



EXTRAORDINARY SUSTAINABLE NAPIER COMMITTEE

Open Minutes Attachments

Meeting Date:	Thursday 17 February 2022
Time:	3.00pm
Venue:	Zoom (Audiovisual Link) and via Council's Facebook page

TABLE OF CONTENTS

Item 2	Aquatic redevelopment: Options for consultation	
Attachment A	Aquatic Development presentation.pdf	2

Aquatic Development: Options for consultation

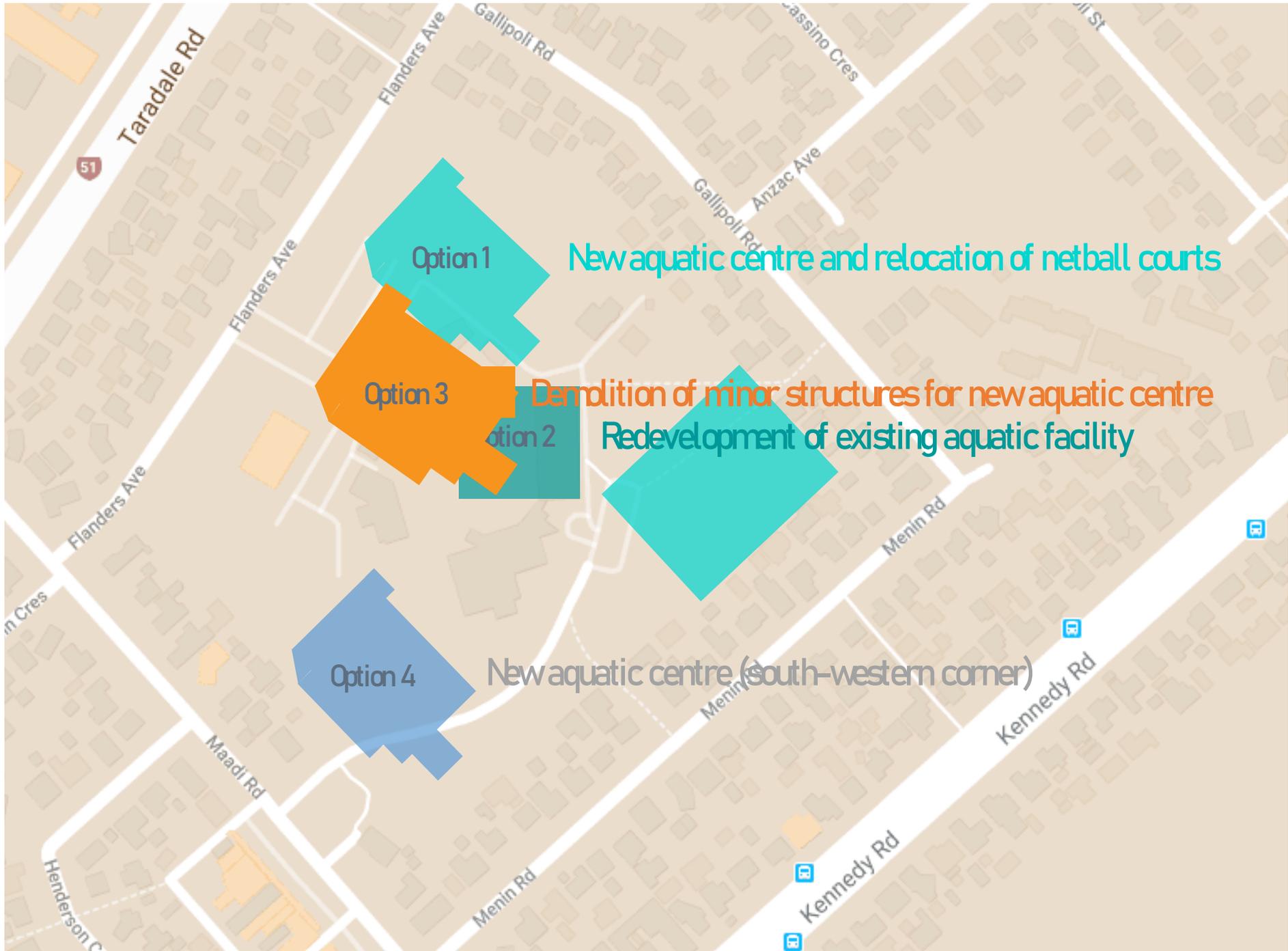
Extraordinary Sustainable Napier Committee meeting

17 February 2022



The need to develop and improve Napier's aquatic provision

- *A level of community dissatisfaction with Napier's aquatic facilities over the previous ten years.*
- *Design limitations restricting use, impacting delivery of community benefits and affecting financial and environmental sustainability*
- *Deteriorating facility condition, impacting visitation, performance and safety*
- *There is long standing community demand that is not being met*



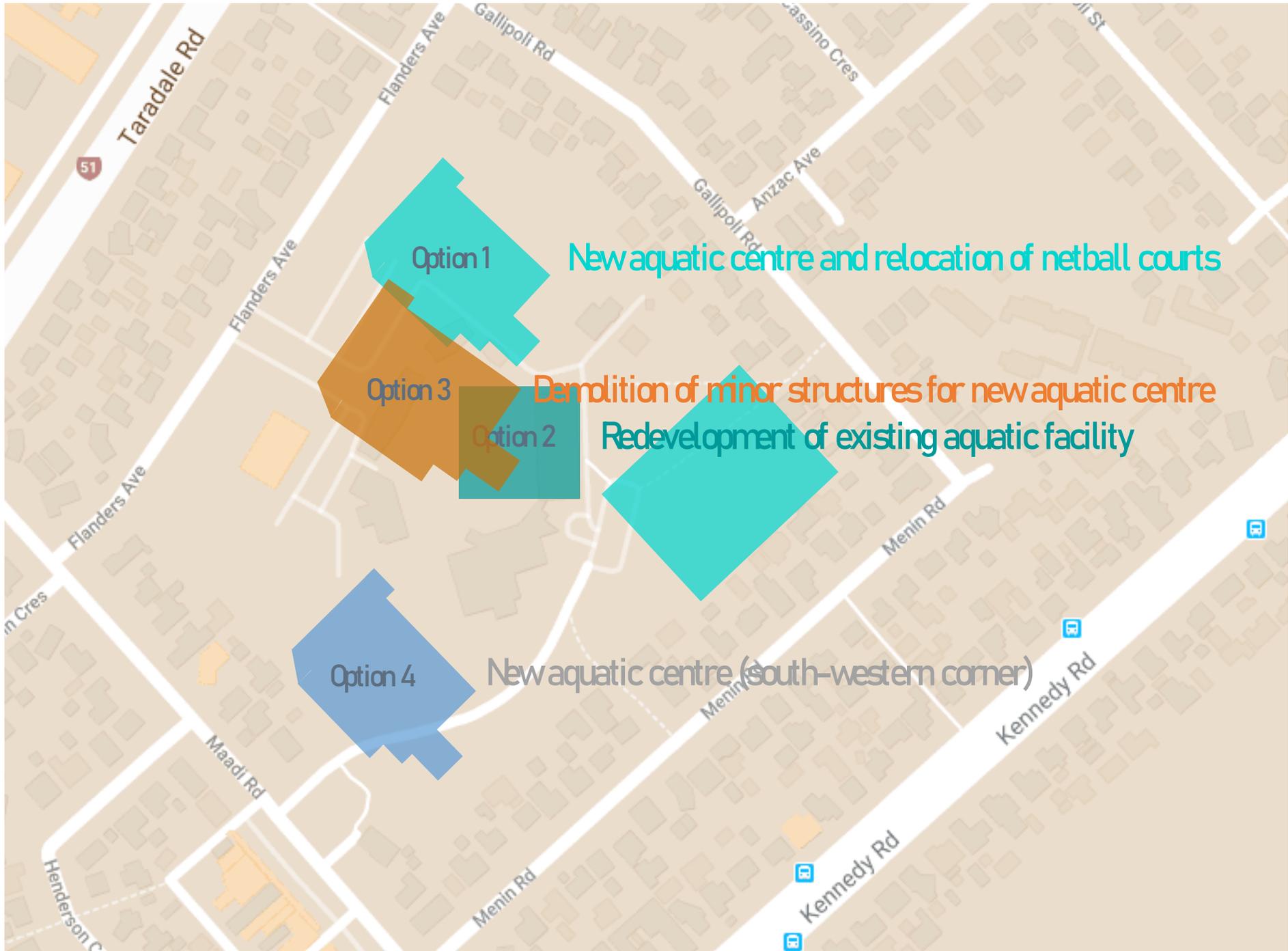
Tonkin & Taylor geotechnical and contamination reports

- 1. Challenging In-situ ground conditions*
- 2. Uncontrolled fill*
- 3. Contamination*
- 4. Groundwater levels very shallow and range from 1m – 3m.*
- 5. Existing infrastructure*
- 6. Liquefaction*



STRADEGY planning assessment

- ‘Option 3 would progress through the planning process with less resistance’
- 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.



Independent site assessment

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

T&T Engineering Risk Assessment

	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

Cost estimates for each option

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

Engineering Risk Assessment – summary of differences

- Excavation and disposal of uncontrolled and contaminated fill
- Mitigation of ground conditions
- Complexities of dealing with known landfill and contaminants and the consenting conditions
- Construction of stormwater detention ponds
- For Option 1, the costs of relocating the tennis and netball courts
- 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.

Comparison of 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

Recommendations

Officer's Recommendation

The Sustainable Napier Committee:

- a. Note the geotechnical and contamination reports and implications for potential aquatic redevelopment.
- b. Note the independent multi-criteria site analysis results for the Onekawa and Prebensen sites.
- c. Note the interdependent relationship with the new aquatic development and the work required to extend the life of the existing facility.
- d. Note the impact of increasing construction costs.
- e. Direct Council Officers to prepare further information for community consultation.