



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Napier Civic Building
231 Hastings Street
t +64 6 835 7579
e info@napier.govt.nz
www.napier.govt.nz

EXTRAORDINARY SUSTAINABLE NAPIER COMMITTEE

Open Agenda

Meeting Date: Thursday 17 February 2022

Time: 3.00pm

Venue: Via Zoom (Audiovisual Link) and livestreamed via Council's Facebook page

Committee Members Councillor Price (In the Chair), Mayor Wise, Deputy Mayor Brosnan, Councillors Boag, Browne, Chrystal, Crown, Mawson, McGrath, Simpson, Tapine, Taylor and Wright

Officers Responsible Director Infrastructure Services, Director City Strategy

Administration Governance Team

Next Sustainable Napier Committee Meeting
Thursday 24 March 2022

ORDER OF BUSINESS

Karakia

Apologies

Nil

Conflicts of interest

Public forum

Nil

Announcements by the Mayor

Announcements by the Chairperson including notification of minor matters not on the agenda

Note: re minor matters only - refer LGOIMA s46A(7A) and Standing Orders s9.13

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

Announcements by the management

Agenda items

- | | | |
|---|---|----|
| 1 | Napier Aquatic Centre Capital Review Programme | 3 |
| 2 | Aquatic redevelopment: Options for consultation | 55 |

Minor matters not on the agenda – discussion (if any)

AGENDA ITEMS

1. NAPIER AQUATIC CENTRE CAPITAL REVIEW PROGRAMME

<i>Type of Report:</i>	Operational and Procedural
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1431044
<i>Reporting Officer/s & Unit:</i>	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.

Officer's Recommendation

The Sustainable Napier Committee:

- a. Note the risks to ongoing service delivery at the Napier Aquatic Centre;
- b. Note the interdependent relationship with the new aquatic development and the Napier Aquatic Centre capital expenditure requirements;
- c. Endorse an additional \$8,626,435 of capital funding over 2022/23 and 2023/24 to perform the recommended health and safety and service continuity capital improvements; and
- d. 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.

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 requiring 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 split across the following three years of the LTP. However given the current contractor and supply chain constraints, Officers 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

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
- Operational increases for enhanced maintenance and repair.

Social & Policy

- 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

- Project cost and timeframe overruns due to poor condition of facility and general cost escalations
- 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**, or
- 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**, and
- 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 in an out of cycle process or a future Annual Plan or LTP process.

1.8 Attachments

- 1 Attachment A: Summary of Workshop with council - 5 Oct 2021 [↓](#)
- 2 Attachment B: Summary of cost estimates by category [↓](#)
- 3 Attachment C: Napier Aquatic Centre LTP Capital Budget [↓](#)
- 4 Attachment D: BECA - Napier Aquatic Centre Updated Condition Report 2021 [↓](#)

Summary of Workshop with council – 5th October 2021

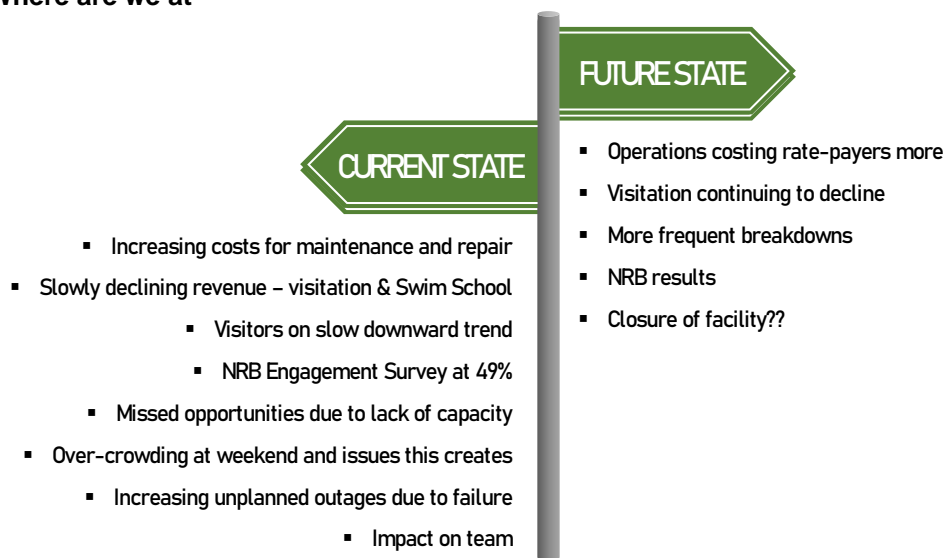
1. Purpose of workshop

- 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

2. Agenda

- Virtual tour
- Why do we provide aquatic facilities
- Where are we at?
- Our findings to date
- Estimated costs of remediation
- Where to from here

3. Where are we at



4. Why was it commenced?

- Budget for a new aquatic facility removed from LTP
- Renewals and improvement projects had been delayed to impending decommissioning
- Adopt a 10+ year horizon with reliable and continuous service
- At an 'acceptable' level of service – to be defined
- 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?	Urgent recommendations – \$25,000 – 50,000 Intermediate recommendations - \$51,450
Risks	<ul style="list-style-type: none"> ▪Electrocution ▪Fire ▪Unplanned outages
Source documents	Direct Earth reports: <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

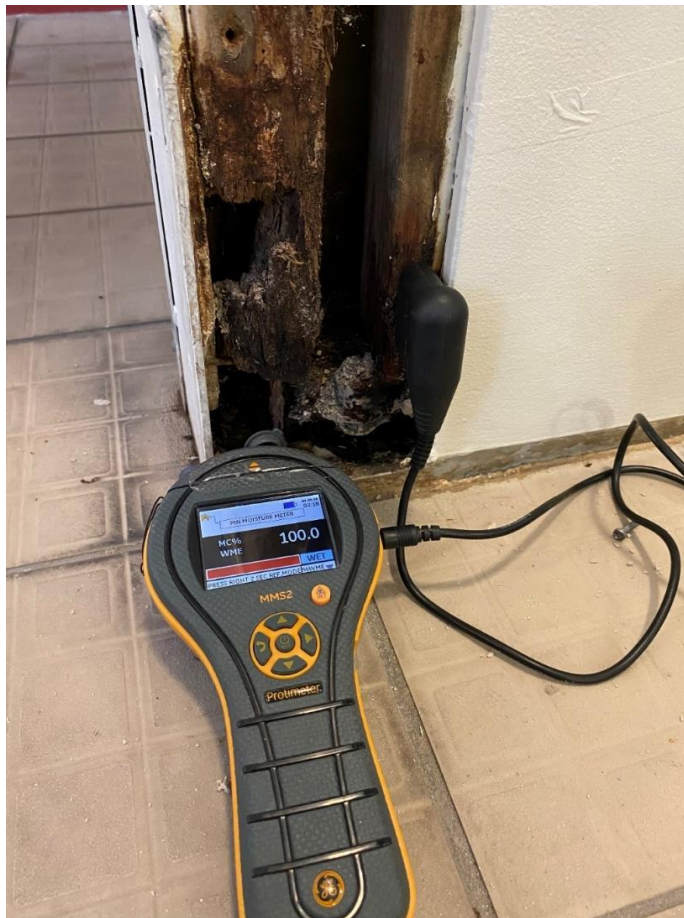
Why is it required?	Getting the 'top layer' weathertight to protect and prevent further damage to facility
What are the recommendations?	<ul style="list-style-type: none"> ▪Inspection found numerous issues from failed membranes , missing or incorrect flashings, incorrect or failed fastenings, poor standards 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	236,515
	Interior painting	196,041
	Acoustic ceiling panel replacement	217,211
	TOTAL	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)

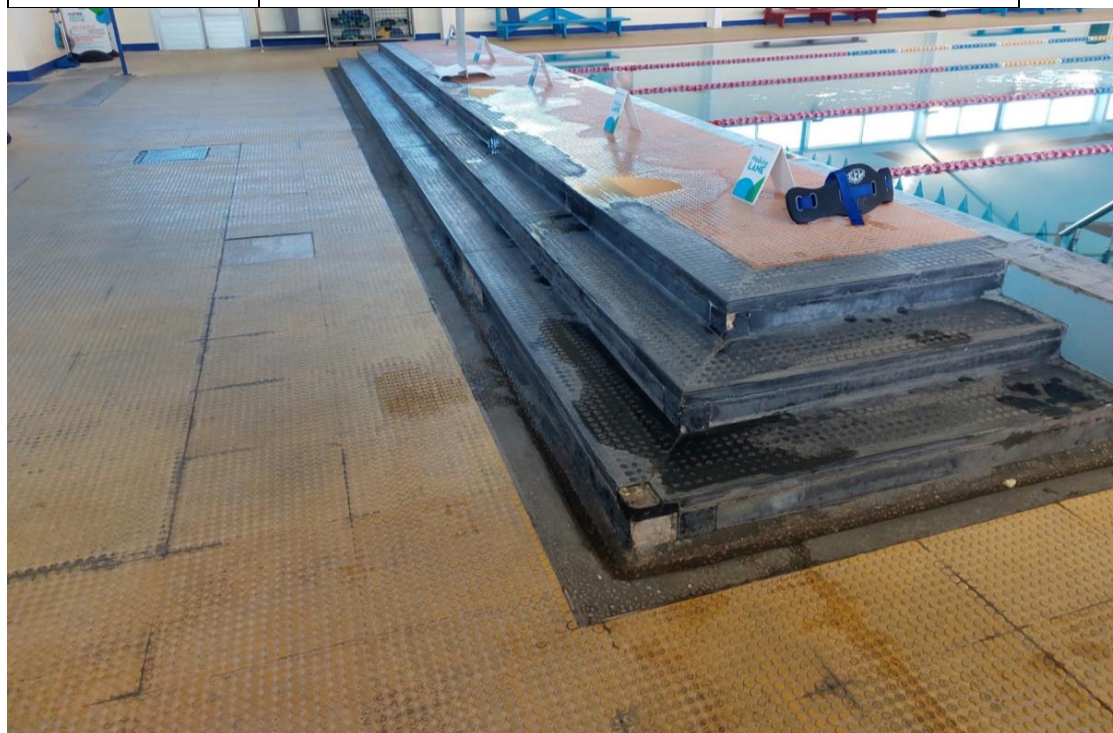


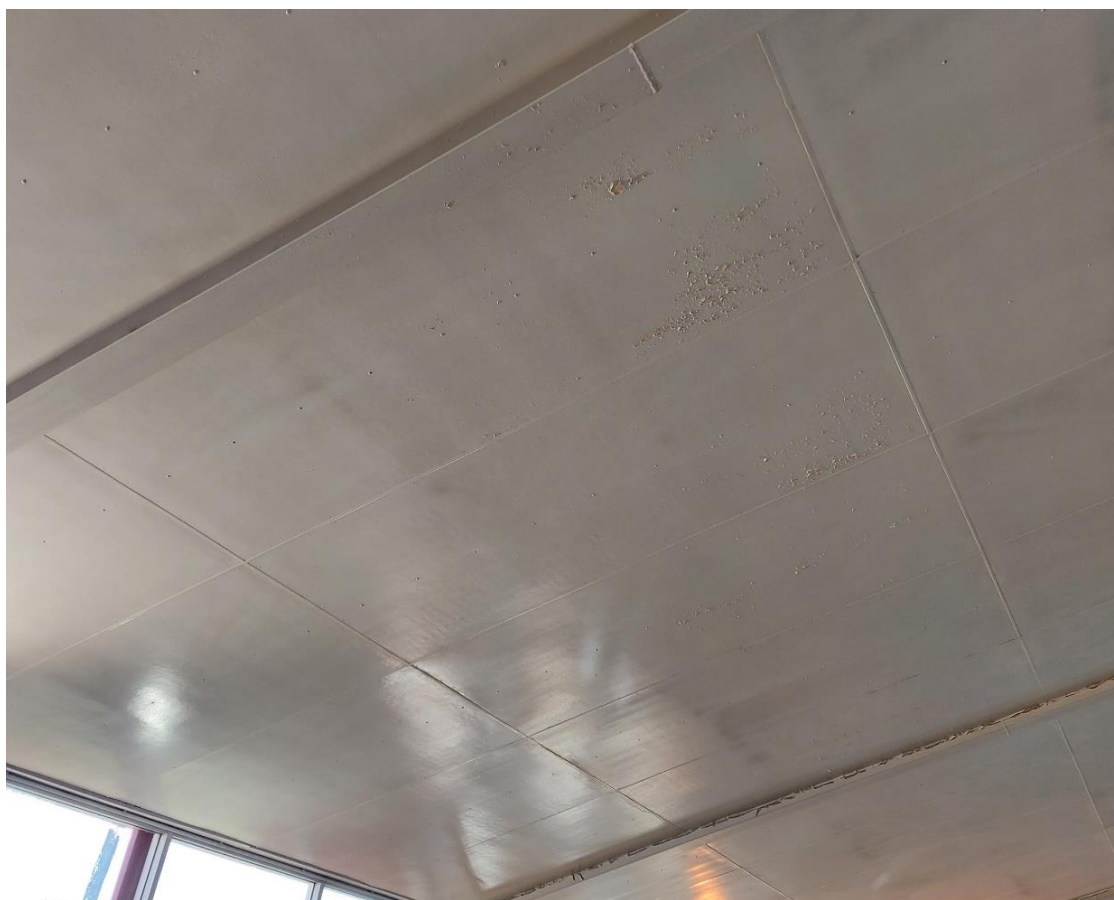


Update Old Pool

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?	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)

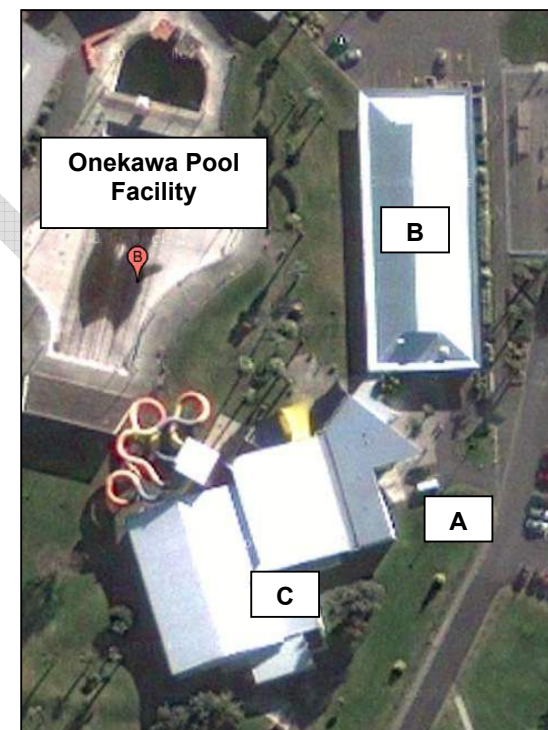
4. BACKGROUND

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

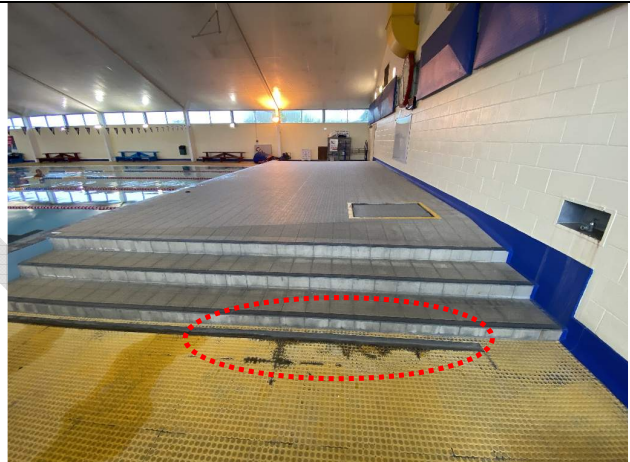

On 15th December 2021, Mark Bates (AHDT) visited the site and met with Napier City Council (Glenn Lucas). The inspection entailed visual examination of the pool hall interior, inspection of exterior surfaces of walls.





The weather was overcast and cool following recent heavy rain.

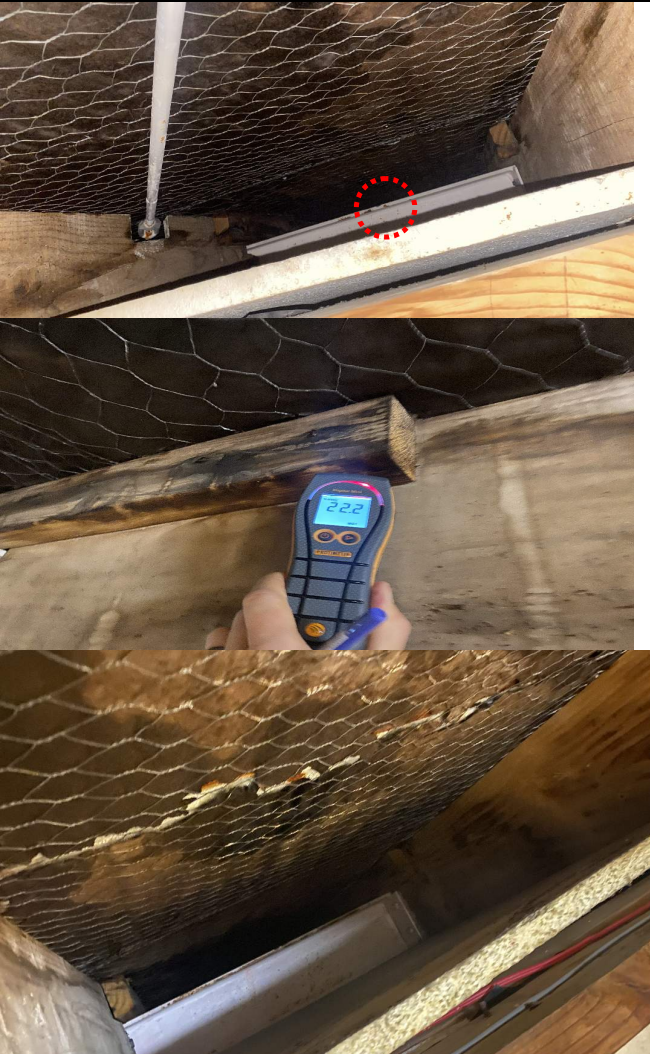
6. BUILDING CONDITION


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		
	<p><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>	<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		
	<p><i>Concrete block walls were in good condition.</i></p>	<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>	<p>The Hardiflex ceiling was in generally good condition, with some flaking noted to paint coatings.</p> <p>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.</p> <p>Refer to comments below on the roof and supporting structure.</p>	



Item	2014 Report	2021 Inspection Findings	
5.	Primary Steel Structure <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>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> 	 

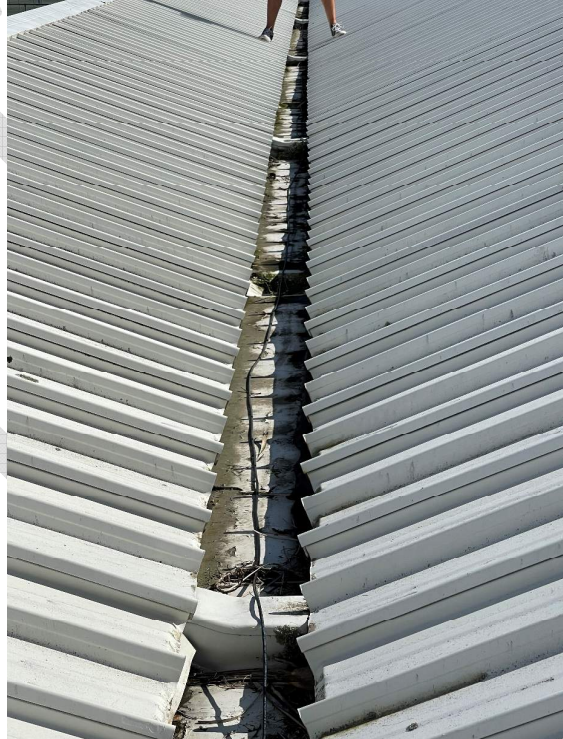
6.	<p>Roof Cavity & Mezzanine Area</p> <p><i>The original report dated February 2011 recorded that there was no vapour barrier. There is no vapour barrier shown on the original drawings, however we did observe a polythene vapour barrier (of sorts) in place in the area of the mezzanine (refer below) This 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 an 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.	<p>Changerooms</p> <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 changeroom 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		
	<p>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, ribs and steps are well worn and in generally unsightly in appearance.</p>	<p>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.</p> <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)		
	<p>Not inspected in 2014.</p>	<p>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 fitting 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.</p>	

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>	
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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.	Roof		
	<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.

Officer's Recommendation

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.
- Direct Council Officers to prepare further information for community consultation.

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 currently 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

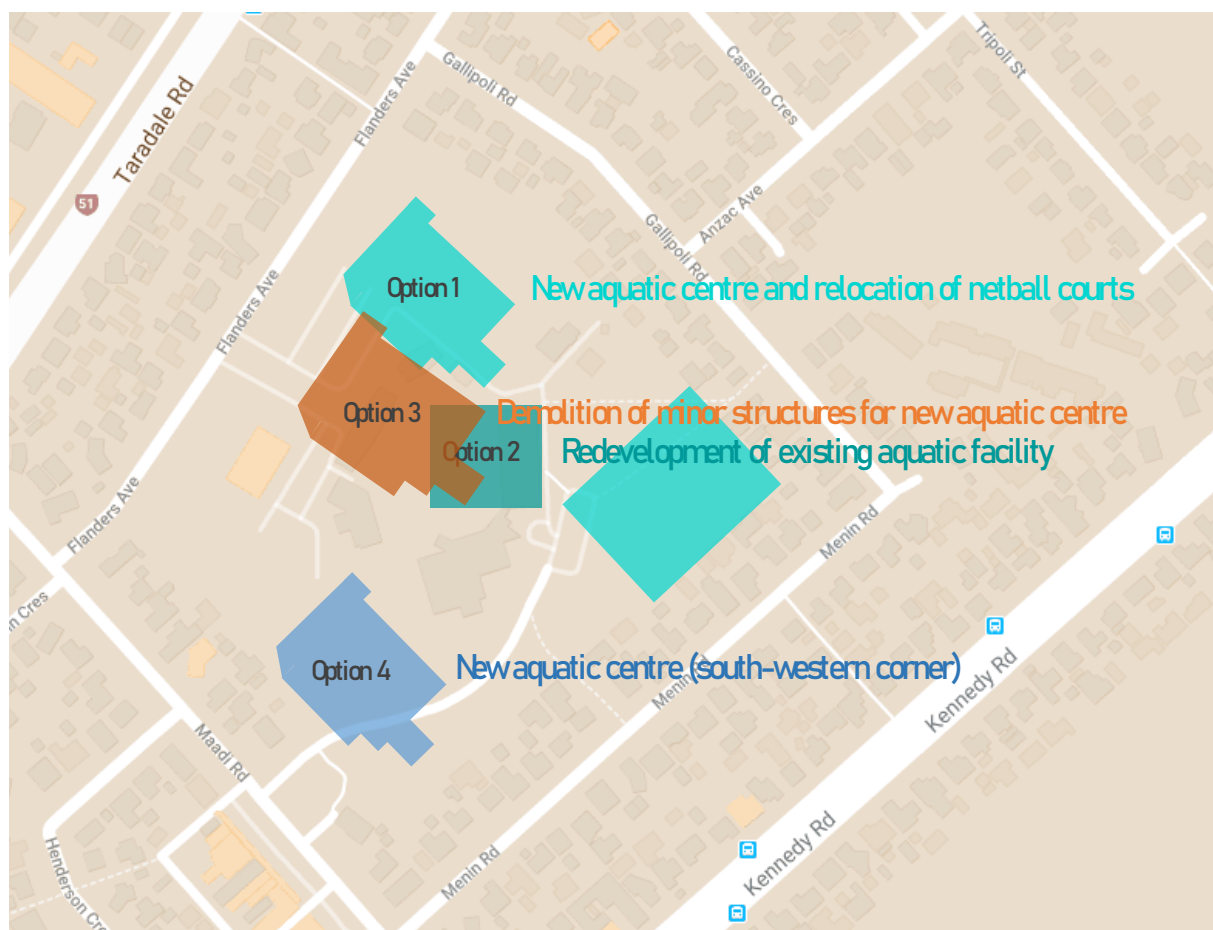
Retaining and upgrading the existing Ivan Wilson complex, demolishing the Old Pool and constructing new add-on facility where the Old Pool is currently located.

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?

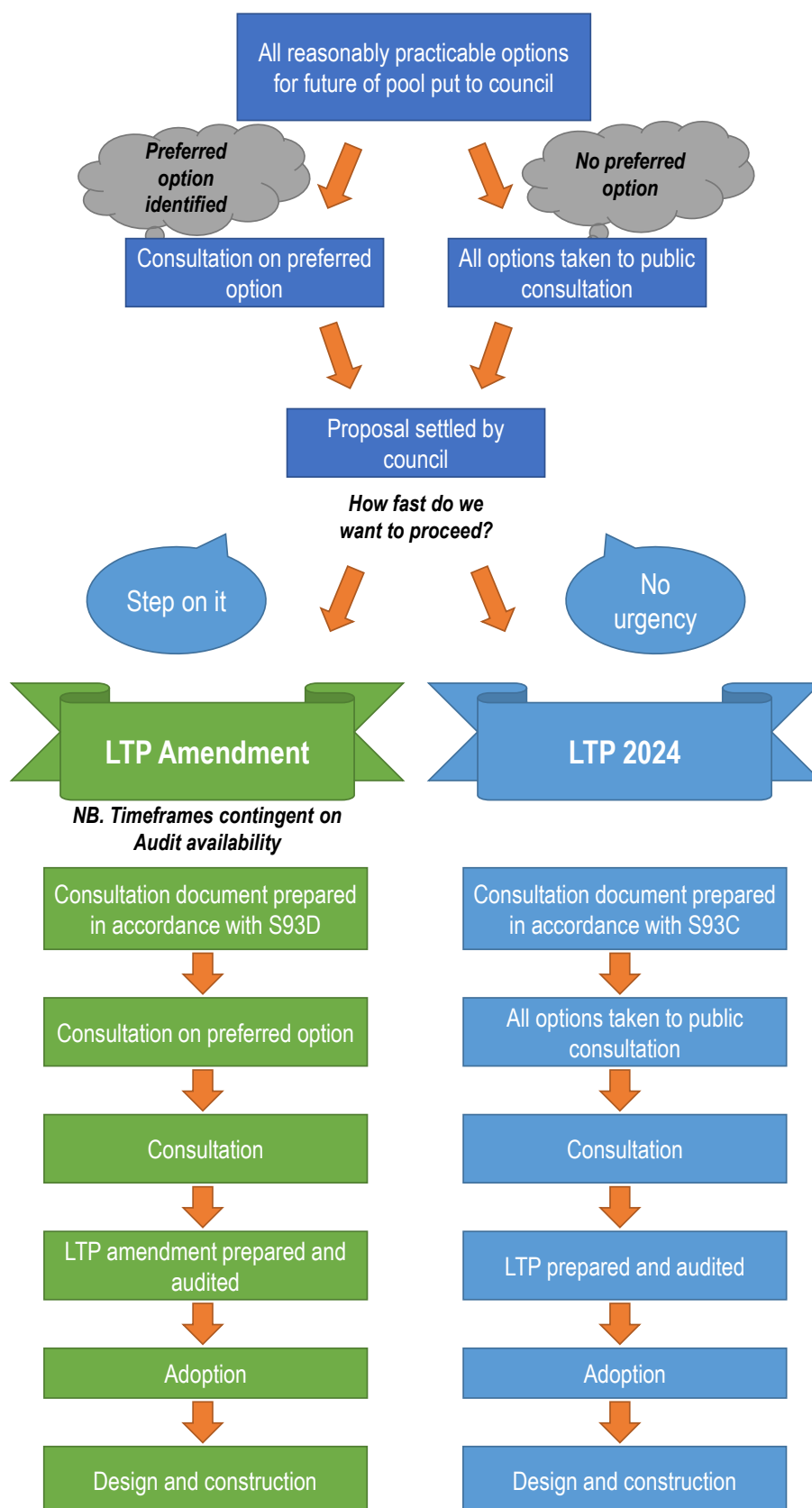
The most important aspect to highlight from a planning perspective is that a decision to redevelop the pool cannot be actioned unless it is reflected in the LTP; per section 97 of the Local Government Act 2002. Given that budget for a new aquatic centre was removed from the LTP and no options or timeframes 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

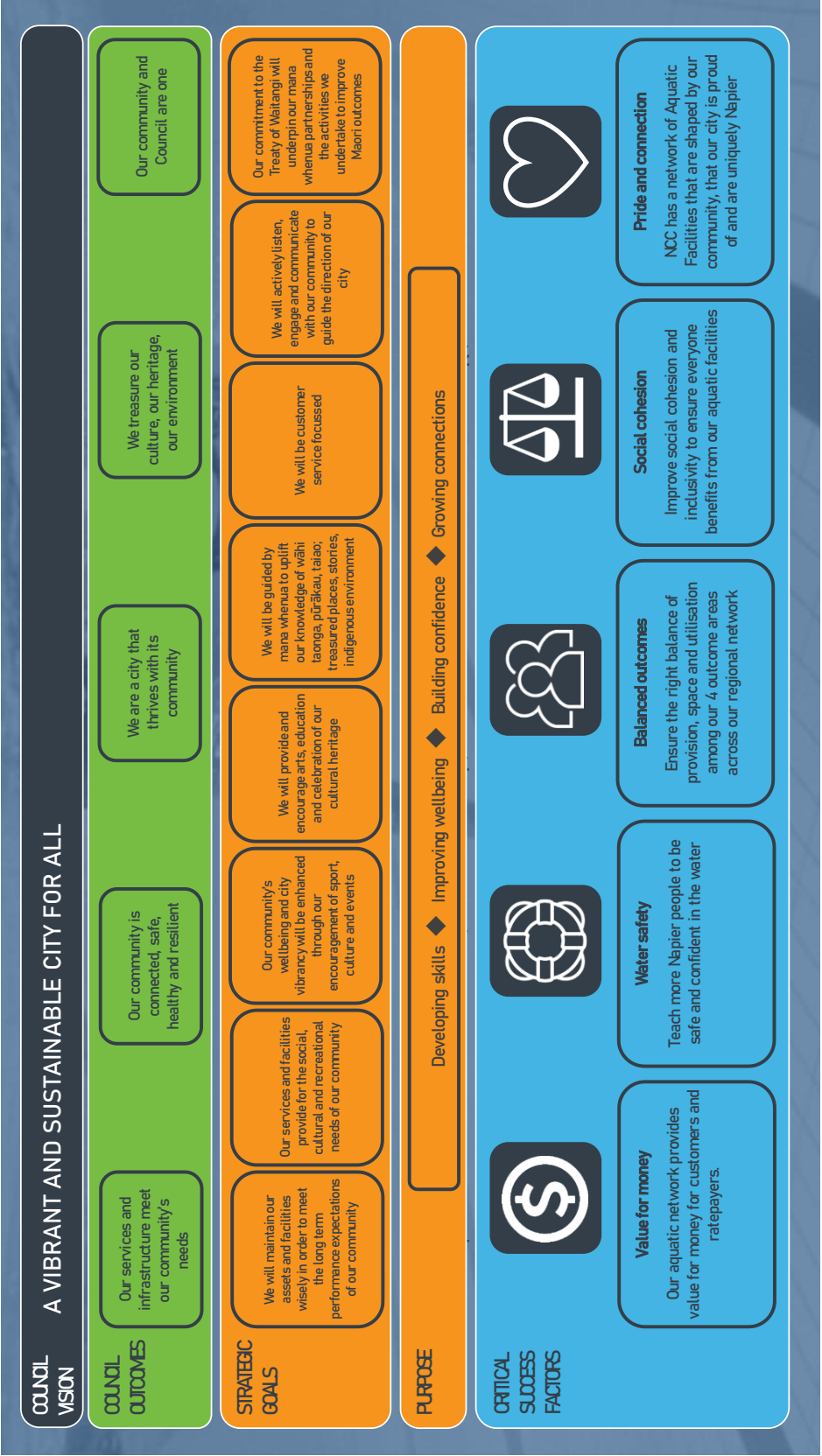


2.8 Attachments

- 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:

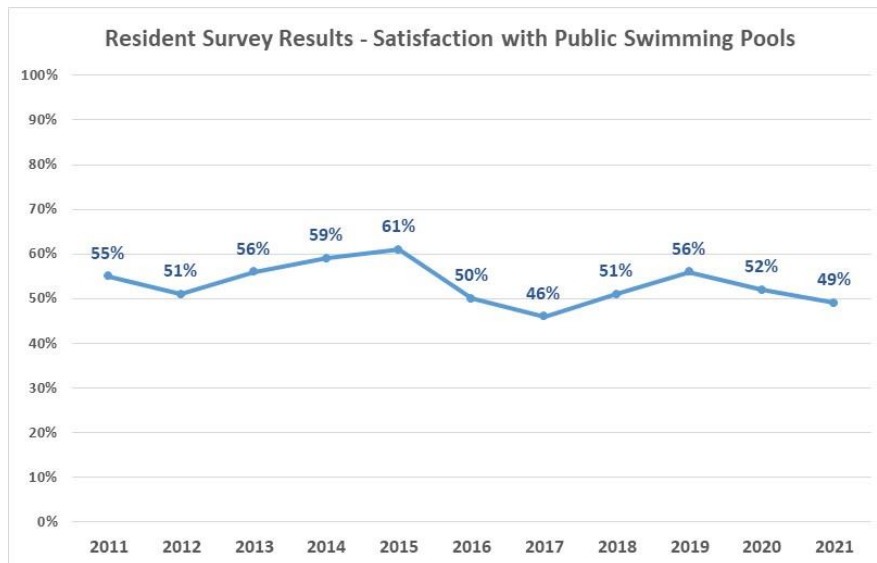
- Support from key stakeholders including Hawke's Bay District Health Board, Sport Hawke's Bay
- Identification from swimming clubs of a shortage of structured lane swimming for swimming training
- Increasing leisure and play provision identified as a priority through community consultation and through 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.

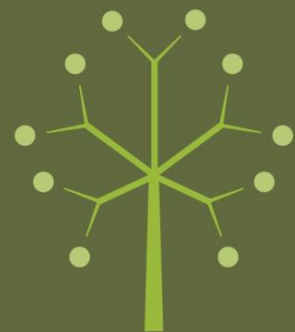
The Napier Aquatic Centre and Marine Parade Pools are by design and intention very different facilities. The Napier Aquatic Centre and the plans for a future facility, is a

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

www.geoffcanhamconsulting.co.nz

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.	<p>The site is already owned by NCC however there are some non-council controlled process.</p> <p>The site is zoned Main Residential so will require a District Plan change to rezone the site.</p> <p>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.</p>	<p>The site is already owned by NCC and is not reliant on non-council controlled processes.</p> <p>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).</p>		<p>Desktop assessment of email communications from Parks Policy Planner.</p> <p>NZ Transport Agency approval pursuant to the Resource Management Act 1991, s176(1)(b) 2019.</p> <p>Onekawa Aquatic Centre: Options Analysis – Planning (Strategy) 2021.</p>
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.	<p>Very High liquefaction and the same liquefaction zone as Prebensen Drive.</p> <p>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.</p> <p>Additional contaminated ground condition risk and mitigation would have potential impacts on ground conditions.</p>		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.

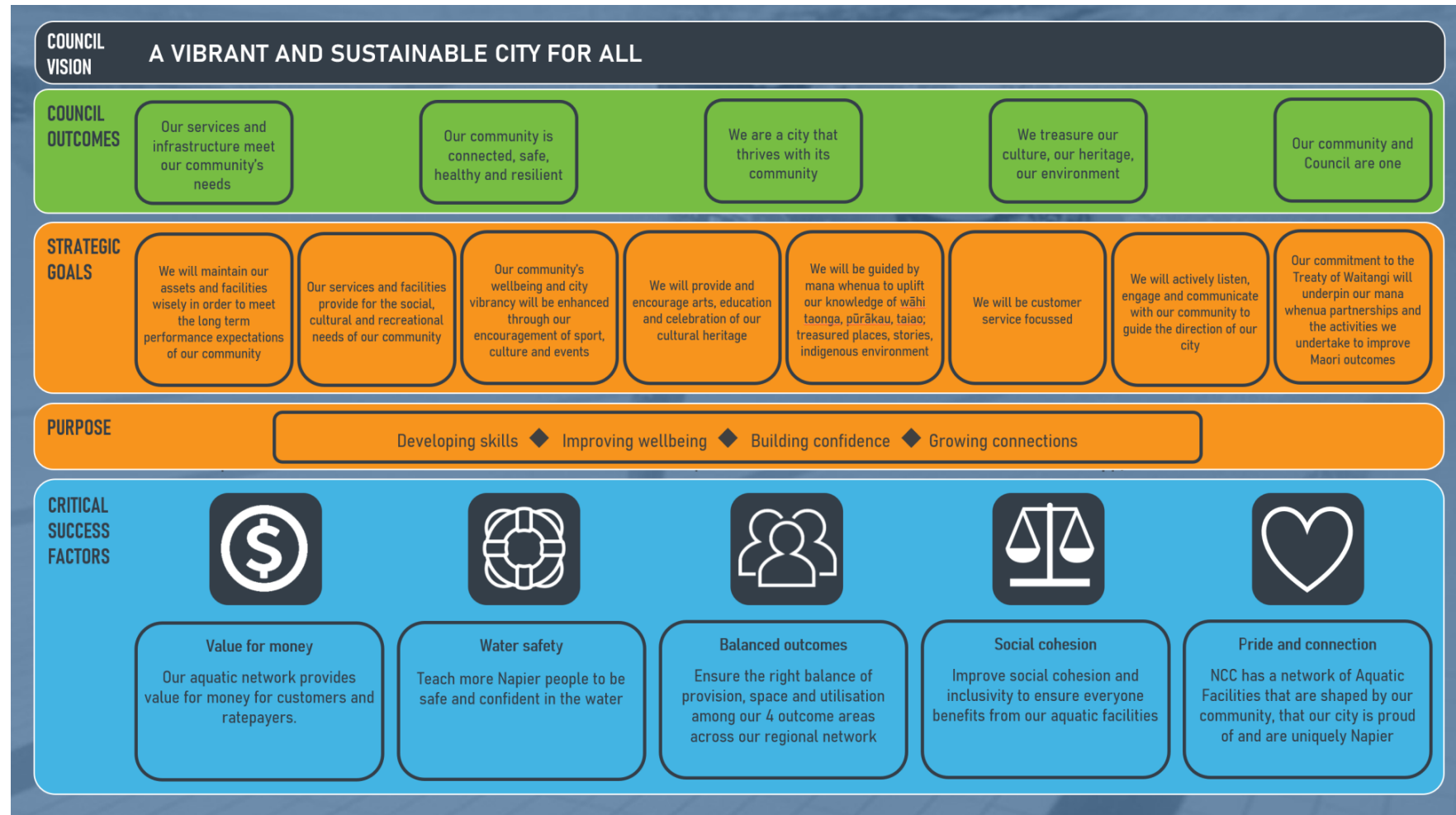
Prebensen Drive has shown to be a low risk, greenfield site that matches a lot of the desirable aspects of the assessment criteria as well as the NCC Aquatic Strategic Framework. This leads to the Prebensen Drive site attaining the highest score.

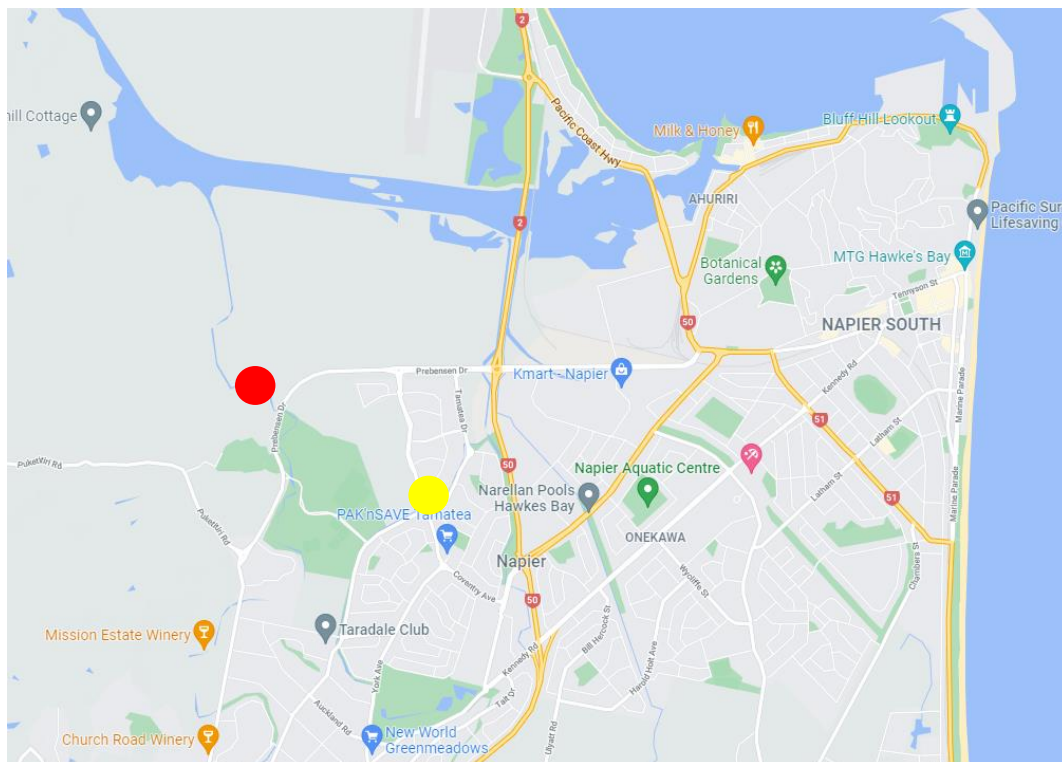
Appendices

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.	

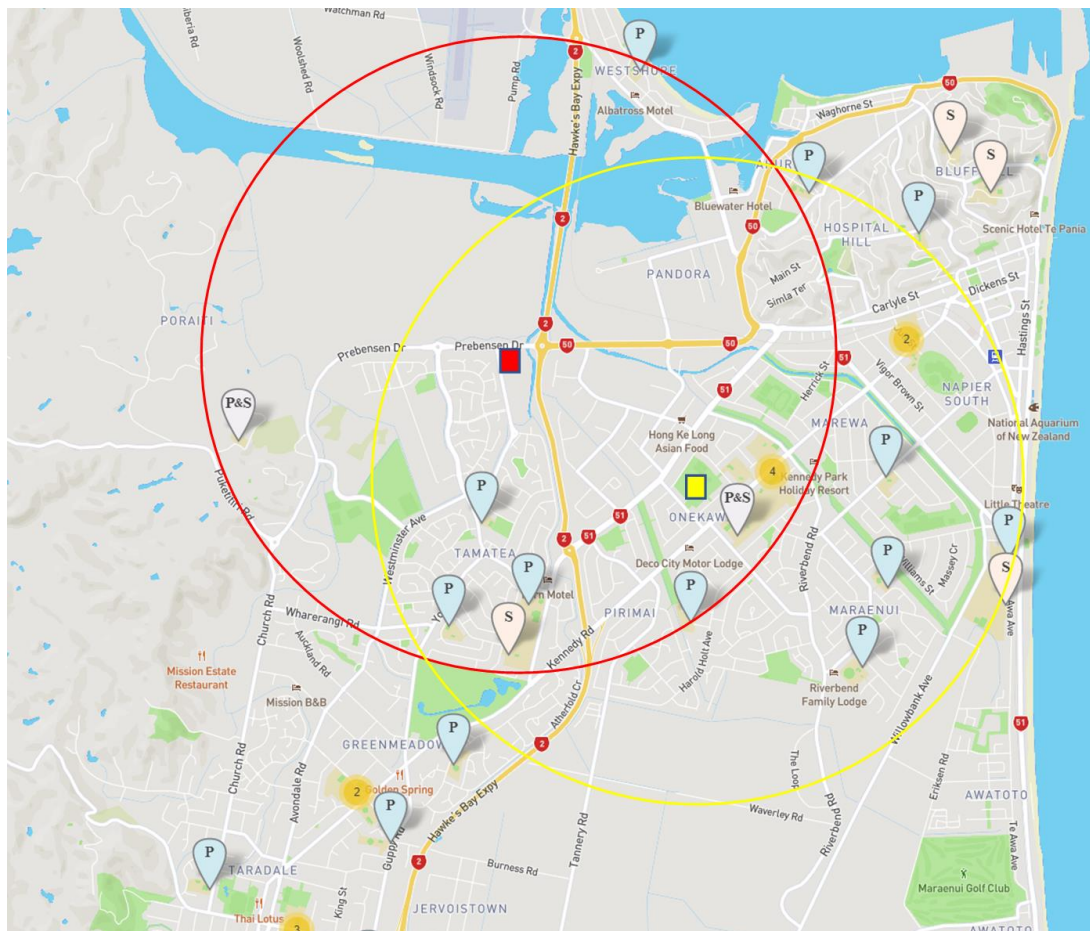
Appendix 2: NCC Aquatic Strategic Framework

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

Options Analysis – Planning

21130
1 September 2021

Status: Final

Prepared by:

Cameron Drury BRP(HONS) MNZPI
Principal Planner | Director

**Reviewed
and
Approved for
Release by:**

Rebecca Sutton BA MRP(HONS) MNZPI
Senior Planner

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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.

Stradey 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:

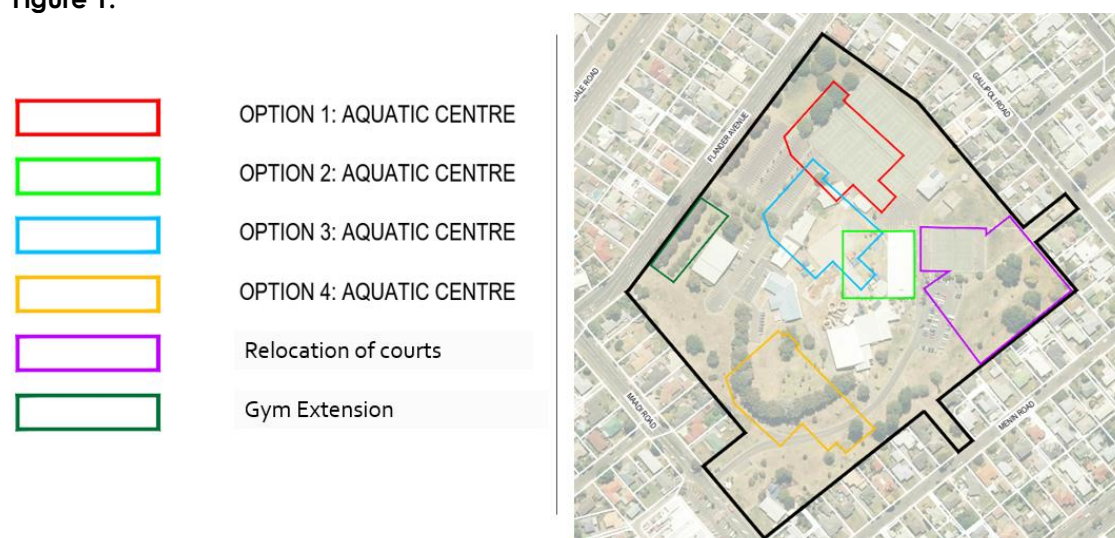
- Identify key geotechnical constraints at the site for future aquatic centre development.
- Identify possible foundation solutions.
- Confirm the presence of landfill/uncontrolled fill materials in more detail following investigations by others.
- Identify contamination issues with respect to the proposed 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 Rod 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 2**². 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.

Strategy 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

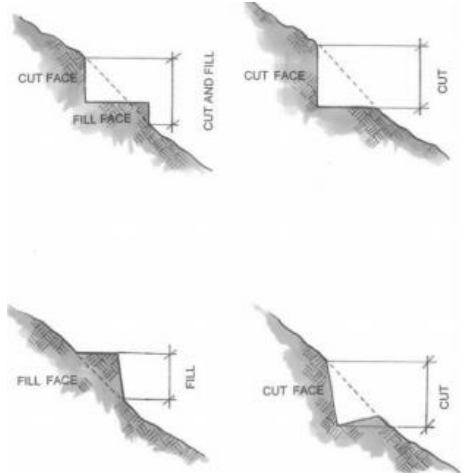
Condition		Option1	Option 2
57.13	Measurement and Assessment of Noise Unless stated by a rule or standard elsewhere in this Plan, noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 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, Jervostown 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. 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) 100m³ 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
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>			
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												
<table><tr><td>Retirement Complexes (a) Self contained units</td><td>1 space per self-contained unit.</td></tr><tr><td>(b) Apartments</td><td>0.5 parks per apartment.</td></tr><tr><td>(c) Hospitals</td><td>1 space per FTE staff member plus 1 space per 4 beds.</td></tr><tr><td>Health care centre, including Veterinary Centres, Hospitals and Hospices in Residential Zones.</td><td>3 spaces per practitioner and 1 per full time equivalent staff member.</td></tr><tr><td>Health care centre, including Veterinary Centres, Hospitals and Hospices in Commercial Zones.</td><td>1 space per 50m² gross floor area.</td></tr><tr><td>Emergency Service Facilities.</td><td>1 space per 50m² gross floor area.</td></tr></table>		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.	
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>														
<table><tr><td>Fast food restaurant incorporating a sit down restaurant.</td><td>1 park per 8 m² gross public floor area.</td></tr><tr><td>Cafe, restaurant, bar, tavern, premises used for the sale of liquor but excluding bottle stores.</td><td>1 park per 10 m² gross public floor area.</td></tr></table>		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.									
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>														
<table><tr><td>Industrial Activity.</td><td>1 park per 100m² gross floor area.</td></tr><tr><td>Service station.</td><td>1 park per 25m² gross floor area.</td></tr><tr><td>Transport Depot.</td><td>1 park per 66m² gross floor area.</td></tr><tr><td>Warehouse.</td><td>1 park per 150m² gross floor area, plus 1 park per 50m² office floor area.</td></tr></table>		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.					
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. 		Complies	Complies
	<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>		Complies – one male and one female shower and changing facilities for staff would be provided	Complies – one male and one female shower and changing facilities for staff would be provided
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>

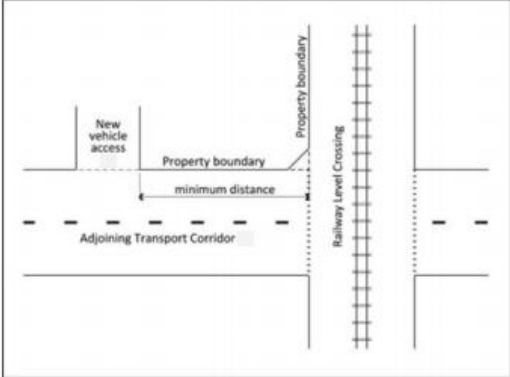
Condition			Analysis
	of the sites and the general standards above shall apply.		
61.15	Loading Spaces 1. The following loading space conditions shall apply to all land uses involving on-site manufacturing, servicing, storage, hire or sale of goods or materials including retail activities, office accommodation, travellers accommodation, freight and transport depots, warehouses: a) A minimum of 1 loading space additional to the carpark requirements in Rule 61.14A must be provided on the site of the use it is intended to serve, except; <ul style="list-style-type: none"> Where a service lane is designated or provided, or where the site is located in the 100% or 50% Inner City Parking Exemption Area and where the activity has a gross floor area less than 1000m²—refer Appendix 24 of the Plan. b) The design of loading spaces and the layout adopted will depend on the area and shape of the land available, the purpose for which loading is required, and the functional design of the building. The layout shall be of sufficient size to accommodate the following: <ul style="list-style-type: none"> i) For freight depots, transport depots, warehouses, bulk stores and other similar uses, each loading space: <ul style="list-style-type: none"> Must have a minimum length of 17.5 metres and a minimum width of 3 metres; and Must meet the manoeuvring space requirements for the Semi-Trailer Design Vehicle as in Appendix 20. ii) For retail activities, office accommodation, travellers' 	Complies	Complies
		N/A (but anticipated to be able to comply)	N/A (but anticipated to be able to comply)
		Complies	Complies

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	<u>30.00</u>	
	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