consents Planner

1.1 Purpose of Report

To obtain Council approval for two new street names for the recently approved 'Greenstone' subdivision within the Te Awa Development Area.

At the Meeting

The Council Officer spoke to the report. It was noted that the two alternative new street names were provided by Te Waka Rangapū and endorsed by the Council's Kaumātua Piri Prentice. The developer has given feedback that the two alternative names are not their preference as they are not New Zealand rivers and do not tie into the rest of the street names in the subdivision. The alternative names could instead be used in other parts of the Te Awa suburb yet to be developed.

In response to questions from the Committee it was clarified:

- In 2011 a list of street names for the Te Awa subdivision based on the theme of New Zealand rivers was adopted. Council recognises the process followed then is not be the same as it would be now in regards to consultation with mana whenua, as such it is seeking the Committee's feedback on which names are more appropriate.

It was decided by the Committee to use the names already earmarked for the development. The Committee liked the two alternative names and suggested they could be used in another part of the Te Awa suburb which is yet to be developed.

ACTIONS:

- The Māori Committee would like visibility of any pre-approved lists of names for streets/subdivisions.
- Council Officers to review existing naming lists for the whole city in the near future.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

The Māori Committee:

- Endorse the use of Rangataiki and Whangaehu as the street names for Stage 1 and 2 of the Greenstone subdivision within the Te Awa Development Area.
- The two alternative names, Wai Whatu and Wai Orotū, be used in future developed areas of the Te Awa suburb.

Kua Mana

2. THREE WATERS REFORM UPDATE

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Local Government Act 2002s
<i>Document ID:</i>	1370457
<i>Reporting Officer/s & Unit:</i>	Adele Henderson, Director Corporate Services Russell Bond, Manager Water Strategy Mōrehu Te Tomo, Pou Whakarae

2.1 Purpose of Report

The purpose of this report is to update the Māori Committee on the Government Three Waters Reform programme. This report does not seek a decision, and is provided for information only, **and for the Committee to consider any questions and feedback it would like to provide as part of the Reform submission.** Government has provided for an 8-week consultation period on the proposal, with Councils being requested to respond by the end of September 2021.

At the Meeting

The Council Officer spoke to the report and it was noted in discussion that:

- The Minister for Local Government, Hon Nanaia Mahuta, is going to have a hui with Māori leaders. Chad has received an invitation for this. It was agreed Chad would liaise with the organiser of the hui to get the online link sent to all the Committee members.
- After the regional planning day a letter was sent to Hon Mahuta requesting exploration of other models for three waters delivery. It also proposed a regional model for Hawke's Bay. There had been a review of the region's water delivery carried out recently so this was able to inform the proposal. The region's Local Government leaders want to have a further conversation with iwi about the proposal also. No response has been received as yet from the Minister.
- Council will be submitting on Central Government's proposal. The consultation period closes at the end of September so Council will need all feedback by mid-September so it can work on the submission. It would like feedback from this Committee to form part of the submission.

In response to questions from the Committee it was clarified:

- Under the Central Government's proposed model entity C would have a governance group which would be made up of six mana whenua representatives and six Local Government representatives from across the whole area of entity C. This group would appoint the selection panel which would then appoint the entity board, which would govern the entity itself. There is no guarantee that mana whenua would be part of this board, and Council is concerned about the ability to have a local voice in this structure.

-
- The Council are seeking feedback from the Ahuriri community on the proposed entity C model currently via it's website (<https://www.sayitnapier.nz/ncc/three-waters-reform/>).
 - There has not been a lot of feedback from mana whenua to the Council in regards to the three waters reform to date. It is hoped the meeting between the Minister and iwi will spark conversation.
 - Council is sending out weekly updates to all its Māori partners to keep everyone informed on what is happening in the three waters space. This will continue for the next four weeks.

It was requested that Council work with mana whenua to equip them with the tools to have a voice in this reform process.

ACTION: Chad to liaise with the organiser of the online meeting with Hon Nanaia Mahuta, to get the link sent to all of the Committee.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

The Māori Committee:

- A) Receive the report titled Three Waters Reform Update.
- B) Seek feedback and the questions that the Māori Committee may like responded to as part of the Central Government 3 Waters reform proposal.
- C) Note that Iwi engagement is being undertaken directly with Iwi as part of their Partnership obligations and will be considered separately by Central Government as part of their 8-week consultation period.
- D) That Napier City Council Māori Committee considers requesting to Central Government to attend a Hui-a-Iwi (Locally and Regionally) to discuss the work undertaken by Hawkes Bay to date. This allows the opportunity to discuss the options available to them as part of the reform consultation period.
- E) Note that under Governance Section 7, that Mana Whenua will be able to appoint 6 representatives from Entity C to be part the Regional Representation Group alongside 6 representatives from Local Authority representatives (Entity C is made up of 21 Councils as noted under point 6.4 in the report).

Kua Mana

3. MĀORI COMMITTEE - TERMS OF REFERENCE PROPOSAL

Type of Report:	Legal and Operational
Legal Reference:	Local Government Act 2002
Document ID:	1370498
Reporting Officer/s & Unit:	Helen Barbier, Team Leader Governance Mōrehu Te Tomo, Pou Whakarae

3.1 Purpose of Report

The purpose of this report is seek approval for the latest updates in the Māori Committee Terms of Reference.

Robbie Paul joined the meeting at 9.48am

At the Meeting

The Council Officer spoke to the report and noted:

- The suggested names came from the Council Kaumātua, Piri Prentice. These were Ngā Mānukanuka o te iwi, Te Roopu Toi Tu te Mana, and Te Kāhui Mātārae.
- Ngā Mānukanuka o te Iwi was selected by the Committee as the explanation has some key principles that the Committee members should hold. Also that individual people, elements of projects, and anxieties are brought together, along with knowledge or mātāuranga, to combine and stand strong.
- The Committee's Terms of Reference is a living document and can be amended as the Committee evolves.
- Committee representatives sitting on Council's Standing Committees and Council meetings as non-voting members will be considered as part of a wider Council governance review. As part of this review, the extra time commitment by Committee members to attend these meetings would need to be considered.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

The Māori Committee:

- Approve the new name for the Māori Committee:
Ngā Mānukanuka o te Iwi
- Approve as members of the Māori Committee:
 - The Chair of the Napier People and Places Committee
 - The Chair of the Sustainable Napier Committee
 - The Chair of the Future Napier Committee

-
- c. Approve the content of the terms of reference (*Doc ID: 1372268*) with the following amendments:
- i. Under Membership, replace 'Councillor' with 'Chair of the Napier People and Places Committee, Chair of the Sustainable Napier Committee, and Chair of the Future Napier Committee and delete the phrase: 'Councillors will be appointed by the Mayor';
 - ii. Include the definition of the new Committee name, Ngā Mānukanuka o te Iwi;
 - iii. Under 'Purpose of the Committee', add 'The role of the Committee in advocating on behalf of Mana/Tangata whenua is in addition to Council's responsibility to engage directly with Mana/Tangata whenua'.
- d. Request a paper is brought to the 15 October 2021 Māori Committee hui providing options for Māori Committee members to participate as non-voting members in Council and Standing Committee meetings.

Kua Mana

Attachments

- 1 Maori Committee Draft Terms of Reference 03-09-2021.pdf
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REPORTS FROM STANDING COMMITTEES

MĀORI COMMITTEE RECOMMENDATION

That the Māori Committee Recommendations arising from the discussion of the Committee reports be submitted to the Council meeting for consideration.

REPORTS FROM NAPIER PEOPLE AND PLACES COMMITTEE HELD 12 AUGUST 2021

1. 2021 STAKEHOLDER SATISFACTION SURVEY

Type of Report:	Information
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Legal Reference:	N/A
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Document ID:	1331110
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Reporting Officer/s & Unit:	Antoinette Campbell, Director Community Services
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1.1 Purpose of Report

To receive the 2021 Napier City Council Stakeholder Satisfaction Survey results (attached).

At the Māori Committee meeting

There was no discussion by the Committee on this item.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Mayor Wise / Councillor Crown

The Napier People and Places Committee:

- a. Note the results of the 2021 Napier City Council Stakeholder Satisfaction Survey.

Carried

2. NEW YEAR'S EVE FUNDING 2021-2022

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1318340
Reporting Officer/s & Unit:	Belinda McLeod, Community Funding Advisor

2.1 Purpose of Report

To seek approval to apply for external funding to support the 2021-2022 New Year's Event.

At the Māori Committee meeting

The Council Officer took this report as read. It was a Decision of Council at the Napier People and Places Committee meeting, but feedback from the Māori Committee was welcomed on alternative sources of external funding for future Council events. The Committee will be notified of workshops on this topic, and encouraged to attend if they are able to.

Chair's recommendation

The Napier People and Places Committee:

- a. Note the discussion on Council's future applications for gaming trust funding in the minor matters section of the Future Napier Committee meeting, 6 May 2021 (Attachment A).
- b. Direct that a workshop be held and a paper then be brought to Council through the Future Napier Committee covering:
 - i. The amount Council has received from gaming trust grants in the last ten years.
 - ii. Alternative sources of funding which Council could utilize.
 - iii. Whether or not Council wishes to continue applying for gaming trust grants.
- c. Recommend staff explore alternate external funding sources, including non-gaming funding grants and sponsorship, for the New Year's Eve event.
- d. Recommend existing Council budgets be examined to consider internal funding options.

Committee's recommendation

Councillors Boag / Brosnan

The Napier People and Places Committee:

- c. Note the discussion on Council's future applications for gaming trust funding in the minor matters section of the Future Napier Committee meeting, 6 May 2021 (Attachment A).
- d. Direct that a workshop be held covering:
 - i. The amount Council has received from gaming trust grants in the last ten years.
 - ii. Alternative sources of funding which Council could utilize.
 - iii. Whether or not Council wishes to continue applying for gaming trust grants.

Carried

Councillor Mawson voted AGAINST the Motion

Council Resolution

Councillors Mawson / McGrath

The Napier People and Places Committee:

- a. Approve the applications to external funders (Lion Foundation, Grassroots Central, Grassroots, Pub Charity and Eastern & Central Community Trust (non gaming trust) for the 2021-2022 New Year's Eve Event.
- b. That a **DECISION OF COUNCIL** is required urgently due to the tight deadlines to apply for funding. This will require the resolution be passed before the decision of Council is taken.

Carried

Councillor Taylor voted AGAINST THE Motion

3. NAPIER HASTINGS SMOKEFREE POLICY REVIEW - JOINT WORKING GROUP ESTABLISHMENT

Type of Report:	Procedural
Legal Reference:	N/A
Document ID:	1355120
Reporting Officer/s & Unit:	Michele Grigg, Senior Advisor Policy

3.1 Purpose of Report

The purpose of this report is to seek Council's approval to appoint two elected members to a Joint Smokefree Policy Review Working Group in order to proceed with the review of the joint Napier City and Hastings District Councils' Smokefree Policy.

At the Māori Committee meeting

There was no discussion by the Committee on this item.

Māori Committee's recommendation

C Tareha / R Brown

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Mawson / Simpson

The Napier People and Places Committee:

- Approve Deputy Mayor Brosnan and Chair of the Napier People and Places Committee, Councillor Boag, as Napier City Council's representatives on the Joint Smokefree Policy Review Working Group with Hastings District Council.
- Endorse the draft Terms of Reference for the Joint Smokefree Policy Review Working Group.

Carried

REPORTS FROM PROSPEROUS NAPIER COMMITTEE HELD 12 AUGUST 2021

1. CHANGES TO FEES AND CHARGES FOR 2021/22

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Enter Legal Reference
<i>Document ID:</i>	1356273
<i>Reporting Officer/s & Unit:</i>	Caroline Thomson, Chief Financial Officer

1.1 Purpose of Report

To seek approval for changes to be made to the schedule of fees and charges for 2021/22.

At the Māori Committee meeting

There was no discussion by the Committee on this item.

Māori Committee's recommendation

R Paul / R Brown

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Mawson / Simpson

The Prosperous Napier Committee:

- Approved the minor amendments to fees and charges for 2021/22 as set out in the tables below:

Building Consents	21/22 Fee	Amended 21/22 Fee
Project Information Memorandum (stand-alone only)	\$285.00	\$280.00
Compliance Schedule	\$311.00	\$305.00
Online Lodgment Fee	\$149.00	\$144.00
Building Accreditation Fee	\$20.70	\$20.00
Administration and Audit Fee	\$155.00	\$150.00
Building Consents Officer	\$176.00	\$174.00
Building Administrator	\$88.10	\$87.00

Inspection Fee	\$176.00	\$174.00
Certificate of Compliance Fee	\$104.00	\$100.00
Building Research Levy per \$1,000 value above \$20,000*	\$1.00	\$1.00
Building Levy per \$1,000 value \$20,444 and above	\$1.80	\$1.75
Application Processing Fee	\$28.00	\$27.00
Inspection for Road Damage	\$71.50	\$69.00
Inspection for Vehicle Crossing	\$162.00	\$156.00
Per Hour (minimum fee one hour)	\$176.00	\$174.00
Full Report	\$25.90	\$25.00
Single Report	\$15.50	\$15.00
Additional Sections	\$6.20	\$6.00
Property File Management Fee (charged per consent)	\$82.90	\$82.00
Certificate of Title	\$25.90	\$25.00
Refuse Transfer Station Charges	21/22 Fee	Amended 21/22 Fee
Discount for separating Green waste	\$6.20	\$6.00
Green waste (applies to loads under 50kg)	\$10.40	\$10.00
Green waste (applies to loads up to 100kg)	\$14.50	\$14.00
Polystyrene & Bulk packaging (per cubic metre)	\$72.50	\$70.00
Car tyres (each); Motorcycle or quad bike tyres (single or pair) <i>Truck or Tractor tyres not accepted</i>	\$8.30	\$8.00
Charge to re-issue lost inwards docket	\$12.50	\$10.00
Marine Parade Toilet (Soundshell)	21/22 Fee	Amended 21/22 Fee
Adults & Children 5 years and over	\$0.21	\$0.00

- b. Note the changes are effective from 1 July 2021.

Carried

With agreement of the Committee this item was taken out of order.

REPORTS FROM SUSTAINABLE NAPIER COMMITTEE HELD 19 AUGUST 2021

1. NAPIER ROTARY PATHWAY TRUST - ŌTĀTARA PĀ TO DOLBEL RESERVE WALKWAY

Type of Report:	Procedural
Legal Reference:	N/A
Document ID:	1354928
Reporting Officer/s & Unit:	Jason Tickner, Team Leader Parks Reserves and Sportsgrounds

1.1 Purpose of Report

To seek a decision on the location of the proposed public walkway linking Ōtātara Pā to Dolbel Reserve.

At the Māori Committee meeting

The Council Officer took this report as read. It was noted that Option A used to be a traditional pathway many years ago. This project will help to reinstate that pathway for cultural and recreational reasons.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Taylor / Simpson

The Sustainable Napier Committee:

- a. Agree to proceed with the detailed design and construction of the proposed walkway between Ōtātara Pā and Dolbel Reserve which includes the off-road portion behind Webb Place – *Figure 2, Option A (Doc ID: 1370665)*.

Carried

REPORTS FROM PROSPEROUS NAPIER COMMITTEE HELD 12 AUGUST 2021 CONTINUED

2. 2020/21 RESIDENT SURVEY RESULTS

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1363630
<i>Reporting Officer/s & Unit:</i>	Adele Henderson, Director Corporate Services

2.1 Purpose of Report

This report provides the Prosperous Napier Committee with the results of Napier City Council's Annual Resident Survey.

At the Māori Committee meeting

The Council Officer spoke to the report and in response to questions it was noted that Stormwater had the biggest reduction in satisfaction. This was not because it had been trending downwards, but because of the significant flooding event which was experienced within the last year. Council is working hard to improve the resident's satisfaction with the stormwater network.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Crown / Price

The Prosperous Napier Committee:

- Receive the Napier City Annual Resident satisfaction survey to 30 June 2021
- Note that satisfaction ratings and targets are part of Council's planning and performing framework as outlined in Council's Long Term Plan and reported on as part of its performance reporting in the Annual Report.
- Note that Council may wish to consider the results of the Resident Survey in the development of the Annual Plan 2021/22.

Carried

REPORTS FROM SUSTAINABLE NAPIER COMMITTEE HELD 19 AUGUST 2021 CONTINUED

2. BOTANICAL GARDENS PICNIC CINEMAS

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	Reserves Act 1977
<i>Document ID:</i>	1355825
<i>Reporting Officer/s & Unit:</i>	Jason Tickner, Team Leader Parks Reserves and Sportsgrounds

2.1 Purpose of Report

The purpose of this report is to seek approval from Council to allow Picnic Cinemas to hold a series of family/community-orientated movie nights at the Botanical Gardens over the next five (5) calendar years (four event seasons).

At the Māori Committee meeting

The report was taken as read. In response to questions from the Committee it was clarified that:

- These events will be run as zero waste events, something the organisers wanted, but also a condition of their resource consent. Council rubbish bins will either be removed or covered up. Attendees will be given paper bags if needed, so they can take their rubbish home with them.
- Attendees can use the toilet facilities at the Botanical Gardens during the event.

Māori Committee's recommendation

Mayor Wise / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors McGrath / Crown

The Sustainable Napier Committee:

- a. Resolve that the report be received.
- b. Resolve
 - i. Pursuant to the delegated authority provided to Council under the Instrument of Delegation for Territorial Authorities, dated June 2013, to grant a licence under Section 54(1)(d) of the Reserves Act 1977 for Picnic Cinemas over part of the land described in the Schedule below (being Recreation Reserve) for the purposes of

operating the business of a cinema for a term of no more than two (2) events per summer season, consisting of a maximum of (4) days per event, over the next four (4) summer seasons (2021-2025) and otherwise in accordance with the Reserves Act 1977, subject to any other consents being granted.

Schedule

Legal Description Botanical Gardens Survey Office Plan 5010

Identifier HBW2/600

Carried

3. RESERVE MANAGEMENT PLAN APPROVAL TO PROCEED WITH PREPARATION

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	Reserves Act 1977
<i>Document ID:</i>	1355966
<i>Reporting Officer/s & Unit:</i>	Jason Tickner, Team Leader Parks Reserves and Sportsgrounds

3.1 Purpose of Report

To advise and update on the impending Reserve Management Plan (RMP) Review scheduled to commence in 2021.

The report seeks to advise of the legislative procedure stipulated by the Reserves Act (1977) for the preparation of each Reserve Management Plan. The process includes details on mandated and optional consultation and engagement.

This report also seeks endorsement of the following:

- The proposed Draft Reserve Management Plan Priority List – **refer Attachment A;**
- The proposed internal process set out in Section 3.3 of this report; and
- The intention to prepare Draft Reserve Management Plans (calling for suggestions) for a City Wide plan, Taradale Park and Maraenui Park.
- Inform of the additional recommendations from the Māori Committee - as part of the RMP review investigate co-governance models around parks and reserves and the continued engagement with mana whenua on the naming of parks.

This report follows on from the 9 December 2020 Māori Committee meeting. The Māori Committee have endorsed preparation approach and reporting. Note the amended recommendation regarding investigating co-governance models around parks and

reserves and also the continual engagement of mana whenua around the naming of parks and reserves.

The process is clear, and appropriate, and continues to support effective engagement with Hapū and Iwi Authorities.

At the Māori Committee meeting

The Council Officer took the report as read. This plan has been through the Māori Committee previously. In response to questions from the Committee it was clarified:

- The first level of engagement is optional under the Reserves Act, and is purely calling for suggestions, any parks and reserves co-governance model conversations would occur after that but prior to the drafting of the Reserve Management Plans. That process has about a 12 month timeframe.
- Once the over-arching co-governance framework, which Te Waka Rangapū is taking a lead in developing, is in place it can then guide any co-governance models that sit beneath it in regards to particular projects.

DECISION OF COUNCIL

Councillors Chrystal / Simpson

That, in terms of Section 82 (3) of the Local Government Act 2002, that the principles set out in that section have been observed in such manner that the Napier City Council considers, in its discretion, is appropriate to make decisions on the recommendation.

Carried

Council Resolution

Councillors Taylor / Simpson

The Sustainable Napier Committee:

- a. Endorse the recommendation to proceed with Reserve Management Plan Review undertaking both the optional and mandated consultation and engagement for each plan in accordance with Section 41(5) and Section 41(5)(c) of the Reserves Act (1977) and subsequently the internal process set out in Section 1.3 of this report.
- b. Endorse the draft priority list included in **Attachment A**, noting that subsequent to the implementation of c. below, the Sustainable Napier Committee will be asked to endorse the Council's intention to prepare the next tranche of Management Plans (in accordance with the prioritised list).
- c. Endorse Council's intention to notify the preparation of the following Reserve Management Plans – City Wide, Taradale Reserve/Centennial Park, and Maraenui Park, calling for suggestions prior to drafting in accordance with Section 41 of the Reserves Act (1977).

- d. That the recommendation of the Māori Committee requesting Officers investigate co-governance models around parks and reserves be endorsed and that this be considered as part of Council's co-governance framework which is currently under development.
- e. Endorse the recommendation of the Māori Committee requesting Officers engage with mana whenua around the naming of parks and their history.
- f. Note that Reserve Management Plans require endorsement by Council prior to adoption.

Carried

4. AHURIRI MASTERPLAN PROJECT UPDATE: THAMES-TYNE SEDIMENT INVESTIGATION

Type of Report:	Information
Legal Reference:	N/A
Document ID:	1360308
Reporting Officer/s & Unit:	Hannah Ludlow, Environmental Management Officer

4.1 Purpose of Report

The purpose of this report is to inform the Sustainable Napier Committee of the results to date of the Pandora Sediment Assessment project.

At the Māori Committee meeting

The Council Officer spoke to the information report. In response to a question from the Committee it was clarified that the sediment in the Thames and Tyne waterways, at a depth of 450ml, dates back to before the 1931 Napier earthquake. If it is decided the best option for remediating the waterways is to dredge 450ml of sediment off the top it could be done by Council with existing budget.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Browne / Chrystal

The Sustainable Napier Committee:

- a. Note the results of the sediment core sampling.

Carried

5. NAPIER CITY WASTE MANAGEMENT AND MINIMISATION PLAN (WMMP) IMPLEMENTATION UPDATE

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1360310
Reporting Officer/s & Unit:	Alix Burke, Environmental Solutions Coordinator Rhett van Veldhuizen, Waste Minimisation Lead

5.1 Purpose of Report

- This report provides information on new legislation that comes into effect from 01 January 2022; Waste Minimisation (Information Requirements) Regulations 2021 which requires the reporting of all materials received into and transported out of transfer stations including diverted materials.
- This report is to provide an update on the implementation of the Joint Waste Management and Minimisation Plan (WMMP) and recent activities undertaken by the NCC Waste Minimisation Team. A copy of the WMMP can be viewed on the [NCC website](#)
- In addition, there is an update on an initiative provided by The Packaging Forum which provides a sustainable destination for soft plastics.

At the Māori Committee meeting

This report was taken as read and there was no discussion by the Committee on the item.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Brosnan / Simpson

That Sustainable Napier Committee

- Receive the information regarding new Waste Minimisation (Information Requirements) Regulations 2021
- Receive the Waste Minimisation Team's WMMP implementation update.

Carried

6. KERBSIDE WASTE SERVICES - REPLACEMENT RECEPTACLES & TERMS OF SERVICE

Type of Report:	Operational
Legal Reference:	Enter Legal Reference
Document ID:	1360311
Reporting Officer/s & Unit:	Alix Burke, Environmental Solutions Coordinator Rhett van Veldhuizen, Waste Minimisation Lead

Purpose of Report

- To receive the attached Terms of Service for Napier's kerbside rubbish and recycling services.
- To seek Council's approval for establishing fees for the replacement of Council owned wheelie bins which have been stolen, lost or damaged whilst using the service.
- To seek a decision regarding provision of an additional wheelie bin for charitable organisations working from within a residential home in the collections area, to be invoiced for the service.

At the Māori Committee meeting

The Council Officer spoke to this report. In response to a question from the Committee it was clarified that if a resident cannot afford to pay for a replacement bin, or a charity cannot afford to pay for an additional bin Council will work out a payment plan with them so they can receive the new bin as soon as possible.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Simpson / Mawson

The Sustainable Napier Committee:

- Receive the attached Terms of Service for kerbside collections.
- Agree to the establishment of an \$85 incl. GST fee for replacement wheelie bins that have been stolen, lost or damaged whilst using the service, for the 2021-2022 financial year.
- Agree an additional wheelie bin will be provided, on application, to charitable organisations working from within a residential home in the collections area. They will be invoiced for the service.

Carried

7. REPORT ON NAPIER WATER SUPPLY STATUS END OF Q4 2020-2021

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1362757
<i>Reporting Officer/s & Unit:</i>	Anze Lencek, Water Quality Lead

7.1 Purpose of Report

To inform the Council on the status of Napier Water Supply (NAP001) at the end of fourth quarter (Q4) of 2020-2021 compliance year.

At the Māori Committee meeting

The Council Officer took the report as read. There was no discussion on this item by the Committee.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Simpson / Mawson

The Sustainable Napier Committee:

- a. Recommend Council to endorse the:
 - i. Report on Napier Water Supply Status end of Q4 2020-2021

Carried

8. CAPITAL PROGRAMME DELIVERY

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1363765
<i>Reporting Officer/s & Unit:</i>	Jon Kingsford, Director Infrastructure Services

8.1 Purpose of Report

To provide Council with information on the 2021 Long Term Plan Capital Programme and initiatives underway to improve Capital Programme Delivery.

At the Māori Committee meeting

The Council Officer spoke to the report. There was no further discussion on the item by the Committee.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillor Crown / Mayor Wise

The Sustainable Napier Committee:

- a. Receive the Capital Programme Delivery report.
-

Carried

9. THREE WATERS REFORM UPDATE

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Local Government Act 2002s
<i>Document ID:</i>	1366132
<i>Reporting Officer/s & Unit:</i>	Adele Henderson, Director Corporate Services Russell Bond, Manager Water Strategy Pip Connolly, Personal Assistant to Director Corporate Services

9.1 Purpose of Report

The purpose of this report is to update the Committee on the Government Three Waters Reform programme. This report does not seek a decision, and is provided for information only. Government has provided for an 8 week consultation period on the proposal, with Councils being requested to respond by the end of September 2021.

At the Māori Committee meeting

It was noted that this report is the same as item 3 on the agenda and no further discussion was required.

Māori Committee's recommendation

C Tareha / RTK Hawaikirangi

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Officer's recommendation

The Sustainable Napier Committee:

- a) Receive the report titled Three Waters Reform Update
- b) Note that Officers have work well underway to understand the changes taking place regards the future provision of Three Waters services, and to best position Napier City Council for any future decisions in regulatory, and/or structural changes for Three Waters Service Delivery.

Amended Committee Recommendation

Mayor Wise / Councillor Brosnan

The Sustainable Napier Committee:

- a) Receive the report titled Three Waters Reform Update
 - b) Note that Officers have work well underway to understand the changes taking place regards the future provision of Three Waters services, and to best position Napier City Council for any future decisions in regulatory, and/or structural changes for Three Waters Service Delivery.
 - c) That Council direct officers to undertake engagement with the community so that this feedback can be included in the Council report back to DIA on the proposed reform by 30 September 2021.
 - d) That a Community meeting is organised by 10th September to provide the opportunity to inform the community in more detail of the proposed reform.
-

Carried

REPORTS FROM FUTURE NAPIER COMMITTEE HELD 19 AUGUST 2021

1. RESOURCE CONSENT ACTIVITY UPDATE

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Resource Management Act 1991
<i>Document ID:</i>	1278532
<i>Reporting Officer/s & Unit:</i>	Luke Johnson, Team Leader Planning and Compliance

1.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for elected members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available.

At the Māori Committee meeting

The Council Officer took the report as read, noting that the lifestyle village which has been proposed at Willowbank is currently under appeal. The project went before a Commissioner who imposed a number of engineering and infrastructure conditions as part of the consent. The applicant is appealing these.

Māori Committee's recommendation

R Paul / R Brown

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Boag / Crown

The Future Napier Committee:

- a. Note the resource consent activity update for the period 15 June to 27 July 2021.
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Carried

2. DRAFT LIBRARY AND CIVIC AREA PLAN

<i>Type of Report:</i>	Operational and Procedural
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<i>Legal Reference:</i>	Local Government Act 2002
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<i>Document ID:</i>	1323545
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<i>Reporting Officer/s & Unit:</i>	Fleur Lincoln, Strategic Planning Lead
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2.1 Purpose of Report

The purpose of this report is to seek Council endorsement for the release of the Draft Library and Civic Area Plan prior to the notification of the Draft for public consultation.

At the Māori Committee meeting

The Council Officer spoke to the report, noting an updated copy of the Draft Library and Civic Area Plan (*Doc ID: 1372480*) was circulated to the Committee just prior to this

meeting. This Draft now establishes the relationship Council will have with mana whenua throughout this project, and also establishes some draft Māori design principles.

It was also noted that Te Taiwhenua o Te Whanganui-a-Orotū, Ngāti Pārau Hapū Trust, and Mana Ahuriri are working with Council on this project. Mana Ahuriri is going through some elections at the moment, but once this process is complete the entities should be able to come together to discuss the proposed design.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillor Brosnan / Mayor Wise

The Future Napier Committee:

- a) That the Future Napier Committee resolve to discuss the "Draft Library and Civic Area Plan" that was left to lie on the table at the 8 July 2021 meeting.
 - b) Approve release of the draft Library and Civic Area Plan (*Doc ID 1372480*) for community feedback, noting that there is a placeholder page relating to mana whenua partnership that will be updated for the Full Council Meeting.
 - c) Note the Consultation Plan (*Doc ID: 1372479*) for this project is under development and will be presented to Council at the Full Council Meeting.
-

Carried

Attachments

- 1 Final Draft Library and Civic Area Plan
- 2 Final Consultation Plan Library and Civic Area Plan - Alert level information

The meeting adjourned at 11.02am and resumed at 11.09am

3. PARKING TECHNOLOGY UPGRADE - PAY BY PLATE

Type of Report: Contractual

Legal Reference: Enter Legal Reference

Document ID: 1312927

Reporting Officer/s & Unit: Rachael Horton, Manager Regulatory Solutions

3.1 Purpose of Report

To seek Committee approval to adopt 'pay-by-plate' parking technology for Napier, and to commence implementation of this upgrade.

At the Māori Committee meeting

The Council Officer took the report as read. In response to questions from the Committee it was clarified:

- Lollypop meters are not being made anymore and access to parts from decommissioned ones is becoming difficult. The blue Pay and Display meters come from a European supplier and access to parts is very difficult.
- Pay-by-plate meters are made by a supplier in Aotearoa.
- The data from the meters can be used to inform which areas of the city have a high demand for parking. The data collected may be useful for enforcement of outstanding fines.
- There will not be an increase in parking charges with the installation of the new meters.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Chrystal / Mawson

The Future Napier Committee:

- a. Approve the existing parking meters to be upgraded to pay-by-plate meters.
- b. Approve \$515,000 Parking Technology funding for 2022/23 to be bought forward to 2021/22 to fund the purchase of the replacement meters and related equipment.
- c. Note that, following this report, a proposal will be brought to Council to amend the Napier City Parking Bylaw 2014 to update the bylaw to pay-by-plate meter systems.

Carried

4. CITY AMBASSADOR & CCTV PROGRAMME PROPOSAL

Type of Report: Operational

Legal Reference: Enter Legal Reference

Document ID: 1327039

Reporting Officer/s & Unit: Rachael Horton, Manager Regulatory Solutions

4.1 Purpose of Report

To seek Committee approval to adopt the service design for the City Ambassador & CCTV programme for Napier, and to commence implementation of the programme.

At the Māori Committee meeting

The Council Officer spoke to this report and in response to questions from the Committee it was clarified:

- The City Ambassador roles are not security roles, they are there to support safety initiatives. These roles will be filled by people who are community champions and who can interact with all kinds of people on the streets to support their needs. This may be helping tourists with directions, being in areas which do not feel safe at certain times of the day to be a presence supporting others as they pass through, it may also be calling Police if they see an incident unfolding that requires their attention. The Ambassadors will be dressed so they are easily identifiable. They will not only be in the central city, but also in the outer suburbs, as required.
- Council Officers are exploring if there is an external option for the CCTV monitoring. If there is a good option this will be compared with the pros and cons of running it in-house.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillor Brosnan / Mayor Wise

Item of business to lie on the table

- a) That pursuant to Standing Order 25.2(d) that *Item 4 – City Ambassador and CCTV Programme Proposal* lie on the table to enable Council officers to obtain further information on the private supply and monitoring component prior to the Council meeting scheduled to be held on 16 September 2021.
- b) Note that feedback sought from the Māori Committee in regard to the *City Ambassador and CCTV Programme Proposal*

Carried

5. NAPIER WAR MEMORIAL CENTRE POLICY

Type of Report: Operational

Legal Reference: Local Government Act 2002

Document ID: 1356597

Reporting Officer/s & Unit: Fleur Lincoln, Strategic Planning Lead

5.1 Purpose of Report

The purpose of this report is to adopt the Napier War Memorial Centre Policy.

At the Māori Committee meeting

The Officer spoke to the report. The Committee's feedback was sought in specifically in regards to the appropriate use of the Napier War Memorial forecourt.

- The Committee suggested Council engage with the RSA and local Kaumātua for feedback on this.
- It was also suggested it could be used as a marae ātea, the formal area in front of a wharehau where pōwhiri, for example, might take place, but correct tikanga would have to be followed if it was used that way.
- It could also be used to display art works.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Brosnan / Tapine

Item of business to lie on the table

That pursuant to Standing Order 25.2(d) that *Item 5 – Napier War Memorial Centre Policy* lie on the table and that authority be delegated to the Mayor to select a small group of Councillors to work on the wording of the draft Policy (*Doc ID 1367511*) and report back to the 16 September 2021 Council meeting.

Carried

6. LOCAL ALCOHOL POLICY REVIEW

Type of Report:	Procedural
Legal Reference:	Sale and Supply of Alcohol Act 2012
Document ID:	1357811
Reporting Officer/s & Unit:	Luke Johnson, Team Leader Planning and Compliance

6.1 Purpose of Report

The purpose of this report is to provide an update to Council on the Hastings District Council and Napier City Council Joint Local Alcohol Policy (LAP) and to gain a resolution on when a formal review of the Policy must commence.

At the Māori Committee meeting

The Council Officer spoke to the report and in response to a question clarified that if the review period adopted for the policy was six years it could still be reviewed earlier if needed.

Māori Committee's recommendation

R Paul / R Brown

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Taylor / Boag

The Future Napier Committee:

- a. Note the contents of the "Local Alcohol Policy Review" of 19 August 2021; and
 - b. Approve a review of the Hastings District Council and Napier City Council Local Alcohol Policy (*Doc ID 1367514*) in six years (commencing October 2024), or sooner if required, as per Section 97 of the Sale and Supply of Alcohol Act 2012.
-

Carried

7. EXEMPTION TO TRADING IN PUBLIC PLACES BYLAW

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	1360190
<i>Reporting Officer/s & Unit:</i>	Stephanie Kennard, Planning Projects Facilitator

7.1 Purpose of Report

The purpose of this report is to obtain a resolution of Council to allow trading within a road reserve for events run by Napier City Council, Art Deco Trust and Napier City Business Inc (NCBI) within the Napier CBD boundary until the end of October 2026.

At the Māori Committee meeting

There was no discussion by the Committee on this item.

Māori Committee's recommendation

C Tareha / R Paul

That the Council resolve that the Committee's recommendation be adopted.

Kua Mana

Committee's recommendation

Councillors Tapine / Chrystal

The Future Napier Committee:

- a. Approve the sale of food and beverages to the public on public land within the city centre as part of the events hosted by Napier City Council, Art Deco Trust, Napier City Business Incorporated or Taradale Marketing Association until 31 October 2026, subject to the following conditions:
 1. Trading must occur as part of a short term event or pop-up event
 2. Trading must only occur within the street reserve (not on reserve land)
 3. Trading of food and beverages only.
 4. Permission must be obtained from the Transportation Team Leader.
 5. Consultation with nearby retailers must be completed at least one week prior to the event and all issues resolved
 6. Trading is limited to the following streets: Hastings Street; Market Street; Tennyson Street; Emerson Street; Dalton Street; Clive Square East; Herschell Street; Marine Parade
 7. The usual road closure procedures will be followed if road closures are deemed necessary.

Carried

Updates from Partner Entities

Maungaharuru-Tangitū Trust – Robbie Paul

- The main activity at the moment has been promoting the Covid-19 vaccination to whanau. They filmed Kaumātua, Robbie and rangatahi for this promotion, which is working really well and is in partnership with Te Kupenga Hauora.
- Due to the Covid Lockdown their AGM has been postponed until the end of September. They did have elections for two new trustees, but the votes were very close so they are having to do a recount. The results should be out today.
- The Trust is looking for a new Project Manager, a Team Leader, and six field crew for the restoration of their awa, Te Ngarue, and also Te Arapawanui project. These positions start with paid training at the Eastern Institute of Technology (EIT) for three months.

Napier City Council – Mayor Kirsten Wise

- Primary focus is the Covid-19 response. In the level four Lockdown everything was closed that needed to be, and staff have been working from home. The services that have needed to continue have, but with precautions in place to keep everyone safe.

- Council has an eight week period to make a formal submission on the Government's Three Waters Reform proposal. Council aims to have a more in-depth informed conversation with the community about this.
- The Draft District Plan is open for consultation. This sets the rules and regulations for the growth of the city.
- The Spatial Picture is also open for consultation with the community now. This outlines parts of the city where Council is considering future development occurring. Approximately 2500 new dwellings are required in Ahuriri over the next ten years and Council also needs to consider areas for intensive development.
- Council is also consulting on Māori Wards currently. This consultation closes on the 10th of September.

Ngāti Pārau Hapū Trust – Chad Tareha

- Ngāti Pārau has teamed up with Karma drinks, an international company which is currently supporting eight villages in Africa with financial aid. They have an office in Auckland and are looking for kaupapa to support here. The company want to support environmental projects and heard about Ngāti Pārau's environmental kaupapa and are interested in supporting it.
- Ngāti Pārau are working on creating a book on Ōtātara Pā in partnership with Huia Publishers.
- Ngāti Pārau teamed up with EIT to support the establishment of the Ōtātara Outdoor Learning Centre. They have created a learning and nature kaupapa, and this has been selected as one of two New Zealand finalists for the Green Gowns Awards Australasia. These awards aim to inspire, promote and support change towards best practice sustainability within the operations, curriculum and research of the tertiary education sector.

Updates from Māngai ā-Hapori

Renee Brown

- Renee just wanted to remind whanau to stay safe and stick to the rules and guidelines the Government have set out in their Covid response.
- Use technology to stay connected to whanau.

Rapihana Te Kaha Hawaikirangi

- Congratulated Chad and Beverly Kemp-Harmer on their election to the Mana Ahuriri Trust.
- New nursery staff and Kaitiaki Rangers have been employed for the Te Wai Mauri kaupapa. The new Rangers are likely to be with Maungaharuru-Tangitū Trust's new staff for the EIT three month training.
- Te Matau a Māui Waka Hourua - the team are working towards sailing to the Chatham Islands in January. The Waka has been practicing for this.
- Te Ātea-a-Rangi Trust – the equinox is on the 23rd of September. This is an early morning kaupapa.
- Waiohiki marae's AGM was postponed from last week. The whanau are enjoying have a wharanui there again now.

Update from Council Pou Whakarae

- Te Waka Rangapū is busy with the Three Waters Reform and looking at how mana whenua are going to be represented in this reform. Also with the Māori Wards consultation. The consultation closes soon so hopefully whanau will get their submissions in. The Council Hearings will be held in October.
- Also congratulations to Chad and Beverly for their appointment to Mana Ahuriri. Hoping the relationship between Council and Mana Ahuriri can move forward.

General business

Nil

The meeting closed with a karakia at 11.50am

Approved and adopted as a true and accurate record of the meeting.

Chairperson

Date of approval