Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

ORDINARY MEETING OF **PŪRORO RANGARANGA | SOCIAL, CULTURAL AND** ECONOMIC AGENDA

Time: 9:30am
Date: Thursday, 3 February 2022
Venue: Ngake (16.09)
Level 16, Tahiwi
113 The Terrace
Wellington

MEMBERSHIP

Mayor Foster
Deputy Mayor Free
Councillor Calvert
Councillor Condie
Councillor Day (Chair)
Councillor Fitzsimons
Councillor Foon
Liz Kelly
Councillor Matthews
Councillor O'Neill
Councillor Pannett
Councillor Paul
Councillor Rush
Councillor Woolf
Councillor Young (Deputy Chair)

Have your say!
You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The Pūroro Rangaranga | Social, Cultural and Economic Committee has the following responsibilities:

- Arts, Culture, and Community Services
- Wellington City Social Housing
- Council's City Events
- Parking Services
- Parks, Sport and Recreation
- Community resilience
- Economic development
- Māori Strategic Development.

The Committee has the responsibility to discuss and approve a forward agenda.

To read the full delegations of this committee, please visit wellington.govt.nz/meetings.

Quorum: 9 members

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

TABLE OF CONTENTS
3 FEBRUARY 2022

1. Meeting Conduct

1.1 Karakia

The Chairperson will open the meeting with a karakia.

Whakataka te hau ki te uru,	Cease oh winds of the west
Whakataka te hau ki te tonga.	and of the south
Kia mākinakina ki uta,	Let the bracing breezes flow,
Kia mātaratara ki tai.	over the land and the sea.
E hī ake ana te atākura.	Let the red-tipped dawn come
He tio, he huka, he hauhū.	with a sharpened edge, a touch of frost,
Tihei Mauri Ora!	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the meeting.

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body
I te ara takatū	and the spirit of mankind
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 2 December 2021 will be put to the Pūroro Rangaranga | Social, Cultural and Economic Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the Pūroro Rangaranga | Social, Cultural and Economic Committee.

The Chairperson shall state to the meeting:

1. The reason why the item is not on the agenda; and

2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Pūroro Rangaranga | Social, Cultural and Economic Committee.

Minor Matters relating to the General Business of the Pūroro Rangaranga | Social, Cultural and Economic Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Pūroro Rangaranga | Social, Cultural and Economic Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 31.2 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. General Business

KHANDALLAH POOL OPTIONS REPORT

Kōrero taunaki

Summary of considerations

Purpose

1. This report provides future options for Khandallah pool and park entrance and is provided to inform the 2022/23 Annual Plan decision making and prioritisation. The report provides a detailed assessment of future options for the pool, and its role in the wider aquatic facilities network.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☒ Sustainable, natural eco city ☒ People friendly, compact, safe, and accessible capital city ☐ Innovative, inclusive, and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☒ Affordable, resilient, and safe place to live ☐ Safe, resilient, and reliable core transport infrastructure network ☒ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	In the LTP, the Council budgeted $1.1m for upgrading Khandallah Park and pool entrance.
Significance	The decision is rated medium significance in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

☐ Nil	☒ Budgetary provision in Annual Plan / Long-term Plan	☒ Unbudgeted $X

2. $1.1 million of capex is budgeted in 2023/24 in the Long Term Plan for upgrading Khandallah Park and pool entrance. This funding was not budgeted in the Asset Mangement Plan prepared for aquatic facilities to inform the 2021/31 LTP. The capital funding of $1.1 million allocated is insufficient to address existing asset renewal/upgrade options considered in this report. Each high level option provided has

been costed, including the impact on annual operating costs, rates and the net book value of existing assets.

Risk

☐ Low	☒ Medium	☐ High	☐ Extreme

Author	Mathew Bialy, Recreation Facilities Manager
Authoriser	Paul Andrews, Manager Parks, Sports & Rec Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion that Pūroro Rangaranga - Social, Cultural and Economic:

1) Receive the information.
2) Note that the Khandallah summer pool will continue to operate with the existing level of service including any planned scheduled and reactive maintenance activities.
3) Note this will include piloting an extended summer season in 2021/22 of two weekends, in response to a recent petition.
4) Note $1.1m of capex is budgeted in 2023/24 in the current Long Term Plan for upgrading Khandallah Park and pool entrance. This funding is insufficient to address critical asset renewal/upgrade requirements or options considered in this report.
5) Agree that Officers will complete an Aquatic Facility Network Plan to inform the 2024/34 Long Term Plan. This Network Plan will update the 2011 Aquatic Facility Review and inform wider community facilities network investment planning that will be carried out concurrently. The options outlined in this report will be considered in the network plan.
6) Agree to invest up to $260,000 of the 1.1 million budgeted in the 2022/23 Annual Plan at Khandallah Pool and Park, as part of the annual maintenance programme and to enhance the Park amenity in advance of the 2022/23 season. (priority for investment as per paragraph 61 & 62)
7) Recommend that any new investment for Khandallah Pool and Khandallah Park entrance be considered by Council upon completion of the Aquatic Facilities Network Plan, the review of the Community Facilities Network Plan and an updated Asset Management Plan for Aquatic Facilities. This important planning work will be completed for the 2024/34 Long Term Plan.

Whakarāpopoto

Executive Summary

3. Council approved a Khandallah Pool and park entrance upgrade capex budget of $1.1m (as a placeholder) for 2023/24 in the 2021-31 LTP and requested that officers report back and present options for a pool and park upgrade by October 2021.
4. Khandallah Pool is 96 years old. It is a facility that holds a place in the hearts of many in the local community and evokes memories for many more. The original pool and buildings were replaced between 1959 and 1966.

5. Visitor Solutions Limited were engaged to undertake an assessment of Khandallah Pool and to provide options for the future of Khandallah Pool and Park (Attachment 1).
6. A condition assessment of Khandallah Pool has highlighted that many of the key assets that make up the pool are nearing the end of the economic and serviceable life and there are also significant accessibility and infrastructure issues that would need to be addressed with any renewal or upgrade of the pool.
7. Seven initial options were identified ranging from simply replacing the earthquake prone buildings through to a destination hot pools facility (Attachment 1, Page 27).
8. These options were refined down to three: 'Maintain Level of Service', 'Increase Level of Service' and 'Change Type of Service'.
9. Investment of between $4.8m and $8.1m would be required to maintain or increase the level of service of the pool beyond 2030.
10. Several of the pool buildings are earthquake prone with January 2030 the date by which earthquake prone buildings at the site need to be rectified or decomissioned.
11. Due to the inter-connected nature of the works required, any significant renewal or upgrade of the pool would need to be completed as a single project.
12. Utilisation analysis shows usage of the pool has significantly declined over the last decade, linked to the development of 'shallow play' areas at the Wellington Regional Aquatic Centre, Keith Spry pool and opening of Te Rauparaha Arena. The role the pool plays in Council's aquatic network provision has significantly diminished with the investment across the wider pool network.
13. When compared to the national benchmark, Wellington has a higher proportion of lane swimming space but a lower proportion of leisure and hydrotherapy space. To meet future demand, Council needs to be prioritising investment in leisure and hydrotherapy aquatic services – continuing investments made in recent years, such as shallow play at Keith Spry Pool and hydro therapy at Wellington Regional Aquatic Centre.
14. Given the significant cost involved in retaining provision of a pool at Khandallah Park, and the significant decline in utilisation, Officers recommend an Aquatic Facilities Network Plan is completed, which will be used to help inform future aquatic investment priorities.
15. The pool's role in Wellington's aquatic network has changed, it is timely to consider the options in the wider context of the aquatic facilities network (City and region). This context includes the implications of future city/regional growth, changing demand for types of aquatic facilities and the role each facility will play in the network.
16. Officers were also asked to review the operating season of Khandallah Pool. Utilisation analysis, financial and operational considerations means it is not practicable to extend normal operating hours of Khandallah Pool beyond the current season. Officers are trialling extending the season by opening an additional two weekend in March 2022.
17. Information from the trial will be used to determine if the additional weekends will be continued or extended in 2023 and beyond.

Takenga mai

Background

18. Khandallah pool is part of Wellington's aquatic facility network that includes seven swimming pools across the city that offer the opportunity to learn to swim, aquatic classes and sports, training sessions and general leisure use. This includes five indoor and two outdoor pools. Two of the pools have integrated fitness centres.

19. It was one of the earliest pools built in the city and is now the second oldest pool in the network.

20. It was noted in the 2011 Wellington Aquatic Facilities Plan that Khandallah Pool was 'well below the current built aquatic facility standards' and that 'options and opportunities that will better serve the community' should be looked at.

21. The Summary AMP (asset management plan) presented to Councillors for the 2021/31 Long Term Plan identified the following key challenge, and consequence on funding and levels of service and recommended that Council: Reconsider the priority of investment in the Khandallah Park and pool project (2021/22: 1.1M budget).

22. $1.1m of capex was budgeted in the Long-Term Plan for an upgrade to Khandallah Pool and Park entrance in 2023/24.

23. This was a place holder budget following the LTP/Annual Plan meeting of the 27th of May 2021 when the 1.1 million was again included in the LTP budget and Councillors resolved: *"Agree that officers continue work on options for Khandallah Summer pool and report back to Councillors by October 2021 with the final options to be included in the 2022/23 Annual Plan'."*

Kōrerorero

Discussion

History

24. Khandallah Pool is located at the entrance to Khandallah Park. The Park is managed as Scenic Reserve and is a gate way entrance to Mount Kaukau, the Skyline Track and the Outer Green Belt.

25. The pool was opened to the public on the 7th of November 1925. It was Wellington's second freshwater pool and was filled directly from the adjacent Waitohi Stream.

26. The Khandallah Progressive Association raised £200, on request of the Council, for the project.

27. The rationale for the site selection in 1925 was:
    - "It is a clean, green, sunny site
    - It is on the Corporation's property
    - The water is pure
    - In the grounds are walks, flower beds, lawns and picnic grounds
    - A caretaker is already living there
    - It is not far from the station and fairly central."

28. At the time of the pool's opening the surrounding hills had been cleared, with almost no tall trees (see picture in Appendix 1).

29. From the mid 1950's to early 1960's improvements were made at the site. These included reconstructing the pool tank and the installation of the current filtration system.

The pool was also connected to the mains water supply with filling from the stream ceasing.

Current Situation

Utilisation

30. Khandallah Pool displays the typical outdoor pool utilisation pattern with higher visits over the school holiday period and lower visits at the beginning and end of the season (Appendix 2, figure 1). The Pool is open from the start of December until early March,11:00 am to 7:00 pm daily.

31. The majority of Khandallah Pool customers are casual users, which makes it difficult to identify where the customers are coming from. However, from the small proportion of customers who have entered using an account (10-trip, Swim Membership, Leisurecard, Gym Membership, SwimWell customer etc…) the data availble indicates that 88% of these attendees to the pool come from the suburbs in post code 6035, which covers Khandallah, Broadmeadows, Crofton Downs, Kaiwharawhara, Ngaio, Ngauranga, Pipitea and Wilton.

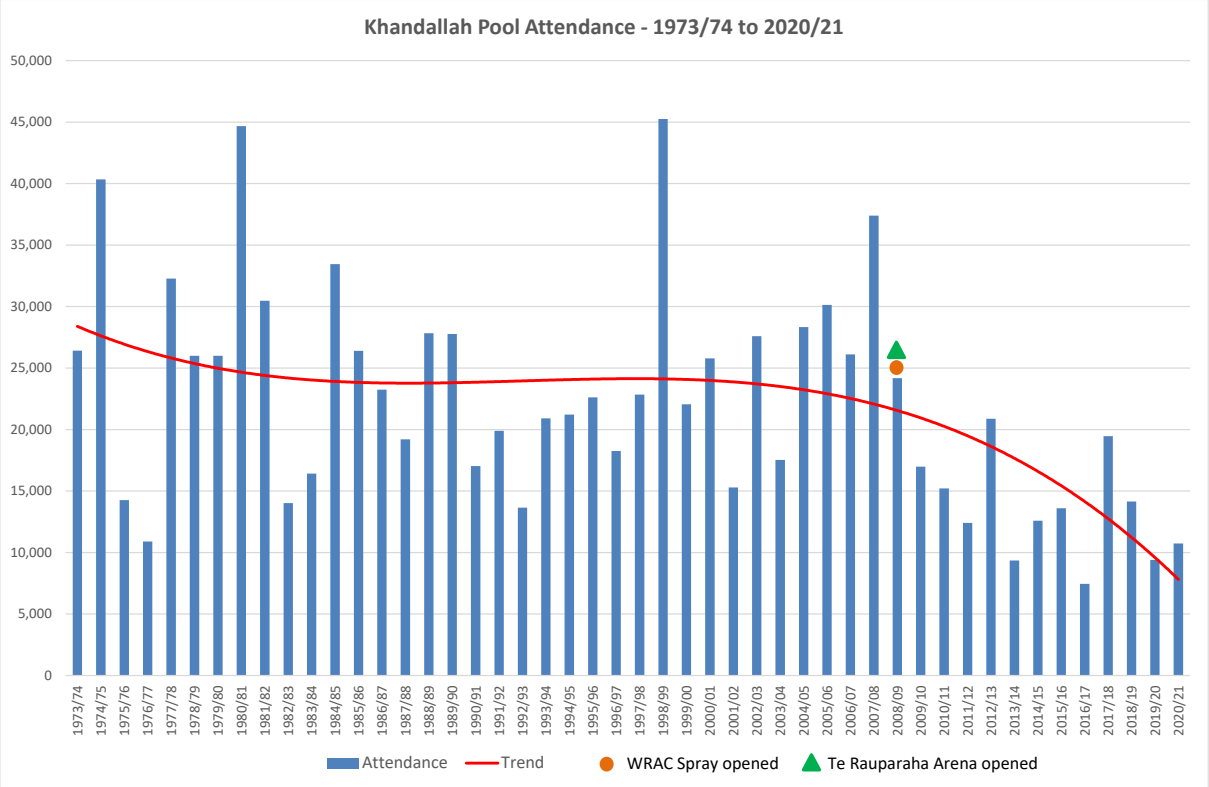
32. Annual attendance is significantly impacted by the quality of the summer weather. This can be demonstrated by comparing the recent high of 45,253 in 1998/99 to the low of only 7,444 visits in 2016/17.

33. Children are the dominant users of Khandallah Pool, but child visits decline over the season, being higher in December and lower in February. School visits in December may be a contributing factor (see Appendix 2, figures 2 & 3).

34. Trend analysis over the past five decades shows from 2009 there has been a significant decline (over 50%) in utilisation of Khandallah Pool (see graph below).

35. The most recent peak year for attendance was the summer of 2018/19, which was Wellington's hottest summer on record. Despite the weather, utilisation was lower than the average from 1973/74 to 2008/9 (-19%) and significantly lower than other significant peak seasons (-57%).

36. There is a co-relation between the decline in attendance of Khandallah Pool and the investment made in leisure pool space in the Wellington region. The spray leisure pools area at the Wellington Regional Aquatic Centre (Kilbirnie) and Te Rauparaha Arena (Porirua) both opened in 2008.



Future Demand and growth

37. With the significant capital and operational costs associated with providing aquatic facilities, it is important to look at what is happening nationally and regionally to ensure investment is complementary and building a strategic network.

38. Wellington's spatial plan provides important direction on where to plan for and anticipate higher density and population growth, when considering new and existing facility investment. The main areas of growth are Tawa, greenfield areas in the north, Johnsonville, and the CBD.

39. The areas of highest future demand for aquatics activities are anticipated to be for hydrotherapy, leisure, and aquatic sports.

40. The location and type of future investment will need to continue to align with our existing strategically located larger aquatic facilities, to add to their attractions and give best value for money while catering for anticipated growth. This involves continuing to upgrade and add features, as has been done gradually at the Wellington Regional Aquatic Centre. Partnership investments, such as the "School Pool Partnership programme", is another way to add value to existing facilities.

41. To achieve the goals of Te Atakura- "First to Zero" new investment also needs to be prioritised to reduce our carbon footprint and reduce the heavy reliance on fossil fuels for heating facilities.

Khandallah Pool's Role in the Aquatic Network

42. In order to understand the role Khandallah Pool currently plays, an initial aquatic network analysis was undertaken (Appendix 3).

43. This review found the Wellington region has a higher provision of pool water space (39 people/m2) when benchmarked against similar sized Territorial Authorities (45 people/m2) and the National Aquatic Facility Strategy (60 people/m2).

44. A functional assessment indicated Wellington has a higher provision of structured (lane swimming) space, but a lower provision of leisure and hydrotherapy water space (see Appendix 3) when compared against national benchmarks.

45. This suggests the current configuration at Khandallah Pool is not where Council should be investing to meet future demand.

46. Since the pool was built, the network has expanded considerably, and there has been significant investment in both Karori and Keith Spry pools in recent years.

47. When considering access to an aquatic facility in terms of both opening hours and drive times (see Appendix 4), there is adequate provision in the wider network without Khandallah Pool.

Asset Condition

48. An assessment of Khandallah Pool assets has been undertaken. The following are the key considerations.

49. The office/women's changing room (22% NBS – new building standard) and pump/filter house (14% NBS) are earthquake prone buildings and have both been issued with an Earthquake-Prone Building notice under Section 133AL of the Building Act 2004. The deadline to rectify the buildings is 9 January 2030.

50. Engineering advice indicates that it is not physically practical due to space constraints, or feasible from a cost perspective, to strengthen the existing buildings. The guidance received recommends demolish and rebuild.

51. The existing pool tank supply pipes contain asbestos. They are currently in a servicable condition, but it is recommeded the pipes are decommisioned and replaced during any pool development.

52. The filtration plant was installed in 1966. It is still in working order, but no longer meets New Zealand standards for water turnover. During any pool development, the filtration plant will need to be replaced.

53. Due to the size of the plant room, Khandallah Pool is the Council's only pool that has not been upgraded to create its own on site 1% sodium hypochlorite solution using salt.

54. The pool is still treated using a liquid 15% sodium hypochlorite solution (see appendix 9).

55. While the pool tank is approximately 60 years old it is relatively sound, but does have some leaks. The conditions of the foundations under the pool tank are unknown, which does create risk for any project which alters the pool tank.

56. The pool is emptied directly into the stream. Steps are taken to fully de-chlorinate the water via dissipation before the discharge occurs. Any pool development will require compliance with current legislation. Best practise would be to pipe the pool discharge directly to the sewer network, alternatively attenuation tanks would need to be installed to manage pool water prior to discharge.

57. The site contains significant accessibility issues.

58. Under the Building Act 2004, any alterations to the site which require a consent, triggers the need to ensure the site complies as with the provisions of the latest building code in relation to means of escape from fire and accessibility.

59. This requirement limits the amount of work able to be completed to the general renewal of some existing assets at the pool.

60. To support the current running of the pool through to 2030, officers have identified a renewal of the women's changing room with a roof replacement and interior paint, repaint of the pool tank and replacement of the perimeter fence as works that can be completed without triggering the need for a Consent.

61. The estimated cost to complete these works, as well as improved services at the park with the installation of drinking fountain with dog bowl and two electric barbeques is $260,000.

62. Officers recommend undertaking these works to enance the amenity of the park and pool and maintain the existing level of service.

63. Overall, the asset condition factors indicate that many of the pool assets are closely approaching the end of economic and serviceable lives.

64. In order to retain a pool at Khandallah Park either a significant rebuild or total redevelopment is required.

Site Constraints

65. A site analysis (see Appendix 5) indicates there is little connection between the pool and park amenities, and overall the entranceway to Khandallah Pool and Khandallah Park is unappealing and constricted.

66. There is limited parking at the end of the street, which is utilised by multiple user groups for access to the cafe, playground, Mt Kaukau and Skyline track, Khandallah Bowls Club and the Pool when it is open.

67. The car park is already heavily used and is not sufficient to cater for a further significant increase in users of the pool, park, playground, tracks or bowling club.

68. Over the past decade there has been a significant increase in the number of people using the walking tracks to Mt Kaukau, from 48,000 in 2011/12 to 86,000 in 2019/20.

69. The natural flow path of Waitohi Stream has been siginifcantly modifed, confined within a concrete channel beside the pool. The biodiversity values have been adversely affected and the channel cannot cope with peak flows, overtopping into the swimming pool in high rainfall events.

70. The future use of the site should be considered in the context of growing use of Khandallah Park as a popular walking and play destination. The site constraints mean that there is no room for the pool area to expand nor parking capacity to accommodate any increase in use that might arise from a redeveloped pool. Potential to enhance the visitor appeal to the park and enhance biodiversity values should be considered when assessing options.

Operating Season

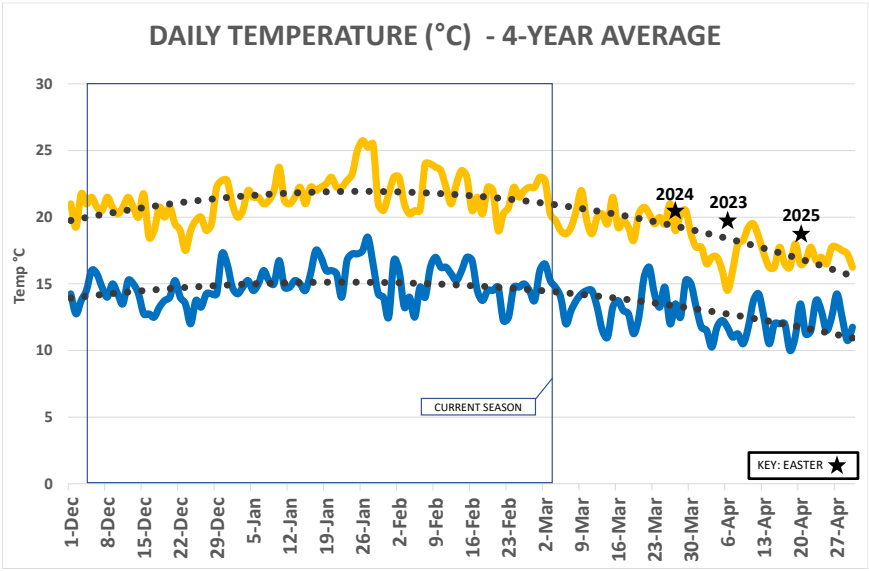
71. The current operating season for Khandallah Pool is from early December until the first weekend in March.

72. An e-Petition in 2021 requested that the season be extended through to Easter.

73. Attendance analysis shows the daily visits normally peak at the end of January and declines through February as children return to school until closing in early March (see Appendix 2).

74. Analysis of average daily temperature highs and lows over the last four years show a co-relation with attendance. The temperature peaks at the end of January, as does visitation to Khandallah Pool and average temperatures decline in February.

75. The graph below shows the average daily high and low temperatures over the last four years from the start of the Khandallah Pool season out to the Easter weekend in the next three years. It shows the continual decline in temperature from the period the current pool season ends.



76. Currently daily operating costs are approximately $800 per day, made up of labour, materials, services and utilities. To extend the season in line with the e-petition was estimated to cost between $25,000 and $41,000 depending on how late Easter occurs and funding for this is not provided for in the LTP.

77. Noting the demand trends and financial implications, the largest current impediment to extending the Khandallah Pool season is the availability of staff.

78. There is a recognised shortage of lifeguards across Australasia, with some Councils already having to shorten hours and in the worst cases reducing the number of days a week services and facilities are open.

79. Wellington pools are under significant staffing shortage pressures, despite constantly recruiting and permanently advertising for staff.

80. The Khandallah Pool season closely aligns with university holidays. The majority of the additional fixed term lifeguards required to operate Khandallah Pool come from university students on their summer holidays.

81. The current end of the pool season aligns with when the university academic year begins.

82. In 2022, Council is trialling having Khandallah Pool open for two additional weekends, to gauge demand.

83. Weekends were specifically chosen, as there is generally greater availability of part-time staff.

84. Officers will analyse the results of the trial to determine if demand is sufficient to continue or extend the additional weekend period in 2023.

Kōwhiringa

Options

85. Extensive works are required to continue to operate the pool beyound 2030 due to the earthquake-prone buildings.

86. However, due to the significant investment required in the options developed, officers recommend the decision on the pool be made in a holistic context through the completion of an updated Aquatic Facilities Network Plan, which will be used to inform Council's future investment priorities and provision across the city network.

87. In response to Council's request for options, the following three have been considered:
    - Maintain the level of service
    - Increase the level of service
    - Change the type of service offering

88. Each of these developed options is further described below

Maintain Level of Service - $4.75m

89. This option retains the existing Khandallah Pool as a cold water summer pool (see Appendix 6).

90. It requires the following works to be completed:
    - Khandallah Pool buildings demolished and rebuilt.
    - New plant installed in order to meet current New Zealand pool water standards.
    - Current pipes containing asbestos decommissioned, by capping and encapsulating in concrete.
    - New pool water pipe infrastructure installed.
    - Pool discharge piped to sewer network.

91. While this option provides an improvement in the changing facilities, it is not anticipated it would result in a significant increase in visitor use due to changing demand in types of aquatic activity.

92. The initial cost estimate to complete the required capital (capex) works is $4.75m (excluding future inflation).

93. The current annual operating costs of Khandallah Pool is $130,000. Under this option an additional $300,000 operating budget would be required, as a result of increased interest and depreciation, bringing the total annual operationg cost to $430,000.

Increase Level of Service - $8.05m

94. In addition to the work completed in the 'Maintain Level of Service' option, this option would result in a full rebuild of the pool structure.

95. To improve the entranceway into the park and maximise the sunniest part of the pool complex, this option reverses the current facility layout (see Appendix 7).

96. The pool entrance would be directly off the car park, and the gradient of the pool reversed with the deep end closest to the existing entry point.

97. A splash pad would be closest to the entrance to provide an increased level of service for younger children.
98. The middle section would be heated and incorporate a built in spa.
99. A deep cold water section would end the pool, with the incorporation of a bombing platform.
100. It is anticipated that this option would bring additional patronage but some of the increased utilisation would be from customers who currently use other pools in the network, choosing to visit Khandallah instead, so the net gain in patronage across the pool network is not likely to be appreciable.
101. As large parts of the water could be heated, the season would be adjusted in line with Thorndon Summer Pool (the end of October to early April).
102. An increased pool entry price would be recommended in line with all other Wellington City Council pools.
103. The initial cost estimate to complete the required capital (capex) works is $8.05m (excluding future inflation).
104. The current annual operating costs of Khandallah Pool is $130,000. Under this option an additional $600,000 operating budget, as a result of higher operataing costs and increased interest and depreciation, would be required, bringing the total annual operating cost to $730,000.
105. The limited adjacent parking space will limit the ability to cater for increased demand and may cause flow-on complaints from residents and pool and park users.

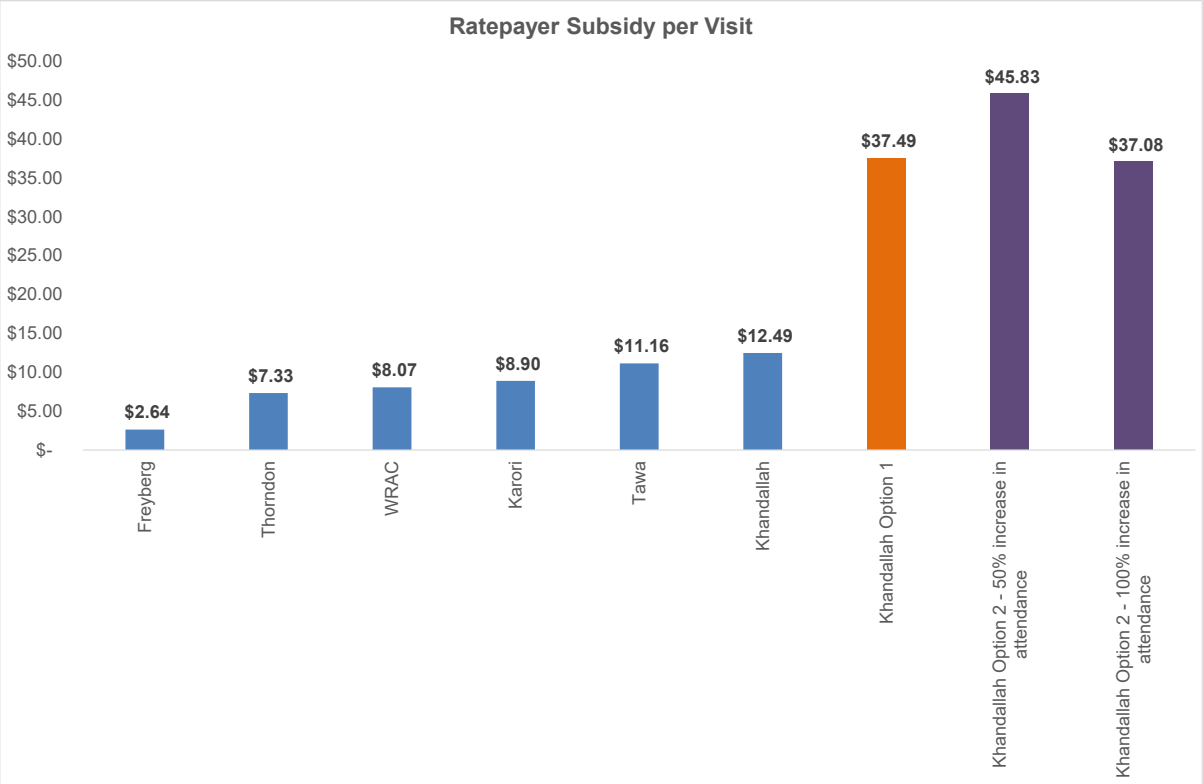
Change Type of Service - $2.43m

106. Analysis indicates Khandallah Pool no longer plays a critical role in Wellington's aquatic facility network.
107. As noted, a 'do nothing' approach is not an option due to the earthquake prone buildings and need to upgrade the pool water services.
108. The 'Change Type of Service' option would involve ending the pool service and providing an alternative use of space and service to the community.
109. A concept plan has been completed to show what a new entranceway to Khandallah Park could look like (see Appendix 8).
110. It provides large flat grassed areas for informal play, picnics and small events.
111. The stream would be restored to a more natural pattern and riparian edge, which would make it a more prominent feature, with opportunites for informal crossing and play.Weir structures would capture debris to reduce the impact of weather events on the stormwater network.
112. The concept plan also includes a built structure as a space to support small community events.
113. This concept plan would be a starting point for engaging with the community on what they would like to see in a new park entrance.
114. The initial cost estimate to complete the required capital (capex) works is $2.4m (excluding future inflation).
115. The additional annual operating costs is estimated to be $40,000 per year, when taking into account the removal of existing pool operating costs.

Options Risks

116. The financial risk of any new investment in Khandallah Pool will significantly increase ratepayer subsidy. In 2020/21 the ratepayer subsidised each visit to Khandallah Pool by $12.49.

117. Significant investment is required in both Option 1 and Option 2. The graph below shows the resulting impact on the ratepayer subsidy per pool visit compared to the rest of the aquatic network.



118. Option 1 or Option 2 would create a noticeable disparity in visitor subsidy compared to the rest of the network. While residents from across the city utilise Khandallah Pool, there is a risk the wider community may percieve over investment in a more localised service.

119. Officers believe Options 1 and 2 contain risk in regards to obtaining resource consents.

120. These consenting risks relate specifically to the already at capacity car parking provision and the environmental considerations with consenting any new development over the Waitohi Stream.

121. It must also be noted part of the current pool site is on land classified as Scenic Reserve, which would require consideration under the Reserves Act (1977), adding to complexity.

Options Summary

122. In considering the options available for the future of Khandallah Pool officers engaged Visitor Solutions Limited.

123. Officers started the process with seven options and these were narrowed down to the three options presented.

124. In considering the options for new investment, the age and condition of the existing assets should be considered and the current and future role and purpose of a pool at Khandallah Park in the aquatic network.

125. All of the three options have key risks, specifically regulatory risk, environmental considerations and public expectations.

126. While the evidence and data analysed no longer supports operating a pool at the entrance to Khandallah Park and that the pool is no longer critical to Wellington's aquatic network provision, officers acknowldge there will be some in the community who will have attachment to the Khandallah Pool experience and growing up in Wellington.

127. Future enagement on the options considered in this paper will require the community to consider more widely the priority for future investment in aquatic and community facilities and what will deliver the best outcomes for the community with existing and new provision as our City grows.

128. All pool facilities have an economic life span. Khandallah Pool has reached the end of its practicable asset life, and the role it plays in the aquatic network provision has significantly diminished.

129. Due to earthquake prone building issues, a 'do nothing' approach is only a holding pattern, as demolition or remediation of all existing buildings is required no later than January 2030.

Whai whakaaro ki ngā whakataunga

Considerations for decision-making

Alignment with Council's strategies and policies

130. In Council's Outer Green Belt Management Plan (OGBMP), the Khandallah Park entrance is noted as a main entrance to Council's track network and Mt Kaukau as a key destination.

Engagement and Consultation

131. A comprehensive investigation of the asset condition and utilisation trends has been completed to understand the context for assessing options.

132. The high-level options have now been developed and associated financial implications confirmed.

133. Officers believe this information can now be used to inform and prioritise future planning and investment. There will be an opportunity for wider community engagement when reviewing the Aquatic Facility Network Plan and the wider community facilities network investment planning that is on the Council forward programme and will inform the 2024/34 LTP.

Implications for Māori

134. Mana whenua have not been consulted to date, but it is noted that a strategic goal of Taranaki Whanui is "enhancing our natural resources through conservation and preservation of our eco-systems will ensure it is sustainable for future generations."

135. The impact on the adjacent awa and surrounding biodiversity, and potential for restoring the mauri of Waitohi Stream will need consideration were any of the proposed options to be implemented.

Financial implications

136. The 2021-31 Long Term Plan has a budget of $1.1m for Khandallah pool and park upgrade in 2023/24.

137. All developed options considered exceed what is currently allocated in the 2023/24 budget.

138. The table below shows the 10-year impact of each of the refined developed options:

10 Year Financial Impact - Options

Option 1 - Retain Level of Service

	$000's											
	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	10Yr Total
Capex	**4,752.7**	-	-	-	-	-	-	-	-	-	-	**4,752.7**
Opex												
Anticipated Additional Revenue	-	-	-	-	-	-	-	-	-	-	-	0.0
Additional Staffing	-	-	-	-	-	-	-	-	-	-	-	0.0
Additional Contract, Service, Material	-	-	-	-	-	-	-	-	-	-	-	0.0
Additional Utility Cost	-	-	-	-	-	-	-	-	-	-	-	0.0
Additional Depreciation	-	118.8	118.8	118.8	118.8	118.8	118.8	118.8	118.8	118.8	118.8	1,188.2
Additional Interest Costs	-	187.7	183.0	178.2	173.5	168.7	164.0	159.2	154.5	149.7	145.0	1,663.4
Total Additional Opex	**-**	**306.5**	**301.8**	**297.0**	**292.3**	**287.5**	**282.8**	**278.0**	**273.3**	**268.5**	**263.8**	**2,851.6**
Asset Write-Off	**240.0**											**240.0**

Option 2 - Increase Level of Service

	$000's											
	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	10Yr Total
Capex	**8,050.0**	-	-	-	-	-	-	-	-	-	-	**8,050.0**
Opex												
Anticipated Additional Revenue	-	-44.2	-45.5	-46.8	-48.3	-49.7	-51.2	-52.7	-54.3	-55.9	-57.6	-506.2
Additional Staffing	-	63.4	65.3	67.3	69.3	71.4	73.5	75.7	78.0	80.3	82.7	726.9
Additional Contract, Service, Material	-	6.0	6.2	6.4	6.6	6.8	7.0	7.2	7.4	7.6	7.8	68.8
Additional Utility Cost	-	32.5	33.5	34.5	35.5	36.6	37.7	38.8	40.0	41.2	42.4	372.6
Additional Depreciation	-	201.3	201.3	201.3	201.3	201.3	201.3	201.3	201.3	201.3	201.3	2,012.5
Additional Interest Costs	-	318.0	309.9	301.9	293.8	285.8	277.7	269.7	261.6	253.6	245.5	2,817.5
Total Additional Opex	**-**	**621.1**	**616.1**	**611.2**	**606.4**	**601.7**	**597.1**	**592.6**	**588.2**	**583.9**	**579.7**	**5,998.2**
Asset Write-Off	**430.0**											**430.0**

Option 3 - Change Type of Service

	$000's											
	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	10Yr Total
Capex	**2,433.9**	-	-	-	-	-	-	-	-	-	-	**2,433.9**
Opex												
Savings from No Pool Operations	-	-115.0	-118.5	-122.0	-125.7	-129.4	-133.3	-137.3	-141.4	-145.7	-150.0	-1,318.3
Additional Contract, Service, Material	-	11.4	11.8	12.1	12.5	12.9	13.3	13.7	14.1	14.5	14.9	131.1
Additional Depreciation	-	48.7	48.7	48.7	48.7	48.7	48.7	48.7	48.7	48.7	48.7	486.8
Additional Interest Costs	-	96.4	94.4	92.5	90.5	88.6	86.6	84.7	82.8	80.8	78.9	876.2
Total Additional Opex	**-**	**41.5**	**36.4**	**31.3**	**26.1**	**20.7**	**15.3**	**9.7**	**4.1**	**-1.7**	**-7.6**	**175.8**
Asset Write-Off	**430.0**											**430.0**

139. Capital costs are based on 'Rough Order of Cost Estimates' completed by 'mpm projects' in May 2021 for option 1 and 2 and October 2021 for option 3 (excluding required infrastructure upgrades and cost escalation).
140. Escalation costs of 15% (for May 2021 cost estimates) and 3% (for October 2021 cost estimates) have been added to reflect increases experienced in the building market.
141. Infrastructure upgrades will be required for option 1 and option 2. This has an initial estimate of $500,000 included in the above financials.
142. Options 1 ($0.3m) and 2 ($0.6m) are both estimated to result in additional annual rates funding (opex).
143. Option 3 ($0.04m) is estimated to result in increased annual rates funding (opex).
144. As the pool tank remains in Option 1, it is estimated a net book value removal of $240k would be required.
145. It is estimated under Options 2 and 3 a removal of net book value of $430k would be required, as all assets would be demolished.
146. Under Option 2, officers would recommend increased entry prices to the Khandallah Pool.
147. Note the costed options are based on current pricing and do not include future construction inflation and supply chain considerations.
148. Officers recommend an Aquatic Network Plan is completed before significant capital expenditure is committed.
149. In the interim it is recommended $200,000 of capital works is completed before the 2022/23 summer season, to provide minor improvements to Khandallah Pool.

Legal considerations

150. Earthquake-Prone Building notice under section 133AL of the Building Act 2004.
151. Reserves Act 1977.
152. Resource Management Act 1991.

Risks and mitigations

153. The allocation of funding in the LTP is not adequate to implement the 3 options presented. Therefore, it is timely to look at these options for the pool in the context of a growing city, changing aquatic leisure demand and the role of all the council's aquatic facilities in the network.
154. To date the focus of work on the future of the site has been on understanding the current state of the assets, visitor usage and assessing future options.
155. Now that a better evidence-based understanding has been established on the role of the pool and investment options it is important that this information inform wider planning and prioritising of investment in the aquatic facilities network.
156. To prioritise investment in Khandallah Pool at this time would come at the expense and resourcing of other higher priority capital projects in the wider pool and facility network and would increase the financial pressure on the revenue and finance setting for aquatic facilities.

Disability and accessibility impact

157. Khandallah Pool does not meet current accessible standards.

158. If option 1 is progressed then an improvement in accessible changing facilities will occur, but access to the pool will still be restricted.

159. If option 2 is progressed, the new pool will be designed to meet current accessible best practice.

160. If option 3 is progressed, it will be designed to meet current accessible best practice.

Climate Change impact and considerations

161. A significant amount of energy is required to heat swimming pools. Currently all Council's pools are heated using natural gas.

162. In June 2019, Council adopted 'Te Atakura – First to Zero' to make Wellington City a zero-carbon capital by 2050.

163. Option 2 includes heating portions of the pool. In line with Te Atakura any heating would need to be via electric based technology.

164. Options one and two will increase embodied carbon and increase operational emissions on the site.

165. The Waitohi Stream is prone to flood in significant weather events. Option 3 would improve and mitigate this risk.

166. Currently heavy rainfall events can result in the steam overflowing, filling the pool and then flooding the neighbouring Khandallah Bowling Club, causing damage to the greens.

Communications Plan

167. Future decisions on what will occur at the site will generate public interest and future targeted engagement with the local and wider city community will be required.

168. At the time of any future engagement the engagement plan will need to provide a network wide view to ensure appropriate context is provided to the community.

169. This report recommends future options for consideration by Councillors. Wider planning and engagement will be carried out when the pool network plan is developed, including consideration of options for facilities within the network.

Health and Safety Impact considered

170. The key health and safety considerations relate to the existing condition of the assets at Khandallah Pool. These include earthquake prone buildings, asbestos and a water filtration system that does not meet current New Zealand pool water standards.

171. All options considered would address these existing health and safety risks.

Ngā mahinga e whai ake nei

Next actions

172. Continue to operate Khandallah Pool, maintaining the existing level of service for the next three summer seasons.

173. Invest $260,000 into Khandallah Pool and Park in advance of the 2023/24 season to continue the operation of Khandallah Pool and improve the amenity provided for Khandallah Park users.

174. Complete an aquatic facility Network Plan to inform the 2024-34 Long Term Plan and future Asset Management Plan.

175. When wider planning and engagement on the pool network is carried out, the communication and engagement plan will include consideration of the options in this report for Khandallah Pool and Park.

.

Appendices

Appendix 1 – Early photos of Khandallah Pool

1931 - Khandallah Pool and neighbouring kiosk


1941 - Khandallah Pool, view from hill overlooking


1920s - Khandallah Pool, from Woodmancote Road


1920s - Khandallah Pool, from the Park side

Appendix 2 – Utilisation Analysis

FIGURE 1 DAILY VISITS – 4-YEAR AVERAGE

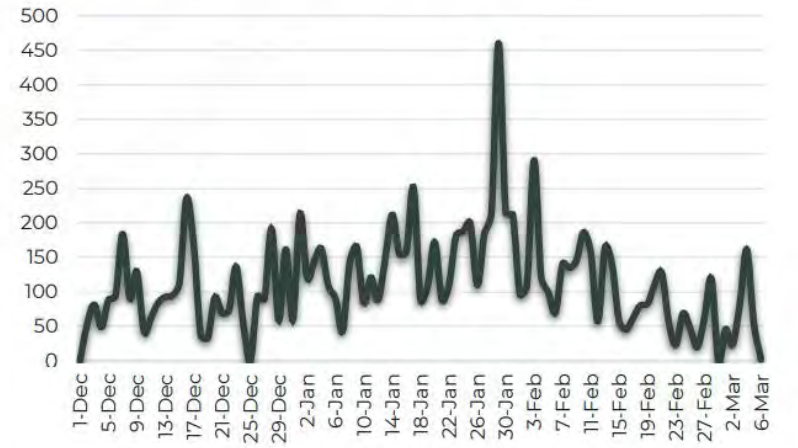


FIGURE 2 VISITS – AGE BREAKDOWN 2015-2019

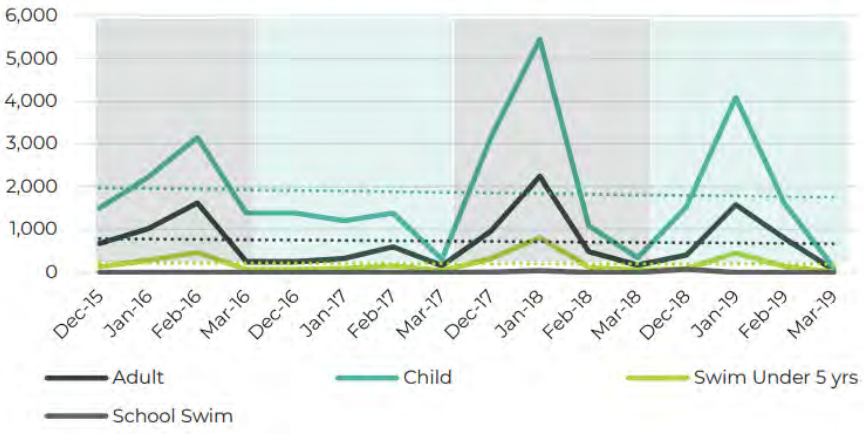
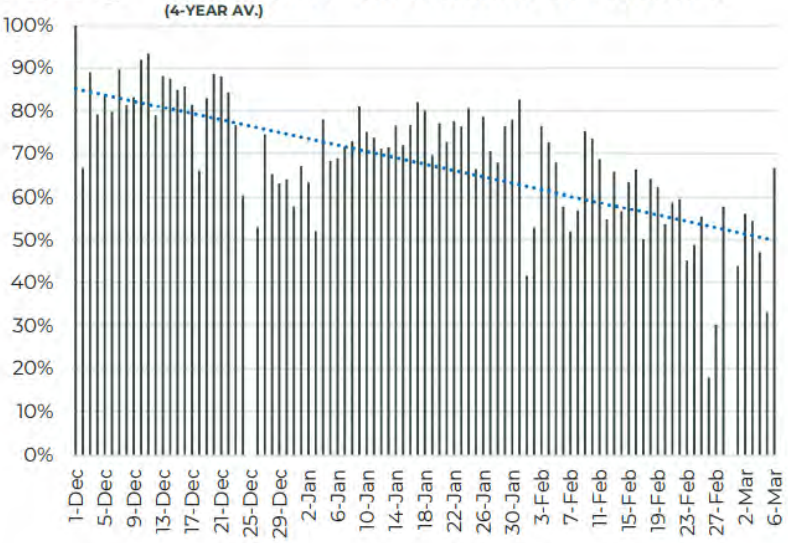
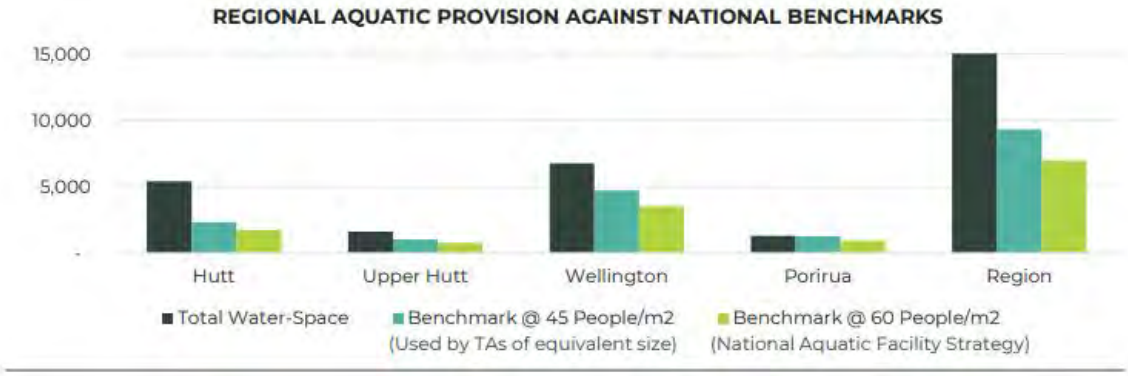
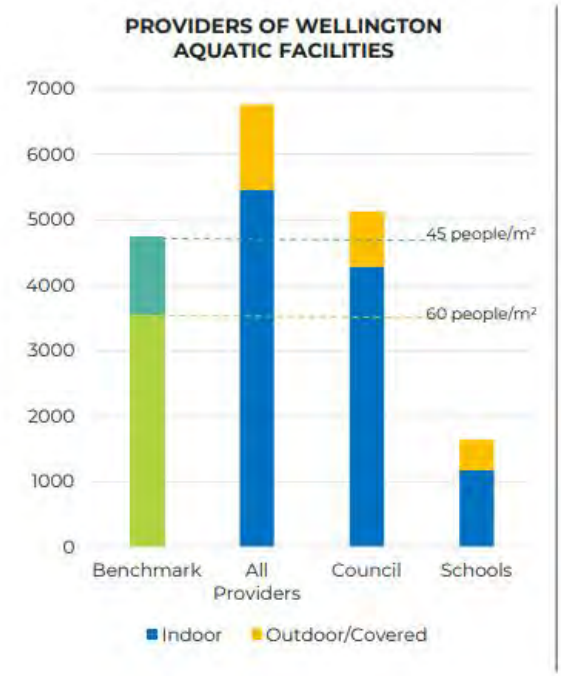


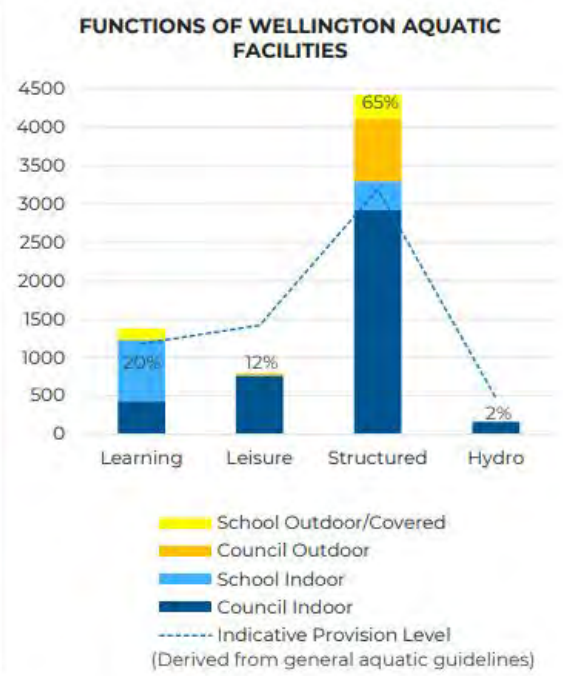
FIGURE 3 DAILY VISITS – PROPORTION OF CHILDREN (4-YEAR AV.)



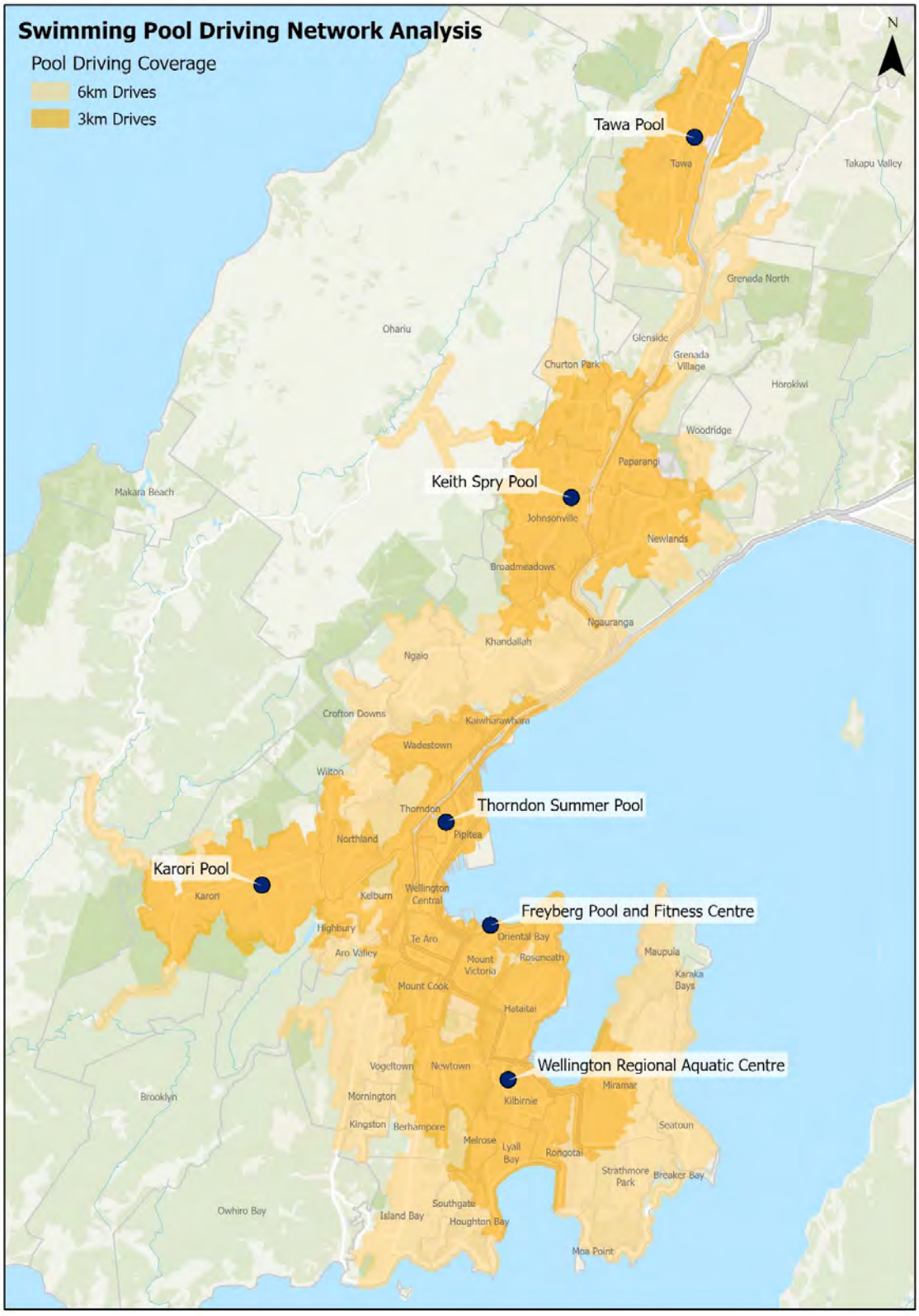
Appendix 3 – Aquatic Network Analysis





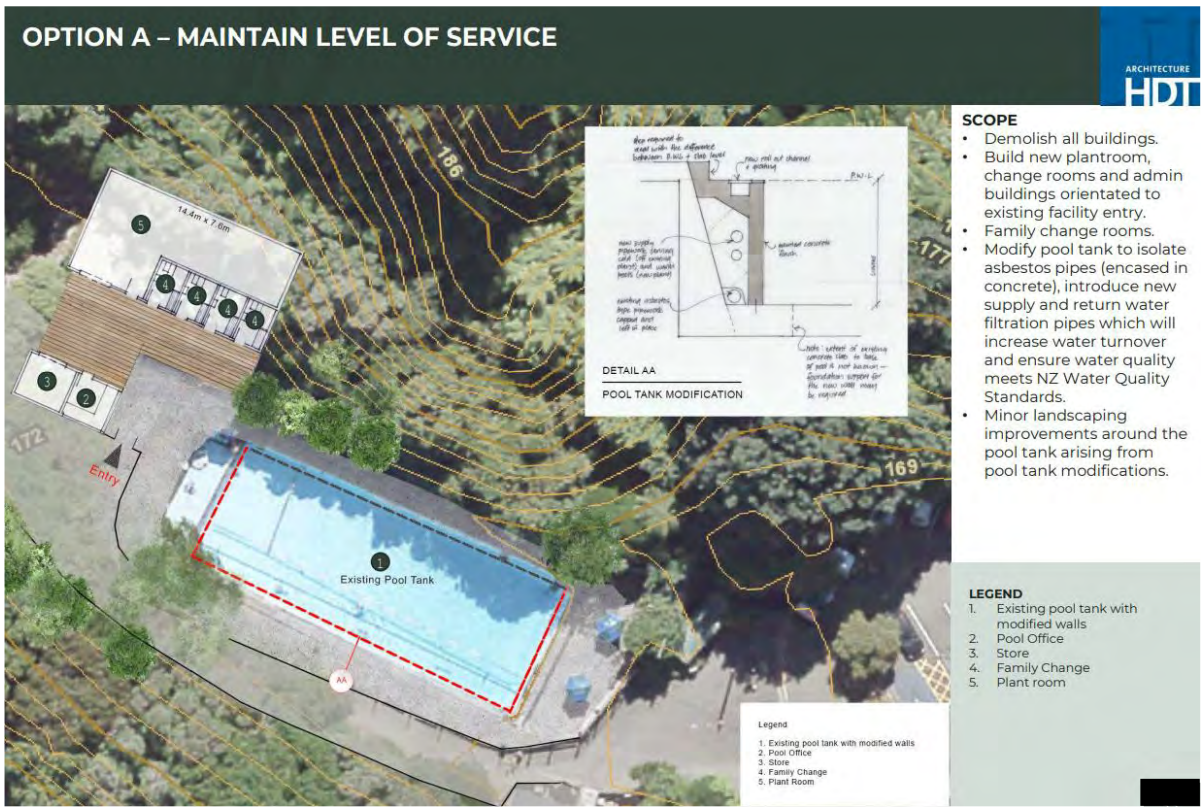


Appendix 4 – Driving Network Analysis – excluding Khandallah Pool

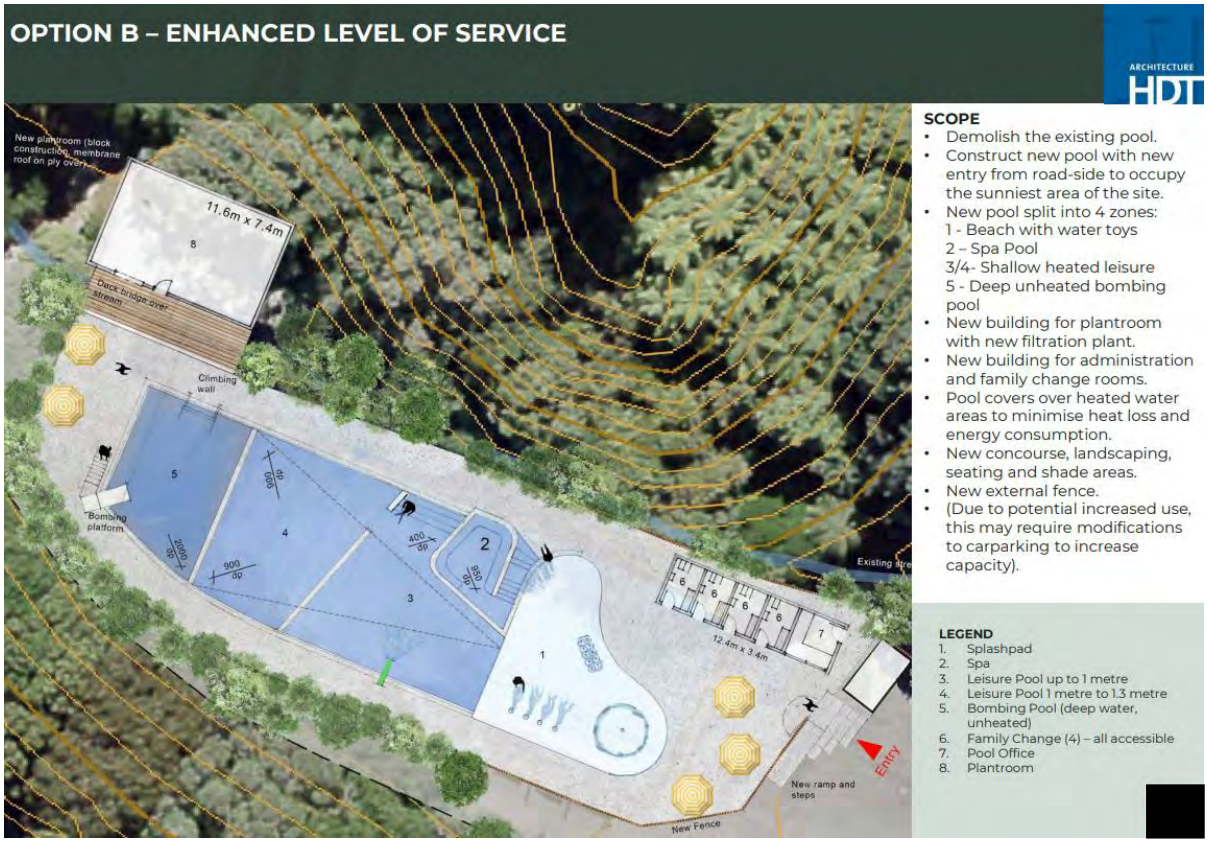


Appendix 5 – Site Analysis

Appendix 6 – Option 1 Concept Design – Maintain Level of Service



Appendix 7 – Option 2 Concept Design – Increase Level of Service



Appendix 8 – Option 3 Concept Design – Change Type of Service

OPTION C – CHANGED TYPE OF SERVICE

bespoke
LANDSCAPE ARCHITECTS

SCOPE
Refer to Appendix 4 for full detail on the landscaped park option.

- Demolish the pool & buildings.
- Restore the stream channel and interface, with potential for informal play and crossing.
- Terrace open-space providing flexible space for recreation, events, gatherings and picnics.
- New shelter structure and planting to provide focal point and space for gathering, resting and small events.
- New arrival and upgrade toilet.
- Accessible pathway.

LEGEND

1. Existing stream
2. Existing stream footbridge
3. Proposed shelter structure with seating and hardstand. Potential for BBQ and small events
4. Steps to stream
5. Informal track / stream crossing
6. Potential garden space as community initiative.
7. Weir structures for capture of debris and allowing informal play
8. Secondary stream channel
9. Accessible path connection
10. Walled edge to path
11. Grass terraced areas, providing flexible space for play, picnics, and small events.
12. Seating along existing path
13. Potential spill out space for café
14. Paved arrival area with seating
15. Amenity planting
16. Public toilets
17. Stream piped at this point

Precedent imagery: embracing history of the 1920's landscape


Drawing on 1920's 'garden party' landscape aesthetic


Garden design element from the 1920's, flowering perennials, herbaceous borders and symmetry

Precedent imagery: key landscape character and elements


Shelter structure (open sides, seating within)


Arrival area - hardstard area with seating


Public toilets (historical image reference)


Low walls with steps


Green space for wellness activities


Spill out space for café on adjacent grass area


Flat open space for games


Potential for small scale local events


Opportunities for garden groups

Precedent imagery: engaging with the natural environment

Appendix 9 – Chlorine

As Khandallah Pool is the only Wellington Council pool treated with 15% liquid sodium hypochlorite, when supply chain issues impacted deliveries in December 2021 products used at our other pool sites could not be used at Khandallah Pool.

Contingencies are now in place to avoid a re-occurrence of this issue.

Attachments

Attachment 1. Visitor Solutions - Khandallah Pool Preliminary Options Report

KHANDALLAH POOL
PRELIMINARY OPTIONS ASSESSMENT

SUMMARY REPORT
DECEMBER 2021

VISITOR SOLUTIONS

DRAFT

Prepared for:

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

EXECUTIVE SUMMARY

OVERVIEW

Khandallah Pool opened in 1925 and comprises an outdoor, unheated pool in a structured design, with limited landscaping and two buildings. The facility has seasonal operation from December to March. This preliminary options assessment was commissioned to identify the key issues facing the facility and to consider potential options for the future. In accordance with the brief, timeframe and budget, the assessment is high level and provides an initial analysis and findings.

KEY ISSUES

- Khandallah Pool is a loved community swimming facility for close to 100 years.
- The facility is showing its age, particularly the buildings which have seismic issues which must be rectified by 2030.
- The original structured design of the pool is not fit-for-purpose for aquatic leisure, the predominant use.
- Facility visits have dramatically declined and the benefit of council's ongoing operational investment is declining.
- The site is picturesque but constrained and has limitations around carparking and access.
- Part of the existing facility is located on a Scenic Reserve. This does not inhibit development but requires approvals.
- There are some infrastructural limitations with the site (electrical and stormwater) which can be addressed but will add cost and complexity.
- The facility reduces the connection to the Waitohi Stream and there is risk of ongoing flooding impact between the stream and facility.
- There is no accessible access to pools or changing amenities, which would have to be addressed in any development.
- A preliminary network assessment identifies the city's network has low provision of aquatic leisure. This could be better delivered at Khandallah but a robust city-wide aquatic assessment should consider if this is the right location for improved aquatic leisure provision within the network.

POTENTIAL OPTIONS ASSESSMENT

- A long-list of development concepts were identified ranging from small-scale to major redevelopment, to changing the facility offering / service.
- While all concepts offer varying benefits, there are a range of constraints which support further consideration of the following options.

	Option A – Maintain Level of Service	Option B – Enhanced Level of Service	Option C – Changed Type of Service
Indicative Scope	Address building and pool tank issues to hold the facility. No changes to pool amenities.	Complete redevelopment to provide improved aquatic leisure / warm water experience.	Remove the facility and provide a landscaped park for improved recreation outcomes.
Cost	$3.8 - $4.2 million (no escalation or infrastructure upgrade)	$6.0 - $6.7 million (no escalation or infrastructure upgrade)	$1.8 - $2.4 million (no escalation or infrastructure upgrade)
Assessment	Retains facility, Very little user / operational benefit, Ongoing risks with aging tank, No environmental improvements, No improvement for aquatic network.	Strongest user benefit, Potential improved pool, park and environmental outcomes, Site capacity a concern, Unclear if this is the right location for improved leisure outcomes.	Change in service, Potential community reaction, Improved park outcomes, Potential impact on aquatic network.
Concluson	Does not deliver strong benefits from expenditure. Not recommended unless to hold the facility.	Assess through an aquatic network assessment the future role of Khandallah Pool.	Assess through aquatic network assessment the impact of removing Khandallah from the network.

EXECUTIVE SUMMARY

COMMUNITY VIEWS

It is important to have a good understanding of community needs and views when considering changes to community facilities. Due to time and budget constraints, this preliminary assessment did not include any engagement with users, stakeholders or the wider community. It is recommended before any change is considered, community and stakeholder engagement is undertaken to help inform decision-making.

CONCLUSIONS

- The Khandallah Pool Preliminary Options Assessment has identified a range of issues facing Khandallah Pool. It is clear from this assessment, doing nothing (beyond the immediate timeframe) is not an option.
- There is little benefit from implementing a low scale investment at Khandallah Pool (regardless of scope). This is because the facility is almost 100 years old and the assets are reaching the end of their useful life. A significant capital investment of around $4 million (includes no escalation) is required to continue holding the facility and offers no improvement for users. On this basis, low scale investment is not recommended.
- A higher level of investment through major redevelopment which involves replacing the entire facility with heated water and leisure experiences is likely to deliver significant user and operational benefits. However, it is unclear whether this is the right site to develop improved aquatic leisure. Robust assessment of the city's aquatic network would provide greater clarity on the future role of Khandallah Pool and determine whether this is the right site for improved leisure provision. If this option is pursued a detailed feasibility study is recommended to fully scope the concept, engage the community and understand the whole of life costs / benefits.
- The landscape park option is also worth considering within the context of assessing the future role of Khandallah Pool. It is possible over time, and with changes to the rest of Wellington's aquatic network, the role Khandallah Pool/location plays within the aquatic network has significantly diminished. Potentially, investment in other aspects of the aquatic network may deliver stronger benefits. A robust assessment of the city's aquatic network would provide clarity for this option, alongside community engagement/ feedback which are pivotal if this is option is pursued.

AQUATIC NETWORK ASSESSMENT

- Overall, this preliminary options assessment has found there are potential development options for Khandallah Pool. However, it is difficult to determine what is the best direction for the facility, without the important context of understanding and determining the role of Khandallah Pool within Wellington's aquatic network. A robust city-wide assessment would provide clarity on whether a full-scale redevelopment should be considered or if the facility has reached the end of its useful life / role within the network and the space could be better used to serve other park/recreation outcomes.

RECOMMENDATIONS

- Recommend Wellington City Council consider the findings of the Khandallah Pool Preliminary Options Assessment and consider undertaking an assessment of its aquatic network, as this would clarify the wider aquatic needs/priorities and provide direction for the future development of Khandallah Pool.
- If development of Khandallah Pool is identified as a priority for investment, then a more detailed needs assessment and feasibility study, including community / user engagement, is undertaken to inform investment decision-making.

INFORMATION

DOCUMENT REFERENCE	Khandallah Pool Preliminary Options Assessment
AUTHORS	Anita Coy-Macken, Andy Adams, Gordon Cessford
SIGN-OFF	Andy Adams
VERSION	Draft
DATE	22 December 2021

IN ASSOCIATION WITH:

ARCHITECTURE HDT

bespoke LANDSCAPE ARCHITECTS

Powell Fenwick

mpm projects

CONTENTS

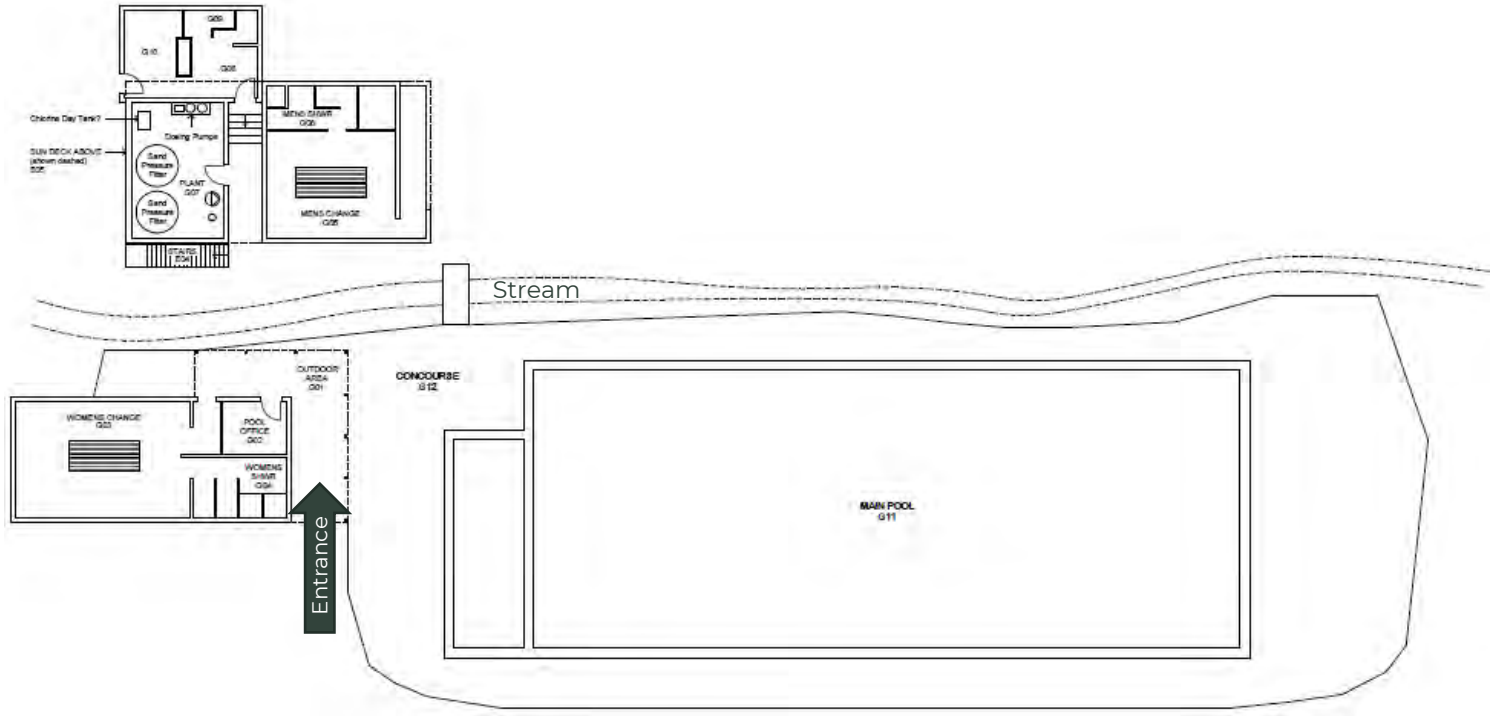
INTRODUCTION

Khandallah Pool is operated by Wellington City Council as part of a network of aquatic facilities. The pool opened in 1925 and is approaching its 100 year anniversary. The facility comprises an outdoor, unheated pool surrounded by a concrete concourse and limited seating, along with two buildings which house administration, changing rooms, and plantroom. The facility is located in a picturesque park, adjacent to a popular cafe, walking track, playground, and the Waitohi Stream. The pool is known to leak, which Council Officers advise impacts the stream, and there are structural issues with the buildings. Use of the facility is low and heavily weather dependent across a short operating season from December to March. The pool is used predominately for leisure swimming and limited fitness swimming. By modern aquatic standards, the design is not fit-for-purpose for these activities. It appears Khandallah Pool is well loved and there may be community support for ongoing operation and potential improvement.

The Council commissioned the preliminary options assessment of Khandallah Pool to investigate options for the future of the facility. In accordance with the brief and budget, the assessment is high level and includes:

- Current state review – assessing the current state and condition of the facility.
- Visitation analysis – reviewing visit data and identifying trends in the use of the facility.
- Network assessment – desktop review of Wellington's aquatic network to identify the likely network needs.
- Demographic context – understanding the local demographic composition and forecast changes.
- Site and development constraints – understanding potential site and infrastructural constraints.
- Drivers for change – using the analysis to determine the key drivers for change at Khandallah Pool.
- Options – scoping and assessing a long-list of concepts to identify a shortlist of options to consider.

This summary report outlines the analysis and options for Khandallah Pool and provides recommendations for taking this work forward.



CURRENT STATE

Khandallah Pool is located on the picturesque Khandallah Reserve at 45 Woodmancote Road, Khandallah. The facility is located at the entrance to the Reserve adjacent to the café, playground, stream, and the start of the Skyline Track to Mount Kaukau. The carpark also serves Khandallah Bowls Club. Use of the walkway has increased significantly from 48,000 in 2011/12 to 86,000 in 2019/20.

The facility operates seasonally and is open from December to the start of March each year. The facility comprises:

- Unheated rectangular 30 metre pool by 10 metres wide. It has a sloping floor from approximately 0.85 metres to 2 metres deep.
- Small unheated toddlers' pool, approximately 0.5 metres deep.
- Main entrance building (brick) includes a small reception space and female changing room.
- Second building (brick and timber) accommodates the plantroom and male changing room. This building has access to the roof as a sun lounging space.
- The pool is surrounded by a concrete concourse with limited bench seating, and shade.
- There are no ramps to pools or accessible changing facilities.

Khandallah Pool is predominantly used for casual play swimming, a place to "cool off" in summer. A small proportion of use is for fitness swimming (lap swimming).

HISTORY

1920s - Khandallah Pool, from Woodmancote Road

1920s - Khandallah Pool, from the Park side

1931 - Khandallah Pool and neighbouring kiosk

1941 - Khandallah Pool, view from hill overlooking

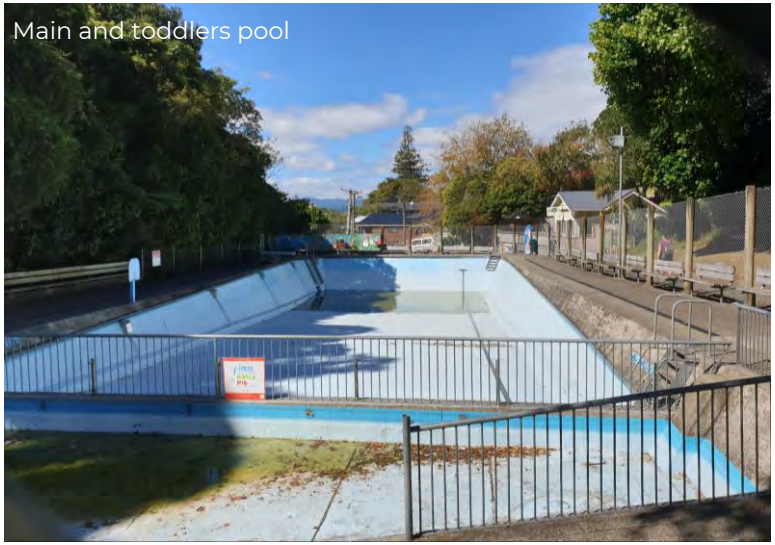
Khandallah Pool opened in 1925 by the Khandallah Progressive Association on Khandallah Reserve. It was the fourth pool in Wellington and the second freshwater pool. The development was partially funded by local residents. The site was selected as it was clean and sunny, with a pure source of water and the added advantage of a caretaker living on site, and central to families (Wellington City Libraries & archival sources).

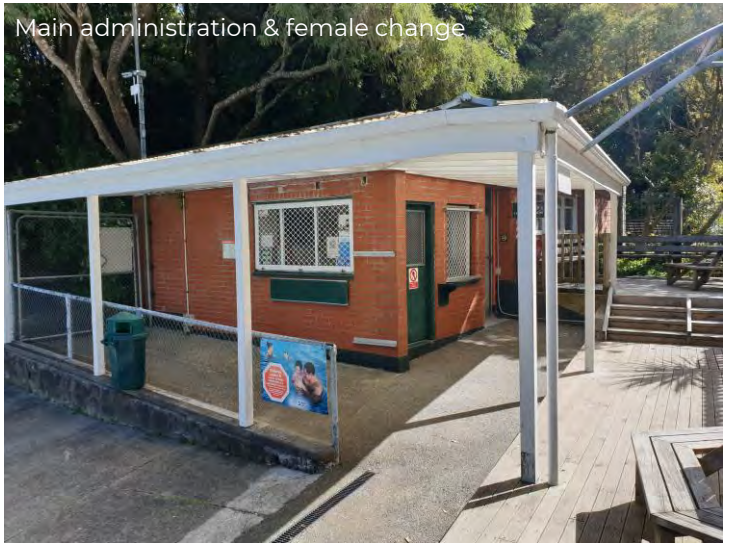
The original pool was built from concrete with a diving platform and a building close to the road entrance.

Improvements were made in the 1950s and 1960s to the pool tank with the introduction of new filtration pipes and forming the toddlers pool. The pool was connected to the mains water supply and filling from the stream ceased. New buildings were constructed to house administration, plantroom and changing rooms. The current filtration plant dates to around 1966. The pipework introduced during this period contains asbestos.

Khandallah Pool is approaching its 100 year anniversary - in 2025. Anecdotally, there appears to be a high level of local community ownership of the facility.

All images from National Library of New Zealand with notation: Khandallah public swimming pool, Wellington. Evening post (Newspaper. 1865-2002) :Photographic negatives and prints of the Evening Post newspaper. Alexander Turnbull Library, Wellington, New Zealand.


Main and toddlers pool


Main administration & female change

Inside plantroom


Observed cracks in the female change


Filtration pipes

Plantroom & male change

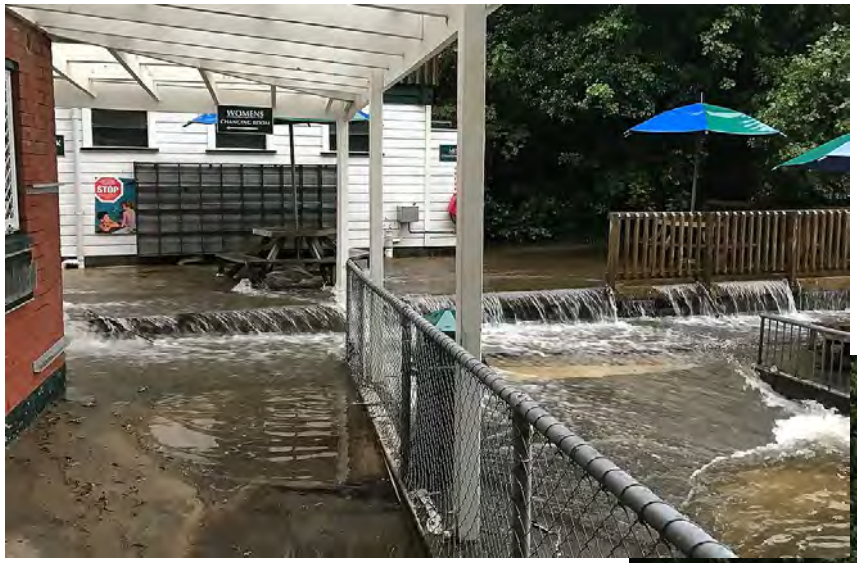
CONDITION

Khandallah Pool has not significantly changed over the last 60 years and its condition is reflective of its age.

The pool tank is solid. However, it is known to leak, presumed from the pipework and the toddlers' pool.

The filtration pipes have asbestos containing material which in situ is contained, but would need to be treated in any development. The filtration plant, while aged, is in working order. However, the water filtration system does not meet New Zealand Standards for water turnover. As the current pool does not have a high bather load, this is not a major issue. However, the system would need to be upgraded in any development or increase in use.

The most significant issue is the condition of the two buildings. The brick administration / female change building (22% NBS) and plant-room/ male change (14% NBS) are seismically prone. There are large cracks observed in the masonry. A condition assessment concluded the buildings are reaching the end of useful life. There is also concerns regarding the suitability of the sun deck under heavy loading. Both buildings have been issued with an Earthquake-Prone Building Notice under Section 133AL of the Building Act 2004. The deadline to rectify the buildings is 9 January 2030. The architectural/structural advice is to demolish and rebuild.



WATER MANAGEMENT

While the pool tank at Khandallah Pool is considered solid, it is known to leak. This is assumed from the cast iron/asbestos pipework and toddler's pool.

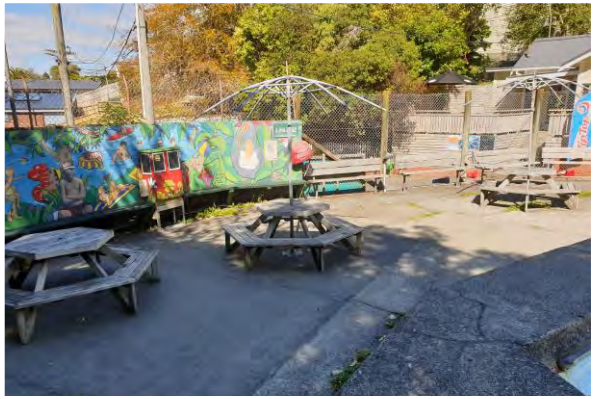
Pool Operational staff advise the pool leakage has an impact on the neighbouring Waitohi Stream, although the nature and scale of the impact is not quantified. The pictures (sourced from Twitter and Facebook) show the impact of the stream in flood. While these events are rare (although potentially an increasing risk of occurrence), the relationship between the stream and facility is an important consideration.

At the end of the season, the pool tank is emptied by standing the water for 2 weeks to allow for chlorine dissipation and then discharged via the tank outlet to the stream / stormwater system. Provided the chlorine has dissipated, this is a permitted activity. However, best practice would recommend there is sufficient capacity to enable discharge to the sewer.

Further information on site infrastructure implications are outlined on page 32.

SITE ANALYSIS

Khandallah Pool is located in a picturesque bush setting but is limited by the constrained site.



Poor quality of facility landscaping

Unappealing entrance. Limited visibility of the pool and entrance. Constricted entry to the Park.

No visual connections

Structured pool tank not fit-for-purpose for aquatic leisure.

Sunniest area

Constricted entry point & unappealing entrance

No connection between the playground and pool

Dead-end street and limited carpark capacity to serve the pool, park, playground, café, walkway and bowling club.

RESERVE CLASSIFICATION

The majority of the Khandallah Pool complex is held in land parcel: Part Section 2 Porirua DIST (parcel id 3929966). The parcel was gazetted in 1989 as Recreation Reserve under the Reserves Act 1977. The site is currently mis-classified as Scenic Reserve in the Wellington City Council Outer Green Belt Management Plan 2019. Under Section 17 of the Reserve Act 1977, **Recreation Reserves** provide for recreation and sporting activities, protection of the natural environment, retention of open spaces and outdoor recreational activities.

A portion of the Khandallah Pool is located within a much larger parcel Part Lot 2 A 1093 (parcel id 3763844). This parcel was gazetted in 1989 as Scenic Reserve. The purpose of **Scenic Reserves** under Section 19 of the Reserves Act are to protect and preserve areas of scenic interest, beauty, and natural features or landscapes.

Under Section 19(2)(c) open portions of Scenic Reserve may be developed for amenities and facilities where necessary to enable the public to obtain benefit and enjoyment from the reserve. Under Section 55(2)(d), pools referred as “baths” can be located in open portions of the Scenic Reserve.

The Minister has delegated the Council (as the reserve administering body) the ability to provide consent for use of scenic reserves for this purpose. In providing consent, the Council must:

- Be satisfied the facilities are necessary and cannot readily be provided outside or in close proximity to the scenic reserve; and
- Consider the extent that the pools are compatible with the principal or primary purposes of the retention and preservation of the natural or scenic values (s19(2)(c)); and
- Have regard to the conservation of natural vegetation and features (s55(2)(d)).

In doing so, Council will need to undertake an Environmental Impact Assessment and consider the necessity of development on the Scenic Reserve.

Refer to Appendix 1 for relevant sections of the Reserve Act 1977.

VISITS TO KHANDALLAH POOL ARE DECLINING GRAPHS 4 8 9 10 11 13

- Visits to Khandallah Pool have been declining - 60% decrease over the 20 year period (Graphs 4 & 8).
- Two factors appear to contribute to the decline in visits:
  - Opening of the leisure pool at Wellington Regional Aquatic Centre and Te Rauparaha Arena (Porirua) in 2008 (Graph 11).
  - Introduction of entry charges to Khandallah Pool in 2009 and price increase in 2013 (Graph 13).
- Most pools in Wellington's network have not experienced the same decline in visits (Graph 10).
- In particular, Thorndon Pool (other outdoor pool in the network) has had stable visit levels (Graph 8 & 9).

VISIT PATTERNS ARE DRIVEN BY CHILDREN GRAPHS 1 2 3 9

- Khandallah Pool displays the typical outdoor pool pattern with higher visits over the school holiday period and lower visits at the beginning and end of the season (Graph 1 & 9).
- Children are a dominant user of Khandallah Pool, but child visits decline over the season - being higher in December and lower in February (school visits in December may be a contributing factor) (Graphs 2 & 3).

WEATHER IMPACTS USE GRAPHS 5 6 7

- There is a clear correlation between weather and visits to Khandallah Pool, with warmer temperatures resulting in higher daily visits (Graphs 5, 6 & 7).
- Notable warmer summers in 2017/18 and 2018/19 resulted in higher seasonal visits but not to the levels experienced prior to 2008 (Graph 7).
- There is a perception unheated water contributes to low use. While providing warm water will improve the user experience and contribute to increased visits, it is unlikely to restore visit levels to pre-2010 levels, given the stronger leisure experiences available in other parts of the network.

FINANCIAL COSTS ARE STABLE, BUT INCREASING NET-LOSS PER VISIT GRAPHS 12 13 14

- Since the introduction of entry charges in 2009/10 at Khandallah Pool:
  - Between 2009 and 2013: revenue per visit was constant at around 80c per visit.
  - From 2014 to 2017: revenue per visit fluctuated between $1.40 to $1.60 per visit.
  - Since 2017, revenue per visit has been declining, averaging at $1.34 per visit.
- Up to 2010, operating expenditure (personnel, maintenance and general costs) were steadily increasing.
- From 2010, operating expenditure has fluctuated - on average $100,000.
- Personnel costs make-up at least 50% of the operating expenditure, and have varied significantly over the years. Variations are not necessarily driven by higher visits, which indicates management practices have been used in recent years to minimise personnel costs.
- Maintenance costs are variable and range from $11,000 to $47,000. This is typical and reflects the cyclic nature of outdoor pool maintenance needs.
- General costs (including utilities) are relatively consistent averaging at $16,000 per season.

- Despite changes to the depreciation calculation over the years, the net financial result of Khandallah Pool has not significantly changed, with an average net loss of $109,000. This is due to the introduction of entry charges and presumably a tight control on operating costs.
- However, the net loss per visit has declined significantly over the 20 years (from -$3.35 per visit to over -$9.00 per visit). This is purely due to the significant decline in the number of visits. This means, while the net cost of the facility is no worse, the benefit of the facility is declining (in financial outcome terms).

VISITATION & FINANCIAL KEY POINTS

The key points and findings outlined in this section are derived by the analysis undertaken and presented in the graphs on the following pages. The corresponding graph numbers are referenced in the summary points.

UTILISATION ANALYSIS

FIGURE 1 **DAILY VISITS – 4-YEAR AVERAGE**

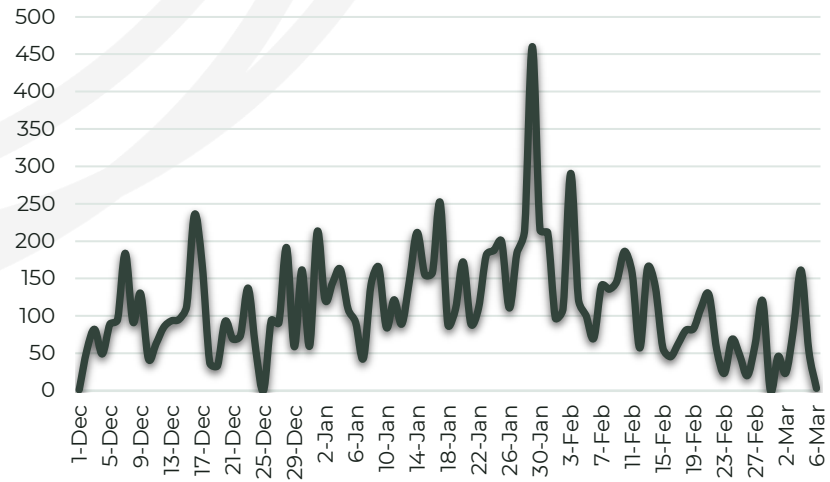


FIGURE 2 **VISITS – AGE BREAKDOWN 2015-2019**

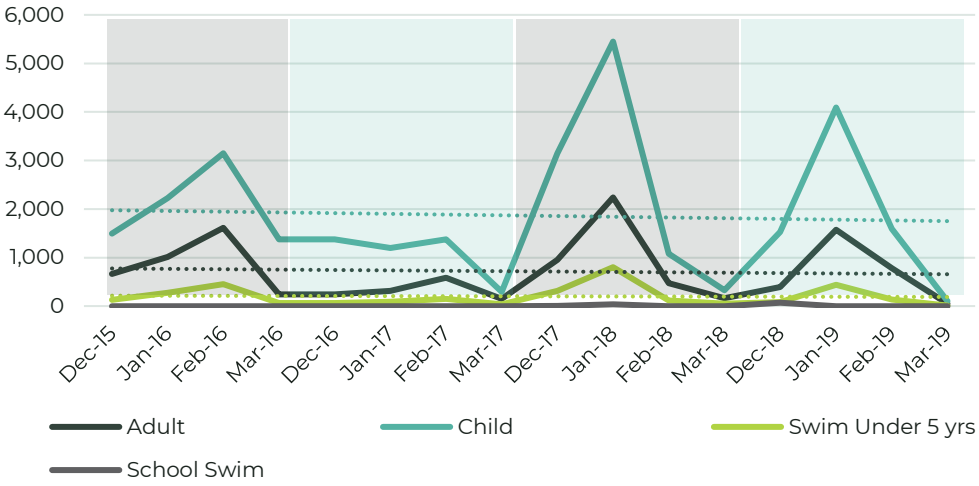


FIGURE 3 **DAILY VISITS – PROPORTION OF CHILDREN**
(4-YEAR AV.)

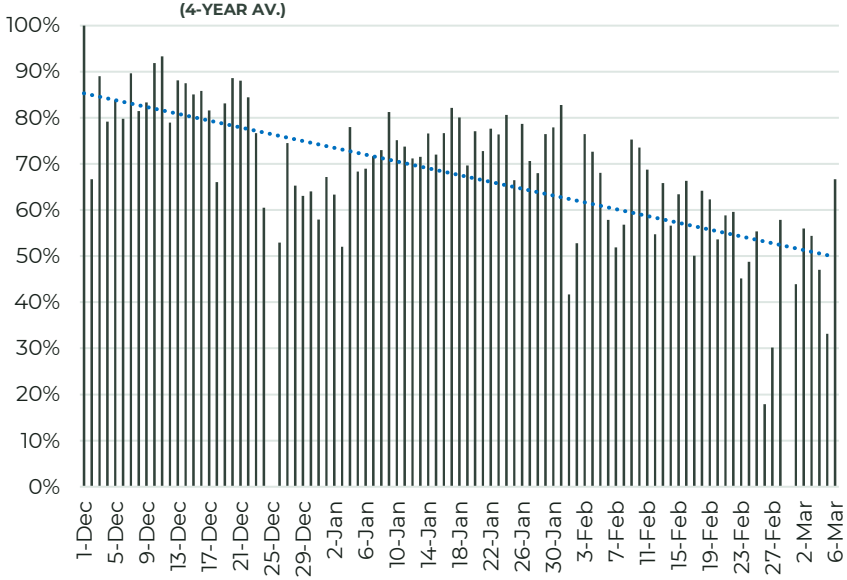
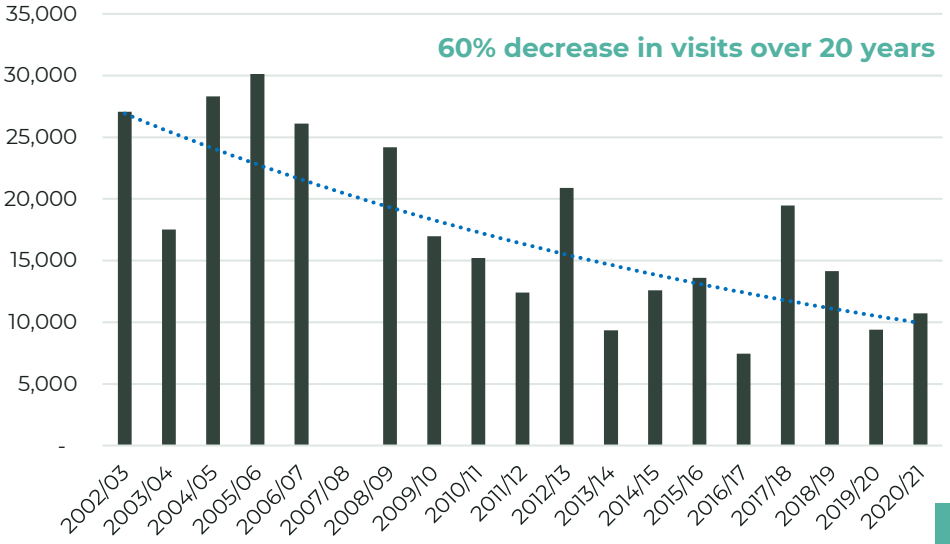
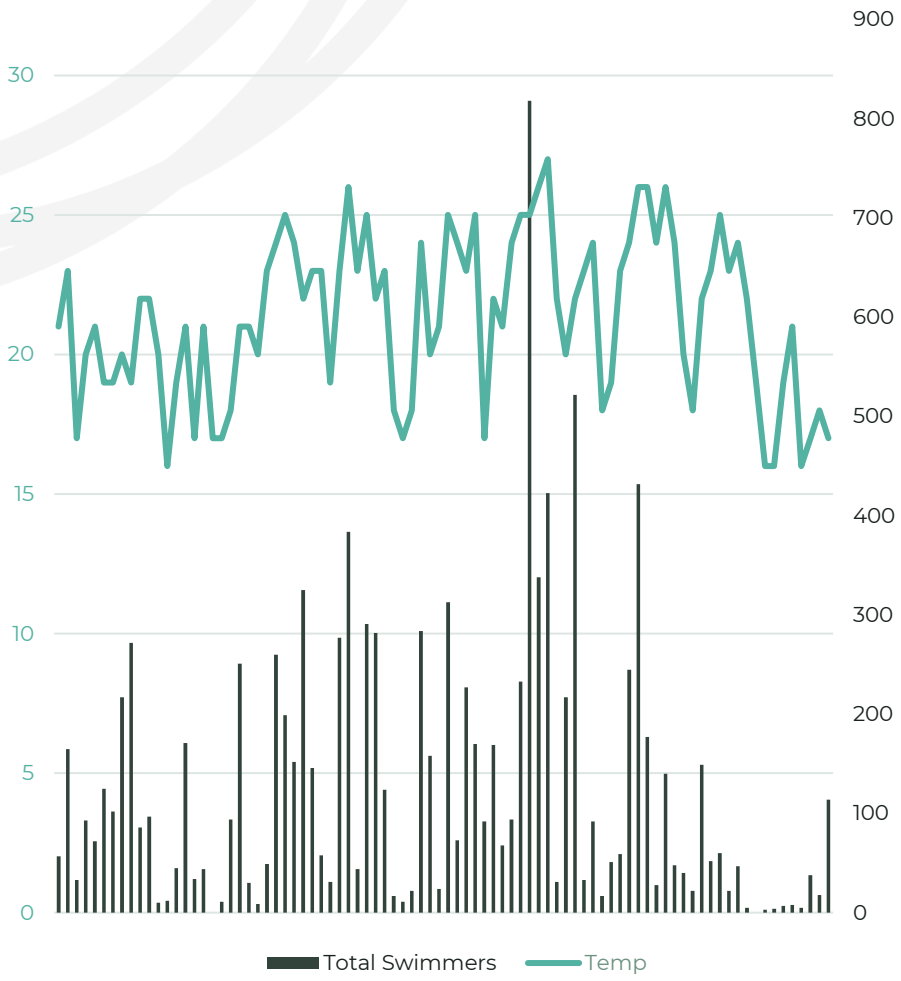


FIGURE 4 **ANNUAL VISITS 2002 - 2021**



UTILISATION ANALYSIS
IMPACT OF WEATHER

FIGURE 5 TEMPERATURE IMPACT ON VISITATION – 2018/19



Hottest summer on record – Wellington had 27 days above 25˚ - norm is 2 per summer & 2018/19 was the 4th warmest season on record.

5th sunniest summer on record since 1928. Although both rain and temperature remained normal.

FIGURE 6 VISITATION – AGE BREAKDOWN 2015-2019

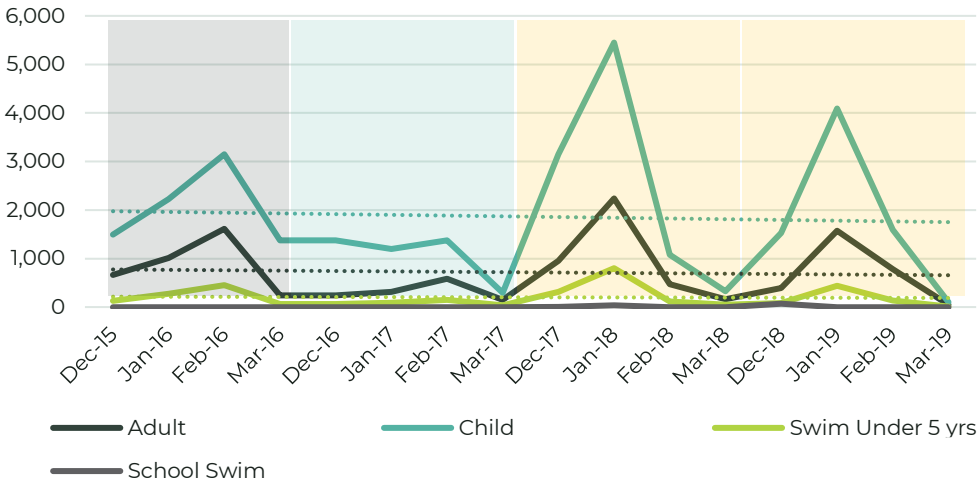
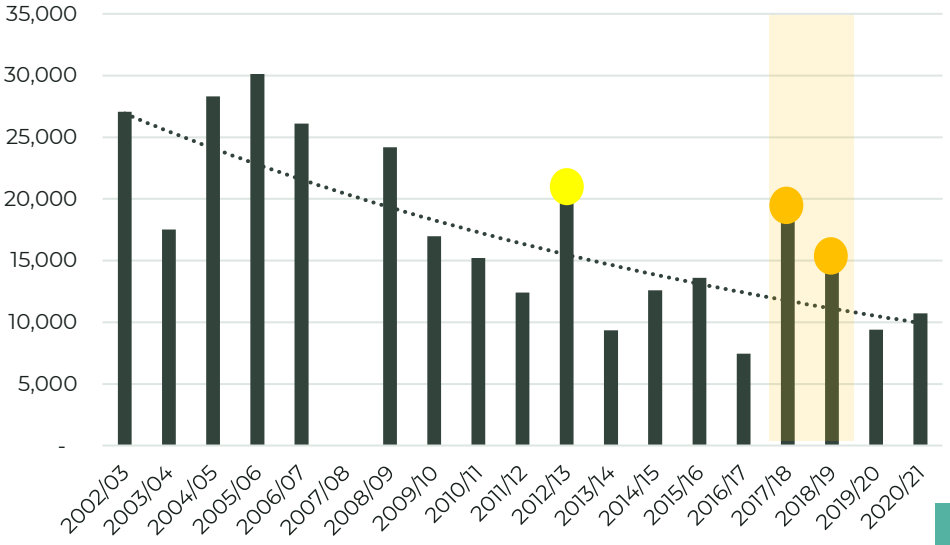
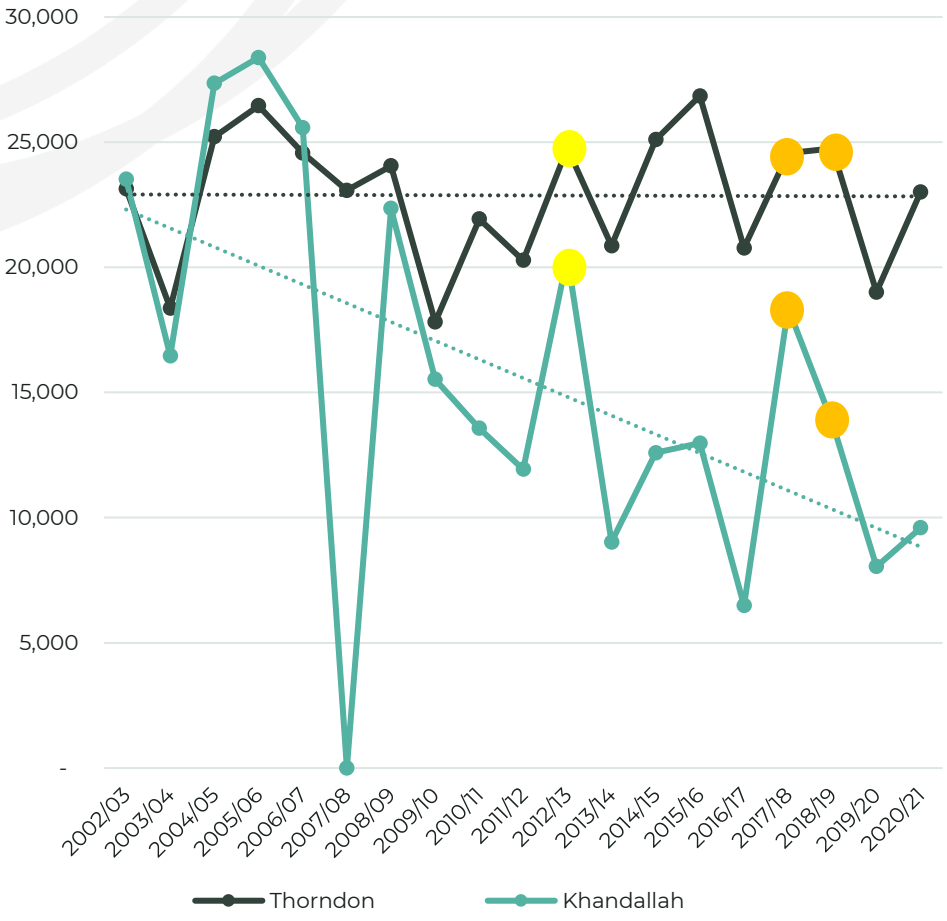


FIGURE 7 ANNUAL VISITS



UTILISATION ANALYSIS
COMPARISON WITH THORNDON POOL

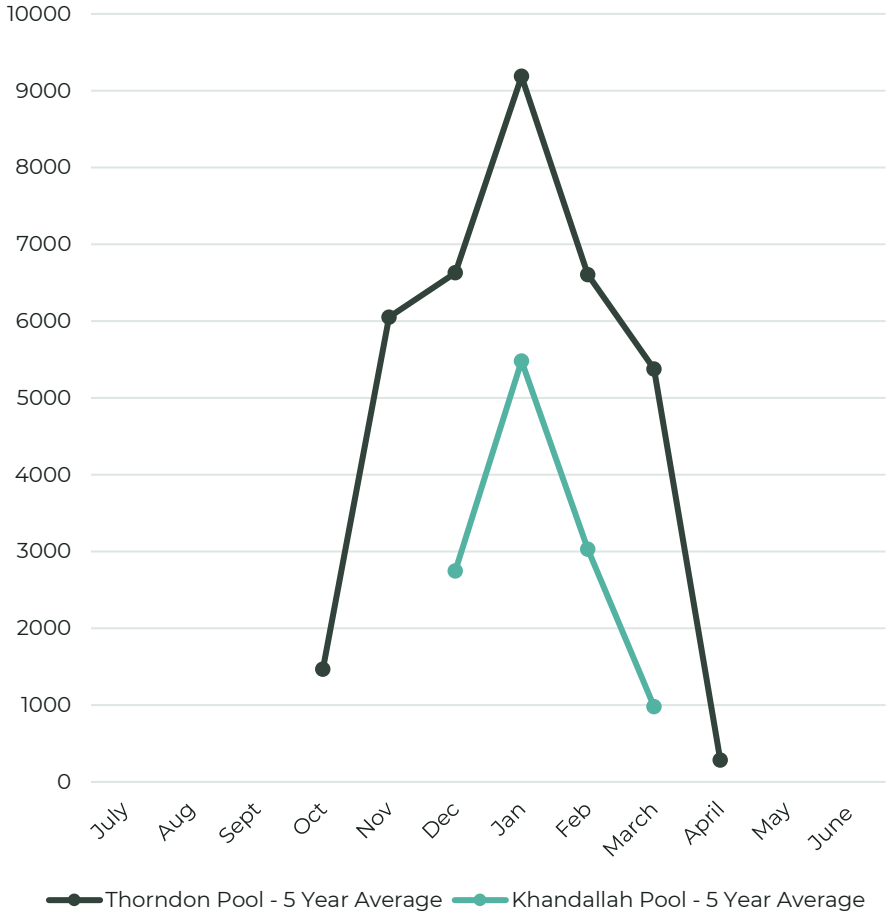
FIGURE 8 **ANNUAL VISITS COMPARISON**



Hottest summer on record – Wellington had 27 days above 25˚ - norm is 2 per summer & 2018/19 was the 4th warmest season on record.

5th sunniest summer on record since 1928. Although both rain and temperature remained normal.

FIGURE 9 **5-YEAR AVERAGE MONTHLY VISIT COMPARISON**



UTILISATION ANALYSIS
REGIONAL COMPARISON (Summer operations only between Dec to Feb)

FIGURE 10 **TREND – VISITS TO LOCAL POOLS BETWEEN DECEMBER & FEBRUARY (SMOOTHED)**

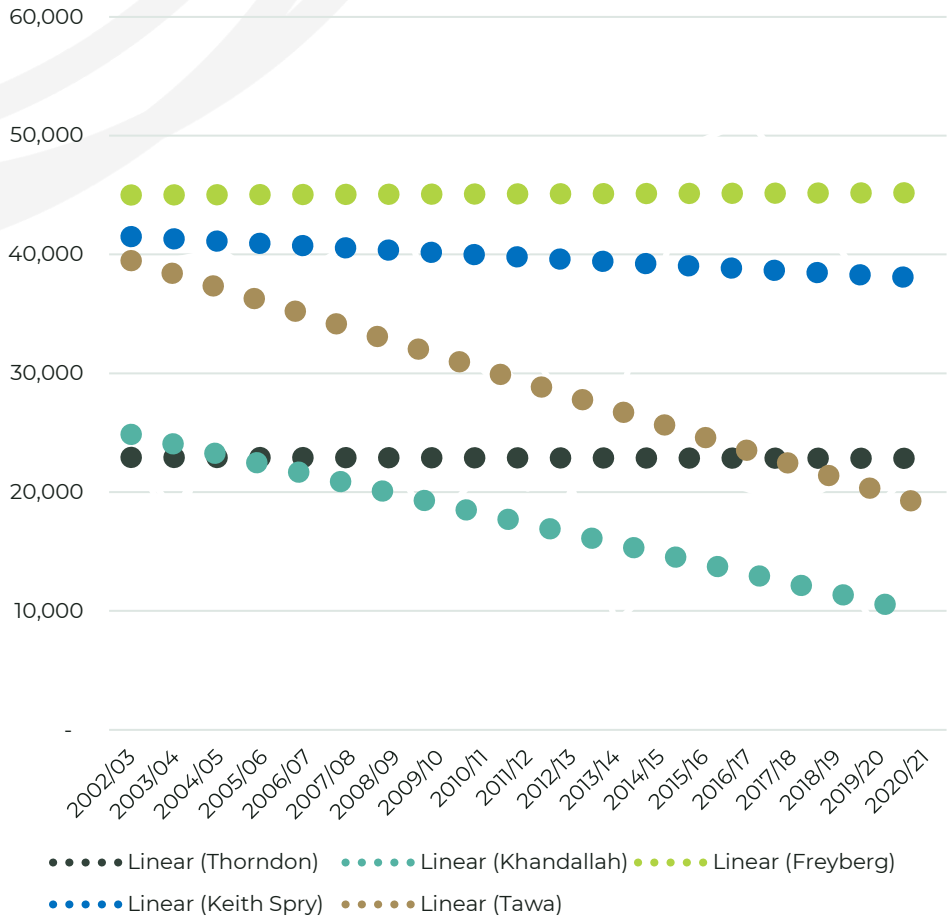
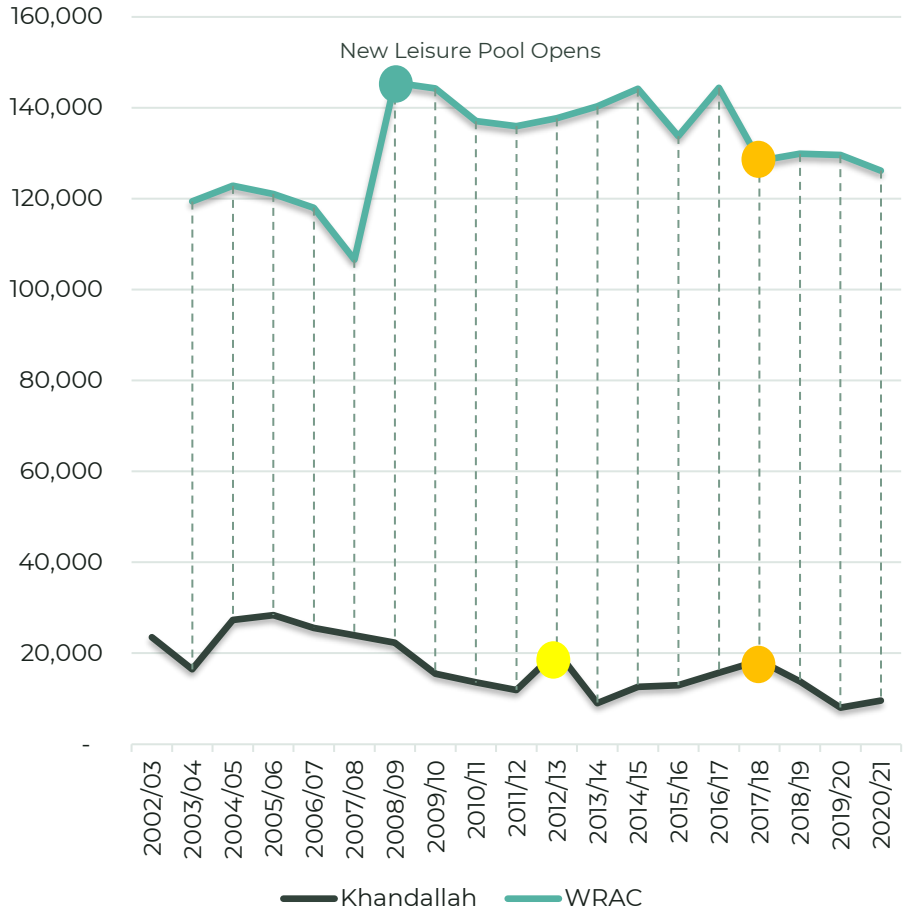


FIGURE 11 **KHANDALLAH AND WRAC COMPARISON**



Hottest summer on record – Wellington had 27 days above 25˚- norm is 2 per summer & 2018/19 was the 4th warmest season on record.

5th sunniest summer on record since 1928. Although both rain and temperature remained normal.

FIGURE 12 KHANDALLAH POOL - INCOME & EXPENDITURE

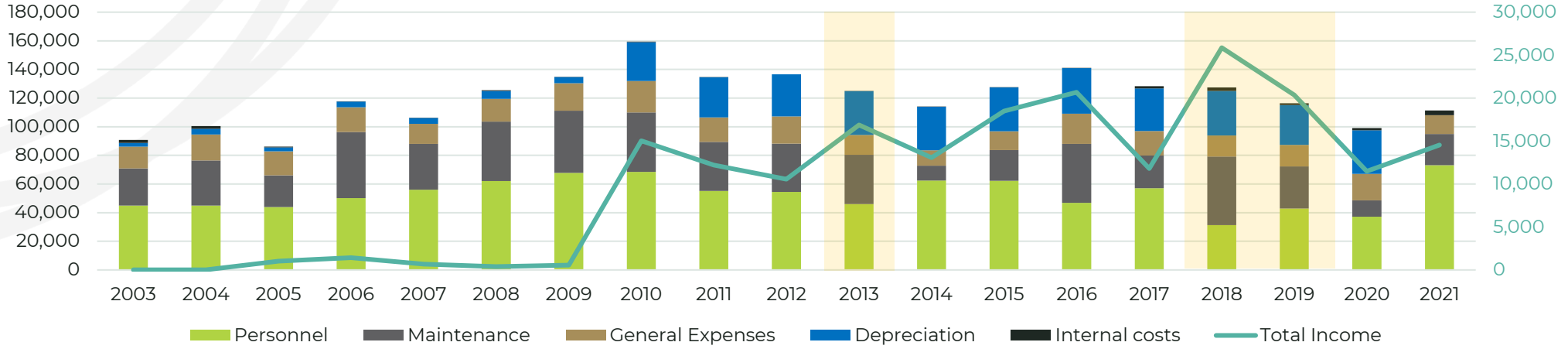


FIGURE 13 INCOME RELATIVE TO VISITS

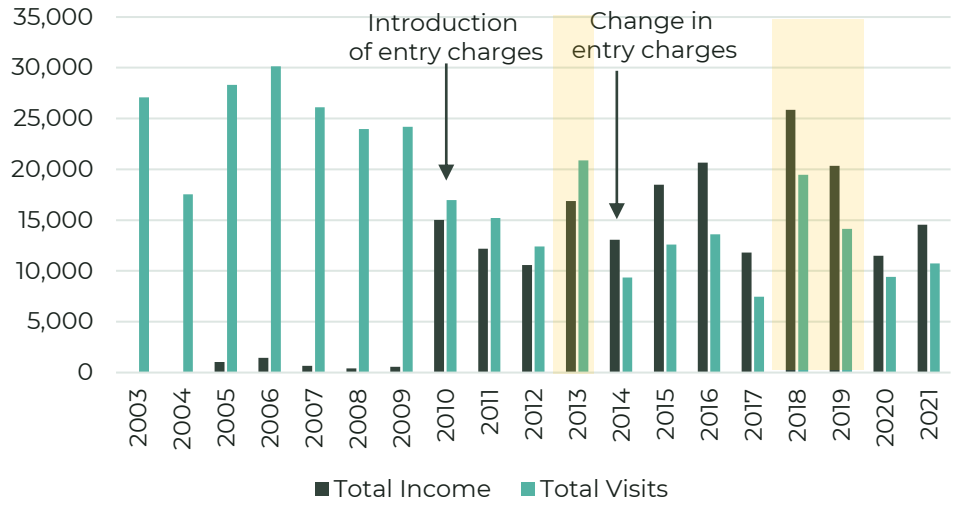
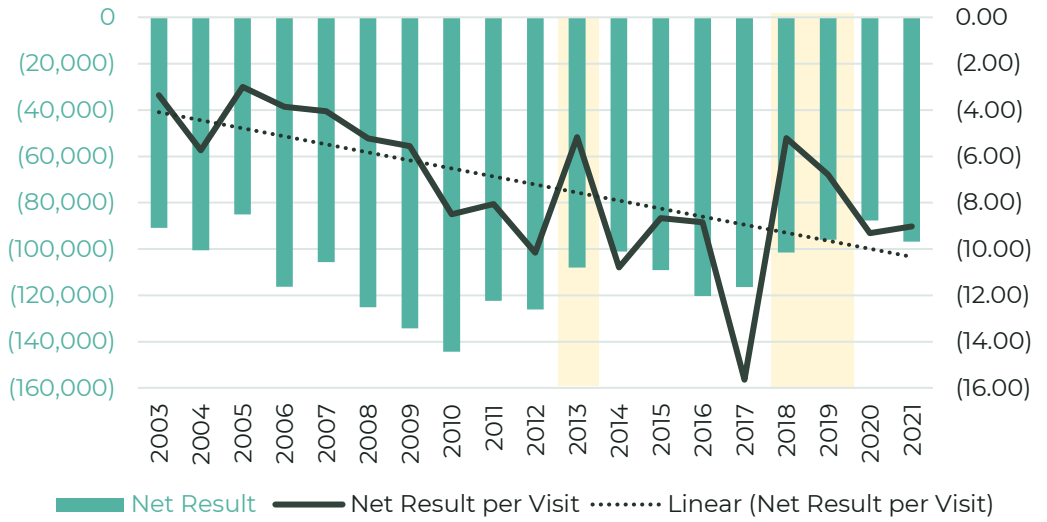


FIGURE 14 NET OPERATING RESULT & PER VISIT

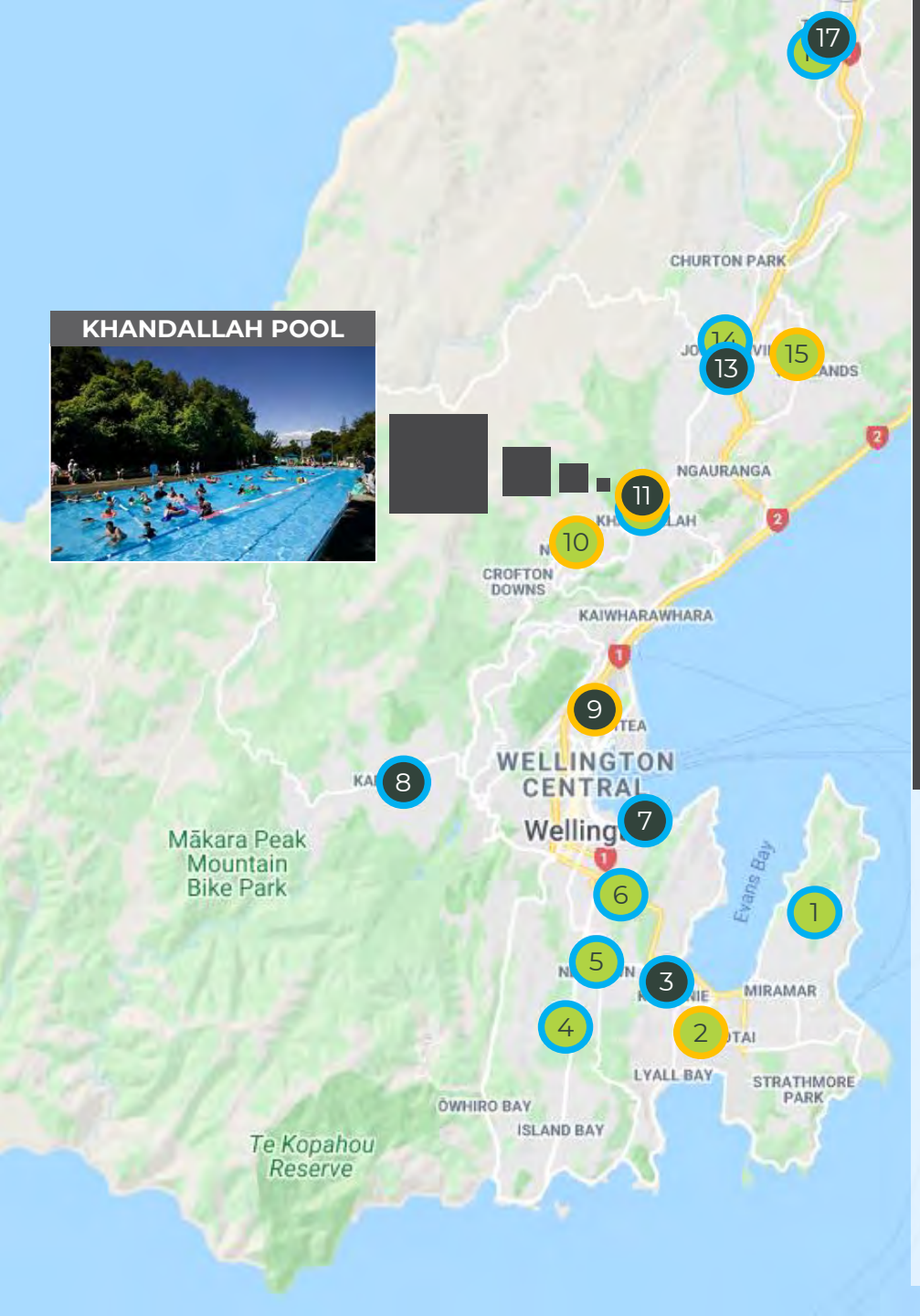


MAP REF	FACILITY	LOCATION	TYPE	HIERARCHY	FACILITIES
1	Miramar North School (Aquazone)	Miramar	School / Private	Local	Indoor 20m Teaching pool
2	Rongotai College	Rongotai	School	Local	Outdoor 25m Lap pool
3	Wellington Regional Aquatic Centre	Kilbirnie	Council	Regional / National	Indoor 50m Lap pool with dive tower, Play pool, Teaching pool, Hydrotherapy pool.
4	Berhampore Primary School (Little Markos Swim School)	Berhampore	School / Private	Local	Indoor 17m x 7m Teaching pool
5	Newtown School (Aquazone)	Newtown	School / Private	Local	Indoor Teaching pool
6	Wellington East Girls' College - Aquadome	Mount Victoria	School	Local	Indoor 25m Lap Pool
7	Freyberg Pool	Oriental Parade	Council	Local	Indoor 33.5m Lap Pool and Spa
8	Karori Swimming Pool	Karori	Council	District	Indoor 25m Lap pool, Teaching pool, Play pool, Hydroslide
9	Thorndon Pool	Thorndon	Council	Local	Outdoor 30.5 Lap pool
10	Ngaio School (Easyswim)	Newlands	School / Private	Local	Teaching pool
11	Khandallah Pool	Khandallah	Council	Local	Outdoor 30m Lap & toddler pool
12	Khandallah School (Easyswim)	Khandallah	School / Private	Local	Indoor Teaching pool
13	Keith Spry Pool	Johnsonville	Council	Local	Indoor 25m Lap pool, Dive tower, Teaching pool, Play pool.
14	Johnsonville School (Easyswim)	Johnsonville	School / Private	Local	Indoor Teaching pool
15	Rewa Rewa School (Easyswim)	Newlands	School / Private	Local	Covered 25m Teaching pool
16	Tawa School (Easyswim)	Tawa	School / Private	Local	Indoor Teaching pool
17	Tawa Pool	Tawa	Council	Local	Indoor 25m Lap pool, Teaching pool & Toddler Pool

AQUATIC NETWORK ANALYSIS

Wellington City's aquatic network is summarised in the table on this page. Analysis of the level and type of aquatic provision is outlined on the following pages.

Refer to Appendix 2 for more information on the aquatic facilities.



AQUATIC NETWORK

1	Miramar North School
2	Rongotai College
3	Wellington Regional Aquatic Centre
4	Berhampore Primary School
5	Newtown School
6	Wellington East Girls' College - Aquadome
7	Freyberg Pool
8	Karori Swimming Pool
9	Thorndon Pool
10	Ngaio School
11	Khandallah Pool
12	Khandallah School
13	Keith Spry Pool
14	Johnsonville School
15	Rewa Rewa School
16	Tawa School
17	Tawa Pool

WELLINGTON CITY COUNCIL FACILITIES (% OF WATER-SPACE)

SUMMER POOL 12%

YEAR-ROUND POOL 63%

7 SITES

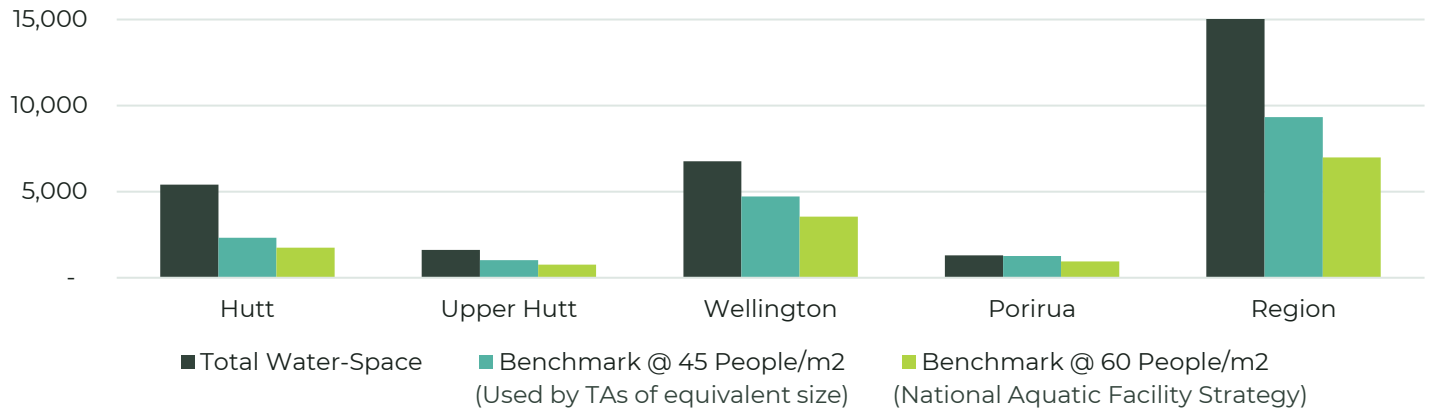
SCHOOL FACILITIES (% OF WATER-SPACE)

SUMMER POOL 7%

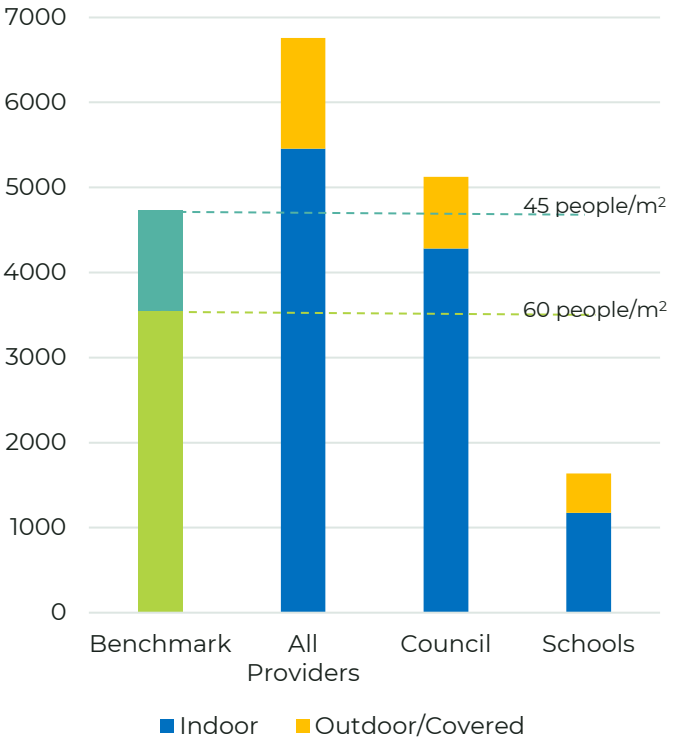
YEAR-ROUND POOL 17%

10 SITES

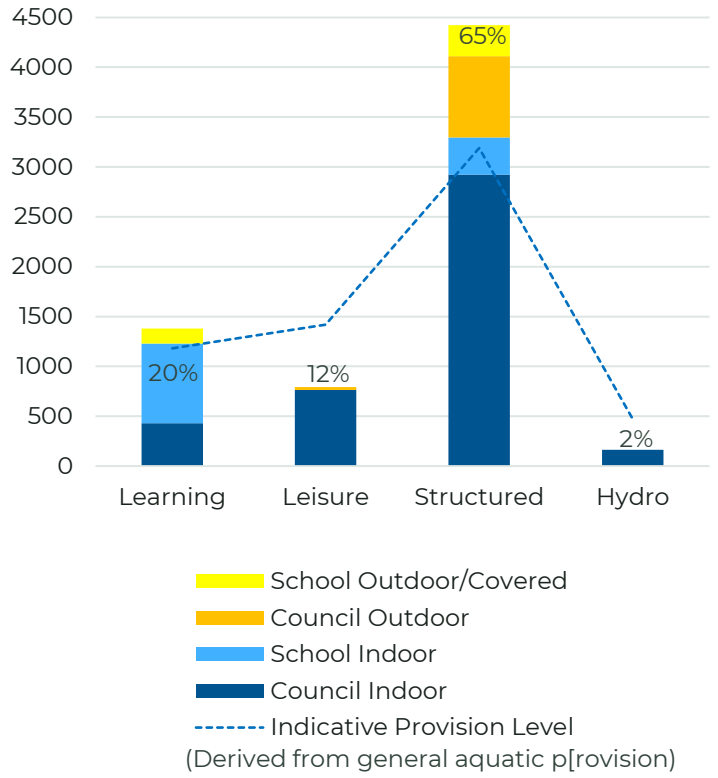
LOCAL AUTHORITY AQUATIC PROVISION AGAINST BENCHMARKS



PROVIDERS OF WELLINGTON AQUATIC FACILITIES



FUNCTIONS OF WELLINGTON AQUATIC FACILITIES



AQUATIC PROVISION ANALYSIS

Regional Provision Assessment:

- At face value, it appears the Wellington Region is over-supplied with aquatic space in comparison to national benchmarks.
- This is due to the provision of 50m pools in both Wellington and Lower Hutt networks.

Wellington Provision Assessment (against national benchmarks):

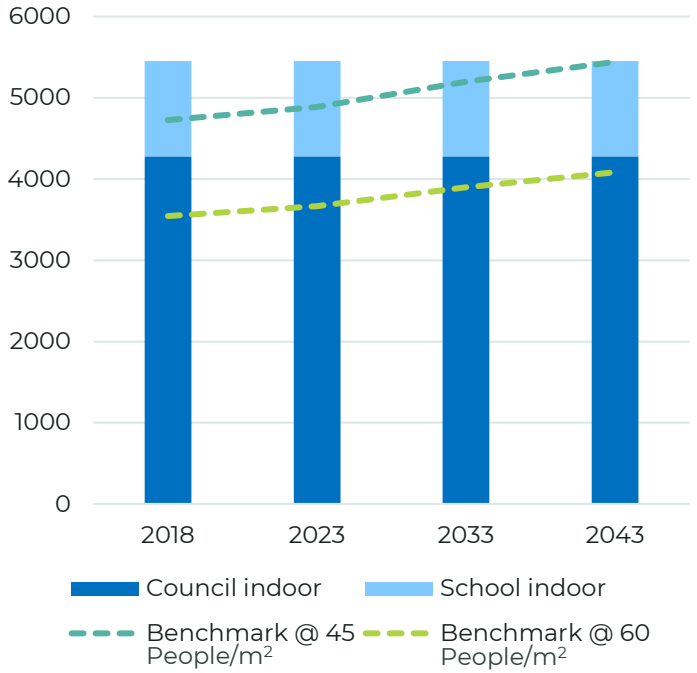
- Including both school and council provision, the city appears over-supplied with aquatic space. Total indoor provision is 39 people/m², above the benchmarks of 45/60 people/m².
- Schools account for 24% of total aquatic space, providing 69% of the city's learning space and 16% of the structured space.
- 84% of the Council's facilities are indoor and only 19% outdoor.
- Council's provision of indoor pools is at 49 people/m².

Wellington Functional Assessment (against indicative provision levels):

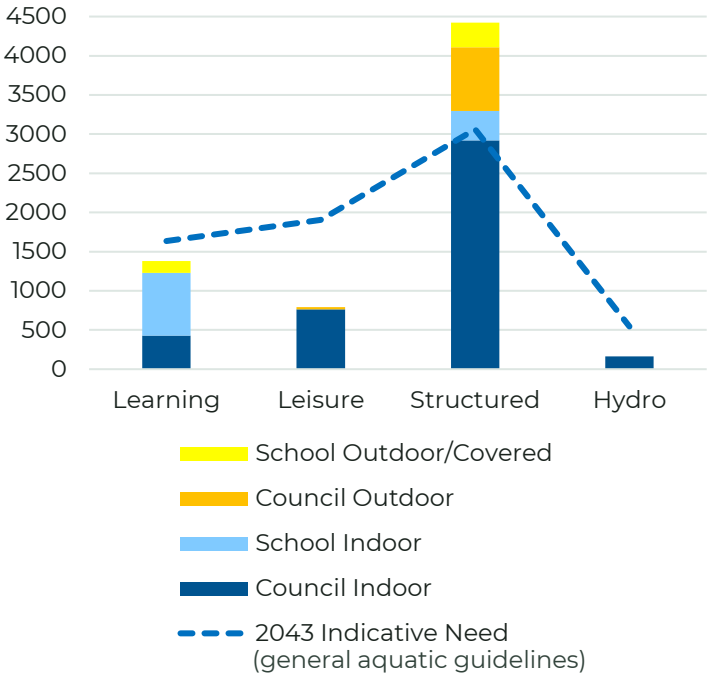
- Structured - 65% of total aquatic space and 43% of Council's indoor pools are structured lap-pools. This appears on-par with indicative provision needs.
- Learning – 20% of the aquatic space is allocated for learning with a large proportion in schools.
- Leisure and Hydrotherapy – with only 14% of total aquatic space, the network appears under-served for these aquatic functions.

IMPACT OF POPULATION CHANGE ON THE AQUATIC PROVISION

WATER SPACE RELATIVE TO POPULATION GROWTH



FUNCTIONAL SPACE RELATIVE TO POPULATION GROWTH

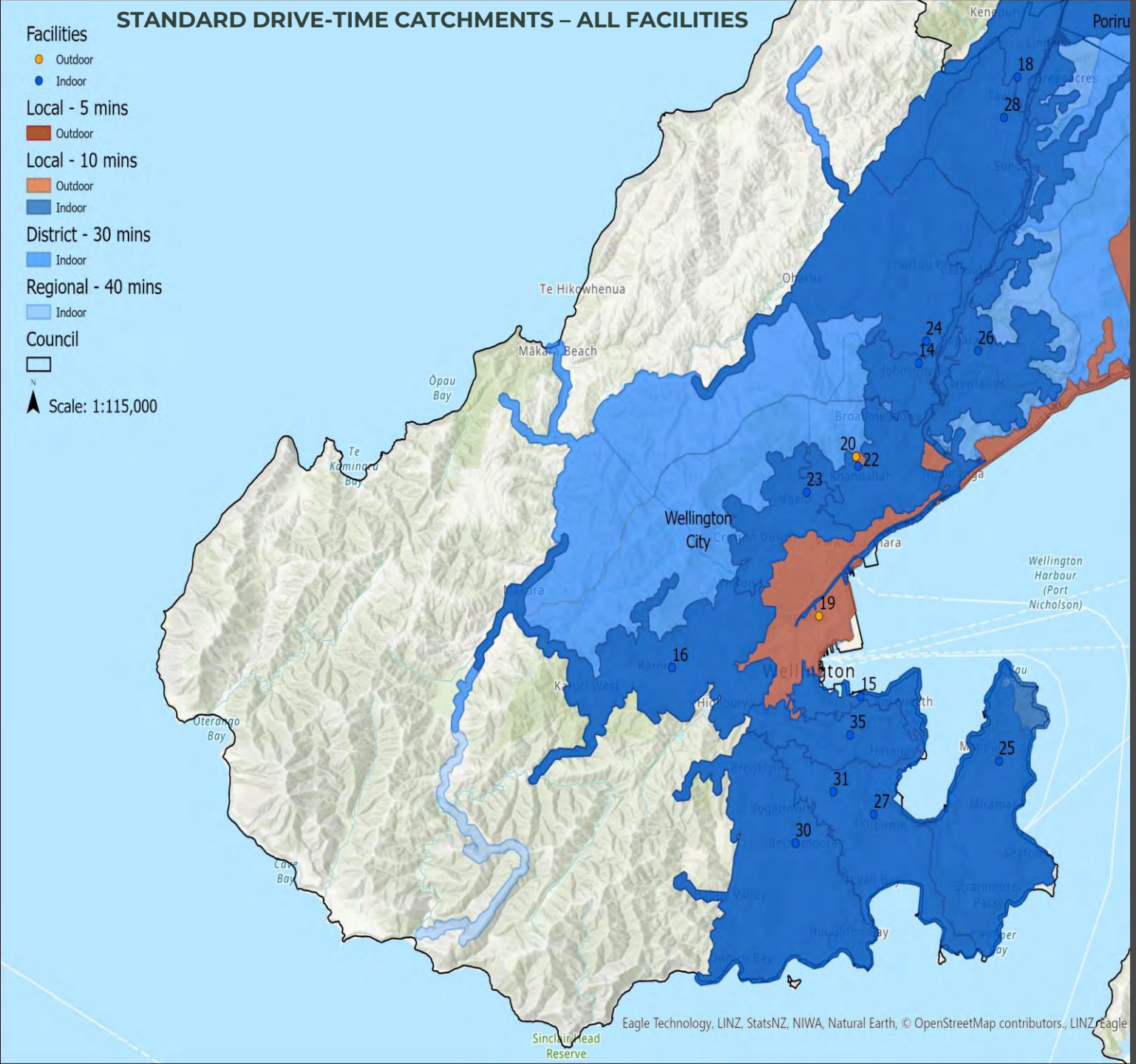


OVERALL PROVISION

- If there is no change in Wellington's indoor aquatic network, by 2043 the network might come under pressure. Total indoor aquatic space (both council and school) will be on par with the higher provision benchmark (45 people/m²) but will exceed the lower provision benchmark (60 people/m²).
- Wellington's aquatic network is reliant on the current school aquatic facilities to meet indicative demands indicated by the provision benchmark. If current school provision is at risk, then the council's aquatic network may come under pressure. This may translate into declining service levels and participation.
- Conclusions around the aquatic network requires detailed testing and analysis in the context of a city-wide aquatic assessment.

FUNCTIONAL PROVISION

- At an aquatic function level, if there is no change in provision, then all aquatic functions could come under increasing pressure. This may impact on service levels and participation. The most significant issue remains in the aquatic leisure area, along with hydrotherapy.
- Conclusions around the aquatic network requires detailed testing and analysis in the context of a city-wide aquatic network assessment.



DRIVE-TIME ANALYSIS - ALL FACILITIES

OVERVIEW

There is no data to support catchment analysis for Wellington's aquatic network. Therefore, standardised drive-times have been used for facilities based on:

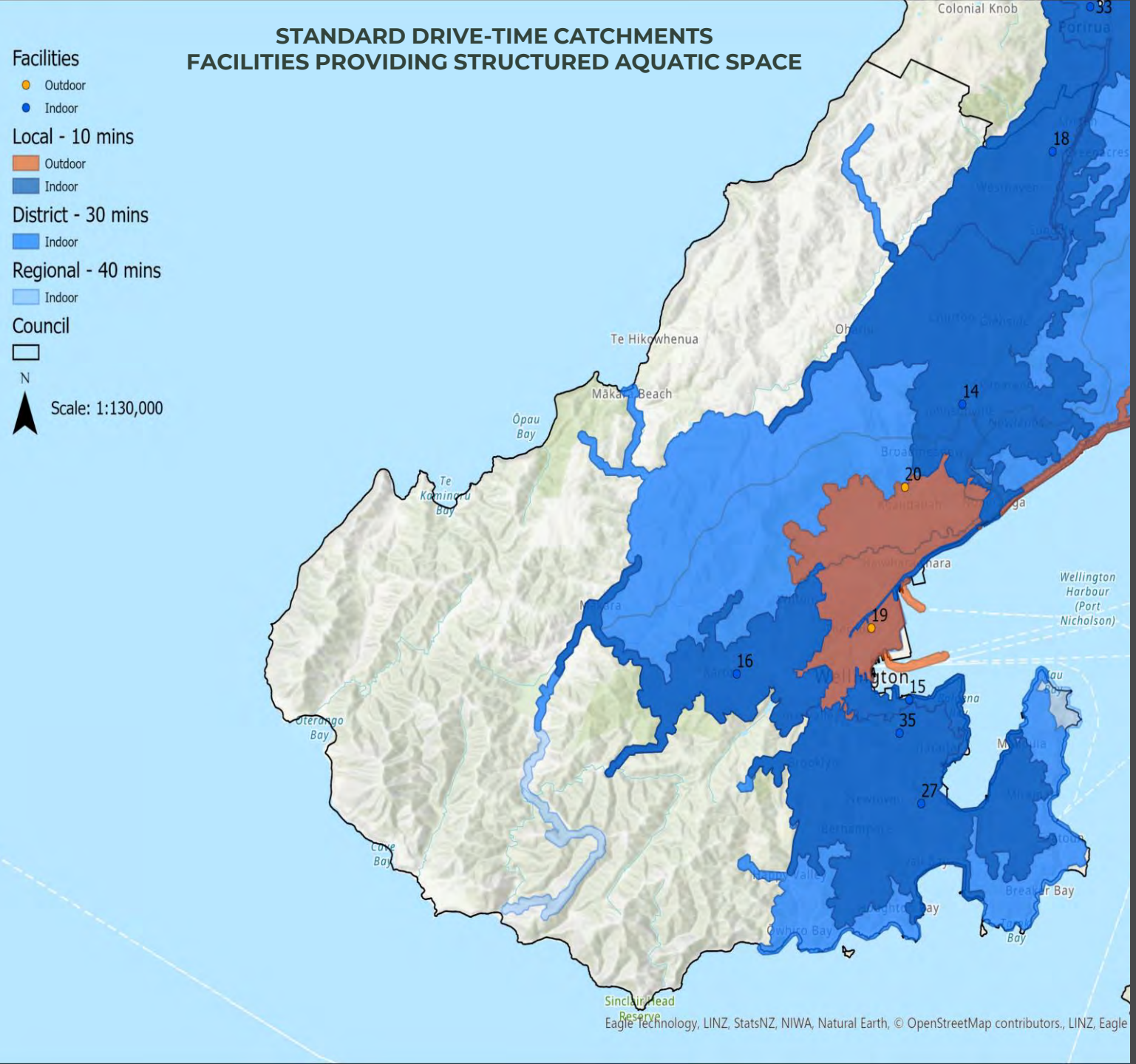
- indicative facility role as local, district or regional facility.
- aquatic functions available at the facility.

The drive-time has been standardised and is set for week-day mornings (which may be impacted by commuter traffic).

The analysis presented in the following drive-time maps should be viewed as indicative and needs further validation and testing in the context of a city-wide aquatic assessment.

SPATIAL DISTRIBUTION

Spatially, the city appears relatively well served by the current aquatic network. However, with only Thorndon Pool serving the inner city, this may be a spatial gap in the network.



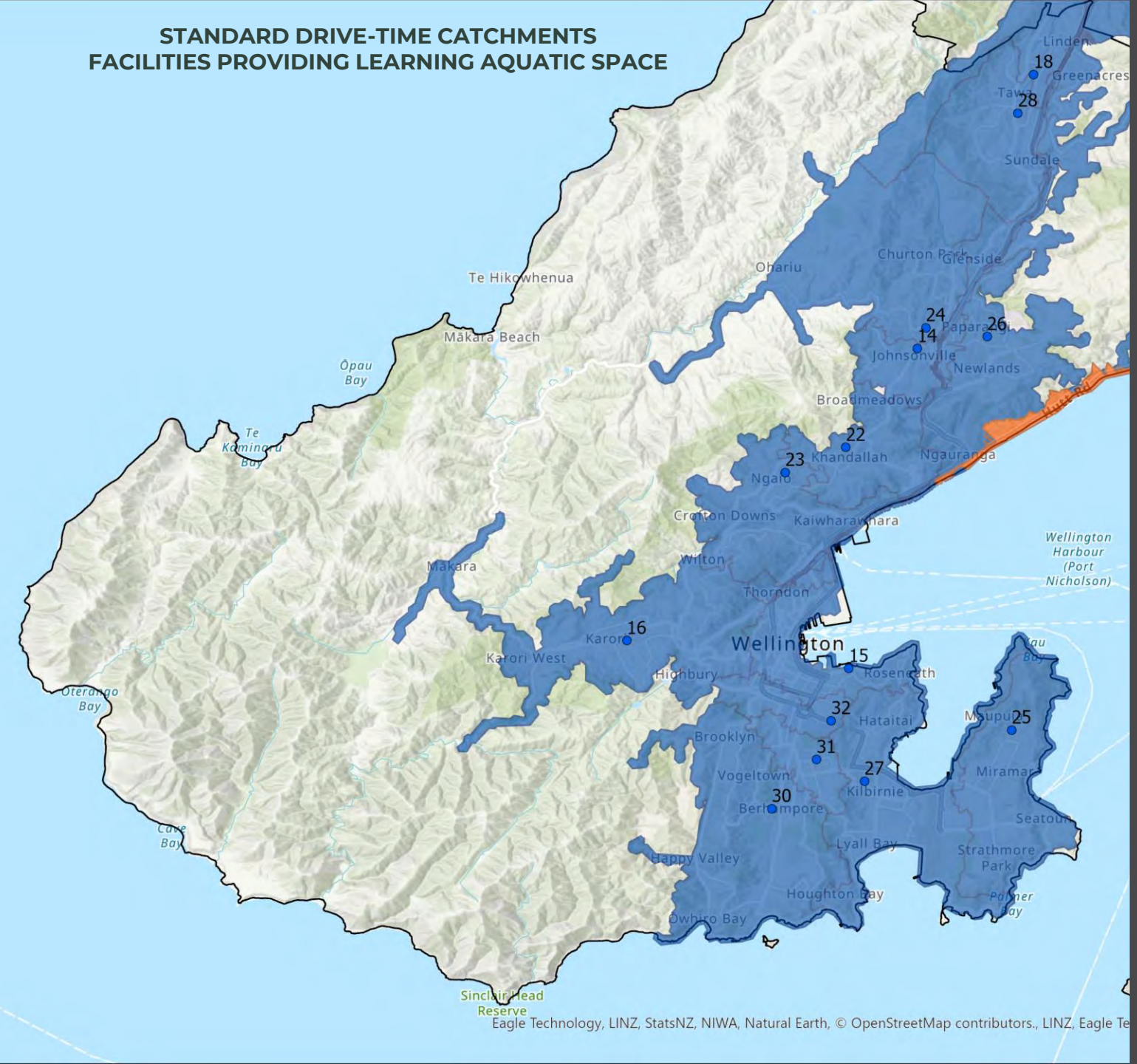
DRIVE-TIME ANALYSIS - STRUCTURED PROVISION

Assessing the spatial distribution of the network for the provision of structured aquatic space (lap-pools). The map highlights the importance of the Wellington Regional Aquatic Centre to serve the City.

Despite the high proportion of water-space allocated for structured aquatic functions, there may be accessibility issues with the current distribution, with parts of the city beyond a 10 minute drive-time catchment. For aquatic sports this may be acceptable, where people are typically more willing to travel to access the necessary facilities.

For casual swimming for fitness, this may be a greater concern. Some areas of the city may have longer travel to access the necessary aquatic space, this may impact on participation levels.

Further assessment is required to determine whether the amount and distribution of structured aquatic space is appropriate.



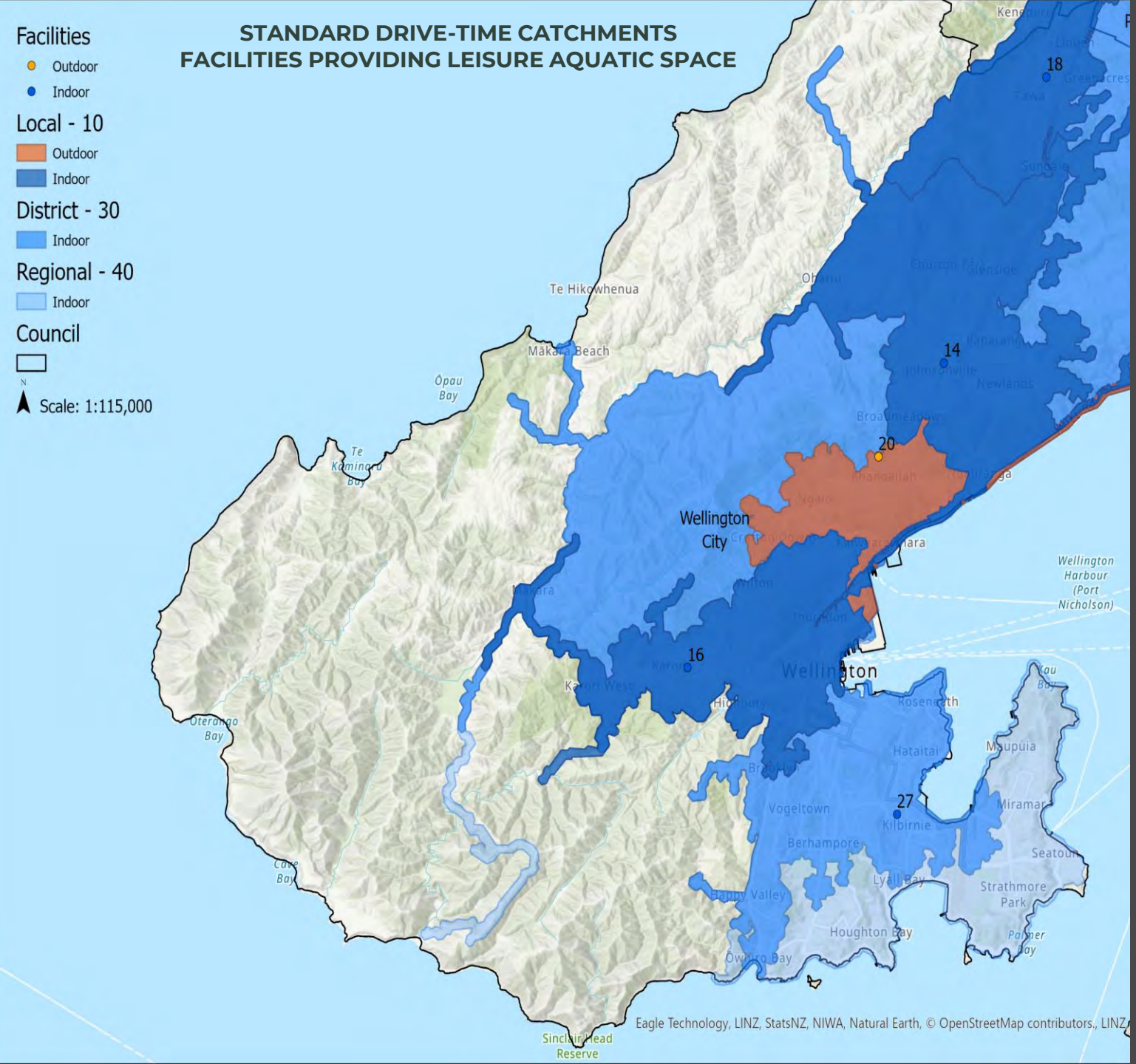
DRIVE-TIME ANALYSIS - LEARNING PROVISION

Learning provision is based on the availability of a shallow depth teaching pool and the provision of a publicly available learn to swim programme.

Based on the 10 minute drive-time catchments for all facilities providing the learning function, Wellington appears to be well served spatially.

This is largely due to the accessibility of school facilities with learn to swim opportunities. Council's investment in these facilities has been important to ensuring there is good distribution of the learning function across the city.

Further analysis is potentially required to determine whether the amount of learning aquatic space is sufficient to meet community needs.



DRIVE-TIME ANALYSIS - LEISURE PROVISION

The leisure provision is based on dedicated provision of aquatic space for aquatic play (i.e. toddler pools, leisure pools, free-form pools). It is acknowledged all types of pools (including structured and teaching pools) can provide for aquatic leisure, however, this usually only occurs when not used or booked for structured and learning activities. Therefore, aquatic leisure often has a lower priority compared to structured aquatic activities.

Assessing the spatial distribution of the network for dedicated provision of leisure water-space highlights the low level of provision for this function.

Aquatic leisure is predominately served by the dedicated leisure pool at Wellington Regional Aquatic Centre along with limited provision at Karori and Keith Spry facilities, and seasonal provision at Khandallah Pool.

This spatial analysis reinforces the low level of aquatic leisure provision, both in terms of the amount of water and the spatial distribution. More in-depth analysis is recommended to understand in detail the community's needs and expectations for aquatic leisure within the network of aquatic facilities.

DEMOGRAPHIC ASSESSMENT

An indicative geographic catchment has been determined for Khandallah Pool, based on:

- Immediate Khandallah area.
- Wider catchment based on 10 minute drive-time.

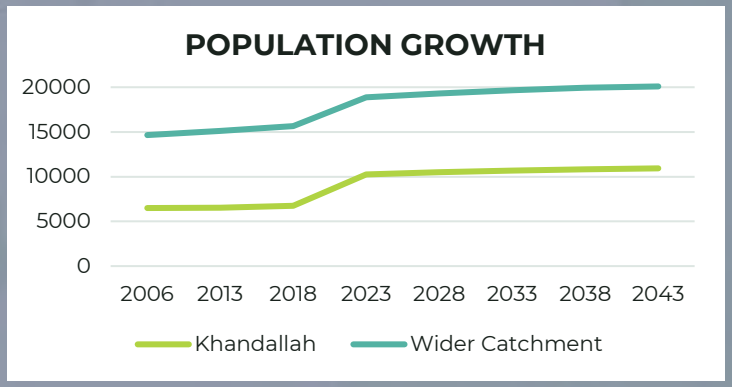
(Acknowledging the facility attracts users beyond these catchments).

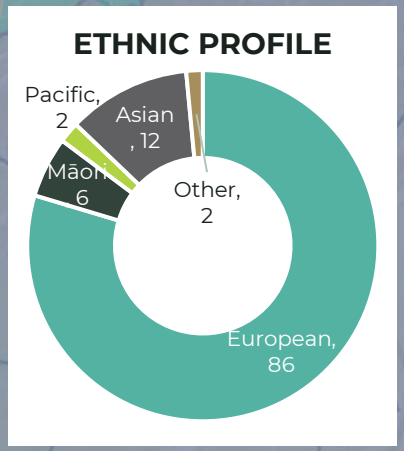
The Khandallah area is home to 6,700 residents in 2018 and projected to grow to around 10,000 over the next 20 years, mainly due to growth in the Rangoon Heights area. The wider catchment was home to 15,500 in 2018, and forecast to grow to around 20,000. For a potential catchment of 20,000 Khandallah Pool is about the right size.

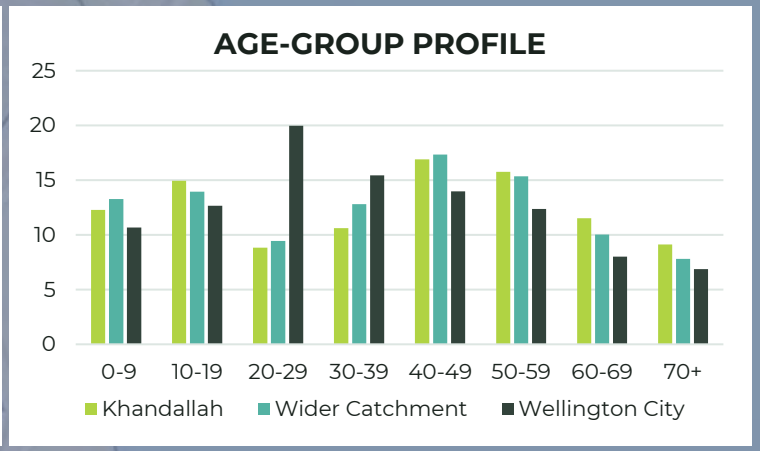
Both catchments have a higher proportion of children and youth, along with adults over 40 years. There is a lower proportion of adults 20-40 years. Population growth is more likely in older age-groups. Improving aquatic leisure is likely to be important to cater for families with children and youth.

Ethnically, both catchments have a high proportion of European residents but a significant group of Asian residents. The ethnic composition is not forecast to change with population growth.

The catchment areas have low levels of deprivation.







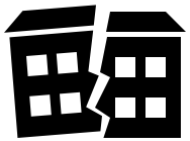
DRIVERS FOR CHANGE

LOVED 100 YEAR OLD FACILITY

- Khandallah Pool is a historical facility and appears loved by the local community.

DECLINING USE AND BENEFIT

- Significant decline in visits to the facility - more than 60% over the last 20 years.
- Impacted by introducing entry charges and other facilities offering better experiences.
- Visits are highly weather dependent and driven by children.
- Stable financial costs, but declining benefit of council's investment due to fewer visits.



AGED FACILITY, REACHING THE END OF ITS LIFE

- Facility is approaching 100 years and has not changed substantially for 60 plus years.
- The buildings are reaching the end of their useful life and have significant seismic issues. Both buildings were issued an Earthquake-Prone Building Notice, deadline 2030.
- Pool tanks are solid, but pool leaks are a concern and long-term should be addressed.
- Pipework contains asbestos. While contained, should be addressed.
- Filtration system does not meet New Zealand Standards for water turnover.
- Quality of pool surrounds are poor and offer little amenity.
- There is no accessible access to pools or changing amenities.

PICTURESQUE BUT CONSTRAINED SITE

- Khandallah Pool is located on a picturesque but constrained site.
- Little connection between the pool and park amenities.
- Facility reduces the connection to the stream and ongoing storm impacts.
- Unappealing and constricted park entrance.
- Limited carparking and dead-end road require consideration.
- Need to consider reserve and infrastructure constraints within any development.

AQUATIC NETWORK REQUIRES FURTHER ASSESSMENT

- Preliminary assessment of Wellington's aquatic network indicates the need for city-wide analysis to understand community aquatic needs.
- Amount of aquatic space appears sufficient for current population but may come under pressure in the future with population growth.
- Current network has very limited provision of aquatic leisure and hydrotherapy.

AQUATIC LEISURE NOT FIT FOR PURPOSE

- Khandallah Pool is predominantly used for aquatic leisure.
- Current design is not fit-for-purpose for aquatic leisure by modern standards.
- High proportion of children and youth in the immediate catchment is likely to drive demand for quality aquatic leisure experiences.
- However, city-wide network assessment required to determine if Khandallah is the right location for improved aquatic leisure provision or further investment.

LONG-LIST OF DEVELOPMENT CONCEPTS CONSIDERED FOR KHANDALLAH POOL

Given the range of issues facing Khandallah Pool, in particular the seismic issues with the buildings, a decision on future investment into Khandallah Pool is needed in the next 8 years (deadline to rectify the building issues). On this basis, it is clear doing nothing is not an option beyond the immediate short-term. However, careful consideration is also required to determine the right approach for Khandallah Pool to ensure any investment will contribute positively to the aquatic network and provide strong return on investment. It is unclear what role Khandallah Pool needs to play within the network as the network analysis is limited. A long-list of conceptual options were identified for Khandallah Pool to consider different approaches. The long-list is summarised below and outlined in the following pages, with further design detail in Appendix 3 and 4. In these concepts, capital costs have been prepared by MPM Projects which do not include **any escalation beyond mid-2021 or provision to upgrade infrastructure**, refer to Appendix 5 for full quantity estimate. Utility costs prepared by Powell Fenwick based an annual operating period from Labour Weekend to Easter, refer to Appendix 6 for full details.

Concept 1 – Address Critical Issue: Replace Buildings	• Address the most urgent issue by replacing the buildings. No changes to the pool.
Concept 2 – Replace Buildings & Heat Water	• Replace the buildings and modify the pool to enable the introduction of heated water. No change to the pool layout.
Concept 3 – Redevelopment within Existing Pool Tank	• Redevelopment using the current pool tank. Includes new buildings, modifications to the existing pool tank and heated water to increase the appeal.
Concept 4 – Major Development	• Major redevelopment not constrained by the current pool tank. Includes new entry, buildings, new pool / layout with heated water to increase appeal and functionality.
Concept 5 – Splashpad	• Demolish the pool and develop a splashpad as a different aquatic offering.
Concept 6 – Hot Pools	• Demolish the pool and develop a hot-pool aquatic concept as a different aquatic offering (could be a commercial partnership).
Concept 7 – Landscape Park	• Demolish the pool and redevelop as a landscaped park to support other recreational activities as a different recreation offering.

LONG-LIST OF DEVELOPMENT CONCEPTS
KHANDALLAH POOL

CONCEPT 1 – ADDRESS CRITICAL ISSUE: REPLACE BUILDINGS

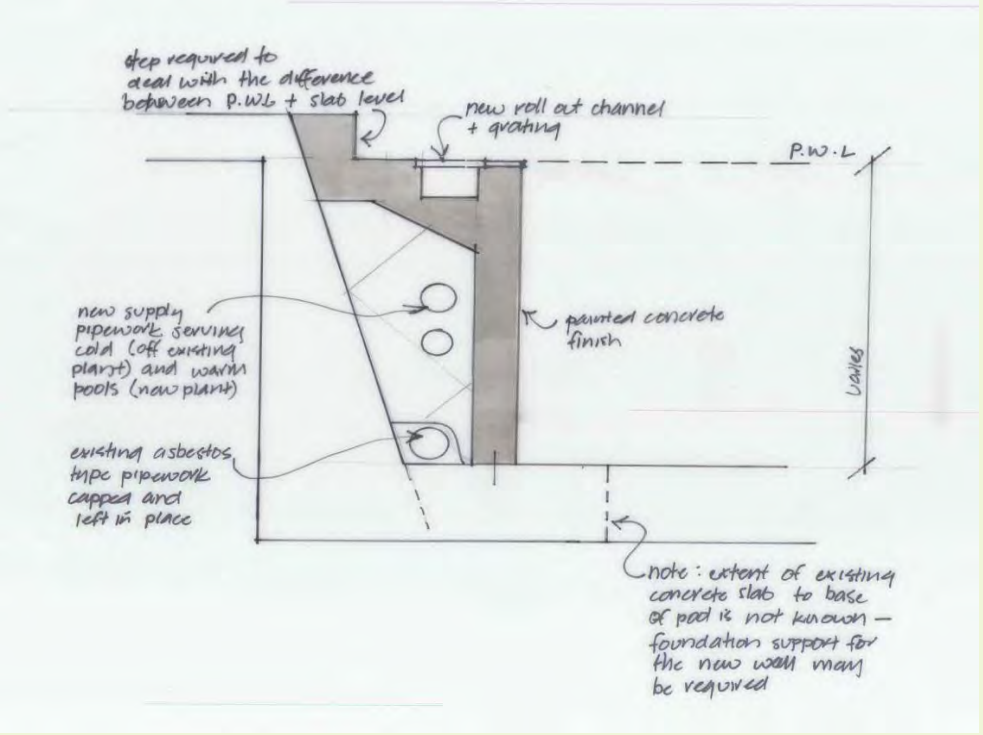
SCOPE

- Buildings replaced within 8 years due to seismic issues.
- No other changes to the pool facility, acknowledging the need to manage the site and water quality issues.

INDICATIVE CAPITAL COST - $1.5 - $1.7 million

INDICATIVE UTILITY COST IMPLICATIONS – no additional costs

CONCEPT 2 – REPLACE BUILDINGS & HEAT WATER



SCOPE

- New buildings as per Concept 1.
- As the pipework leaks, contains asbestos, and does not meet water turnover standards, to introduce water heating requires new pipework and modification to the pool tank. Requires new vertical walls inside existing pool tank to create a triangle cavity to accommodate water supply and discharge channel.
- New filtration plant and equipment.
- Pool covers are essential to minimise heat loss.

INDICATIVE CAPITAL COST - $3.8 - $4.2 million
INDICATIVE UTILITY COST IMPLICATIONS - $40,000 per annum

LONG-LIST OF DEVELOPMENT CONCEPTS
KHANDALLAH POOL

CONCEPT 3 – DEVELOPMENT WITHIN EXISTING POOL TANK

SCOPE

- Modify the pool tank, as per Concept 2 and split pool tank into 3 tanks: Beach with water toys, Shallow heated leisure pool, Deep unheated bombing pool and a Spa pool
- New buildings, filtration and heating system.
- Pool covers over heated water areas to minimise heat loss.
- New concourse, landscaping, seating, shade areas and external fence.
- Entry stays in current location.

INDICATIVE CAPITAL COST - $5.2 - $5.7 million

INDICATIVE UTILITY COST IMPLICATIONS – $39,100 per annum

CONCEPT 4 – MAJOR DEVELOPMENT NOT CONSTRAINED

SCOPE

- Demolish the existing pool and construct new pool with new entry from the road-side.
- Pool tank has three tanks: Beach with water toys, Shallow heated leisure pool, Deep unheated bombing pool and a Spa Pool
- New building for plantroom and new entry building and family change rooms.
- Pool covers over heated water areas to minimise heat loss.
- New concourse, landscaping, seating, shade areas and external fence.

INDICATIVE CAPITAL COST - $6.0 - $6.7 million

INDICATIVE UTILITY COST IMPLICATIONS – $44,500 per annum

LONG-LIST OF DEVELOPMENT CONCEPTS
KHANDALLAH POOL

CONCEPT 5 – SPLASHPAD

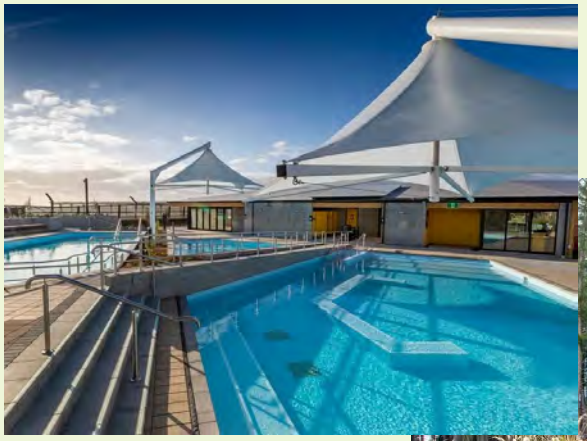
SCOPE

- Demolish the existing pool, all buildings and fencing.
- Construct splashpad with stream design with shallow water that does not require lifeguarding.
- New building for plantroom.
- New building for family change rooms.
- New landscaping, seating and shade areas.

INDICATIVE CAPITAL COST - $2.7 - $3.0 million

INDICATIVE UTILITY COST IMPLICATIONS – $19,000 per annum

CONCEPT 6 – HOT POOLS



Example images of Hot Pool facilities in NZ which provide an example of what could be explored at Khandallah.

SCOPE

- Demolish the existing pool, buildings and landscaping.
- Develop new hot pool facility concept. Would need to identify sustainable hot water / energy source.
- Potential to explore or develop through a commercial partnership, although this may have limitations due to the underlying reserve status or perceptions of privatisation of public space.

INDICATIVE CAPITAL COST – Circa $10 to $20 million depending on size, scope and design.

INDICATIVE UTILITY COST IMPLICATIONS – Would depend on the design and operating model.

CONCEPT 7 – LANDSCAPED PARK

SCOPE

- Demolish the pool and buildings.
- Restore the stream channel and interface, with potential for informal play and crossing.
- Terrace open-space providing flexible space for recreation, events, gatherings and picnics.
- New shelter structure and planting to provide focal point and space for gathering, resting and small events.
- New arrival and upgrade toilet.
- Accessible pathway from carpark to bridge.

INDICATIVE CAPITAL COST - $1.8 - $2.4 million
INDICATIVE UTILITY COST IMPLICATIONS – None

INFRASTRUCTURE CONSIDERATIONS

Refer to Appendix 5 for Infrastructure Implications provided by Powell Fenwick, which are summarised as follows.

Electrical Infrastructure
Khandallah Pool is located at the end of the network feed from the street and more than 400m from the transformer. Consequently, only a limited supply of approximately 3-phase 100 amps can be supplied to the site. This will limit the amount of water/pool heating that can be achieved through an air sourced heat-pump. This means only small sized pools can be heated. An upgrade of electrical supply could be undertaken and depending on the scope of works required could cost anywhere from $200,000 to $500,000 (this cost is NOT included in the capital cost estimates).

Water Infrastructure
There is an existing 100mm water main located in the carpark and will suffice for any development, which is adequate for filling of the pools.

Sewer Infrastructure
There is an existing gravity main located on the south east of the site, which is adequate for general operations. A maximum discharge flow will need to be determined which may be required for backwashing filters and draining pools. Attenuation tanks are likely to be required to manage flows. There is unlikely to be room for above ground tanks so below ground attenuation tanks (beneath carpark) are likely to cost anywhere from $100,000-$200,000 (this cost is NOT included in the capital cost estimates). If a quicker discharge is required then a 2 week isolation period would be required to discharge to the stormwater system (stream). Provided chlorine has dissipated then discharge to the stormwater network is a permitted activity.

Stormwater infrastructure
There is significant stormwater infrastructure onsite with existing streams flowing into a 900mm stormwater pipe. There would need careful consideration around stormwater including the following recommendations:

- Redevelopment should not reduce the capacity of the existing stream flow by reducing the cross sectional area of the flow paths;
- Ensure there is a secondary flow path for the stream so storm event bypass the facility rather than flowing through the facility;
- Consider any specific stormwater control measures relating to the stream incorporated into redevelopment;
- Provide a stormwater system to manage run-off that is independent of the poolside and facility drainage.

CONCEPTS	ELECTRICAL	WATER SUPPLY	SEWER	STORMWATER
Concept 1 – Replace Buildings	✓	✓	✓ Attenuation tanks	× Manage storm events
Concept 2 – Replace Buildings & Heat water	× Can't heat water without additional supply	✓	✓ Attenuation tanks	× Manage storm events
Concept 3 – Redevelop in existing tank	✓ Only small pools	✓	✓ Attenuation tanks	× Manage storm events
Concept 4 – Major Development	✓ Only small pools	✓	✓ Attenuation tanks	✓ New measures
Concept 5 - Splashpad	✓	✓	✓ Attenuation tanks	✓ New Measures
Concept 6 – Hot Pools	× Can't heat water without additional supply		✓ Attenuation tanks	✓ New Measures
Concept 6 – Landscape Park	N/A	✓	N/A	Improved stream outcomes

PRELIMINARY ASSESSMENT OF DEVELOPMENT CONCEPTS

The pros and cons of the development concepts were assessed to determine whether the concept should be explored further.

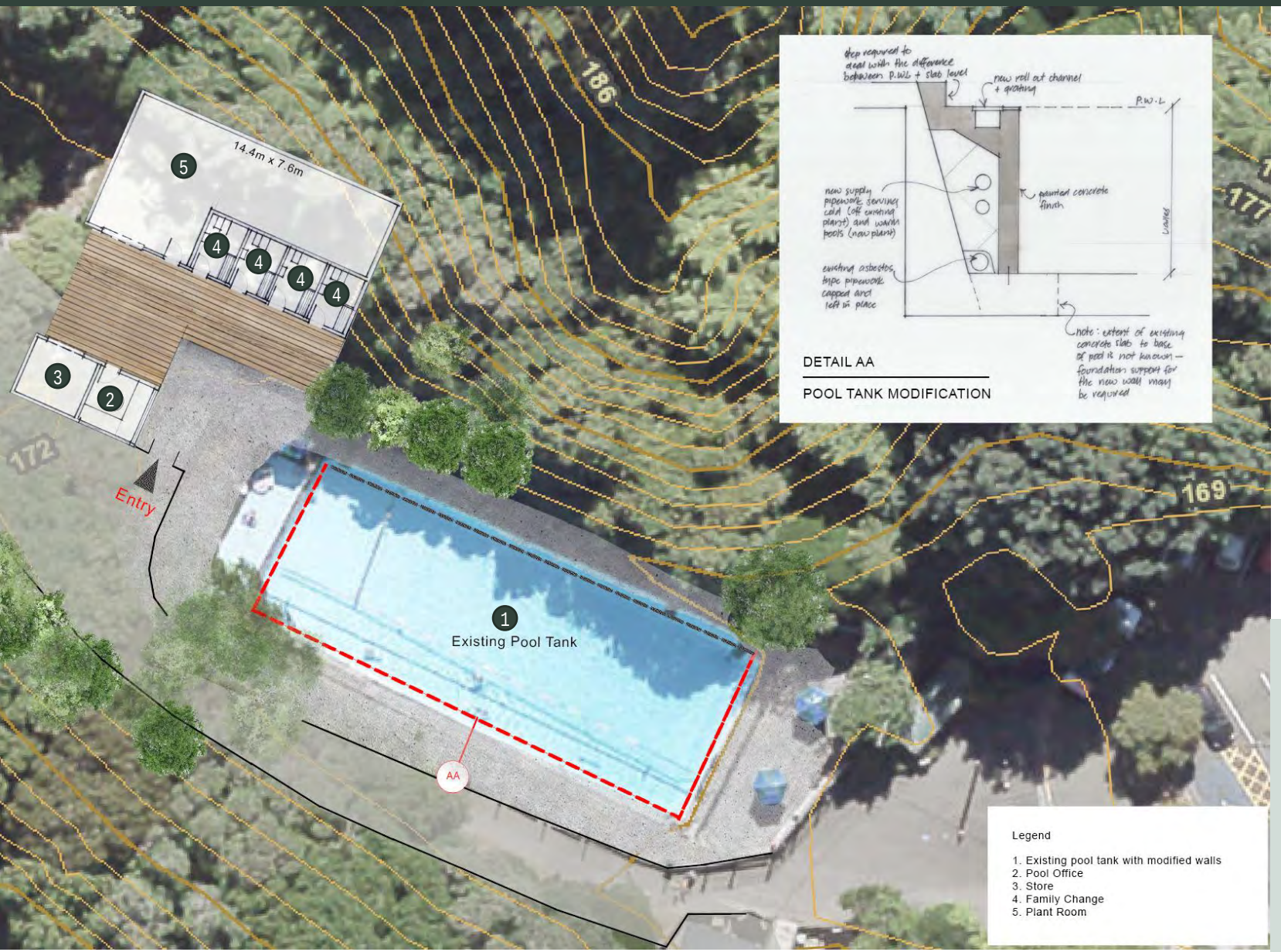
CONCEPTS	POSITIVES	NEGATIVES	CONCLUSION
1 – Replace Buildings Circa $1.5 million	• Lowest capital cost.	• No additional benefit derived from investment. • Minimal improvements for users. • Ongoing impact on stream and managing storm events. • Requires Council approval to develop on Scenic Reserve.	Replacing the buildings is necessary for ongoing operation, but concept offers little benefit.
2 – Replace Buildings & Heat Water Circa $4 million	• Heated water may attract additional visits and improve user experience.	• Heating the water for the entire pool tank is not feasible without an electrical supply upgrade. • Significant cost with minimal improvement for users. • Increased operating costs. • Risk of ongoing water leaks, impacting costs. • Ongoing impact on stream and managing storm events. • Requires Council approval to develop on Scenic Reserve	Heating the water is not feasible in the current pool tank. Remainder of concept represents the bare minimum required. **See Option A – Maintain Level of Service**
3 – Develop within existing pool tank Circa $5.5 million	• Some improvement to aquatic leisure experiences is likely to attract some additional visits with potential increased revenue.	• Higher capital and operating costs. • Use of old pool means continued risk of water leaks. • At some point, given its age the pool tank is likely to fail. • Requires works to mitigate impact on stream. • May overwhelm carpark capacity. • Requires Council approval to develop on Scenic Reserve.	Not recommended as does not deliver strong benefits for investment and continued risk of pool tank failure.
4 – Major Development Circa $6 million	• Improved leisure experiences is likely to increase visits and revenue. • Improved facility entrance. • Opportunity to improve stream interface (but with additional cost).	• Higher capital and operating costs. • May overwhelm carpark capacity. • Requires Council approval to develop on Scenic Reserve (could be mitigated through design).	Higher cost but strong potential user benefit. **See Option B – Enhanced Level of Service**
5 – Splashpad Circa $2.9 million	• Maintains aquatic experience. • Potential for improved outcomes for stream and park.	• Community reaction over pool loss. • Narrows appeal to children and families. • Unclear if this is the right location for City's first splashpad	Not recommended given network implications and narrow appeal.
6 – Hot Pools Circa $15 million	• Potential commercial partnership. • Potential improved revenue (needs testing)	• Community reaction over pool loss. • Commercial development may not be feasible on reserve. • Unclear if this is the right location (needs testing).	Not recommended given commercial and cost implications.
7 – Landscape Park Circa $2 million	• Provides improved outcomes for stream and park. • Potential operational savings.	• Community reaction over pool loss. • May have wider aquatic network implications (needs testing).	Recommended for consideration. **See Option C – Changed Type of Service**

SHORT-LIST OF OPTIONS

The long-list of development concepts were narrowed down to three options for more detailed consideration. These options are summarised below and outlined in more detail on the following pages, with further information in Appendix 3, 4, 5 and 6.

	Option A – Maintain Level of Service	Option B – Enhanced Level of Service	Option C – Changed Type of Service
SCOPE	• Demolish the existing buildings and build new buildings to accommodate admin, plantroom and family change-rooms. • Modify the pool tank to introduce new water circulation pipes. • New filtration plant and system. • Improve landscaping. • Retain current pool layout and entry. • Pool water remains unheated.	• Demolish existing buildings and pool. • New admin and family change rooms building from the carpark entry. • New leisure pool includes heated water and water-toys. • New plantroom and filtration plant. • New landscaping, seating, shade and fencing.	• Demolish existing buildings and pool. • Redesign the area to provide improved recreational offerings. • Restore the stream channel and interface. • Terraced open-space providing flexible space for recreation, events, gatherings and picnics. • New shelter and planting as focal point. • Improve accessible pathways.
COST	$3.78 - $4.20 million (no escalation or upgrading infrastructure)	$6.03 - $6.73 million (no escalation or upgrading infrastructure)	$1.84 - $2.36 million (no escalation or upgrading infrastructure)
OPERATIONAL	• Improvements will make the facility safe but no change to the appeal. • Unlikely to attract additional visits, therefore unlikely to generate more operating revenue. • Operating costs are likely to increase slightly with the increased water-turnover.	• Improvements will enhance the appeal of the facility, likely to result in higher visits and generate increased operating revenue. • Heating water will result in higher utility costs: energy $38,500 and chemicals $6,000. • Other operating costs may increase arising from increased usage.	• Demolition of the pool will result in decreased operating costs for aquatics but likely increased park maintenance costs. • May have implications for the rest of the aquatic network (needs testing).
OTHER	• Unlikely to have any impact on other users of the park / site. • No improvement to stream interface. • Ongoing risk of pool tank failure, given the age. • Requires Council approval for development on scenic reserve.	• May impact carpark capacity if the facility attracts high visits. May create resource consent issue. • Potential to improve interface with stream and deliver positive outcomes. • Requires Council approval for development on scenic reserve.	• Community reaction to loss of pool. • Positive impact and benefits for park use and activities. • Potentially alleviates carparking demand for other activities and uses. • Improved stream interface and environmental outcomes.

OPTION A – MAINTAIN LEVEL OF SERVICE



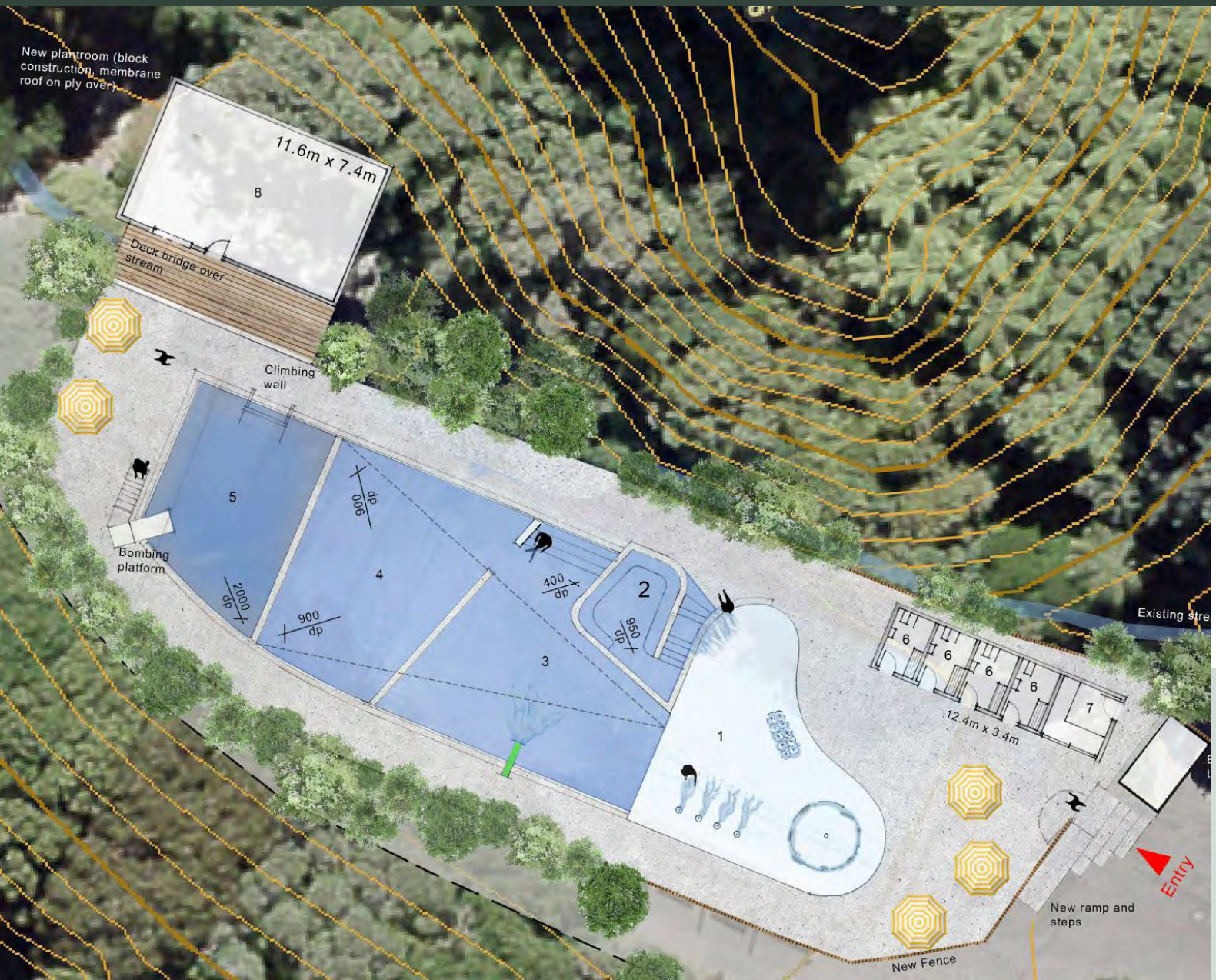
SCOPE

- Demolish all buildings.
- Build new plantroom, change rooms and admin buildings orientated to existing facility entry.
- Family change rooms.
- Modify pool tank to isolate asbestos pipes (encased in concrete), introduce new supply and return water filtration pipes which will increase water turnover and ensure water quality meets NZ Water Quality Standards.
- Minor landscaping improvements around the pool tank arising from pool tank modifications.

LEGEND

1. Existing pool tank with modified walls
2. Pool Office
3. Store
4. Family Change
5. Plant room

OPTION B – ENHANCED LEVEL OF SERVICE



SCOPE

- Demolish the existing pool.
- Construct new pool with new entry from road-side to occupy the sunniest area of the site.
- New pool split into 4 zones:
  1 - Beach with water toys
  2 – Spa Pool
  3/4- Shallow heated leisure
  5 - Deep unheated bombing pool
- New building for plantroom with new filtration plant.
- New building for administration and family change rooms.
- Pool covers over heated water areas to minimise heat loss and energy consumption.
- New concourse, landscaping, seating and shade areas.
- New external fence.
- (Due to potential increased use, this may require modifications to carparking to increase capacity).

LEGEND

1. Splashpad
2. Spa
3. Leisure Pool up to 1 metre
4. Leisure Pool 1 metre to 1.3 metre
5. Bombing Pool (deep water, unheated)
6. Family Change (4) – all accessible
7. Pool Office
8. Plantroom

OPTION C – CHANGED TYPE OF SERVICE

bespoke
LANDSCAPE ARCHITECTS

SCOPE

Refer to Appendix 4 for full detail on the landscaped park option.

- Demolish the pool & buildings.
- Restore the stream channel and interface, with potential for informal play and crossing.
- Terrace open-space providing flexible space for recreation, events, gatherings and picnics.
- New shelter structure and planting to provide focal point and space for gathering, resting and small events.
- New arrival and upgrade toilet.
- Accessible pathway.

LEGEND

1. Existing stream
2. Existing stream footbridge
3. Proposed shelter structure with seating and hardstand. Potential for BBQ and small events
4. Steps to stream
5. Informal track / stream crossing
6. Potential garden space as community initiative.
7. Weir structures for capture of debris and allowing informal play
8. Secondary stream channel
9. Accessible path connection
10. Walled edge to path
11. Grass terraced areas, providing flexible space for play, picnics, and small events.
12. Seating along existing path
13. Potential spill out space for café
14. Paved arrival area with seating
15. Amenity planting
16. Public toilets
17. Stream piped at this point

PRELIMINARY ASSESSMENT OF OPTIONS

The assessment scale is based on weak, average, strong delivery against the listed criteria.

CRITERIA	OPTION A	OPTION B	OPTION C
Capital investment required	**Average** Average level of capital investment required to keep pool operating but derives limited benefits	**Weak** Significant level of capital investment required but provides greater user benefits	**Strong** Comparatively low capital investment required but results in change in benefits
Impact on operating costs	**Weak** No improvement to operating costs	**Average** Potential increased revenue and expenditure	**Strong** Potential decrease in operating costs
Impact on visits	**Weak** Limited improvement to appeal of the facility, therefore unlikely to increase visits	**Strong** Significant improvement to appeal of the facility, likely to increase visits and popularity of facility	**Weak** Removal of pool means existing aquatic visits may transfer to other facilities or not visit at all
Impact on aquatic network	**Weak** No measurable improvement or change for aquatic network.	**Average** While increasing leisure provision in the network is positive, unclear whether this is the right location for this provision	**Average** Removal of pool will have some impact on aquatic network, but unclear on the extent of this impact
Impact on environmental outcomes	**Weak** Retaining the existing pool tank means it will be impractical to make measurable changes to improve stream interface	**Average** While a new pool is likely to deliver improved outcomes for the stream / environment, it will not be as strong as Option C.	**Strong** Removal of the pool provides the best opportunity to improve stream interface and environmental outcomes
Regulatory issues	**Average** Reserve Act approval required	**Weak** Reserve Act approval potentially required and potential consent issues due to carparking	**Strong** Unlikely to have any regulatory issues
Impact on other site activities	**Average** No significant impact	**Weak** Likely due to carparking	**Strong** Opens up site
Potential community reaction	**Average** Retention of pool but no user improvements	**Strong** Potential community support to retain pool	**Weak** Potential community concern over loss of pool

SUMMARY OF KEY FINDINGS

KEY ISSUES

- Khandallah Pool is a loved community swimming facility for close to 100 years.
- The facility is showing its age, particularly the buildings which have seismic issues (rectified by 2030).
- The original structured design of the pool is not fit-for-purpose for aquatic leisure, the predominant use.
- Facility visits have dramatically declined and the benefit of council's operational investment is declining.
- The site is picturesque but constrained and has limitations around carparking and access.
- Part of the facility is located on a Scenic Reserve. This does not inhibit development but requires approvals.
- There are some infrastructural limitations with the site (particularly electrical and sewer discharge) which can be addressed but will add cost and complexity.
- The facility reduces the connection to the Waitohi Stream and there is risk of ongoing flooding impacts between the stream and facility.
- There is no accessible access to pools or changing, which would have to be addressed in any development.
- A preliminary network assessment identifies the city's aquatic network has low provision of leisure opportunities. This could be better delivered at Khandallah but a robust city-wide aquatic assessment should consider if this is the right location for improved aquatic leisure provision within the network.

POTENTIAL OPTIONS AND ASSESSMENT

- In light of the range of issues, a long-list of conceptual options were identified including:
    - Concept 1 – Address the critical issues: Replace the buildings
    - Concept 2 – Replace the buildings and heat the water (heating water not feasible in current tank)
    - Concept 3 – Redevelop within the constraints of the existing pool tank
    - Concept 4 – Major redevelopment without the constraints of the existing pool tank
    - Concept 5 – Replace the facility with a splashpad
    - Concept 6 – Replace the facility with a hot-pool facility
    - Concept 7 – Remove the facility and replace with a landscaped park
- While all concepts offer some benefits (of varying degrees), there are a range of constraints and considerations which mean Concepts 2, 4 and 7 were identified for more detailed consideration.

OPTIONS	ASSESSMENT	CONCLUSION
Option A – Maintain Level of Service Address building and pool tank issues to hold the facility. No change to pool layout. Circa $4 million.	Significant capital cost, very little user benefit, very little operational benefit, ongoing risks associated with aging tank, no environmental improvements, no measurable improvement for aquatic network.	High investment for limited benefit. Whilst may be considered as a short-term holding option, does not deliver strong benefits.
Option B – Enhanced Level of Service Redevelop the facility to provide improved aquatic leisure / warm water experience. Circa $6 million.	High cost, strongest user benefit, potential improved park and environmental outcomes, but site capacity a concern. Unclear whether this is the right location to invest in improved leisure outcomes for the aquatic network.	Assess through an aquatic network assessment, the future role of Khandallah Pool and if this is right location for leisure provision.
Option C – Changed Type of Service Remove the facility and provide landscaped park for improved recreation outcomes. Circa $2 million	Lower cost, change in service, potential community reaction, improved park outcomes, potential impact on aquatic network.	Assess through aquatic network assessment the impact of removing Khandallah from the network.

CONCLUSIONS AND RECOMMENDATIONS

COMMUNITY VIEWS

It is important to have a good understanding of community needs and views when considering changes to community facilities. Due to time and budget constraints, this preliminary assessment did not include any engagement with users, stakeholders or the wider community. It is recommended before any change is considered, community and stakeholder engagement is undertaken to help inform decision-making.

CONCLUSIONS

- The Khandallah Pool Preliminary Options Assessment has identified a range of issues facing Khandallah Pool. It is clear from this assessment, doing nothing (beyond the immediate timeframe) is not an option.
- There is little benefit from implementing a low scale investment at Khandallah Pool (regardless of scope). This is because the facility is almost 100 years old and the assets are reaching the end of their useful life. A significant capital investment of around $4 million (includes no escalation) is required to continue holding the facility and offers no improvement for users. On this basis, low scale investment is not recommended.
- A higher level of investment through major redevelopment which involves replacing the entire facility with heated water and leisure experiences is likely to deliver significant user and operational benefits. However, it is unclear whether this is the right site to develop improved aquatic leisure. Robust assessment of the city's aquatic network would provide greater clarity on the future role of Khandallah Pool and determine whether this is the right site for improved leisure provision. If this option is pursued a detailed feasibility study is recommended to fully scope the concept, engage the community and understand the whole of life costs / benefits.
- The landscape park option is also worth considering within the context of assessing the future role of Khandallah Pool. It is possible over time, and with changes to the rest of Wellington's aquatic network, the role Khandallah Pool/location plays within the aquatic network has significantly diminished. Potentially, investment in other aspects of the aquatic network may deliver stronger benefits. A robust assessment of the city's aquatic network would provide clarity for this option, alongside community engagement/ feedback which are pivotal if this is option is pursued.

AQUATIC NETWORK ASSESSMENT

- Overall, this preliminary options assessment has found there are potential development options for Khandallah Pool. However, it is difficult to determine what is the best direction for the facility, without the important context of understanding and determining the role of Khandallah Pool within Wellington's aquatic network. A robust city-wide assessment would provide clarity on whether a full-scale redevelopment should be considered or if the facility has reached the end of its useful life / role within the network and the space could be better used to serve other park/recreation outcomes.

RECOMMENDATIONS

- Recommend Wellington City Council consider the findings of the Khandallah Pool Preliminary Options Assessment and consider undertaking an assessment of its aquatic network, as this would clarify the wider aquatic needs/priorities and provide direction for the future development of Khandallah Pool.
- If development of Khandallah Pool is identified as a priority for investment, then a more detailed needs assessment and feasibility study, including community / user engagement, is undertaken to inform investment decision-making.

APPENDICES

APPENDIX 1 – RESERVE ACT 1977

Section 17 - Recreation reserves

(1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

(2) It is hereby further declared that, having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that—

(a) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:

(b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:

provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014:

(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:

(d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

APPENDIX 1 – RESERVE ACT 1977

Scenic reserves

(1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as scenic reserves—

(a) for the purpose of protecting and preserving in perpetuity for their intrinsic worth and for the benefit, enjoyment, and use of the public, suitable areas possessing such qualities of scenic interest, beauty, or natural features or landscape that their protection and preservation are desirable in the public interest:

(b) for the purpose of providing, in appropriate circumstances, suitable areas which by development and the introduction of flora, whether indigenous or exotic, will become of such scenic interest or beauty that their development, protection, and preservation are desirable in the public interest.

(2) It is hereby further declared that every scenic reserve classified for the purposes specified in subsection (1)(a) shall be so administered and maintained under the appropriate provisions of this Act that—

(a) except where the Minister otherwise determines, the indigenous flora and fauna, ecological associations, and natural environment and beauty shall as far as possible be preserved, and for this purpose, except where the Minister otherwise determines, exotic flora and fauna shall as far as possible be exterminated:

(b) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on administering bodies by sections 55 and 56, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and well-being of the reserve and for the protection and control of the public using it:

(c) to the extent compatible with the principal or primary purposes of the retention and preservation of the natural or scenic values, **open portions of the reserve may be developed for amenities and facilities where these are necessary to enable the public to obtain benefit and enjoyment from the reserve**:

(d) where historic, archaeological, geological, biological, or other scientific features are present in the reserve, those features shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:
provided that nothing in this paragraph shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014:

(e) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

(3) It is hereby further declared that every scenic reserve classified for the purposes specified in subsection (1)(b) shall be so administered and maintained under the appropriate provisions of this Act that—

(a) except where the Minister otherwise determines, the flora and fauna, ecological associations, and natural environment and beauty shall as far as possible be preserved:

(b) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on administering bodies by sections 55 and 56, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and well-being of the reserve and for the protection and control of the public using it:

(c) to the extent compatible with the principal or primary purposes of the retention and preservation of the natural or scenic values, open portions of the reserve may be developed for amenities and facilities where these are necessary to enable the public to obtain benefit and enjoyment from the reserve:

(d) where historic, archaeological, geological, biological, or other scientific features are present in the reserve, those features shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:
provided that nothing in this paragraph shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014:

(e) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

Powers (other than leasing) in respect of scenic reserves

(1) The administering body of a scenic reserve may from time to time, in the exercise of its functions under section 40 and to the extent necessary to give effect to the principles set out in section 19,—

(a) enclose the reserve or any part or parts thereof which the administering body may at any time decide is necessary or desirable to improve or allow to regenerate, and may improve the reserve or that part or those parts, or, as the case may be, allow the reserve or that part or those parts to regenerate:
provided that the prior approval of the Minister shall be obtained to any planting of trees or shrubs:

(b) prohibit the public from entering or encroaching on any part of the reserve so improved or being allowed to regenerate:

(c) subject to section 42, lay out and construct footpaths and driveways necessary for the management of the reserve or to enable the public to use and enjoy the reserve:

(d) make, stop, divert, widen, or alter any bridges, ways, or watercourses in, upon, through, across, or over any part of the reserve, subject to the payment of compensation for damage thereby to adjacent lands:
provided that any such power in relation to watercourses shall be exercised subject to the Resource Management Act 1991:
provided also that the exercise of any such power shall not alter or impair the natural water table or any stands of indigenous swamp vegetation or other indigenous vegetation:

(e) appoint officers, servants, and rangers, whether paid or unpaid:

(f) do such other things as may be considered desirable or necessary for the proper and beneficial management, administration, and control of the reserve.

(2) The administering body of a scenic reserve, in the exercise of its functions under section 40 and to the extent necessary to give effect to the principles set out in section 19, may also from time to time on the open portions of the reserve—

(a) with the prior consent of the Minister and having regard to the conservation of natural vegetation and features, enclose any open parts of the reserve which the administering body may at any time decide is necessary or desirable to lay down or renew in grass or graze:

(b) prohibit the public from entering or encroaching on any part so laid down, renewed, or grazed:

(c) subject to any lease or licence granted pursuant to section 56(1)(b), prohibit or regulate the carrying on of any trade, business, or occupation within the reserve:

(d) with the prior consent of the Minister and having regard to the conservation of natural vegetation and features**, set apart any areas for gardens, baths**, picnic grounds, camping grounds, parking places for vehicles, or mooring places for boats necessary for the convenience of the public using the reserve or for facilities and amenities necessary for the public using the reserve; and construct or develop such gardens, baths, picnic grounds, camping grounds, parking or mooring places, or other facilities and amenities; and fix reasonable charges for the use of such baths, picnic grounds, camping grounds, parking or mooring places, facilities, and amenities:

(e) with the prior consent of the Minister, erect buildings and other structures on such terms as to plans, size, structure, situation, and otherwise in all respects as the administering body determines:

(f) with the prior consent of the Minister, and subject to the Resource Management Act 1991, and having regard to the need to conserve the natural beauty of any sea, lake, river, or stream bounding the reserve, or of any lake, river, or stream within the reserve, do all such things as it considers necessary, including the erection of buildings and structures for public use, to enable the public to obtain the benefit and enjoyment of that sea, lake, river, or stream:

(g) with the prior consent of the Minister, set apart and use any part of the reserve as sites for residences for officers or servants of the administering body or for rangers, and for other buildings and structures necessary for the proper and beneficial management, administration, and control of the reserve, and for the protection, maintenance, and well-being of the reserve.

(3) The Minister shall not give his or her consent under any provision of paragraphs (d) to (g) of subsection (2), unless he or she is satisfied that the facilities or amenities or buildings or structures referred to in that provision are necessary for the purposes specified in the relevant paragraph and cannot readily be provided outside and in close proximity to the reserve.

APPENDIX 2 - COUNCIL AQUATIC FACILITIES

INDOOR

WELLINGTON REGIONAL AQUATIC CENTRE (National)
50m Lap pool with Dive Tower, Leisure pool, Teaching pool, Hydrotherapy pool

FREYBERG POOL & FITNESS CENTRE (local)
33.3m Lap pool and Spa

KARORI POOL (local)
25m Lap pool, Learners pool, Toddler play pool, Hydroslide

KEITH SPRY POOL (Local)
25m Lap pool with Dive Tower, Teaching pool, Toddler play pool

TAWA POOL (local)
25m Lap pool, Teaching pool, Toddler pool

OUTDOOR

THORNDON POOL (Local)
30m Lap pool

KHANDALLAH POOL (Local)
30m Lap pool, Toddler pool

APPENDIX 2 – SCHOOL AQUATIC FACILITIES

TEACHING POOLS

MIRAMAR NORTH SCHOOL

JOHNSONVILLE SCHOOL

BERHAMPORE SCHOOL

NEWTOWN SCHOOL

KHANDALLAH SCHOOL

NGAIO SCHOOL

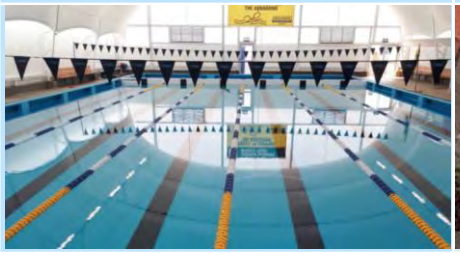
SOAR TO NEW HEIGHTS

NGAIO SCHOOL

TAWA SCHOOL

REWA REWA SCHOOL

SPORT POOLS



WELLINGTON EAST GIRLS COLLEGE - AQUADOME

RONGOTAI COLLEGE

APPENDIX 3
AQUATIC DESIGN OPTIONS

Concept 2 / Option A

14.4m x 7.6m

7

4

3

2

1

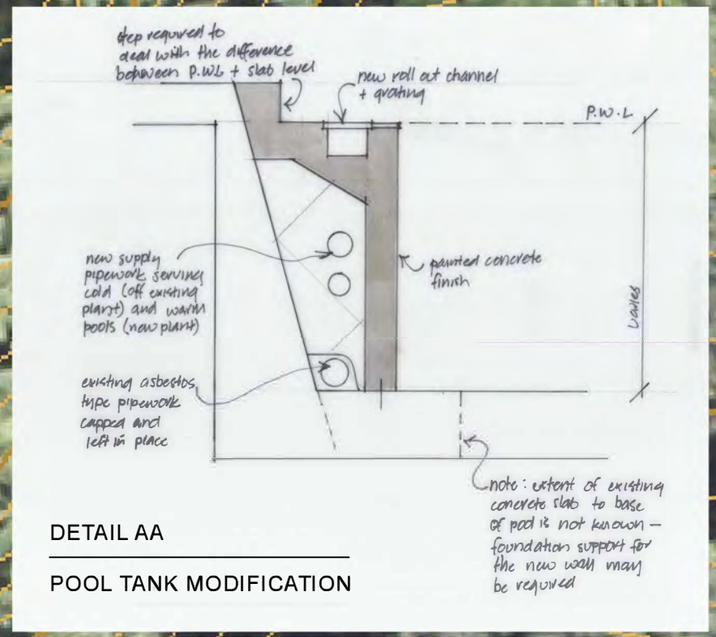
6

5

Entry

Existing Pool Tank

AA



DETAIL AA

POOL TANK MODIFICATION

Legend

1. Existing pool tank with modified walls
2. Pool Office
3. Store
4. Family Change
5. Plant Room

Khandallah Pool

Visitor Solutions Ltd.

OPTION A

SK211220A SCALE 1:200 @ A3

ARCHITECTURE HDT

Concept 3

7

14.4m x 7.6m

8 8 8 8

Deck bridge over stream

6 5

172 173 174

Entry

1

9

dp 950

2

3

4

900 dp

400 dp

900 dp

2000 dp

Existing stream

Existing public toilets

Skyline Track

New Fence

CAFE DU PARC

N

Legend

1. Splashpad
2&3. Leisure Pool
4. Bombing Pool (Existing alteration system - cold)
5. Pool Office
6. Store
7. Plant
8.Family Change
9. Spa

Khandallah Pool

Visitor Solutions Ltd.

Option Three

SK210521A

SCALE 1:200 @ A3

ARCHITECTURE HDT

Concept 4 / Option B

New plantroom (block construction, membrane roof on ply over)

11.6m x 7.4m

8

Deck bridge over stream

Climbing wall

5

4

3

2

1

dp 900

2000 dp

900 dp

400 dp

950 dp

Bombing platform

6 6 6 6 7

12.4m x 3.4m

Existing stream

Existing public toilets

Entry

New ramp and steps

New Fence

Skyline Track

186

177

169

Legend

1.Splashpad
2. Spa
3 & 4. Leisure Pool
5. Bombing Pool
6. Family change (4no.) - all accessible.
7. Pool office
8. Plantroom

Khandallah Pool
Visitor Solutions Ltd.

SK211220B

OPTION B
SCALE 1:200 @ A3

ARCHITECTURE HDT

Concept 6

6.6m x 4m
3

Deck bridge over stream

Shallow river 40mm deep

Bridges

Existing stream

8m x 3.4m
2
2
1

4

Existing public toilets

New ramp and steps

Entry

New fence

Skyline Track

CAFE DU PARC

173
174
17

N

Legend

1. Pool Office
2. Family/Accessible Change
3. Plantroom
4. Splashpad

Khandallah Pool

Visitor Solutions Ltd.

Option Five

SK210521C

SCALE 1:200 @ A3

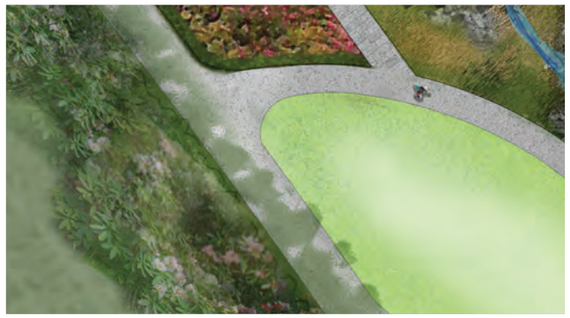
ARCHITECTURE HDT

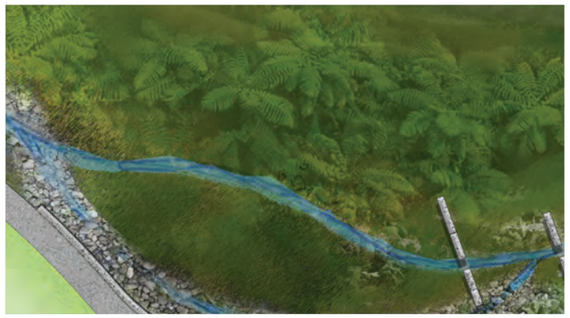
APPENDIX 4
LANDSCAPED PARK OPTION

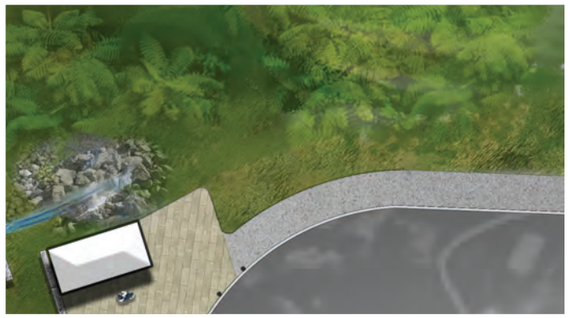
Concept 7 / Option C

KHANDALLAH POOL

KHANDALLAH, WELLINGTON







CONCEPT PLAN

October 2021

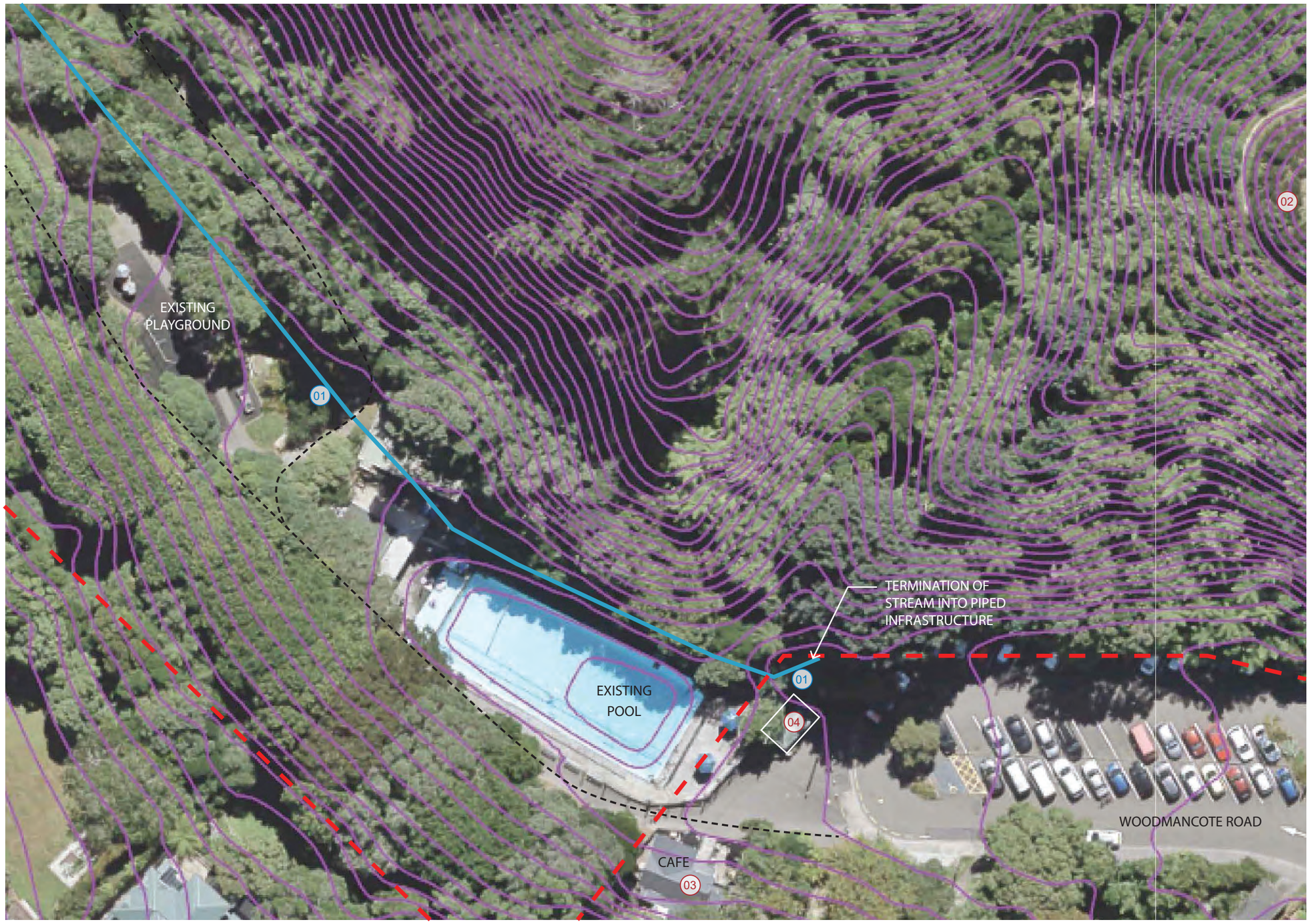
bespoke LANDSCAPE ARCHITECTS

VISITOR SOLUTIONS

Absolutely Positively **Wellington** City Council

Me Heke Ki Pōneke

Existing site plan



KEY

- 01 Stream (alignment approximate)
- 02 Khandallah Park Lower Lookout
- 03 Cafe Du Parc
- 04 Existing Public Toilets
- Skyline Walking track (existing paths)
- Site boundary

bespoke LANDSCAPE ARCHITECTS

VISITOR SOLUTIONS

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

EXISTING SITE PLAN
1:500 at A3

KHANDALLAH POOL
Khandallah, Wellington

05 / 10 / 2021

01

Concept plan

KEY

01 Existing stream
02 Existing timber footbridge
03 Proposed sheltered structure with seating and hardstand. Potential for BBQ area and space to host small events.
04 Steps down to stream
05 Informal track / stream crossing
06 Potential for garden space as a community initiative. Options for amenity and/or productive garden areas
07 Weir structures for capture of debris. Also allowing for informal crossing of stream and play
08 Rock and pebble base as secondary stream channel. Also provides play interface
09 Accessible path connection
10 Walled edge to path
11 Grassed areas bordering existing path - sectioned with low wall and steps. Flat lawn spaces offer flexible use for informal play, picnics, small events and the like.
12 Seating set along existing path connection, backdrop of woodland planting
13 Potential spill out space for café in summer months on natural grass or alternate all weather surfacing
14 Paved arrival area with seating. Potential for space incorporate public art
15 Amenity planting (example sculpture location shown)
16 Public toilets (upgrade / relocation)
17 Stream piped at this point - culvert within rock armoring.

Precedent imagery: embracing history of the 1920's landscape

Drawing on 1920's 'garden party' landscape aesthetic

Garden design element from the 1920's, flowering perennials, herbaceous borders and symmetry

Precedent imagery: key landscape character and elements

Shelter structure (open sides, seating within)

Arrival area - hardstard area with seating

Public toilets (historical image reference)

Low walls with steps

Green space for wellness activities

Spill out space for café on adjacent grass area

Flat open space for games

Potential for small scale local events

Opportunities for garden groups

Precedent imagery: engaging with the natural environment

Allow for interaction with stream edge

Rock and pebble interface

Connection to the water, function to capture debris also

Series of weirs for catching debris

Potential to re-purpose bricks for gabions

Habitat through pooling and native streamside planting

Riparian species on both side of the stream

Low wall at stream edge to control flooding

Woodland planting - Rhododendrons and flowering plants under ferns and large native trees

Precedent imagery: opportunities for community-led/funded concepts

Traditional example of sheltered structure

Architecturally designed shelter structure (open sides, seating)

Public art or sculpture

Custom design aesthetic

Water feature

APPENDIX 5
INFRASTRUCTURE ASSESSMENT

DESIGN ADVICE MEMO

MECHANICAL

Powell Fenwick

P 03 366 1777
W www.pfc.co.nz
383 Colombo St, Sydenham, Christchurch
PO Box 7110, Sydenham 8240 Christchurch

Memo No	M02
Job Name	Khandallah Pool
Job No	210448/M/1
Date	30 September 2021
To	Architecture HDT
Email	MarkB@hdt.co.nz
Attention	Mark Bates
Copies to	BA Anita Coy-Macken - Visitor Solutions

Signature Technical Director

Site Infrastructure Implications

The following summarises the desktop investigation into what limitations the site may have due to the existing site infrastructure.

Electrical Infrastructure

There is no information available for the private network (i.e. the existing cable and fuse/breaker onsite) supplied to the site. It is recommended to get a local electrician to verify onsite at low voltage switchboard to confirm the cable component and how much this is fused during the design phase.

With regards to the wider infrastructure, Wellington Electricity can only provide a limited supply of approximately a 3-phase 100 amps without incurring significant costs. This is mainly due to the site being at the end of the network fed from the street and this is more than 400m away from the transformer or the closest high voltage supply.

This will mainly limit the site to the amount of water/pool heating able to be done by an air sourced heat pump. It is likely only smaller size pools will be able to heated.

Water Infrastructure

There is an existing 100mm water main located in the carpark and will suffice for the development. This will be also adequate for filling of the pools at the start of the season.

Refer to SK1 - Existing Services for details.

Sewer Infrastructure

There is an existing 150dia gravity main located to the south east of the site running through the existing carpark. This will be adequate for the general operations of the facility. A maximum discharge flow will be needed to be coordinated with the three waters team for flows greater than 5l/s. This would only need to be considered for backwashing of filters and draining of pools and attenuation tanks would be recommended to achieve this. You could slowly drain the pools at less than 5l/s via the sewer only. If a quicker time is required then it is recommended to remove the chlorine (approximately a 2 week isolation period) and discharge to the stormwater system (refer to the stormwater section).

If a fresh water toy play park was used it would need to be coordinated with the three waters with the flows to ensure the sewer system has capacity.

Refer to SK1 - Existing Services for details.

Stormwater infrastructure

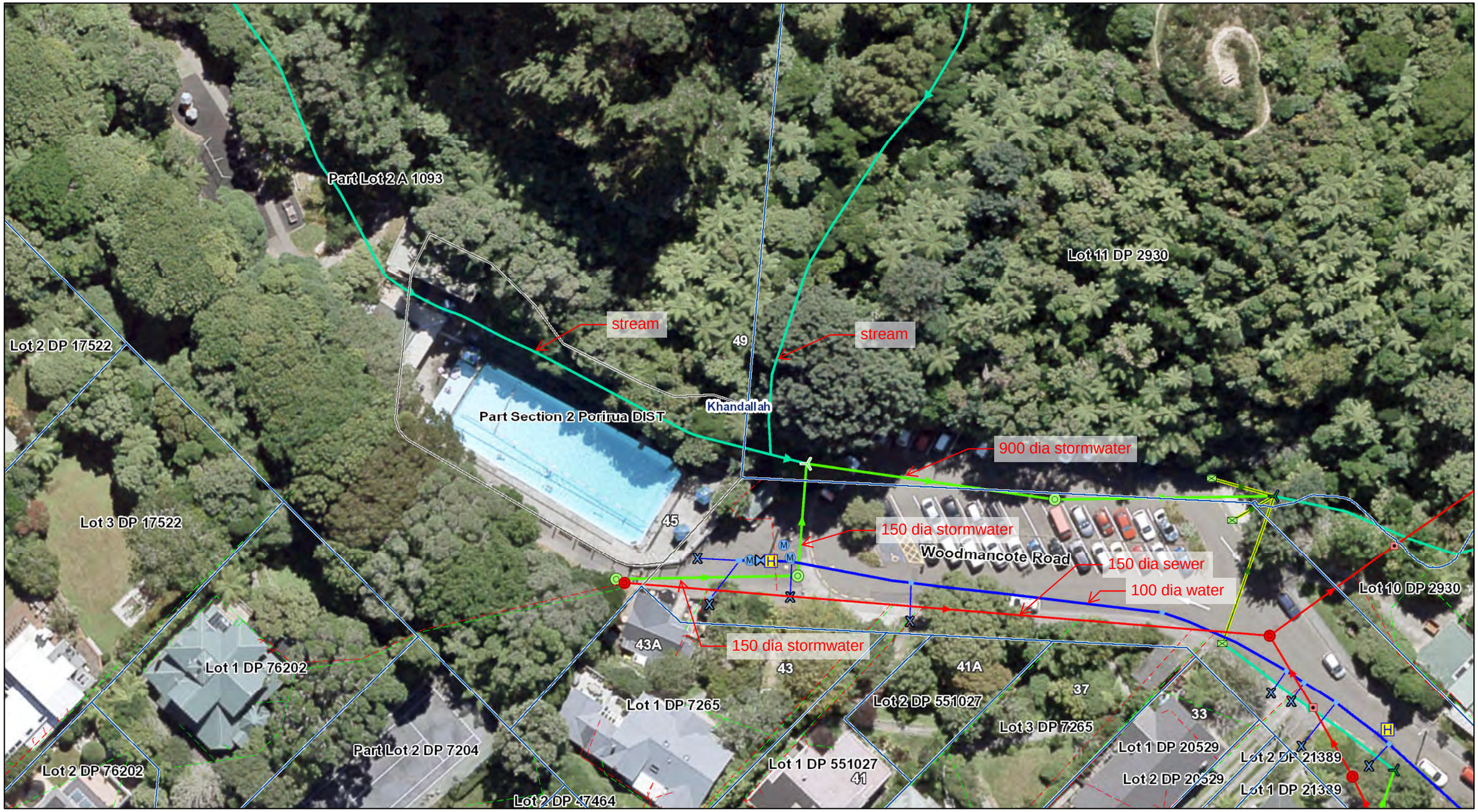
There is significant stormwater infrastructure onsite with existing streams flowing into a 900mm stormwater.

There would need to be careful consideration around the storm water including the following recommendations:

- The redesign should not reduce the capacity of the existing flow streams by reducing the cross sectional area of the flow paths;
- Ensure there is a secondary flow path for the streams so that in storm events it by passes the pool facility, rather than flowing through the facility;
- Engage with Council to check if there are any specific stormwater control measures relating to the streams which should be incorporated in the development;
- Provide a stormwater system that manages surface runoff from the surround sloped ground that is independent of the poolside and facility drainage.

If a slow draining process is not acceptable via the sewer than a faster drain time could be implemented via the stormwater system (i.e. discharging to the steam). The pool would be required to be removed of the chlorine and other chemicals first and confirmation with the three waters team.

Refer to SK1 - Existing Services for details.



1:500

N

0 10 20 Metres

Powell Fenwick

Project name : Khandallah Pool
Job no. : 210448/C/1
Sketch title : Existing Services
Sheet no. : SK1

Issue : Preliminary
Sketch Rev : 1
Date : 31 Aug2021
Scale : as shown
Drawn : MRT

APPENDIX 6
QUANTITY SURVEY

mpm projects

Rough Order of Cost Estimate

Khandallah Pool

18 October 2021

MPM Projects Limited, 6 Kirk Street, Grey Lynn, Auckland
P O Box 3257, Auckland <> Phone: (09) 303 9420 <>

mpm projects

Khandallah Pool

Rough Order of Cost Estimate - May & October 2021
Clarifications & Exclusions

Clarifications

Estimates are based on the following :

- HDT concept plans & Visitor Solutions scope of works breif for options 1- 5
- Bespoke Concept plan for option 6 dated October 2021
- Estimates assume a traditional procurement process
- A Low- High range of costings is provided which is indicative of a possible variance in pricing arising from materials selections, scope definition and market pricing.
- Provisional Allowances have been made where noted for items where scopes have been assumed.

Exclusions

The following are excluded from these estimates:

- Site specific allowances for geotech issues
- Site specific allowances for removal of hazardous materials & site contamination
- Diversion of existing services
- Upgrade of existing services infrastructure
- Development Contributions & Infrastructure growth charges
- Land, Finance & Legal costs
- Escalation costs from May and October 2021 respectively
- GST

Khandallah Pool

mpm projects

Rough Order of Cost Estimate - May & October 2021

Summary of Options

OPTION	Low	High
OPTION 1 - Holding (costed May 2021)	1,460,000	1,654,000
OPTION 2 - Heat Water (costed May 2021)	3,710,000	4,129,000
OPTION 3 - Small Scale Redevelopment (costed May 2021)	5,081,000	5,594,000
OPTION 4 - Large Scale Redevelopment (costed May 2021)	5,911,000	6,601,000
OPTION 5 - Splashpad (costed May 2021)	2,652,000	2,962,000
OPTION 6 - Landscape Option (costed October 2021)	1,838,000	2,363,000

Khandallah Pool

mpm projects

Rough Order of Cost Estimate - May 2021

OPTION 1 - Holding				Low				High
Replace existing buildings								
Womens change	112	m2	5,500	616,000	112	m2	6,200	694,400
Mens change	40	m2	5,500	220,000	40	m2	6,200	248,000
plant	24	m2	2,900	69,600	24	m2	2,900	69,600
Gross floor area	176	m2			176	m2		
Prov Allowance for demolition		Sum		25,000		Sum		30,000
Prov Allowance for hard paving around building		Sum		25,000		Sum		30,000
Prov Allowance for landscaping		Sum		10,000		Sum		20,000
Sub Total				**966,000**				**1,092,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			49,000	5%			55,000
Escalation to October 2021	2%			21,000	2%			23,000
Professional Fees	18%			187,000	18%			211,000
Consent fees				10,000				15,000
Council managed internal costs	5%			62,000	5%			69,000
Project Contingency	15%			195,000	15%			220,000
Total - Option 1				**$1,490,000**				**$1,685,000**

OPTION 2 - Heat Water				Low				High
Replace existing buildings								
Womens change	112	m2	5,500	616,000	112	m2	6,200	694,400
Mens change	40	m2	5,500	220,000	40	m2	6,200	248,000
plant	24	m2	2,900	69,600	24	m2	2,900	69,600
Gross floor area	176	m2			176	m2		
Prov Allowance for demolition		Sum		25,000		Sum		30,000
Prov Allowance for hard paving around building		Sum		25,000		Sum		30,000
Prov Allowance for landscaping		Sum		10,000		Sum		20,000
Pool modifications								
Modify sides of pool, replace pipework, new pool plant including heating. New pool cover.		Sum		1,500,000		Sum		1,650,000
Sub Total				**2,466,000**				**2,742,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			124,000	5%			138,000
Escalation to October 2021	2%			52,000	2%			58,000
Professional Fees	18%			476,000	18%			529,000
Consent fees				15,000				20,000
Council managed internal costs	5%			155,000	5%			172,000
Project Contingency	15%			494,000	15%			549,000
Total - Option 2				**$3,782,000**				**$4,208,000**

mpm projects

OPTION 3 - Small Scale Redevelopment

				Low				High
Replace existing buildings								
New Changeroom buildings	56	m2	5,500	308,000	56	m2	6,200	347,200
New plant room	85	m2	2,900	246,500	85	m2	2,900	246,500
Prov Allowance for demolition of buildings		Sum		25,000		Sum		30,000
Prov Allowance for hard paving around building		Sum		20,000		Sum		25,000
Deck bridge over stream		Sum		35,000		Sum		45,000
Pool modifications								
Modify sides of pool, replace pipework, new pool plant including heating. New pool cover.		Sum		1,500,000		Sum		1,650,000
Split pool into areas 1,2,3 & 4		Sum		700,000		Sum		750,000
Spa Pool		Sum		150,000		Sum		180,000
New concourse & landscaping		Sum		350,000		Sum		390,000
New fencing		Sum		40,000		Sum		50,000
Sub Total				**3,375,000**				**3,714,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			169,000	5%			186,000
Escalation to October 2021	2%			71,000	2%			78,000
Professional Fees	18%			651,000	18%			717,000
Consent fees				25,000				30,000
Council managed internal costs	5%			211,000	5%			233,000
Project Contingency	15%			676,000	15%			744,000
Total - Option 3				**$5,178,000**				**$5,702,000**

OPTION 4 - Large Scale Redevelopment

				Low				High
Demolition								
Demolition of buildings, pool & structures		Sum		90,000		Sum		100,000
New Buildings								
Family Change & Office	46	m2	5,500	253,000	46	m2	6,200	285,200
Plant Room	90	m2	2,900	261,000	90	m2	3,000	270,000
Deck bridge over stream		Sum		30,000		Sum		35,000
New Pools								
Splash pad		Sum		380,000		Sum		420,000
Spa Pool		Sum		200,000		Sum		250,000
Leisure pool Area 3		Sum		490,000		Sum		530,000
Leisure pool Area 4		Sum		450,000		Sum		490,000
Bombing pool Area 5		Sum		590,000		Sum		610,000
Hydro Slide, steps & pool		Sum		650,000		Sum		800,000
New concourse & landscaping		Sum		450,000		Sum		490,000
New fencing		Sum		50,000		Sum		60,000
New ramps & steps to main entrance		Sum		40,000		Sum		50,000
Sub Total				**3,934,000**				**4,391,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			197,000	5%			220,000
Escalation to October 2021	2%			83,000	2%			93,000
Professional Fees	18%			759,000	18%			847,000
Consent fees				20,000				25,000
Council managed internal costs	5%			246,000	5%			275,000
Project Contingency	15%			786,000	15%			878,000
Total - Option 4				**$6,025,000**				**$6,729,000**

mpm projects

OPTION 5 - Splashpad

				Low				High
Demolition								
Demolition of buildings, pool & structures		Sum		90,000		Sum		100,000
New Buildings								
Family Change & Office	28	m2	5,500	154,000	28	m2	6,200	173,600
Plant Room	26	m2	2,900	75,400	26	m2	3,000	78,000
New Pools								
Splash pad		Sum		850,000		Sum		950,000
New concourse & landscaping		Sum		500,000		Sum		550,000
New fencing		Sum		50,000		Sum		60,000
New ramps & steps to main entrance		Sum		40,000		Sum		50,000
Sub Total				**1,760,000**				**1,962,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			88,000	5%			99,000
Escalation to October 2021	2%			37,000	2%			42,000
Professional Fees	18%			340,000	18%			379,000
Consent fees				15,000				20,000
Council managed internal costs	5%			111,000	5%			123,000
Project Contingency	15%			353,000	15%			394,000
Total - Option 5				**$2,704,000**				**$3,019,000**

OPTION 6 - Landscape Option - Oct 2021

				Low				High
Demolition of buildings, pool & structures etc		Sum		140,000		Sum		150,000
Relocate Toilet building and refurbish		Sum		50,000		Sum		100,000
Earthworks to form platforms, fill pool & form new stream path		Sum		75,000		Sum		100,000
Precast retaining wall adjacent stream		Sum		60,000		Sum		85,000
Precast retaining walls & steps to lawn areas		Sum		150,000		Sum		180,000
Paved areas to Arrival area	200	m2	350	70,000	200	m2	450	90,000
Paved areas to Pavilion area	130	m2	350	45,500	130	m2	450	58,500
Pathways - exposed aggregate finish	250	m2	275	68,750	250	m2	350	87,500
Pathways - crushed concrete	50	m2	175	8,750	50	m2	200	10,000
Bollards	16	Nr	350	5,600	16	Nr	500	8,000
Concrete Steps	50	m2	750	37,500	50	m2	950	47,500
Timber boardwalk	26	m2	550	14,300	26	m2	650	16,900
Timber bridge		Sum		80,000		Sum		100,000
Precast stream weir structures	50	m	1,200	60,000	50	m	1,500	75,000
Form stream bed with graded aggregate	220	m2	150	33,000	250	m2	200	50,000
Allowance for boulders & rock armouring		Sum		40,000		Sum		60,000
Bench seating	3	Nr	3,500	10,500	3	Nr	4,000	12,000
Pavilion Structure	36	m2	2,800	100,800	36	m2	3,500	126,000
Allowance for drainage		Sum		50,000		Sum		70,000
Lawn Areas	740	m2	50	37,000	740	m2	60	44,400
Planted areas	600	m2	130	78,000	600	m2	150	90,000
Sub Total				**1,215,000**				**1,561,000**
ESD Initiatives excluded	0%			-	0%			-
Design Development Contingency	5%			61,000	5%			79,000
Escalation excluded	0%			-	0%			-
Professional Fees	18%			230,000	18%			296,000
Consent fees				15,000				20,000
Council managed internal costs	5%			77,000	5%			98,000
Project Contingency	15%			240,000	15%			309,000
Total - Option 6				**$1,838,000**				**$2,363,000**

APPENDIX 7
UTILITY COST ASSESSMENT

DESIGN ADVICE MEMO

MECHANICAL

Powell Fenwick

P 03 366 1777
W www.pfc.co.nz
383 Colombo St, Sydenham, Christchurch
PO Box 7110, Sydenham 8240 Christchurch

Memo No	**M01**
Job Name	**Khandallah Pool**
Job No	**210448/M/1**
Date	**30 May 2021**
To	**Architecture HDT**
Email	**MarkB@hdt.co.nz**
Attention	**Mark Bates**
Copies to	BA **Anita Coy-Macken - Visitor Solutions**

Signature **Technical Director**

Upgrade Options including Heating Costs

The following summary of the operational costs for of the five options presented for the business case analysis of Khandallah Pool.

The following assumptions have been made:

- Electricity tariff of 16c/kWh
- Currently there is no heating to the existing pool and the plant is at the end of its economic life
- Energy consumption of external pool is based on PoolHeat software at 28˚C using a cover 12 hours a day. It is assumed that an air sourced heat pump would be used for the heating.
- Water cost based on $\$2/m^3$
- Hydro slide based on 4 hours operation per day

1. Option One - No Major Works

Options one would have no major work to the pool.

Long term the pool water plant including circulation pump, lint pot, pipework, filters and treatment system will all need an overhaul. This will be required to be planned for.

2. Option Two - Minor Changes to Pool

Minor changes to include pool tank, pipework and plant to enable the pool to be heated in the current configuration.

Table 1: Option Two Operational Costs

	Area/ Volume	Heating Season and Temperature	Heating Requirements	Electrical Requirements	Water	Chemicals
Main Pool	Approx. $360m^2$ and $600m^3$	Six Months (Labour weekend - Easter) 28ºC	500,000kWh $25,000 pa	50,000kWh $8,000 pa	Pro. Sum $2,000pa	Est. 100,000l of 1% chlorine @6c/l = $6,000pa Est. misc. chemicals = $2,000pa

3. Option Three - Small Scale Redevelopment

Redevelop the existing pool tank to provide three bodies of water at a range of temperatures including an unheated deep water space (including bombing), leisure water and splash pad, and spa pool.

Table 2: Option Three Operational Costs

	Area and Volume	Heating Season and Temperature	Heating Requirements	Electrical Requirements	Water	Chemicals
Un-heated Pool	80m^2 and 200m^3	Six Months (Labour weekend - Easter) Unheated	N/A	50,000kWh $8,000 pa	Pro. Sum $1,200pa	Est. 60,000l of 1% chlorine @6c/l = $3,600pa Est. misc. chemicals = $3,000pa
Leisure Water (Including Splash Pad)	220m^2 and 120m^3	Six Months (Labour weekend - Easter) 28ºC	290,000kWh $14,000pa	40,000kWh $7,000pa		
Spa Pool	15m^2 and 20m^3	Six Months (Labour weekend - Easter) 38ºC	40,000kWh $2,000pa	9,000kWh $1,500pa		

4. Option Four - Large Scale Redevelopment

Redevelop the existing facility to provide three bodies of water at a range of temperatures including an unheated deep water space (including bombing), leisure water and splash pad, spa pool and hydro slide.

Table 3: Option Four Operational Costs - Seasonal Operation

	Area and Volume	Heating Season and Temperature	Heating Requirements	Electrical Requirements	Water	Chemicals
Un-heated Pool	70m^2 and 140m^3	Six Months (Labour weekend - Easter) Unheated	N/A	35,000kWh $6,000 pa	Pro. Sum $900pa	Est. 50,000l of 1% chlorine @6c/l = $3,000pa Est. misc. chemicals = $3,000pa
Leisure Water (Including Splash Pad)	300m^2 and 100m^3	Six Months (Labour weekend - Easter) 28ºC	390,000kWh $18,000pa	40,000kWh $7,000pa		
Spa Pool	26m^2 and 26m^3	Six Months (Labour weekend - Easter) 38ºC	70,000kWh $3,500pa	9,000kWh $1,500pa		
Hydro Slide	15m^2 and 20m^3	Six Months (Labour weekend - Easter) Unheated	N/A	15,000kWh $2,500pa		

Table 4: Option Four Operational Costs – Year Round Operation

	Area and Volume	Heating Season and Temperature	Heating Requirements	Electrical Requirements	Water	Chemicals
Un-heated Pool	70m^2 and 140m^3	Year Round Unheated	N/A	70,000kWh $11,000 pa	Pro. Sum $1,200pa	Est. 60,000l of 1% chlorine @6c/l = $6,000pa Est. misc. chemicals = $6,000pa
Leisure Water (Including Splash Pad)	300m^2 and 100m^3	Year Round 28ºC	1,100,000kWh $51,000pa	85,000kWh $14,000pa		
Spa Pool	26m^2 and 26m^3	Year Round 38ºC	200,000kWh $9,000pa	18,000kWh $3,000pa		
Hydro Slide	15m^2 and 20m^3	Year Round Unheated	N/A	30,000kWh $5,000pa		

5. Option Five – Splash Pad

Redevelop existing pool into a large splash pad.

Table 5: Stage Four Operational Costs

	Area/ Volume	Heating Season and Temperature	Heating Requirements	Electrical Requirements	Water	Chemicals
Splash Pad	220m^2 and 40m^3	Six Months (Labour weekend – Easter) 28ºC	290,000kWh $14,000 pa	50,000kWh $4,000 pa	Pro. Sum $1,000pa	Est. 10,000l of 1% chlorine @6c/l = $600pa Est. misc. chemicals = $1,000pa

CITY HOUSING INTERIM TENANT SUPPORT MEASURES

Kōrero taunaki

Summary of considerations

Purpose

1. This report provides advice on several measures to support City Housing tenants, while the Council continues to resolve wider financial sustainability challenges.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☐ Sustainable, natural eco city ☒ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☒ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☐ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	On 2 December the Committee agreed that City Housing would investigate interim steps to support tenants while financial sustainability issues are resolved.
Significance	The decision is rated medium significance in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

☐ Nil | ☐ Budgetary provision in Annual Plan/LTP | ☒ Unbudgeted $X

Risk

☐ Low | ☒ Medium | ☐ High | ☐ Extreme

Authors	Katherine Meerman, Chief Advisor Angelique Jackson, Manager City Housing Paul Davies, Principal Advisor
Authoriser	Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend that Pūroro Rangaranga - Social, Cultural and Economic Committee:

1) Receive the information.
2) Note that City Housing is about to begin communicating with tenants to raise awareness of the Affordable Rent Limit Subsidy (ARL) with tenants in hardship, including supporting eligible tenants to apply for the subsidy, should tenants choose to do so
3) Note that if all anticipated eligible tenants apply for the ARL, the reduction in revenue is estimated to be $822,000 per year, although the final impact may depend on the number of people who choose to apply and the extent to which the ARL affects tenants' Accommodation Supplement (AS) from MSD
4) Agree that the cost is met by running down City Housing's cash reserves, noting this would be reflected in City Housing's Annual Plan budget through lower revenue for 2022/23 and future years
5) Note that officers do not recommend a general rent freeze for the 2022/23 year on the basis that existing rent increase caps control rent increases for all tenants and the ARL subsidy provides further targeted support for those tenants in hardship
6) Note that City Housing will extend the promotion of existing translation services into the top 10 languages spoken by City Housing tenants to raise awareness amongst tenants of the real-time translation service (Ezispeak) available.

Whakarāpopoto

Executive Summary

2. On 2 December, Pūroro Rangaranga considered a notice of motion to investigate the following interim measures to support City Housing tenants, while work is undertaken between the Council and government on the long-term sustainability of City Housing:
    a. Amend the criteria for the Affordable Rent Limit Subsidy (ARL) to ensure all eligible tenants benefit from it, including by taking into account the impact of the ARL on the level of Accommodation Supplement
    b. Rates fund the top up to the ARL fund
    c. Create a discretionary hardship fund for tenants living in material hardship
    d. Freeze all rent increases for 2022
    e. Translate the Tenants Welcome Pack, Tenant Newsletter and all formal communication regarding tenancy changes of upcoming changes in the operation of City Housing into Te Reo Māori, Arabic, Tamil, Farsi, Mandarin/Catonese, Spanish, Samoan, Russian, Cambodian and Hindi.
3. The Committee agreed to investigate points a,b,d and e and this report provides advice on each proposal for the Committee to consider.
4. City Housing is about to begin a communications campaign with tenants about the availability of the ARL subsidy and to support eligible tenants to apply for it. This work will take place over the next two to three months. Beyond this, no changes are needed to the subsidy's criteria to ensure all eligible tenants have access to it.

5. The costs of providing the ARL subsidy for additional tenants are not currently included in City Housing's operating budget but the financial impact will be factored in through the Annual Plan process through lower revenue in 2022/23 and subsequent years, with a consequential impact on City Housing's cash reserves.
6. City Housing will also undertake targeted expansion of translation services and promotion of the government's real-time translation service (Ezispeak) which the Council has joined to ensure all tenants are aware of the service and can access support in their own language. This targeted expansion can be funded within City Housing's existing budget.
7. Officers do not recommend proceeding with a general rent freeze in 2022/23. Existing rent caps are in place to manage the impact of annual rent increases and, given the current financial pressures facing City Housing, officers recommend that support is targeted to those most in need by ensuring access to the ARL subsidy, rather than a general rent freeze for all tenants.

Takenga mai

Background

8. On 2 December, Pūroro Rangaranga considered a notice of motion to investigate the following interim measures to support City Housing tenants:
    a. Amend the criteria for the Affordable Rent Limit Subsidy (ARL) to ensure all eligible tenants benefit from it, including by taking into account the impact of the ARL on the level of Accommodation Supplement
    b. Rates fund the top up to the ARL fund
    c. Create a discretionary hardship fund for tenants living in material hardship
    d. Freeze all rent increases for 2022
    e. Translate the Tenants Welcome Pack, Tenant Newsletter and all formal communication regarding tenancy changes of upcoming changes in the operation of City Housing into Te Reo Māori, Arabic, Tamil, Farsi, Mandarin/Catonese, Spanish, Samoan, Russian, Cambodian and Hindi.
9. Pūroro Rangaranga agreed to investigate points a,b,d and e, while work is undertaken between the Council and government on the long-term sustainability of City Housing. This report provides advice on each proposal for the Committee to consider.

Kōrerorero

Discussion

Affordable Rent Limit Subsidy and rates funding ARL

10. City Housing tenants may be eligible for the ARL if their rent is more than 35% of their income. The ARL is intended as a time-limited measure to prevent tenant hardship. Tenants apply for the subsidy by providing up-to-date income details (including wages/benefit, Working for Families and Accommodation Supplement (AS)) and their income is assessed as a percentage of the weekly rent payable. Eligible tenants currently receive the ARL for a period of six months.
11. Early in 2021 City Housing completed a major review of tenant circumstances – the last review was completed in 2019. Through this process, City Housing sought information

about current income levels for all tenants aged 18-79 living in the household and asset information to ensure the Council had the most up-to-date information for determining rent and eligibility for rental subsidies. Income is not sought from tenants over the age of 80 due to the rent freeze policy in place.

12. Tenants are not required to provide information through this process, although a high response rate was achieved (88% or 1465 tenancies). This means City Housing can have reasonable confidence in understanding the position of most tenants; although tenant circumstances can change regularly and quickly, for example, due to changing work patterns. It is also this information that City Housing has used to determine likely eligibility for IRRS to support conversations with the government.

13. Figure 1 below provides information on the percent of their income tenants are paying in rent. This picture has improved compared to the previous review of tenant circumstances, primarily due to increases in benefits over the last 18 months.[1] The figure shows however that an estimated 40% of tenants pay more than 35% of their income in rent.

Figure 1: City Housing tenancies by percentage of income spent on rent

14. Based on this data and a high-level assessment against ARL eligibility criteria, there are 670 tenancies that would likely be eligible for the ARL. Of those, 32 are currently receiving the subsidy. Table 1 shows the value of ARL that these tenants may receive. It is not possible to determine the exact number of eligible tenants (or their entitlement) as the application process requires tenants to provide extra information (e.g., on AS or Temporary Additional Support – both administered by MSD) that can change over time and that City Housing does not routinely hold because it is not necessary for determining eligibility for City Housing, setting rent, or for City Housing's day-to-day operations.

Table 1: Estimated ARL subsidy entitlement for eligible tenants

ARL value ($)	Percent of tenancies
1-11	40.2%
11-21	17.1%
21-31	14.6%
31-41	9.6%
41-51	6.6%
>51	11.8%

[1] 1 April 2020 all main benefits increased by $25, 1 July 2021 all main benefits increased by $20 per adult per week, and from 1 April 2022, all main benefits will increase to levels recommended by the 2019 Welfare Expert Advisory Group.

Total	**100%**

15. In order to ensure that all eligible tenants are accessing the subsidy, it is not necessary to change the eligibility criteria for the ARL. To ensure all eligible tenants are accessing the financial support available, as part of routine operational practice, City Housing could run a communications campaign with tenants to ensure they are aware of the subsidy and provide the necessary support to tenants who choose to apply.
16. City Housing is about to begin this process and estimate it will take two to three months to complete the process with those expected to be eligible. To manage the administrative cost of applications for both tenants and City Housing, rather than a tenant being assessed and provided access for a six-month period, officers recommend providing access for a 12-month period for approved applications. As part of this, Tenancy Advisors will work with tenants to communicate how the ARL process fits with the annual rent increase process, for which letters start going out in early July 2022.
17. The approach to communications would likely include:
    a. Proactive texts, messaging in all tenant newsletters, further information on the City Housing section of the WCC website, posters up in community areas, and including information in new tenancy packs
    b. Ongoing work by Tenancy Advisors to encourage tenants to apply if they are experiencing hardship.
18. Given that receipt of the ARL may impact on a tenant's AS entitlement (i.e., because AS is based on the level of a tenant's rent) or the Temporary Additional Support, it is important that the ARL remains an application-based process so that tenants can decide for themselves whether they apply, once they have considered the impact that the ARL may have on their AS.
19. It is not possible to determine the exact financial impact of proceeding with this given City Housing does not hold all the information needed (including AS entitlement) to determine ARL eligibility. However, indicatively, if all 670 tenants applied, the cost of the subsidy is estimated at $822,000 per year.
20. If tenants chose to apply for ARL and this then reduced their AS entitlement with MSD, it is *possible* the cost to Council may be higher than $822,000 as the Council could end up funding a greater portion of the difference between 35% of a tenant's income and the 70% market rent on the property. However, for those currently receiving ARL, City Housing is not aware of any situations where the tenant's AS has been affected and also the majority of tenants who are eligible for ARL would likely receive less than $21, which is not likely to have a significant (if any) impact on a tenant's AS entitlement. So, while it is *possible* the cost to the Council could be higher than $822,000, it is unlikely that it would be significantly higher, based on City Housing's experience with ARL to date.
21. This cost could be funded in two ways – either by adding the cost to the existing City Housing deficit or rates funding. Officers recommend the cost is added to the existing deficit, noting that City Housing is expected to run down its remaining reserves by mid-2023, because it is a more straightforward way to fund what is in intended to be an interim solution until a broader sustainability solution can be developed. The cost of the ARL is not currently explicitly included in the City Housing operational budget as a separate line item; any costs associated with the ARL would impact the budget through lower revenue in the 2022/23 year and subsequent years. This adjustment could be made through the Annual Plan process.

22. If the committee decided to rates fund this cost, any costs incurred in the current financial year will increase permanent debt. Additionally, a decision to fund this cost through rates (which would add approximately 0.2% to rates in the 2022/23 year) would represent a policy shift by Council and would result in a non-compliance to Council's revenue and financing policy. Under the R&F, City Housing is 100% non-rates funded. The policy can be amended in the next LTP – in the interim, council can resolve to operate outside of the policy as part of the Annual Plan. This resolution for non-compliance would then only apply for one year and would need to be reconfirmed in any future Annual Plans, until a change was made to the policy in the LTP.

23. Given any change to introduce rates funding for City Housing represents a change in the Council's policy position, consideration of rates funding could be considered as part of the wider sustainability work and tested as part of public consultation later this year.

Rent freeze for 2022

24. While it is important to ensure that all tenants can access the financial support for which they are eligible, City Housing remains in a challenging financial situation that needs to be resolved urgently. Any changes that either add to costs or reduce revenue make the current situation more difficult to resolve and should be carefully prioritised.

25. On this basis, officers recommend that financial support for tenants is targeted at those most in need, through access to the ARL, rather than applied broadly through a rent freeze on all rents in 2022. Ensuring eligible tenants can access the ARL would ensure that those paying the highest rents, as a percentage of their income, are provided with some financial relief. For all other tenants, City Housing has existing rent caps in place to ensure that any rent increase is limited to $20 per week for individuals or $30 per week for couples and other household types.

26. City Housing's current operating budget includes an assumption of an annual rent increase. The cost of a rent freeze for all tenants is estimated to be $1.6m (or an additional 0.4% on rates for the 2022/23 year). If the committee decided to proceed with a rent freeze, officers recommend against rates funding for the reasons outlined above, and instead recommend funding this through an accelerated run down of City Housing's cash reserves. If the committee did decide to fund a rent freeze through rates, the same process for an R&F policy change would apply as is set out in paragraph 22 above.

27. Annual rent changes take effect in September each year so any decision to freeze rents for the 2022 year will not have an impact on tenants for approximately seven months. The next rent increase will be September 2022, with letters going to tenants in early July.

Translating tenant communications

28. City Housing tenants currently have access to translation services through the Ezispeak translation service. This is a real-time translation service provided by the government which the Council has joined. Tenants can access the service either by contacting their Tenancy Adviser or calling the Council's contact centre. In practice, this means that a tenant who requires language assistance can be put in contact with a person who can assist the tenant understand the correspondence or information they have received. Ezispeak has access to over 300 languages. Tenants who have come through the Refugee quota system are informed of this service and are equipped with the necessary skills to access it. Red Cross and other agencies that work with refugees are also aware of this service. The cost of the use of Ezispeak is currently oncharged to City Housing at less than 40 cents per minute.

29. In addition to this service, City Housing attaches information to its communications in six languages that tell tenants that translation services are available. Attachment 1 shows

what is currently attached to communications. City Housing is currently reviewing its communications material to ensure this measure is included on all communications.

30. To further improve the accessibility of translation services, City Housing is planning to include the text in Attachment 1 in the top 10 tenant languages (i.e., an expanded set of languages to the six currently used) and attach this to all communications. This short communication will also be amended to include a specific reference to the Ezispeak service to ensure this service is well promoted amongst tenants. This will cost $908 +GST based on a quote from DIA and can be accommodated within City Housing's existing operating budget.
31. Officers' view is that expanding the number of languages that the Attachment 1 information is translated to and including a reference to Ezispeak to direct tenants to this service will achieve the outcomes sought through the notice of motion and ensure that tenants are well supported with a translation service in any language that tenants speak.
32. If the committee wanted to go further and *proactively* translate key City Housing communications into the ten languages (i.e., rather than rely on the Ezispeak service), there would be large number of documents that would need to be translated at more significant cost, which could not be met within City Housing's existing budget. For example, an estimate provided by DIA indicates that the cost of a one-page letter of 300 words would be $1,617 +GST and the Tenant Welcome Pack (approximately 50 pages of documents) would cost approximately $93,000.

Kōwhiringa

Options

33. The options available to the Committee are to:
    a. support the recommended measures (i.e., ARL subsidy promotion and targeted expansion of translation services) as interim measures to support tenants while work on long-term financial sustainability is progressed or
    b. do not support the recommended measures as interim support for tenants.

Whai whakaaro ki ngā whakataunga

Considerations for decision-making

Alignment with Council's strategies and policies

34. The proposals in this paper are intended to support City Housing tenants' wellbeing while Council advances its wider work on social housing sustainability.

Engagement and Consultation

35. City Housing is developing a communications plan for tenants to provide them with information about the ARL and how they could apply for it if they chose to do so, as well as the availability of translation services.

Implications for Māori

36. No significant implications.

Financial implications

37. The financial implications of the ARL subsidy are discussed within the body of the paper.

Legal considerations

38. Not applicable.

Risks and mitigations

39. Not applicable.

Disability and accessibility impact

40. The proposed targeted extension of translation services and promotion of the Council's Ezispeak service will ensure tenants can easily access and understand core tenancy documentation.

Climate Change impact and considerations

41. Not applicable.

Health and Safety Impact considered

42. Not applicable.

Ngā mahinga e whai ake nei

Next actions

43. Following consideration by the Committee, City Housing will progress with a communications campaign for tenants about the ARL subsidy and translation services.

Attachments

Attachment 1. Translation text

If you need help with this document,
please contact your Tenancy Advisor.

Wellington City Council has access to qualified and professional interpreters in more than 60 languages, including New Zealand Sign Language.

(04) 499 4444

Mēnā e hiahia āwhina koe me tēnei pepa, tēnā whakapā atu ki tō Kaiwhakahaere Nohonga. E whai wāhi atu te Kaunihera Tāone-nui o Te Whanganui ā-Tara ki ngā kaiwhakamāori rēhita, ngaio hoki i roto i ngā reo neke atu i te 60, tae noa ki te Reo Rotarota o Aotearoa.

(04) 499 4444

Haddaad doonayso in lagaa caawiyo qoraalkan, fadlan la xiriir maamulahaaga kirada guryaha. Dowladda Hoose ee Wellington waxay heli kartaa turjubaanno xirfad leh oo dadka uga afcelin kara in ka badan 60 luuqadood, oo ay ka mid tahay tan meedaaridda dadka dhagaha la'.

(04) 499 4444

如果您对理解本文件有困难，请与您的住房经理联系。惠灵顿市政府可利用60多种语言专业口译人员，包括新西兰手语，为您提供帮助。

(04) 499 4444

Если Вы не можете прочитать этот документ, обратитесь к Менеджеру по жилищным вопросам (Tenancy Advisor). Городской Совет Веллингтона может привлечь квалифицированных профессиональных переводчиков для перевода на более чем 60 языков, включая язык глухонемых.

(04) 499 4444

Afai e te manaomia se fesoasoani i lenei pepa, faamolemole faafesootai lau Pule o Mataupu tau mautotogi i fale. Ua iai i le Pulega a le Aai o Ueligitone ni tagata agavaa ma le tomai i le faaliliu upu i le silia ma le 60 gagana, e aofia ai le gagana faitino i Niu Sila.

(04) 499 4444

إذا كنت بحاجة لمساعدة على فهم هذه الوثيقة، الرجاء الاتصال بمدير تأجير العقارات الخاص بك. يتوفر لدى مجلس مدينة ولنغتون مترجمون مؤهلون ومحترفون لأكثر من 60 لغة مختلفة، بما في ذلك لغة الإشارة النيوزيلندية.

(04) 499 4444

FUTURE OF THE FORMER WORKINGMEN'S BOWLING CLUB SITE, WELLINGTON TOWN BELT

Kōrero taunaki

Summary of considerations

Purpose

1. This report to Pūroro Rangaranga | Social, Cultural and Economic outlines options for future use of the former Workingmen's Bowling Club site in Newtown.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☒ Sustainable, natural eco city ☒ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☐ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☒ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	N/A
Significance	The decision is rated medium significance in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

☐ Nil	☐ Budgetary provision in Annual Plan / Long-term Plan	☒ Unbudgeted $X

2. There is no funding allocated in the Long-Term Plan for this site. Should the recommendations of this report be accepted, a new Annual Plan or Long-Term allocation will need to be made.

Risk

☒ Low	☐ Medium	☐ High	☐ Extreme

Author	Sarah Murray, Community Partnerships Manager
Authoriser	Paul Andrews, Manager Parks, Sports & Rec Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion

That Pūroro Rangaranga | Social, Cultural and Economic:

1) Receive the information
2) Agree that the former Workingmen's Bowling Club site will be retired from the community recreation lease portfolio and developed as a neighbourhood park for community use and small events.
3) Note that Officers will engage with the community on the design and layout of the park.
4) Note that the existing buildings on site are in poor condition and will be removed.
5) Agree to consider funding for development of the park in the 2023/24 Annual Plan.

Whakarāpopoto

Executive Summary

3. In August 2021 the ground lease between the Workingmen's Bowling Club (the Club) and Wellington City Council was cancelled by mutual agreement following the closure of the Club.
4. Under Council's Leases Policy for Community and Recreation Groups, when a lease holder decides to exit their lease early or does not wish to apply for a new lease, Council can decide whether to lease the site and/or buildings to another group or manage the site for non-exclusive public use as part of the parks and open space network.
5. The site is part of the Wellington Town Belt and is managed *for recreation, sporting activities, and the enjoyment of the public, with an emphasis on outdoor activities and the protection of the natural environment and historic heritage*[2]. Leases and Licences for non-recreational activity and development are prohibited. This includes childcare, learning institutions and community centres.
6. The former clubroom building is in poor condition and is no longer at a standard suitable for safe, ongoing community use. A building condition survey shows that significant immediate and ongoing investment would be required to bring the building up to a reasonable standard. This cost is likely to exceed the cost of rebuilding a similar sized clubhouse. The storage sheds are considered irreparable.
7. Newtown is identified as one of four priority growth areas in the Spatial Plan and medium density residential zone in the draft District Plan. As such, it will be subject to significant intensification over the next 30 years. As the city grows and intensifies neighbourhood parks will be increasingly important in ensuring there is sufficient public green space to support community wellbeing and foster community connections.
8. This report presents two options for future use of the former Workingmen's Bowling Club:
9. Develop the site as a neighbourhood park for community use and small events.

[2] Wellington Town Belt Act 2016, Part 2 (Status and Management of Wellington Town Belt), Section 9(3).

10. Call for expressions of interest from groups wishing to lease the site. This option could include considering proposals to errect a new building provided the proposal met the requirements of the Wellington Town Belt Act and Management Plan as well as Council's Leases Policy for Community Recreation Groups.

Takenga mai

Background

11. The Workingmen's Bowling Club (the Club) was established in 1947 on Wellington Town Belt land at 177-183 Owen Street Newtown. The Club occupied the site until their closure in August 2021. The site is 4200m^2 and includes two bowling greens, a clubroom building, and several storage sheds (see appendix 1).
12. In April 2021 the Club notified Council that they would be winding up due to a lack of members and wished to cancel their ground lease with Council. The ground lease was cancelled by mutual agreement on 31 August 2021.
13. Bowls has been in decline across New Zealand for many years, and it is widely acknowledged that the number of bowling clubs across the country exceeds demand. In recent years six Wellington Bowling Clubs have wound-up with remaining members transferring to other nearby clubs. Several Workingmen's Bowling Club members have transferred to the Newtown Bowling Club following the closure of the club.
14. In addition to being used as a clubroom for bowlers, from time to time the building was hired by family and community groups for functions and events. Regular uses included a Japanese drumming group who operate out of a range of venues across the region, and a Tai Chi group. Both groups have relocated to other venues in Newtown.
15. On cancellation of the ground lease, the buildings on site transferred to Council as per the provisions of the lease. The buildings are in poor condition and are no longer at a standard suitable for safe ongoing public use. The storage sheds and clubrooms chiller room have reached the end of their economic life and are irreparable.
16. The site is a large, flat, elevated area which receives all day sun. It is part of the Newtown/Crawford Road Sector of the Wellington Town Belt which provides important opportunities for access to green space and recreation for Newtown Residents. It is bounded by open space to the west and south, with residential housing, including a new Kainga Ora complex, on the northern boundary.
17. Following the closure of the Club, Officers received several enquiries from groups interested in hiring or leasing the clubrooms building. Due to the condition of the buildings and concerns around safety of the site, no ongoing use has been permitted. No formal proposals have been considered pending the findings of a building condition survey and decision on the future of the site. It is noted that most enquires have been from non-recreational groups who are unlikely to meet the recreational use requirements of the Wellington Town Belt Act.
18. There are a range of community facilities available for hire in Newtown including the Newtown Cultural and Community Centre, Newtown Community Hall, Newtown Park Function Rooms, St Anne's Hall, Cook Islands Society Hall and the Wellington Chinese Sports Centre.

Kōrerorero

Discussion

Leases Policy for Community and Recreation Groups

19. Under Council's Leases Policy for Community and Recreation Groups, when a lease holder decides to exit their lease early or does not wish to apply for a new lease on expiry of the current term, Council must decide whether to lease the site and/or buildings another group or manage the site for non-exclusive public use as part of the parks and open space network.
20. Where there are club-owned buildings on site these can either be removed, be retained by Council as Council-owned assets, or transferred to a new group to own and manage subject to a new ground lease. The decision to remove or retain buildings is determined by the condition and future utility of the buildings.
21. Where Council chooses to retain buildings, either as Council-owned assets or to be transferred to another group, Officers will call for expressions of interest from groups wishing to lease the site. Groups must demonstrate that they meet the requirements of the relevant management plan and the Leases Policy for Community and Recreation Groups. This includes demonstrating they are in a financial position to meet lease obligations including undertaking building maintenance.

Wellington Town Belt Act and Management Plan

22. The Wellington Town Belt is made up of 521ha of open space held in Trust in accordance with the Wellington Town Belt Act 2016. Under the Act Council has obligations and responsibilities as Trustees of the Wellington Town Belt.
23. The Wellington Town Belt is set aside as a 'public recreation ground' and is to be managed as a 'predominately natural environment in contrast to the built environment in the city'. The management plan contains the following policies and rules for built development:

- *4.2.1.1 Development will only be sited on the Wellington Town Belt if it is necessary for public recreation purposes and cannot be located elsewhere. Development will be subject to an assessment as outlined in Section 9 Rules for Use and Development.*

- *4.2.1.9 Structures, buildings and furniture no longer required shall be removed as soon as practicable, and those that are unsafe or irreparable shall be removed also and replaced only if consistent with the policies in this plan and the Leases Policy for Community and Recreation Groups. An assessment of the historic significance of a building will be undertaken prior to a decision being made about its removal.*

- *9.1 Managed Activities are those activities that are not specifically 'allowed' or 'prohibited'. Each application is assessed on its merits, compatibility, and appropriateness with both the Town Belt in general and the location proposed. Managed activities may include development of new, or extensions to, existing formal sporting or club facilities within the footprint of sport and recreation parks or within current leased areas.*

- *9.6.3 Non-recreational activity and development are prohibited. In considering what is 'non-recreational', the Council will use the definition of public recreation ground in section 9(3) of the Wellington Town Belt Act, which means an area provided for:*

  a. *recreation, sporting activities, and the enjoyment of the public, with an emphasis on outdoor activities; and*

  b. *the protection of the natural environment and historic heritage.*

- *9.6.4 Leases and licences for non-recreational purposes are prohibited (e.g. for childcare, Plunket and learning institutions, such as schools and community centres)*

Condition of the former Workingmen's Bowling Club Site

24. The buildings on the site were constructed over many years with the original building and sheds erected in 1956 and extensions added in 1969, 1973 and 1988. The clubrooms building is long and narrow and includes a small kitchen, bar, chiller room, lounge space, toilets, locker room and annex.

25. In May and June 2021 Officers from Council's Property and Parks, Sport and Recreation Asset Teams undertook site inspections and identified a range of significant issues with the buildings. In July 2021 Quintons Limited, a chartered surveying practice, were commissioned to undertake a Building Survey and develop a long-term maintenance assessment to determine the work required to bring the building to a standard suitable for ongoing use (see appendix 2).

26. The Building Survey Report concludes that the building is in poor overall condition, with substantial work required to bring the premises up to a reasonable standard for safe public use. Issues include:
    - Concerns about asbestos cladding and historical repairs made where previously broken, as well as the collapsed retaining wall to the rear of the property.
    - Ongoing deterioration to the window frames to the front elevation and significant damage and deterioration to the windows to the rear elevation requiring their replacement.
    - Internally the property is in poor condition, with a significant damp and musty smell and fixtures and linings requiring replacement throughout.
    - The lack of fire detection, alarm and firefighting equipment as well as no suitable heating or ventilation services, all of which will require installation within the building
    - The store shed is considered a health and safety risk and has reached the end of its serviceable life and is beyond economic repair.
    - The chiller room behind the bar is also considered to have reached the end of its serviceable life and is beyond economical repair.
    - The retaining wall behind the premises has collapsed and requires excavating and re-building.

27. The report states that across the next 30-year period the expected expenditure for the building would be $1.16M. Of this amount, $799,000 of immediate expenditure is required to bring the premises up to a good standard. The large expenditures within this figure include cladding replacement, window & door replacement, accessibility works, roof replacement. ventilation and fire services, and demolition of the external store shed. Further the report notes that additional investigation of water ingress locations may show further work and additional immediate investment is required.

28. The report estimates that the re-build value of a clubhouse of this size would be approximately $980,000. This is approximately 81% of the cost of the immediate repair work required.

29. Soil testing for heavy metals and acidic herbicides on both bowling greens showed no heavy metal contamination and no residual build-up of acidic herbicides.[3].

Kōwhiringa

Options

30. Two options have been considered for future use of the former Workingmen's Bowling Club lease area and are discussed in further detail below.

31. Both options involve removing the existing buildings. Retaining the buildings is not considered an option due to their poor condition and the significant cost of bringing them up to a standard suitable for safe, ongoing use.

Option one - develop the site as a neighbour park for community use and small events

32. Under this option the site would be developed as a neighbourhood park providing amenity value and a space for passive and active recreation. It would also function as a space for small-scale community events.

33. A new neighbourhood park would provide important, additonal open space for this community, particularly for those residents living in multi-unit housing with limited or no outdoor space, a housing type which is likely to increase in Newtown with proposed residential intensification.

34. This option could include removing the existing hedge and opening the site to the street, creating grassed areas for casual play, picnics, quiet enjoyment etc, installing barbeques and picnic tables, new native tree and shurb planting, creating connections through to the adjacent natural areas of Wellington Town Belt, installing interpretation about the history of the site and providing power and amenities for events.

35. A high level indicative concept plan has been developed to illustrate how the site could function as a neighbourhood park (see appendix 3). Should this recommendation be accepted, Officers will engage with the community on detailed design of the site.

36. This is the recommended option and would provide the greatest overall commumunity benefit.

Option two - call for expressions of interest from suitable groups wishing to lease the site

37. Under this option Officers would call for expressions of interest from groups wishing to lease the site for recreation or sporting activities consistent with the Wellington Town Belt Act and Management Plan.

38. This option could include considering proposals to errect a new building provided proposals met the requirements of the Wellington Town Belt Act, Management Plan and Council's Leases Policy for Community Recreation Groups. In particular proposals would need to demonstrate that the primary purpose of the builidng was to support "recreation, sporting activities, and the enjoyment of the public, with an emphasis on outdoor activities".

[3] The results were compared against the National Environmental Standards for Contaminated land (Soil Contaminant Standards (SCS)) for Heavy Metals and the Environmental Protection Authority Environmental Exposure Limits (EELs) for acidic herbicides.

Whai whakaaro ki ngā whakataunga

Considerations for decision-making

Alignment with Council's strategies and policies

39. The site is managed under the Wellington Town Belt Act and Management Plan. Should Council choose to call for expressions of interest from groups wishing to lease the site, proposals must also be consistent with Council's Lease Policy for Community and Recreation Groups.

40. As the city grows small, accessible neighbourhood parks will become increasingly important in ensuring that there is sufficient public green space to support community wellbeing and foster community connections, especially in areas of urban intensification.

41. The Spatial Plan identifies Newtown as one of four priority growth areas for infrastructure investment over the next ten years. The population in Newtown is expected to increase by 12% over the next 30 years and alongside high density, intensification and medium density zoning, the urban form of Newtown is set to change. Part of this change means less individual private open space for residents. Coupled with the projected increase in population this means there is likely to be a significant increase in demand for public open space.

42. Neighbourhood park space provides far-reaching benefits for communities. Neighbourhood parks have a positive effect on mental and physical wellbeing, including stress, they provide a great opportunity to increase the quality of life and happiness of residents. They provide a canvas for people to enjoy their active pursuits. They also provide a centre for the community where residents can interact with each other.

43. Incorporating space for community events, picnics and small concerts would also increase the amount of outdoor event space available across the city. In particular it would take pressure off existing sports parks where there can be scheduling conflict between community sport and community events. In this way a neighbourhood park could be an extension of the old Workingmen's club's role in providing for community event space for all Wellington.

44. Currently Newtown has 2.34 hectares of neighbourhood parks space per 1000 people. This will decrease to 2.09 hectares of neighbourhood park space per 1000 based on population growth projections for 2051. To put this in context, the average median of maintained park space per 1000 residents, across Territorial Authorities contributing to Yardstick New Zealand monitoring is 10 hectares per 1000 residents. This is an opportunity to provide a new neighbourhood park space for an important diverse, vibrant and increasingly dense community in Wellington, whose neighbourhood park space quantity provisions do not match other cities.

45. Analysis of the Council's Open Space Network is currently underway as part of the upcoming review of *Our Capital Spaces*, Council's Open Space and Recreation Framework. This analysis indicates that while provision of neighbourhood parks in Newtown is generally adequate now, more parks within 5 to 10 minutes walking distance of people's homes will be needed as residential development intensifies.

46. Flat, easily accessed, north facing sites such as this one are ideal for neighbourhood park use and are not easy to find. Ensuring that this site is an accessible

neighbourhood park that will provide for a range of recreational activities and community events for local residents will be a key step in achieving this goal.

Engagement and Consultation

47. Should Council choose to develop the site as a neighbourhood park and community event space (option one), an engagement plan will be developed, and community input will be sought via a range of channels and methods.

48. Should Council choose to call for expressions of interest from groups wishing to lease the site (option two), expression of interest documentation and guidance will be developed and the opportunity this will be advertised widely via a range of channels. Any new lease or licence application will be subject to Council approval and the usual public consultation processes for leases and licences on the Wellington Town Belt.

Implications for Māori

49. The Wellington Town Belt lands are of significance to mana whenua. Officers have discussed the proposal with Taranaki Whānui ki Te Upoko o Te Ika and further discussions will be held as part of the next steps. It is noted that a strategic goal of Taranaki Whānui is “enhancing our natural resources through conservation and preservation of our eco-systems will ensure it is sustainable for future generations.”

Financial implications

50. Option one has an estimated capital cost of $1.15M, an ongoing operating cost of $25,000 per annum and annual depreciation cost of $75,000. There will also be a one-off opex cost of $47,000 for removal of the existing buildings including asbestos removal.

51. Option two has a one-off operating cost of $47,000 for removal of the existing buildings.

52. There is no funding allocated in the Long-Term Plan for this site and a new annual plan or long-term plan allocation must be made regardless of the option chosen.

Legal considerations

53. Future use of the site must comply with the Wellington Town Belt Act and Management Plan.

Risks and mitigations

54. Investing in the site (option one) will ensure the site remains accessible to all and will deliver better long-term outcomes for the Newtown Community particularly as the suburb grows and there is more demand for local parks and open spaces.

55. Should Council choose to call for expressions of interest for the site (option two), there is a risk that a suitable group will not be found given the Wellington Town Belt Act and Management Plan requirement that any future use is for recreational and sporting purposes with a focus on outdoor activities.

Disability and accessibility impact

56. Much of Wellington’s Open Space Network is on hilly terrain that can restrict ready accessibility. Therefore, a flat site like this adjacent to residential housing with ready access from nearby streets is particularly valuable. It is one of few flat sites on the

Wellington Town Belt. As the concept drawings in appendix 3 show, it could be made accessible for a wide range of people. Engagement on the future of the site will include discussions with the accessibility community to ensure that any design provides maximum opportunities for access.

57. The accessibility of the site also holds potential to strengthen community resilience by providing a local gathering place in natural disasters. World-wide parks have proved to be spaces where people go during such events because they are perceived as safe places of refuge, providing community support or respite.

Climate Change impact and considerations

58. A building recycler will be engaged to salvage and repurpose any items from the existing buildings that can be reused to minimise material sent to landfill.

Communications Plan

59. There is local interest in the future of the site and a communications plan will be developed to share Council's plans.

Health and Safety Impact considered

60. The existing buildings present a significant health and safety risk, particularly the sheds and chiller room which are considered irreparable. Public use of the site will not be encouraged until the buildings are removed or repaired. No public use of the clubrooms building is currently permitted.

61. Specialist contractors will be used to remove all asbestos.

Ngā mahinga e whai ake nei

Next actions

62. Engage with the public on the design and development of a neighbourhood park and community event space.

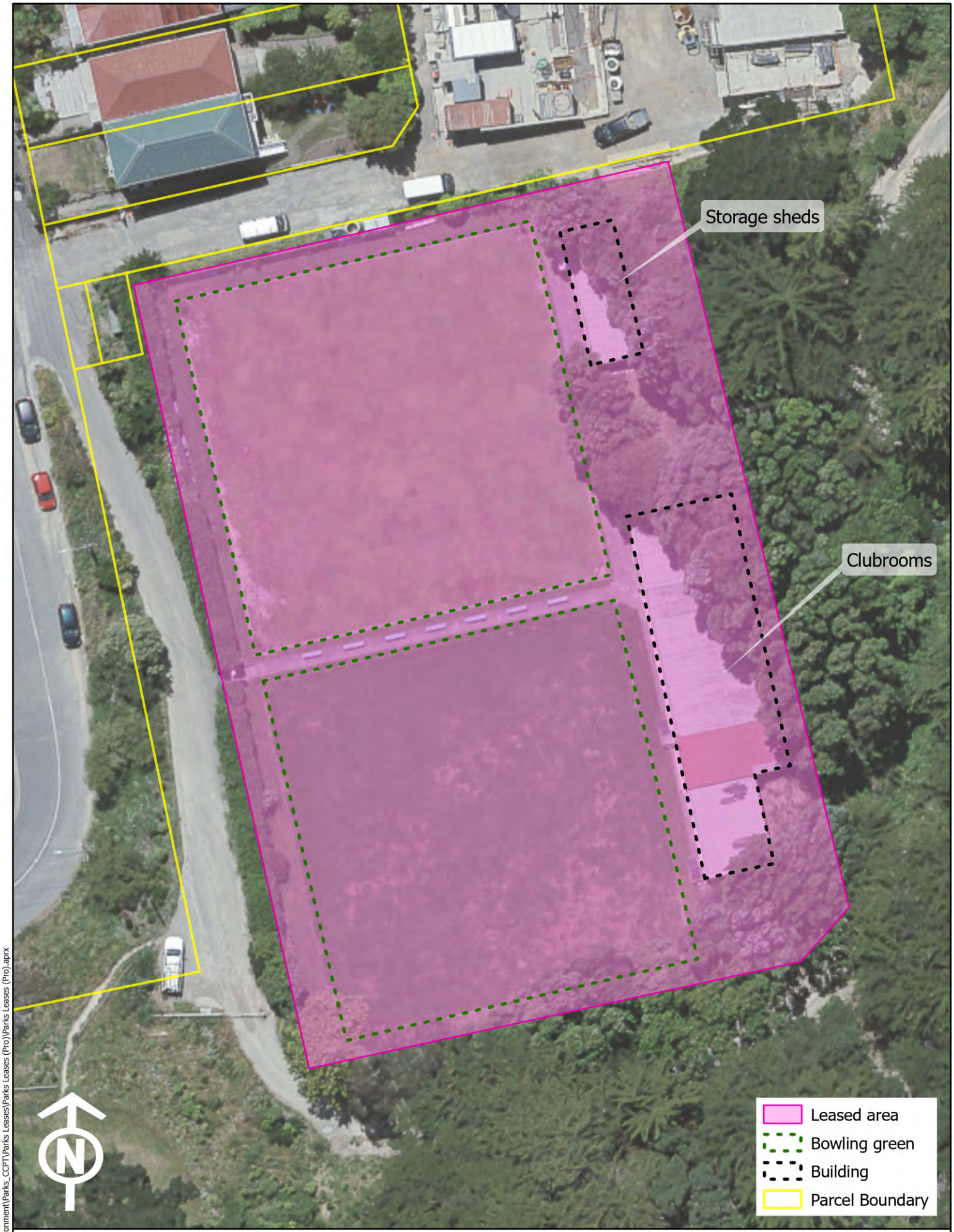
63. Develop a business case for the 2023/24 Annual Plan seeking funding to develop a neighbourhood park and community event space at the site.

Or

64. Call for expressions of interest from suitable groups wishing to lease or licence the site. Note: This option could include considering proposals to errect a new building provided the proposal met the requirements of the Wellington Town Belt Act and Management Plan as well as Council's Leases Policy for Community Recreation Groups.

Attachments

Attachment 1. Site Map
Attachment 2. Building Survey Report
Attachment 3. Owen Street Concept



Workingmen's Bowling Club

0 5 10 20 Metres

MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: presto2j
DATE: 20/01/2022

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

Path Z:\Open_spaces_and_environment\Parks_CCPT\Parks Leases\Parks Leases (Pro)\Parks Leases (Pro).aprx

Building Survey Report

for

WELLINGTON CITY COUNCIL

Working Men's Bowls Club
177 Owen Street, Newtown, Wellington 6021

12.08.21
WCC21-07

Quintons.

Project Preface

Client Name:	Wellington City Council (WCC)
Client Contact:	Tane Dunne
Prepared At:	Quintons Limited 82 Willis Street Wellington 6140
Quintons Ref.	WCC21-07

REV	DATE	REVISION DETAILS
0	12.08.21	Initial issue to client
1	18.08.21	Revised issue to include project inflation

Authorisation for Issue

Signed (Author)

Name Stephen Pearson *BSc (Hons) MRICS*
For and on behalf of Quintons Limited

Peer Reviewer

Name Andrew Hyett *BSc (Hons) MRICS MinstD*
For and on behalf of Quintons Limited.

Quintons.

Contents

Section 1.0 Introduction

1.1 Extent of Instructions

1.1.1 This report is concerned with the condition and on-going maintenance requirements of the Newtown Working Men's' Bowling Club located at 177 Owen Street, Newtown, Wellington 6021.

1.1.2 As requested by Tane Dunne of Wellington City Council (WCC), this Building Survey report has been prepared in order for WCC to fully understand the overall building condition, likelihood of insulation levels and the extent of reinstatement and deferred maintenance works that are required to ensure the continued use of the building.

1.1.3 As part of this report, WCC have requested that we provide an assessment on the existing condition, life expectancy and replacement/ maintenance costs over the next 30 years as well as commentary on the property's fire systems, accessibility, ventilation, heating and cooling, security systems and IT access.

1.1.4 In complying with the above, our report follows our brief and proposal as follows:

- Undertake a review of any information held by WCC that is pertinent to the building, its structure and any known maintenance issues or requirement.
- Undertake a detailed visual inspection of those safely accessible areas of the building, (internal and external areas), recording the construction and condition of the building fabric, finishes, fixtures and fittings.
- Establish the presence of any defects and endeavour to determine their extent along with estimating the remaining life of the building elements and their likely future maintenance requirements.
- Undertake a thermographic assessment of the perimeter walls and roof using an infrared camera to assess the likelihood of cold spots, insulation presence and assist in assessing the presence of water ingress.
- Prepare a building survey report providing a description of the elements inspected, the current condition of each element and the likely causes of any defects identified. The report will also include recommendations for remediation options that could be adopted and the timeframe within which they should be attended to.
- Provide within the building survey report any considerations that will be required by the council in relation to facilitating the ongoing maintenance costs and associated impacts to the usability of the building.
- Prepare a long-term maintenance plan to cover a period of 30 years providing a description of the elements inspect, the current condition of each element and the life expectancy of each element. The schedule will also include recommendations for the timeframes of future ongoing maintenance and replacement of each element. Unless otherwise requested, our schedule will not include an assessment of specialist freestanding equipment, chattels, loose fixtures/ fittings along with general housekeeping items such as cleaning, lightbulb renewals, gardening, consumables etc.
- The plan will include a coding to identify urgent, health and safety items, routine items, periodic work, deferred maintenance and items that need further investigation.

- Information relating to mechanical and electrical services will be included from a building surveyor's perspective.
- As part of the condition schedule and long-term maintenance plan provide estimates of costs for maintenance and capital expenditure. No allowance for the inclusion of inflation to the original day one estimates will be included.
- The report will be supported by photographs of the areas of the building inspected, a sample of which will be contained within he reports. Further images can be provided digitally if required.

1.1.2 Subsequently, as per email dated 7th July 2021, Quintons were requested to include comment on the following items:

- Fire systems
- Accessibility
- Ventilation, heating and cooling
- Security
- IT Access

1.2 Survey Details

1.2.1 The property was surveyed on Tuesday 3rd August 2021 and the weather at the time of our assessment was cold, wet and windy with light rain.

1.2.2 We were met by Glen Hitch, the representative of the bowling club, who provided access and a brief tour of the building prior to the assessment.

1.3 Documents Reviewed

1.3.1 No documentation has been provided for review as part of this assessment.

1.4 Survey Methodology

1.4.1 The site survey was undertaken using visual aids only, from the ground floor level and roof level. Internally, areas were inspected from finished floor levels. Only areas with safe access were assessed.

1.4.2 Digital photographs were taken during the survey, a sample and examples of images taken are included in Appendix A of this report.

1.4.3 A FLIR E6 thermographic camera was used to undertake the infrared review of the building, a sample of the images taken are included within Appendix B of this report.

1.5 Definitions

1.5.1 The following is a definition of the comments as to the condition of the elements surveyed.

Good: Items which have suffered minimal weathering, wear or decay, and should remain in such condition for at least another five years if maintained according to good practice and as per the manufacturer's recommendations where applicable. No repair currently needed (minor blemishes and small defects may still exist).

Reasonable/Satisfactory: Items that have worn through 'normal' use and weathering and are in commensurate condition to the building's age and use. Maintenance is required to prevent premature deterioration from occurring.

Poor: Items that are considered defective, worn, decayed, or weathered, either due to age, abnormal use, poor design or lack of maintenance. Accelerated deterioration will occur unless remedial works are undertaken. These items generally represent significant defects, or health & safety items requiring further investigation, or urgent repair (items typically include weather-tightness issues, hazardous wiring, structural issues, etc.).

1.6 Reporting Conditions

1.6.1 This report is based on a visual inspection and covers the building fabric and super-structure only, focussing on key building defects as per our brief. Unless otherwise stated, the report does not cover any temporary fixtures, fittings or chattels on or at the property or make comment relating to internal or external elements of a minor or maintenance nature.

1.6.2 All external elements were inspected from the ground level. Where access to the roof was gained, the inspection was limited to areas which were safe. Roof voids, floor voids, confined spaces, services, ducts or chambers were not inspected unless specifically detailed in the main body of the report.

1.6.3 Defects associated with deferred maintenance and weather-tightness issues are discussed within this report wherever noted during our inspection. However, it is not possible to confirm that all areas of water ingress and damage have been identified due to possible leaks from hidden pipe work, blocked drains, etc., which may not readily present visually during the survey.

1.6.4 Where recommendations are provided, these are for the most appropriate repair in consideration of the current use and occupation of the site. These are not intended to be a specification or design, and therefore cannot be held liable for any repairs/maintenance implemented either by Quintons or any other third party without full design being undertaken.

1.6.5 For the avoidance of any doubt, this report is not a structural or geotechnical survey and does not cover the inspection or testing of any services unless specifically identified in the main body of the report. All comments relating to services are a guide only and should not be taken as verification that they are installed in accordance with current regulations. All recommendations should be verified by a suitably qualified engineer prior to any physical works proceeding.

1.6.6 References made to contamination and deleterious materials are for guidance only. We have not been commissioned to undertake any specific testing as part of this report.

1.6.7 All reporting is issued under the terms and conditions of engagement as set out in our standard consulting agreement.

1.6.8 This report is provided for the use of WCC only and may not be used by others without written permission. Quintons accepts no liability to third parties who may act on the contents of this report.

1.6.9 This report is not sufficient to instruct a building contractor to undertake repair works and should not be considered a specification. Detailed drawings and specification will be required for the purpose of acquiring a Building Consent.

1.7 Exclusions

1.7.1 This report does not include comments about the following:

- Value of the property.
- Design of the property.
- Code Compliance issues.
- Design for Maintenance or Repair works and long-term maintenance.
- Statutory Notices, such as Notice to Fix or Compulsory Purchase Orders.
- Local authority files, including legal title, LIM or PIM reports.
- Valuations or Rates.
- Building Consent issues, including identification of unauthorised works.
- Resource Consent matters.
- Contamination or deleterious materials.
- Geotechnical matters/ground stability.
- Restrictive Covenants or Rights of Way.
- Design or value of the surrounding area or environment.
- Comment as to suitability of purpose for the existing or any proposed use.
- Lease obligations and financial commitments beyond the subject matter.
- Body Corporate matters and any shared financial commitments.

1.8 Areas Not Accessed

1.8.1 All areas were accessed except for the following due to lack of safe access:

- Floor voids.
- Limited safe roof access was achieved due to weather conditions.
- Concealed areas of the structure.

1.9 Orientation

1.9.1 For the purposes of reading this report, all references to left, right, front and rear are written basis of the surveyor standing facing the element being described.

1.9.2 The elevation with the main entrance to the building is considered to be facing due west. The remaining elevations take their compass bearing from this point.

Section 2.0 Internal Conditions

2.1 General

2.1.1 Generally, the building is in poor overall condition, with substantial work required to bring the premises up to a reasonable standard for safe public use.

2.1.2 Internally, there is a pronounced damp and musty smell throughout the building, with large stains noted to the carpet in the main central area. There is evidence of historical water ingress having occurred within the female toilet, however this did not seem active at the time of our survey.

2.1.3 There was no evidence of insulation being in place within the walls or ceiling.

2.1.4 Whilst fire egress signs were in place, no fire systems appeared to be in place.

2.1.5 Security cameras were noted within the bar, chiller room and bar storeroom, however no screens, servers or storage drives were noted.

2.2 Main Hall

2.2.1 Generally, the main hall is in a tired and dated condition, with areas of damage, heavy wear and tear and a lack of general upkeep noted throughout.

2.2.2 The ceiling is in a reasonable decorative condition throughout and has been finished in decorated plasterboard with decorated cornice trims to the perimeter.

2.2.3 The walls have been lined with decorated plasterboard throughout, with vertical grooved timber panelling having been installed to the front elevation wall around the windows and to the central beam running down the centre of the room. The walls are considered to be in reasonable but dated condition, with some evidence of damp staining to the base of the wall adjacent the bar door. There is also a significant gap noted between the bar and the main hall to the right-hand side of the bar door which appears to facilitate the large sliding door between the main hall and the rear hall.

2.2.4 To the perimeter of the floor on all internal walls are decorated timber skirting details which is matched by decorated timber architraves around the doors. The skirting and architrave are in reasonable condition.

2.2.5 Centrally to the main hall are three timber lined columns in worn but reasonable condition.

2.2.6 The flooring to the main hall has been lined with sheet carpet over the concrete slab and is in poor condition, with large tidemarks and stains noted between the kitchen and bar area, adjacent the windows and adjacent the toilets. The carpet is thin and does not appear to have been laid with an underlay, with the concrete floor junctions visible through the carpet.

2.2.7 There are decorated timber door sets that lead to each of the separate rooms to the perimeter of the main hall. The doors are in generally in a fair but tired state of condition.

2.2.8 To the far wall of the hall is a large sliding door in an aluminium frame with translucent fibreglass panels leading to the rear hall which is in fair/ poor dated condition.

2.2.9 At ceiling level there are 12no. fluorescent lights installed, some with what appears to be orange cellophane (or similar) attached over the diffusers. The lights are generally in an old and dated condition, in various states of repair.

2.2.10 There are two recessed extractor fan grilles within the ceiling in old and dated condition, however these were not operational at the time of our visit. There does not appear to be any vents at roof level or to the rear of the property, so we assume that these are not operational and have been left in situ.

2.2.11 There is a wall mounted heater installed outside the kitchen area that is not operational and in poor, dated condition.

2.2.12 There is a wall mounted siren and alarm panel, however this was not accessible. It is assumed that this is linked to the security motion detectors in various locations throughout the hall but were not informed if this is in working condition. We did not note any security processes in place when entering the building, so therefore assume this is currently redundant.

2.2.13 **Recommended works:**

- Undertake cyclical redecoration of all previously decorated surfaces.
- Allow to undertake cyclical ease, adjust and overhaul of timber door sets.
- Allow for the removal of the large sliding door unit.
- Allow to install new partition wall between the main hall and the rear hall.
- Allow to supply an install new door set within new partition between main hall and rear hall.
- Allow to infill gap between bar wall and rear hall wall along with associated making good works.
- Allow to remove damp affected plasterboard.
- Allow to remove existing carpet throughout and replace with new, including underlay.
- Allow to test all suspended cabling to confirm what is and is not redundant.
- Allow to remove and replace existing fluorescent lighting with new LEDs to suit space and layout.
- Allow to remove and replace existing redundant security system and replace with new.
- Allow to remove redundant wall mounted heater and replace with new wall mounted heat pumps or alternative heat source.
- Allow to remove and replace redundant ventilation system.
- Allow to undertake cyclical inspection and servicing of electrical and mechanical components in line with long term maintenance plan.
- Review the fire report for the building/ if none exists, procure a fire report to assess fire egress routes, travel distances and fire cell requirements.

- Allow to supply and install fire alarm system, including manual call points, detectors and sounders.

2.3 Rear Hall

2.3.1 Generally, the rear hall is in a tired and dated condition, with areas of damage, heavy wear and tear and lack of general upkeep noted throughout.

2.3.2 The ceiling is in a reasonable decorative condition throughout and has been finished in decorated plasterboard with decorated cornice trims to the perimeter.

2.3.3 The walls have been lined with decorated plasterboard throughout, with vertical grooved timber panelling having been installed to the front elevation wall around the windows and to the central beam running down the centre of the room.

2.3.4 Centrally to the rear hall are two timber lined columns in worn but reasonable condition.

2.3.5 To the perimeter of the floor on all internal walls are decorated timber skirting details which is matched by decorated timber architraves around the door to the rear wall. The skirting and architrave are in reasonable condition.

2.3.6 The flooring has been laid with sheet carpet over the concrete slab and is in poor condition, with large tidemarks and stains noted adjacent the front elevation wall and with evidence of carpet moth attack in several places within the hall. There has been a build up of blockwork around the base of the windows externally to the front elevation, and its unclear what fill has been installed between the blockwork and external façade. Given the age of the building it is assumed that no damp proof membrane has been installed in this location, giving rise to ongoing ingress through the wall and floor coverings within the rear hall.

2.3.7 There is a slim step between the rear hall and the main hall which extends the width of the building. In its current condition, this is a health and safety hazard and does not meet minimum treat height requirements.

2.3.8 There is a rear door set leading to a slim access path around the back of the building, however this was locked and inaccessible at the time of our visit. The door is in reasonable condition.

2.3.9 At ceiling level there are 4no. fluorescent light units in reasonable but aged and dated condition, with one unit missing the plastic diffuser cover.

2.3.10 On the rear wall there are 2no. wall mounted electric heaters in aged and dated conditions and do not appear to be operable.

2.3.11 **Recommended works:**

- Undertake cyclical redecoration of all previously decorated surfaces.
- Allow to remove carpet throughout.
- Allow to supply and install new raised level floating timber floor with damp proof membrane to match the level of flooring within main hall.
- Supply and install new carpet throughout, including underlay.

- Allow to remove and replace damp affected skirting boards below timber windows to front elevation.
- Allow to remove redundant electrical wall heaters and replace with new wall mounted heat pumps.
- Allow to remove and replace existing fluorescent lighting with new LEDs to suit space and layout.

2.4 Kitchen

2.4.1 The kitchen is generally in a poor/fair state of repair throughout, with a fair amount of wear and tear and historic repairs noted.

2.4.2 The ceiling has been finished with decorated plasterboard and is generally in fair but grimy condition, however there is evidence of a previous repair following a relocation of a light and patching around some exposed cables.

2.4.3 The lighting within the kitchen extends to 2no. ceiling mounted fluorescent lights which are in fair condition, however the wiring for one of the lights is exposed and considered a health and safety issue. This will require urgent attention to rectify.

2.4.4 The walls have bee lined with a decorated board with half round timber jointing strips and painted with gloss paint throughout and are in a fair, but aged condition. The internal corners of the jointing strips are often subject to grease and grime build up and are not considered suitable for a kitchen area. Consideration for removal and re-lining should be made for a continuous, wall finish for ease of ongoing maintenance.

2.4.5 The flooring has been laid with sheet vinyl over the concrete slab which has been cut for historic kitchenware and services and is peeling up around the edges. Generally, the flooring is in poor condition.

2.4.6 The kitchen has been furnished with laminated timber cabinetry along the front and back walls, with a laminated countertop to the front wall and a stainless-steel bench top with integrated sink to the rear wall. The kitchen cabinetry is in an old and dilapidated condition. There are cupboards to the left-hand side wall with plastic D-handles which are in reasonable/ tired condition.

2.4.7 There is a wall mounted Zip water heater installed to the rear wall which appears in reasonable condition and a wall mounted extract fan which is in poor condition.

2.4.8 Between the kitchen and main hall there is a large servery hatch with a roller shutter which is in reasonable/ aged and dated condition.

2.4.9 **Recommended works:**

- Allow to remove and replace existing wall linings with new plasterboard lining.
- Allow to remove and replace kitchen cabinetry with new.
- Allow to ease, adjust and replace the servery hatch roller door.
- Allow to remove and replace kitchen flooring with new, including for coved upstands.

- Allow to remove and replace existing extractor fan and replace with new extract hood over the oven.
- Allow to remove lighting to kitchen area and replace with new, safely wired lighting unit, including ceiling repair, prepare and make ready for decoration.
- Allow to remove and replace wall mounted hand towel dispenser.
- Allow to undertake decoration of all previously decorated areas, including new wall surfaces.
- Allow to ease and adjust retained kitchen cupboard doors and replace hardware.

2.5 Bar area & chiller room

2.5.1 The Bar area includes a rear storeroom and rear chiller room, all of which are generally in a tired and poor state of repair.

2.5.2 The ceiling is constructed of decorated plasterboard with a perimeter coving detail and is in a reasonable condition, with some deterioration of finishes adjacent one of the ceiling lights.

2.5.3 The walls have been finished with decorated plasterboard, with the front wall being predominantly a decorated timber frame and bar servery hatch. Generally, the walls are in a dated and grimy condition. To the rear wall and within the cupboard, the windows to the rear elevation have been boarded over.

2.5.4 The flooring has been laid with vinyl sheeting and is in poor condition throughout. It has been built up slightly with a small step at the edge of the bar servery which is considered a health and safety risk due to the height of the step and lack of differentiating colours and step nosing.

2.5.5 The bar area has been fitted with laminated timber cabinetry to the front wall below the servery and various shelving and bench tops all in various states of worn and deteriorated condition. To the rear wall a chiller unit has been installed on a plastered plinth with timber skirting and trim, which is in poor decorative condition.

2.5.6 There are two wall mounted stainless steel sinks towards the rear of the bar area which are in reasonable condition.

2.5.7 The rear chiller unit is in a significantly deteriorated condition, with mould growths noted to the ceiling, and rust staining from water ingress noted to the wall mounted fixings. There is rust staining noted to the concrete screeded floor trailing to the central drainage point. And several areas of ingress noted around the perimeter of the ceiling.

2.5.8 The rear cupboard is in a poor condition, with signs of water ingress and staining to the floor and ceiling, with the wall linings peeling and significantly deteriorating.

The lighting to the bar area extends to 3no. fluorescent light units which are in a reasonable, but dated and grimy condition and were not operable at the time of our inspection. The lighting within the rear store extended to a single ceiling mounted pendant fitting in working order. Within the chiller room the lighting extended to a single inoperable wall mounted light unit.

2.5.9 **Recommended works:**

- Allow to remove chiller unit from site and replace with new (expanded further in Section 3.0 External conditions)
- Allow to remove and replace bar cabinetry with new.
- Allow to remove raised level flooring within bar area and lay new vinyl flooring throughout with coved skirtings.
- Allow to replace door and architrave to rear storage cupboard as part of consequential work for lowering floor level.
- Allow to replace perimeter floor skirting trim as part of consequential work for lowering floor level.
- Allow to supply and install new external door to replace old chiller door.
- Allow to undertake redecoration of all previously decorated surfaces, including minor surface repairs and the like.
- Allow to remove and replace existing lighting with new LEDs to suit space and layout.

2.6 Male Toilets

2.6.1 The male toilets are generally in a fair/poor condition with evidence of water ingress from the rear wall and generally in a tired state of repair.

2.6.2 The ceilings are finished with decorated plasterboard with a perimeter timber trim detail and are in a reasonable condition, with evidence of historical repairs noted.

2.6.3 The walls are finished with decorated plasterboard and are generally in a reasonable, but tired condition, with a lack of repair following relocation of wall mounted fittings, such as soap dispensers, cisterns and the like. There is poor finishing and detailing around the coved upstands of the toilet cubicles and an unsealed pipe penetration to allow for the wash hand basin wastewater. This has resulted in active water ingress into the building, and likely into the framing/ structure of the building in this location.

2.6.4 The flooring has been laid with vinyl flooring with a coved upstand to the toilet cubicles and a partial coved upstand within the rest of the area. The flooring is not fully level within the men's toilets, and a definitive slope is noted at the entranceway.

2.6.5 There is a stainless-steel urinal installed to the right-hand side wall in reasonable condition and appears to be in working order, with a tiled standing zone installed in front of it. Above the urinal is a wall mounted WC cistern with associated exposed copper piping.

2.6.6 There are 2no toilet cubicles with ceramic toilet pans and plastic wall mounted cisterns along with the associated pipework. Both toilet cisterns have been fitted with a standard tap handle as a valve to the water supply. Generally, the toilets are in tired and aged condition.

2.6.7 There are 2no. wall mounted ceramic wash hand basins with the associated pipework and tap fittings in good condition, however no vanity shelving is in place for items like soap etc. There is evidence of rusting of the pipework below the two wash hand basins.

2.6.8 There is a single door leading from the toilet foyer to the main toilet space and 2no decorated timber doors to the individual cubicles, all in a worn and fair/poor condition.

2.6.9 The lighting within the male toilet extends to a single ceiling mounted fluorescent light unit which is in poor condition, with surface mounted cabling

2.6.10 Metal grating has been installed over the windows with decorated wooden timbers, the purpose of which is unclear.

2.6.11 No extract or ventilation fans noted within this space.

2.6.12 **Recommended works:**

- Allow to remove existing urinal cistern and water supply arrangement and supply and install new wall mounted cistern to match urinal.
- Allow to remove metal grating over the windows.
- Allow to remove rusting pipework from below WHB and replace with new.
- Allow to remove decorated timber doors from toilet and replace with new
- Allow to remove vinyl flooring and supply and install new levelling screed to ensure flooring is of a flat level before laying new vinyl with coved skirtings throughout.
- Allow to replace WC's and cisterns with new.
- Allow to remove and replace ceiling level lighting with new LED lighting to suit the size of the space.
- Allow to undertake redecoration of all previously decorated surfaces.
- Allow to adequately seal the rear wall penetration.
- Allow to supply and install new toilet roll holders within cubicles.
- Allow for further investigations into the timber wall structure to confirm extent of decay/ deterioration (if any).
- Supply and install extract/ ventilation fan.

2.7 Female Toilets

2.7.1 The female toilets are generally in a fair/ poor condition with evidence of historic water ingress above the wash hand basins. There is a separate changing area adjacent the toilets in a similar overall tired and dated condition.

2.7.2 The ceilings within the female toilets are generally in reasonable/ poor and grimy condition, with a perimeter timber trim detail added. Above the wash hand basins in the changing room the ceiling has slumped following historic water ingress. There is evidence of historical repairs around the old skylight detail, which has subsequently been roofed over.

2.7.3 The walls are finished with decorated plasterboard and are in a tired and grimy condition, with a timber skirting board to the perimeter of the flooring and timber jointing strips throughout.

2.7.4 The flooring has been laid with vinyl over the concrete slab with a coved upstand in a single cubicle within the main toilet area and laid to carpet within the changing area. The flooring is in poor condition throughout.

2.7.5 Within the changing area there has been a box seat constructed along with a timber vanity unit around two wall mounted ceramic wash hand basins. Generally, these are in poor condition.

2.7.6 There are two wall mounted wash hand basins within the changing room which are in good condition.

2.7.7 There are two ceramic WC pans with plastic wall mounted cisterns with associated pipework in reasonable condition.

2.7.8 The lighting within the female WC extends to 3no ceiling mounted pendants and 1no ceiling mounted fluorescent in poor, tired conditions.

2.7.9 Within the changing area there are built in timber lockers/ cubbies in reasonable/ aged condition.

2.7.10 Metal grating has been installed over the windows with decorated wooden timbers, the purpose of which is unclear.

2.7.11 No extract or ventilation fans noted within this space

2.7.12 **Recommended works:**

- Allow to take down and replace existing ceiling linings within changing room area including over boarding previous skylight opening.
- Allow for further investigations into the ceiling structure to confirm extent of decay/ deterioration (if any).
- Allow to supply and install new plasterboard ceiling to changing area.
- Allow to remove existing timber box seating and vanity unit and dispose.
- Allow to remove existing wall linings within female toilet area and re-line with new plasterboard and decorate to provide seamless finish.
- Allow to remove and replace vinyl flooring with new, including coved skirting.
- Allow to supply and install new wall mounted toilet roll holders within cubicles.
- Allow to undertake redecoration of all previously redecorated surfaces.
- Allow to remove and replace ceiling level lighting with new LED lighting to suit the size of the space.
- Allow to remove metal grating over the windows.
- Supply and install extract/ ventilation fan.

2.8 Accessible Toilets

2.8.1 The accessible toilet is generally in a poor state of repair as well as serving as the rear egress route to behind the building.

2.8.2 The ceiling has been finished with decorated plasterboard and a perimeter timber beading and is in a tired and grimy condition.

2.8.3 The walls have been lined in decorated plasterboard with timber jointing trims and are in poor condition. There is evidence of timber decay and a water leak to the timber frame and skirting below the wash hand basin. And behind the door. This will require further investigation to assess the extent of decay.

2.8.4 The flooring has been laid with vinyl with coved upstands and is in poor condition.

2.8.5 There is a ceramic WC installed with a wall mounted plastic cistern with associated pipework, generally in poor condition.

2.8.6 There are wall mounted timber grab handles to the wall adjacent the WC in fair but tired condition.

2.8.7 There is a wall mounted ceramic wash hand basin with associated taps and fittings in reasonable condition.

2.8.8 Metal grating has been installed over the window and painted to match the walls.

2.8.9 There is an electrical socket installed at low level adjacent the toilet door in an aged and dated condition.

2.8.10 There is a rear exit door installed, however externally there is no safe accessible path. This presents a security issue in this location as well as potentially some confusing with regards to emergency egress.

2.8.11 At ceiling level there is a single pendant light fitting in poor condition.

2.8.12 No extract or ventilation fans noted within this space.

2.8.13 **Recommended works:**

- Allow to remove existing wall linings and replace with new decorated plasterboard.
- Allow to undertake further investigations into the extent of timber decay (if any) to the wall below the wash hand basin.
- Allow to remove and replace vinyl flooring with new, including coved skirting.
- Allow to remove rear entry door and block up the opening, including new internal plasterboard linings and decorate. (External works covered under section 3.0),
- Allow to remove and replace existing WC, cistern and associated fittings.
- Allow to replace supply pipework to wash hand basin.
- Allow to replace redundant wall fixtures and fittings.
- Allow to remove and replace light fitting with new.
- Allow to remove metal grating over the windows.
- Supply and install extract/ ventilation fan.

2.9 Storeroom

2.9.1 Generally, the storeroom is in tired and poor condition throughout, with evidence of historical ceiling repairs around the skylight.

2.9.2 The ceiling has been subject to historical water ingress and a number of various repairs. It is lined with decorated plasterboard and is in poor condition throughout.

2.9.3 The walls are finished with decorated plasterboard and are generally in fair condition throughout.

2.9.4 The flooring is exposed decorated concrete screed and is stained in a number of places. The floor is generally in a poor condition.

2.9.5 At ceiling level there are 2no fluorescent light units with missing diffuser covers in poor condition.

2.9.6 **Recommended works:**

- Allow to remove existing ceiling lining and replace with new decorated plasterboard, including over boarding previous skylight opening.
- Allow for further investigations into the ceiling structure to confirm extent of decay/ deterioration (if any).
- Allow to undertake redecoration of all previously decorated surfaces
- Allow to supply and install new hardwearing vinyl flooring to room throughout.
- Allow to remove and replace ceiling light units with new LED lights to suit size and layout of the space.

2.10 Thermographic Survey

2.10.1 A thermographic assessment of the premises was completed using an FLIR E6 infrared camera to assess the external envelope of the building.

2.10.2 Through the assessment it was noted that there does not appear to be any insulation installed within the perimeter walls, with images clearly showing the timber framing on the southern walls.

2.10.3 The camera was utilised to assess suspected ingress locations and where historic ingress and damage had occurred, with the only active ingress site showing up as being in the men's toilets from the unsealed pipe penetration.

2.10.4 Based on the above it appears that the water ingress at roof level has been prevented. This being said, and as explained further within section 3.0 below, this does not mitigate the extent of remediation work required.

2.10.5 Typically, any source of minor heat sources, even from electrical appliances showed up dramatically during the assessment, clearly indicating the reduced background temperatures of the building and internal surfaces.

2.10.6 Cold spots were noted in particular to the corner junction between the floor and the window frames of the main and rear halls. It appears that these have been build directly onto the concrete slab below. This is a cause for concern with regards to potential for ongoing water ingress, particularly in heavy weather.

2.11 Fire Protection

2.11.1 During our assessment we did not note any fire detectors, alarms or manual call points.

2.11.2 The toilet doors were fitted with side sprung door closures; however, these appear more fore privacy than as a part of a fire cell requirement.

2.11.3 We did not note any fire extinguishers, blankets or hose reels within the premises.

2.11.4 There is no evidence of the space being divided into fire cells, with numerous holes drilled through existing walls, openings between spaces etc.

2.11.5 Emergency illuminated fire signage was present, however this did not appear to be operational at the time of our visit.

2.11.6 No fire egress doors were noted at the premises.

2.11.7 **Recommended works:**

- Commission a fire engineer's report for the premises to provide recommended requirements to ensure the building can be safely operated.
- In lieu of the fire engineer's report:
    - Supply and install new fire detection and alarm system, including manual call points**.**
    - Remove existing egress doors and replace with suitable fire egress door sets with panic bar hardware.
    - Supply and install fire extinguisher within kitchen area.
- Further recommended works may be required, including re-lining walls to provide separated fire cells between rooms/ halls. We have been unable to account for this at this stage due to this being an unknown quantity.

2.12 Accessibility

2.12.1 Internally the main hall, toilets, kitchen and storeroom are all on a single, accessible level, however there is a small step down into the rear hall and a raised floor within the bar area which are considered health and safety risks as well as accessibility issues. These have been raised under the works required for the respective rooms above.

2.12.2 The access ramps to the property do not meet accessibility requirements. The front entrance door has no suitable landing and handrail in place, as well as being constructed of plywood. The doors to the front elevation do have external landings, however these do not appear to be of the correct size and the ramps appear to steep and narrow to comply with NZS4121.

2.12.3 **Recommended works:**

- As included within sections 2.0 and 3.0

2.13 Ventilation, Heating and Cooling

2.13.1 Within the premises there was a single ventilation fan noted which was within the kitchen area.

2.13.2 There are no extract fans within the toilets, however there is evidence of a window fan having been installed and subsequently removed. There is now just a hole in the window within the male toilets.

2.13.3 Two historic ventilation grills were noted within the main hall; however, these appear to be redundant.

2.13.4 Louvred windows are installed within the toilets on the rear elevation, these are in poor and damaged condition.

2.13.5 There was a single wall mounted heater within the main hall space which was redundant and not in working condition.

2.13.6 There were 2no electrical wall mounted heaters within the rear hall which did not appear in good condition. These were untested during our assessment.

2.13.7 **Recommended works:**

- As included within sections 2.0 and 3.0

2.14 Security

2.14.1 The premises is subject to very little in the way of security. The main access is via the glazed double door on the northern elevation which is locked through a single key. The two doors on the front elevation are also locked through a single key.

2.14.2 There is a rear access door via the accessible toilet which is secured by way of sliding bolts on the internal face which have been retrofitted to the door and frame.

2.14.3 Internally there are security cameras installed within the bar area, however it was not clear what these linked to by way of recording device or storage. The cameras did not appear operational at the time of our visit.

2.14.4 There is a wall mounted metal panel/ case linked to an alarm sounder within the main room. This appears to be linked to various motion sensors located within the main hall and rear hall spaces, however it did not appear to be operational at the time of our visit.

2.14.5 **Recommended works:**

- Supply and install new motion and camera-based security system to the premises
- Supply new secure doors to the premises, as included within section 3.0 below.

2.15 IT Access

2.15.1 We did not note any ethernet or IT connective points to the premises during our assessment., however there does appear to be a phone line to the property with a number of outlets so connection to local internet suppliers is feasible.

2.15.2 There was no evidence of local data connection points within any of the rooms.

2.15.3 **Recommended works:**

- Allow for connection to local internet provider.

Section 3.0 External Conditions

3.1 General

3.1.1 The roof is in fair/good condition with no significant defects noted, however there is a large amount of overhanging foliage directly behind and above which will cause ongoing maintenance issues with the rainwater goods which are situated to the rear of the building. The rainwater goods are currently in a very poor condition, with several instances of overflowing noted as well as cracked and broken gutters.

3.1.2 The retaining wall situated directly behind the chiller room has failed and collapsed.

3.1.3 The building facades are in poor decorative condition, with suspected asbestos cladding noted to the right-hand side of the building that has been damaged. Deteriorating timber framing was noted to the full height glazing to the front elevation and water ingress was noted from the rear wall within the male toilet area.

3.2 Store Shed

3.2.1 The store shed is situated fifteen meters north of the main club building and is constructed of a timber frame on a concrete slab and perimeter walls over two split levels in line with the topography behind.

3.2.2 The external cladding is a mix of decorated timber weatherboard, cement sheet cladding and suspected asbestos panelling. The roof has been lined with corrugate metal sheeting falling to the rear of the building with PVC guttering to the rear falling to PVC downpipes. The cladding is in very poor deteriorated condition throughout, with multiple areas noted to be broken, cracked or decaying. The roof edge capping has rusted through and the roofing sheets undulating, warping and rusting. The rainwater goods are fully blocked and pulling away from the building. There are multiple points of ingress into the store, and in one location a length pf plywood has been used to act as a structural column to hold up the rear soffit/ fascia and roof.

3.2.3 There are a mix of fixed casement and louvred windows all of which are in a poor condition, with broken glazing noted to the front elevation.

3.2.4 There are timber doors to the front and side of the building, with an up and over garage door to the lower store area, all in various states of disrepair and poor condition.

3.2.5 Internally the timber framing and concrete walls are exposed, as is the roof structure. There are exposed wires and cabling leading to broken ceiling level lighting and exposed wiring ends within partially removed switches/ sockets.

3.2.6 The internal timbers are showing signs of staining from repeated water ingress, with leaching and water staining noted from cracks within the concrete walls.

3.2.7 **Recommended works:**

- It is our opinion that this building is beyond economical repair and should be demolished with a new timber store shed constructed in its place, taking into account the likely presence of asbestos which should be undertaken by licensed asbestos removal professionals.
- Due to exposed and presumed live cables, the presence of asbestos and the general condition of this building, it is considered a health and safety risk and should not be accessed except for inspection or construction/ demolition purposes.

3.3 Main Building Roof

3.3.1 The roof to the main building is laid with profiled metal sheeting of various ages with evidence of numerous historical repairs and replacements. There have been some patch repairs completed using a brush on system, largely to the southeast corner of the building, as well as centrally to the building between the main hall and rear hall area. The perimeter of the roof area has been fitted with a pre-finished edge capping with the rear elevation falling to a gutter system. Some undulation was noted to the roofing, with very little pitch present. Overall, the roofing is in poor condition.

3.3.2 **Recommended works:**

- Allow to remove existing roofing covering and dispose.
- Allow to provide new timber structure to provide a suitable fall.
- Allow to supply and install new factory finished profiled metal roof covering, including all edge capping, flashings and the like.

3.4 Main Building Fascias and Soffits

3.4.1 The fascias to the building comprise of a mix of decorated timber and cement board to the perimeter of the building and is in fair to poor condition. Some deterioration of timbers was noted to the southern end of the front of the building.

3.4.2 The soffits extend to the front canopy area outside the front entrance and a thin strip to the southern elevation and are constructed of decorated timber board to the front canopy and cement board to the southern elevation. The soffits appear in poor overall condition.

3.4.3 **Recommended works:**

- Due to the re-levelling of the roof and roof replacement, it is recommended that the soffits and fascia are also replaced for ease of ongoing maintenance.

3.5 Main Building Rainwater Goods

3.5.1 The rainwater goods comprise of PVC gutters and downpipes located at the rear elevation and are generally in poor condition. The gutters are undulating in a number of locations, with some significant damage noted towards the northern end of the rear elevation.

3.5.2 The downpipes are not fully secured to the building and do not fully discharge into below ground storm water drains, with the downpipes behind the rear hall discharging onto the rear concrete pathway adjacent a blocked open drain.

3.5.3 The rainwater goods are blocked in locations due to the overhead trees and falling detritus.

3.5.4 **Recommended works:**

- Due to the condition of the rainwater goods and the replacement of the roof and fascias, it is recommended to replace the rainwater goods at this time for ease of ongoing maintenance.
- Supply and install leaf guard systems within the rainwater goods.

3.6 Main Building Cladding and Walls

3.6.1 The main building has been clad in a combination of vertical and horizontal timber weatherboard cladding to the front elevation, suspected asbestos panelling to the southern elevation pre-finished cladding to the chiller room and a combination of cement board cladding and horizontal timber weatherboard cladding to the rear and northern elevations. Generally, the cladding is in a poor decorative condition throughout, with a number of historical repairs and damaged weatherboards being noted to the rear elevation. Timber decay was also noted at the base of corner and scribing details at low level.

3.6.2 The asbestos cladding to the southern elevation was noted to have been broken and historically re-screwed back in place, raising health and safety concerns and contamination risks.

3.6.3 There are a number of open penetrations to the cladding in the rear elevation for existing and historically removed pipework, all of which present weathertightness risks to the timber structure.

3.6.4 Due to the age of the building, it is suspected that the cement board cladding could also contain asbestos.

3.6.5 To the rear elevation two windows have been covered over, one with a metal panel and the other with cement board cladding, direct fixed to the cladding.

3.6.6 The vertical timber weatherboard cladding to the front elevation is generally in fair, but tired condition and poor decorative condition.

3.6.7 To the rear elevation, the concrete retaining wall has failed and resulted in a collapse of the groundworks behind. This has fallen against the old chiller unit.

3.6.8 **Recommended works:**

- It is recommended for a full asbestos survey and report to be completed on the property to ascertain the extent of asbestos containing materials and the presence (if any) of ground contamination adjacent the historical repair site.
- In lieu of the above report, it is recommended that the suspected asbestos cladding and cement sheet cladding is removed and replaced with new timber weatherboard cladding to the north and south elevation.
- Further to our recommendations in section 2.5, it is recommended for the full removal and disposal of the old chiller unit.
- Allow for excavation works to the rear groundworks and allow to install new retaining wall.
- Allow to undertake localised weatherboard repairs to the rear elevation and seal up existing penetrations.
- Allow to undertake replacement of decayed corner timber details.
- Allow to undertake cyclical redecoration of external cladding.

3.7 Main Building Doors

3.7.1 The doors to the building are generally in fair/ poor condition an extend to a double-glazed door to the front elevation that serves as the main access with two single glazed doors to the southern side of the front elevation which serve as egress and general access to the green. There is a single timber door leading to the rear elevation via the accessible toilet and a second timber single door leading to the rear elevation via the rear hall.

3.7.2 The main entrance door has had a historical repair completed to patch a broken pane of glass and is secured with a single key, which is not considered secure as detailed under section 2.14 above.

3.7.3 The central rear access door is in poor condition and bolted shut with a number of retroactively installed sliding bolts.

3.7.4 The Timber door to the rear hall is in reasonable condition, but poor decorative order.

3.7.5 The two glazed single doors to the front elevation are in reasonable/ poor condition, however these are not suitable as fire egress doors.

3.7.6 Outside the doors to the front elevation are timber access ramps, however the construction of these do not comply with NZS4121 due the fact the main entrance ramp does not have a clear landing space and does not extend to the full width of the doors. The ramps to the two single doors on the front elevation do not meet the width requirements of 1,2m and appear to be greater than the required fall gradient.

3.7.7 **Recommended works:**

- Allow to replace 2no. single doors to front elevation with new fire egress doors, including panic push bars and associated hardware.

- Allow to replace main entrance double door set.
- Allow to ease, adjust and overhaul the single door set to the main hall, including installation of panic bar hardware.
- Allow to remove timber door set from accessible toilet, including hardware etc and infill with external grade framing and associated cladding.
- Allow to remove access ramps and replace with newly constructed ramps to meet NZS4121.

3.8 Main Building Windows

3.8.1 The front elevation has a large number of full height single glazed windows within decorated timber frames which are in poor condition. The frames are deteriorating at ground level with a number of historic repairs noted across the window framing and painting over of historical issues. It is suspected that the build-up of the low-level wall below the windows is a significant factor in their ongoing deterioration through preventing rainwater to be effectively shed away from the building.

3.8.2 Within the canopy area the is also a louvred window installation which is in poor condition.

3.8.3 To the southern elevation the two high level windows have been boarded over, however the timber frames are still in place. These are set within the suspected asbestos cladding.

3.8.4 To the rear elevation there are a combination of louvred and fixed single glazed window units in decorated timber frames, all of which are in poor condition and/or broken. There are 2no windows that have also been boarded over.

3.8.5 There are no windows to the northern elevation.

3.8.6 **Recommended works:**

- Due to the condition of the windows to the south and rear elevation, it is recommended that these are replaced with new powder coated casement windows for longevity and ease of ongoing maintenance.
- Due to the extent of individual repairs and timber replacements within the large windows to the front elevation, it is considered more economical at this stage to replace with new powder coated framed glazing units with openable top lights.
- Allow to carefully remove the low-level wall and seating at the front of the building to ensure adequate shedding of water from the building.

3.9 Main Building Mechanical and Electrical services

3.9.1 Externally there is a single light above the main entrance door in poor condition. This was not operable at the time of our inspection.

3.9.2 Within the canopy area there is a double power outlet installed, however this is not an externally graded socket.

3.9.3 To the rear elevation there is an external floor mounted gas hot water boiler in fair condition. It is unclear if this is in full working order.

3.9.4 Generally, internally the electricals are in mixed states of repairs with a number of broken switches and outlets, and historical ad-hoc replacements. We did not locate the distribution board during our assessment, however based upon the existing electrical arrangements it is assumed that this is not in good condition.

3.9.5 **Recommended works:**

- Allow to remove the existing wall mounted light adjacent the main entrance doors and supply and install new external grade PIR lighting above the main entrance doorway.
- Allow to remove the existing externally installed power outlet and light switch and replace with new externally graded socket.
- Allow to undertake assessment of wiring and distribution board
- Allow to replace switches, outlets and the like throughout.

Section 4.0 Long Term Maintenance Plan

4.1 General

4.1.1 Please see associated excel long-term maintenance plan issued alongside this report.

4.1.2 The long-term maintenance plan has anticipated that the recommended repair works within sections 2.0 and 3.0 above are undertaken within year one.

4.1.3 The costs provided within the long-term maintenance plan are estimates only and are based on day one costs, so no account has been taken for inflation or interested accrued etc.

4.1.4 The long-term maintenance plan has not taken into account items of work that are considered day-to-day maintenance or ad-hoc repairs, such as changing of lightbulbs, reactive works or general cleaning.

4.1.5 Measurements have not been taken and have been estimated only for the provision of estimated costs.

4.1.6 The costs within the long-term maintenance plan have assumed vacant possession of the site to enable the works to proceed and that they can be completed within an uninterrupted work phase.

4.1.7 The costs within the long-term maintenance plan do not include for repair works following the recommended additional investigations as these are considered an unknown quantity at this stage.

4.1.8 Across the next 30-year period the expected expenditure for this building is **$1,315,715.23** taking into account projected annual inflation rates.

4.1.9 Of this amount, **$798,704.56** is expected within year 0 to bring the premises up to a good standard. The large expenditures within this figure extend to ventilation and fire services, partial cladding replacement, window & door replacement, accessibility works, roof replacement and demolition/ replacement of the external store shed.

4.1.10 There are additional investigations required for the framework of the building, particularly around moisture damaged surfaces internally and at historic and active ingress locations. There may be further works required relating to treatment or partial replacement of timber framing following the result of the assessments.

4.1.11 Based on a standardised m^2 rebuild rate, it is estimated that the re-build value of a clubhouse of this size would be approximately **$980,000.00.**

Section 5.0 Conclusions and Recommendations and considerations.

5.1 Conclusion

5.1.1 The property is generally in a poor condition, with numerous elements being in a state of disrepair and requiring replacing in order for the premises to be considered usable as a public venue.

5.1.2 There are concerns with regards to asbestos cladding and historical repairs made where previously broken, as well as the collapsed retaining wall to the rear of the property.

5.1.3 There has been ongoing deterioration to the window frames to the front elevation and significant damage and deterioration to the windows to the rear elevation requiring their replacement.

5.1.4 Internally the property is in poor condition, with a significant damp and musty smell and a number of fixtures and linings requiring replacement throughout.

5.1.5 Concerns were raised with regards to the lack of fire detection, alarm and firefighting equipment as well as no suitable heating or ventilation services., all of which will require installation within the building.

5.1.6 The store shed is considered a health and safety risk and has reached the end of its serviceable life and is beyond economic repair.

5.1.7 The chiller room behind the bar is also considered to have reached the end of its serviceable life and is beyond economical repair.

5.1.8 The retaining wall behind the premises has collapsed and requires excavating and re-building.

5.1.9 The value of the reparation and make good works to bring the building up to a good standard equate to approximately 81% of the typical re-build cost of a clubhouse or building of this nature.

5.2 Recommendations

5.2.1 Should WCC opt to proceed with maintaining and managing the building, it is apparent that a programme of deferred maintenance and reparation should be implemented as soon as possible to remedy and arrest the current rate of deterioration.

5.2.2 There is a large amount of replacement necessary both internally and externally along with on going cyclical maintenance throughout the building's life.

5.2.3 Those works recommended throughout section 2.0 and 3.0 of this report should be undertaken as stated, along with any deferred maintenance and cyclical maintenance elements within the long-term maintenance plan. A detailed scope of works should be prepared to enable a contractor to accurately price for the remedial work.

Appendices

Appendix A Photographs

Photograph 1

General view of the Bowling club.

Photograph 2

General example of the condition of the main hall, looking south.

Photograph 3

Example of the internal condition of the main hall, looking north.

Photograph 4

Further example of the internal conditions of the main hall, facing south.

Photograph 5

Further example of the main hall condition, facing west.

Photograph 6

General example of the ceiling condition within the main hall.

Photograph 7

Large stain and tidemarks to carpet within main hall.

Photograph 8

Water damaged plasterboard at low level to wall.

Photograph 9

Redundant wall mounted heater within main hall.

Photograph 10

Example of general condition within rear hall looking south.

Photograph 11

Example of condition of rear hall looking east, note timber door leading to rear of the building.

Photograph 12

Example of deterioration of carpet.

Photograph 13

Example of staining and deterioration of carpet.

Photograph 14

Low level step between rear and main hall, considered health and safety risk.

Photograph 15

Example of condition of ceiling and lights within rear hall.

Photograph 16

Example of condition of bar area.

Photograph 17

General condition of vinyl flooring within bar area, the raised step is at the bottom of this image.

Photograph 18

General condition of ceiling within bar area.

Photograph 19

Wall mounted stainless teel WHB within bar area.

Photograph 20

Rear door to storeroom and stainless-steel sink, with boarded over window to right hand side of image.

Photograph 21

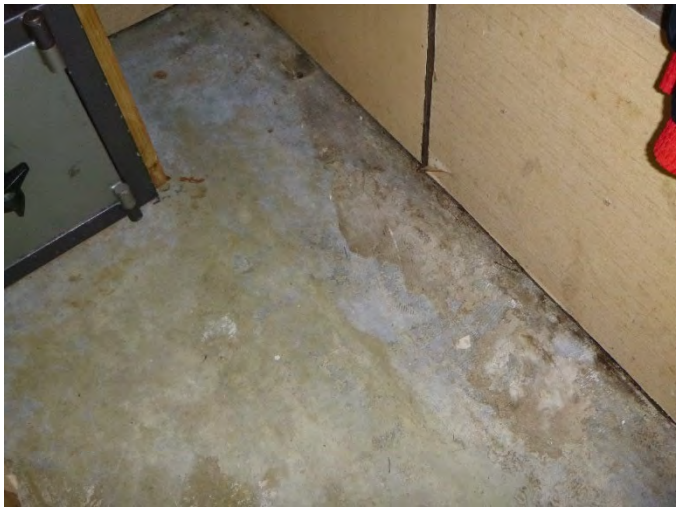
Example of internal conditions to old chiller unit.

Photograph 22

Rust staining from ingress at base of chiller unit.

Photograph 23

Rust staining from ingress at top of chiller unit.



Photograph 24

Water staining to concrete at base of bar store cupboard.

Photograph 25

Example of general condition within bar store cupboard.

Photograph 26

General condition of kitchen area.

Photograph 27

Example of timber cabinetry and stainless-steel benchtop.

Photograph 28

Example of gloss painted walls with timber jointing strips

Photograph 29

Condition of flooring within kitchen.

Photograph 30

Condition of extractor fan within kitchen.

Photograph 31

Poor wiring to new light within kitchen.

Photograph 32

Wall mounted zip water heater and full height cupboards within kitchen.

Photograph 33

General condition of accessible toilet.

Photograph 34

WC and grab handle fittings to accessible WC.

Photograph 35

Ceiling pendant light to accessible WC.

Photograph 36

Metal grating installed over louvre window within accessible WC.

Photograph 37

Swelling skirting and wet timbers below wash hand basin.

Photograph 38

Old historic power outlet within accessible toilet.

Photograph 39

Metal urinal to male toilets.

Photograph 40

WC cistern and exposed copper pipework above urinal.

Photograph 41

Wall mounted wash hand basins to male toilets.

Photograph 42

Condition of lighting within male toilets.

Photograph 43

Condition of vinyl flooring and evidence of water ingress.

Photograph 44

Example of WC and cistern within male toilets.

Photograph 45

Vinyl flooring within female toilets.

Photograph 46

Example of WC and cistern within female toilets.

Photograph 47

Example of carpet condition within female changing area.

Photograph 48

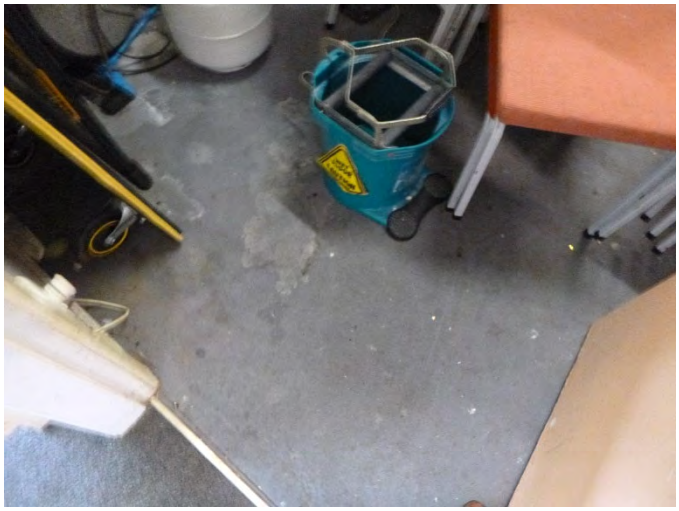
Decorated timber box seat and vanity unit built around wash hand basins in female changing area.

Photograph 49

Damage to ceiling following historic water ingress.

Photograph 50

Historic evidence of water ingress and example of lighting to ceiling within female changing room.



Photograph 51

Example of condition of flooring within store area.

Photograph 52

Example of condition of ceiling and lights within store area.

Photograph 53

Example of walls and retained furnishings from previous owners.

Photograph 54

Example of external condition of canopy to front elevation.

Photograph 55

Example of concrete floor condition to canopy area.

Photograph 56

Externally installed power outlets and switch to canopy area.

Photograph 57

General condition of soffit canopy area.

Photograph 58

General example of overall front façade.

Photograph 59

Low level front wall installed abutting front cladding and window frame.

Photograph 60

Example of deteriorating condition of window frames.

Photograph 61

Example of none-compliant timber access ramps.

Photograph 62

Glazed single door sets to front elevation.

Photograph 63

Suspected asbestos cladding to southern elevation.

Photograph 64

Historic damage and adhoc repair to suspected asbestos cladding on southern elevation.

Photograph 65

Example of condition of rear cladding to premises.

Photograph 66

Example of condition to chiller store at back of premises.

Photograph 67

Collapsed retaining wall to rear of premises.

Photograph 68

Example of condition of weatherboard cladding and boarded over windows to rear elevation.

Photograph 69

General example of damaged and deteriorating windows to rear elevation.

Photograph 70

Example of condition of cement sheet cladding to north elevation.

Photograph 71

Damaged and broken rainwater goods.

Photograph 72

General view of rear store shed.

Photograph 73

Exposed cabling to old switch faceplate.

Photograph 74

General view of internal condition of store shed.

Photograph 75

Example of condition of rear elevation to store shed.

Photograph 76

Plywood strip used to hold up fascia and soffit to rear of store shed.

Photograph 77

Example of condition of roof, edge capping and rainwater goods to store shed.

Photograph 78

Example of rainwater goods to rear of store shed.

Photograph 79

Seepage noted from cracks within concrete wall in store shed.

Photograph 80

General condition of side elevation of store shed.

Photograph 81

General view of roof area. Note historical pain on repairs and differing roof material.

Photograph 82

Example of overall roof condition.

Appendix B Thermographic Photographs

Photograph 83

Infrared image of main hall looking south, note the cold leaching at base of windows.

Photograph 84

Infrared image of main hall looking south, note cold area emanating from bar and chiller area. Staining to carpet not showing as actively wet.

Photograph 85

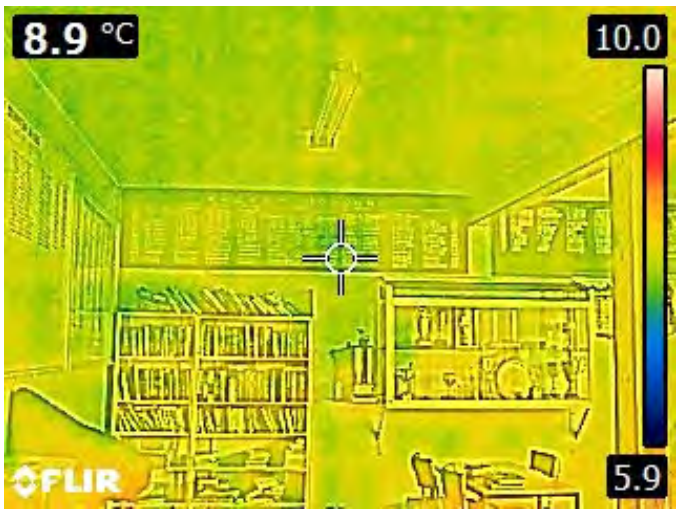
Infrared image of main hall area looking north, note cold leaching from base of windows indicative of potential water ingress.

Photograph 86

Infrared image of ceiling of main hall. Hot spot noted from ceiling mounted emergency lighting. (Not operational).

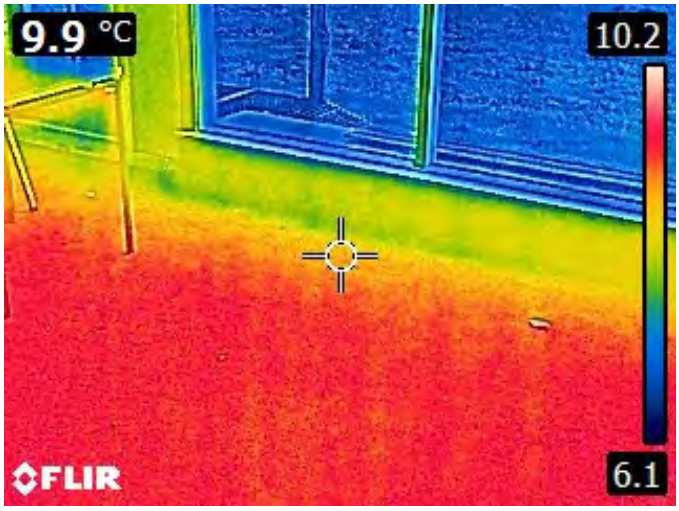
Photograph 87

Infrared image of main hall looking north. Hot spot noted from wall mounted alarm panel (not operational).



Photograph 88

Infrared image of rear hall facing south, not cold spots and framing evident to rear wall.

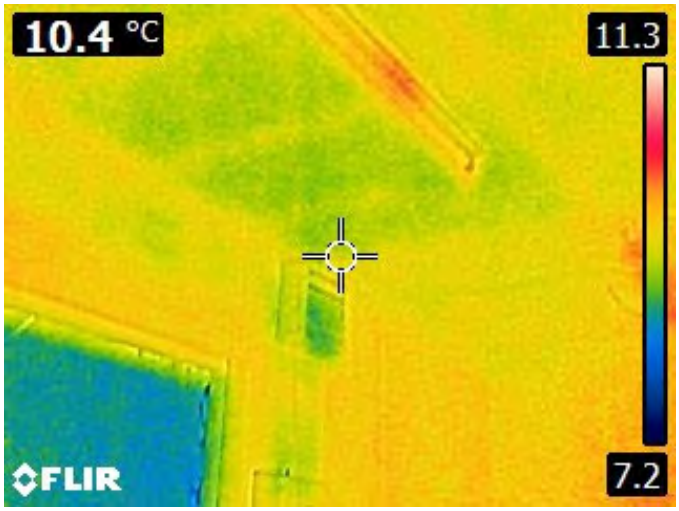


Photograph 89

Infrared image of rear hall windows, note cold leaching from below windows, indicative of potential water ingress.

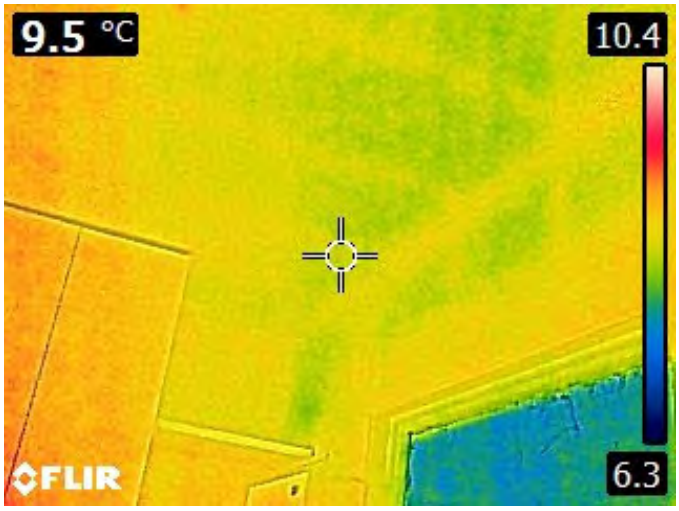
Photograph 90

Infrared image of rear hall looking northeast, note cold spots and wall framing evident.



Photograph 91

Infrared image of kitchen facing east, note cold spots noted to ceiling and rear wall.



Photograph 92

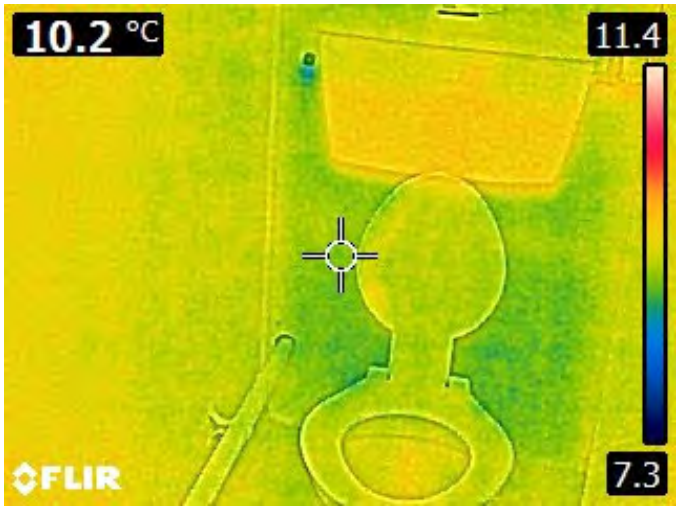
Infrared image of kitchen facing north, note cold spots and framing visible.

Photograph 93

Infrared image of water damaged skirting and wall to accessible toilet, note location of cold-water pipe and wet timbers showing up blue.

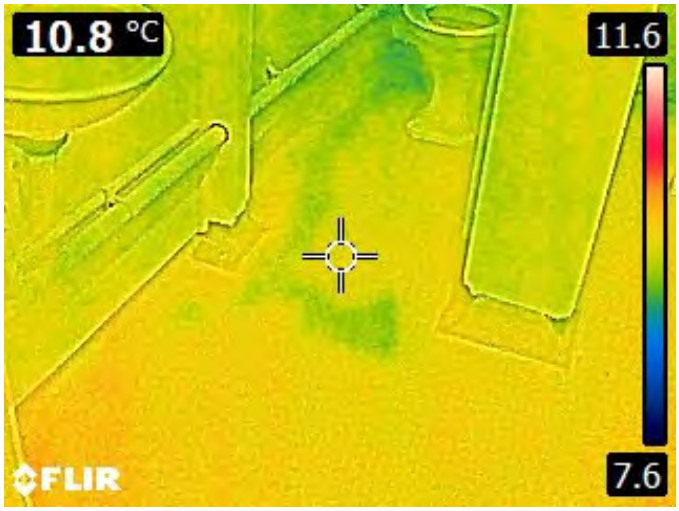
Photograph 94

Infrared image of water damaged skirting and wall to accessible toilet, note blue spots showing damaged and wet skirting.



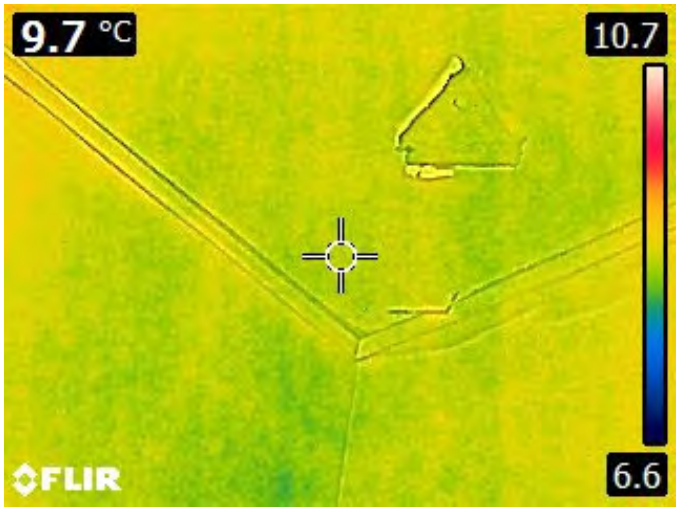
Photograph 95

Infrared image of rear wall to male toilets, note two blue spots at locations of unsealed penetrations, and cold rear wall.



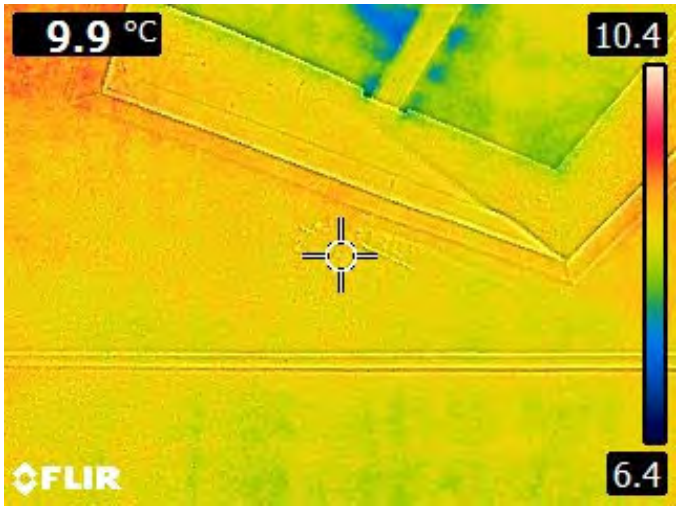
Photograph 96

Infrared image of evidence of active water ingress from unsealed pipework penetration in rear wall of male toilets.



Photograph 97

Infrared image of water damaged ceiling within female toilets, indicating the ingress is no longer active.



Photograph 98

Infrared image of female changing area ceiling by over boarded skylight showing no active ingress occurring in this location.

Thank you, we look forward to working with you again.

www.quintons.co.nz

Owen Street - Concept

Issued: 14 January 2022

daysbay design
Landscape & Urban

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Location Plan - Owen Street Newtown


View 1 - Looking across existing overgrown greens to entrance and old hedge

View 2 - Looking across old greens at remaining buildings and existing overgrown site

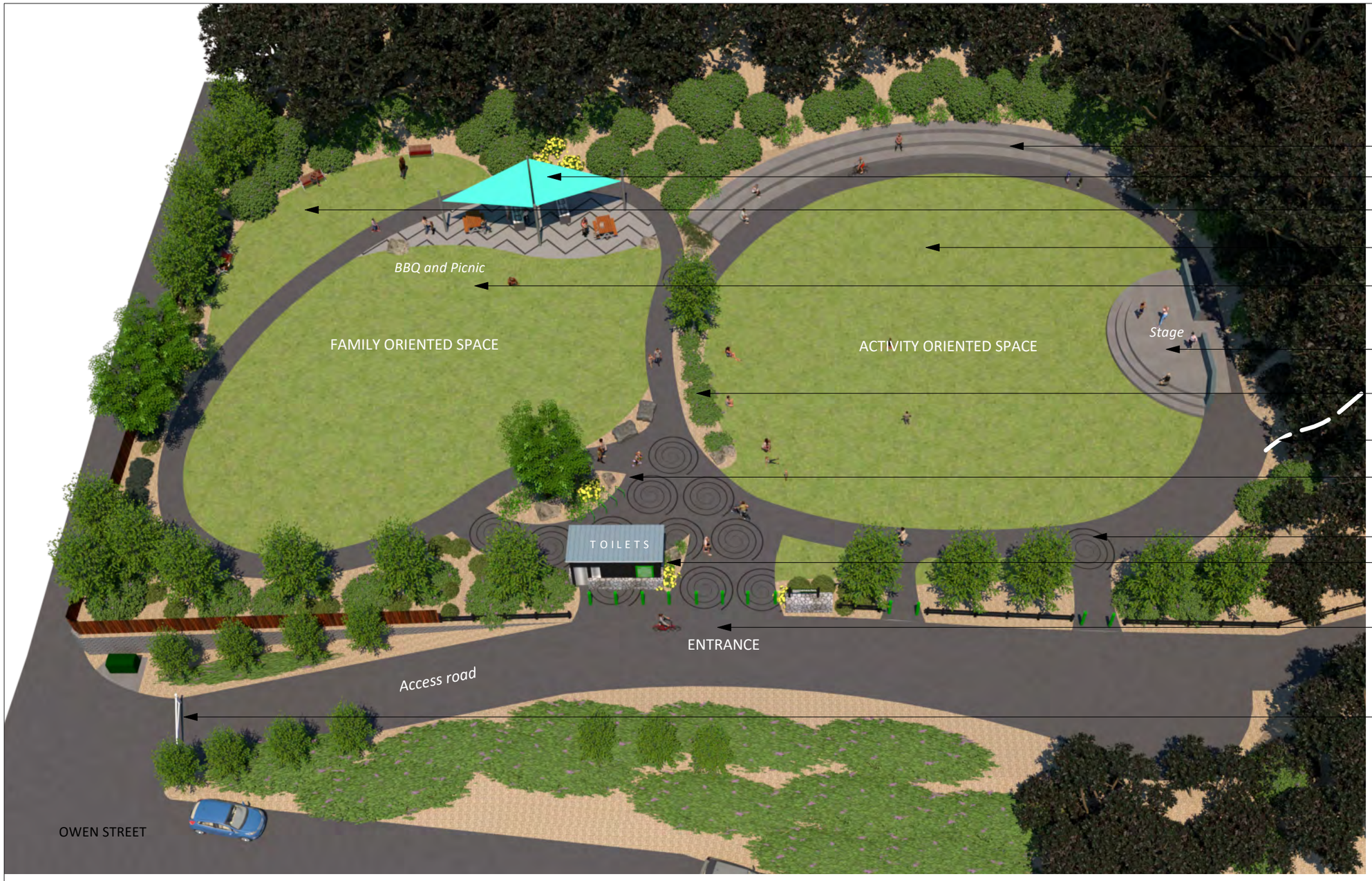
Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Current - November 2021

daysbay design
Landscape & Urban

DATE # 15-12-21 SCALE @ A3 NTS
DWG Existing Site - Owen St Newtown
CLIENT PSR Wellington City Council
PROJECT Owen Street Concept
ISSUE Concept Design 13-1-21

PROJECT # 21/0045
DWG # OS-01



Terraces/Seating

BBQ/Picnic with Shade sails

Park seating/Quiet Lawn

Large open lawn

Kick around/family area close to BBQ

Performance stage with power for events

Low native shrubs and native tree divide the Active and more Family oriented spaces

Indicative link track to adjacent town belt

Bike/scooter parking

Vehicle access for events

Potential site for permanent toilets or placement of temporary toilets during events

New main entrance from the access road with native tree/shrub planting, bollards, signage and decorative paving

Relocated access gate

DESIGN NOTES: The proposal consists of an open welcoming entrance that leads to two generous grass spaces. A large grass space focuses on the stage providing a considerable space for outdoor minor sport activities including those stage related occasions with adjacent terrace seating. A second grass space is focused on the BBQ/picnic area and is more family oriented. A smaller area sits off to the side and allows a quiet space to sit in the sun. NOTE: Owen St Park where shown on signage is a temporary name only till a new name for the park is decided on.

The main entrance caters for an open gathering space with bike and scooter parking, seating and potential for toilets. Additional smaller entrances further along allow easy access including vehicle entry for stage related performances. A circular path network provides easy interconnecting links around the park and through the various areas.

New native tree and low shrub planting under a metre, help to divide and define the differing areas in the new park.

Absolutely Positively **Wellington** City Council
Me Heke Ki Pōneke

daysbay design Landscape & Urban

DATE #	15-12-21
SCALE @ A3	NTS
DWG	Park Concept
CLIENT	PSR Wellington City Council
PROJECT	Owen Street Concept
ISSUE	Concept Design 13-1-22
PROJECT #	21/0045
DWG #	OS-02

Entrance area

Looking through entrance area towards BBQ/picnic area

Park overview looking towards BBQ and on to stage and activity space

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

daysbay design
Landscape & Urban

DATE #	15-12-21
SCALE @ A3	NTS
DWG	Park Concept Visuals 1
CLIENT	PSR Wellington City Council
PROJECT	Owen Street Concept
ISSUE	Concept Design 13-1-22

PROJECT # 21/0045

DWG # OS-03

BBQ/picnic area with entrance in the distance

BBQ area overview

Family friendly space

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

daysbay design
Landscape & Urban

DATE #	15-12-21
SCALE @ A3	NTS
DWG	Park Concept Visuals 2
CLIENT	PSR Wellington City Council
PROJECT	Owen Street Concept
ISSUE	Concept Design 13-12-22

PROJECT # 21/0045

DWG # OS-04

Looking out into activity oriented space from stage

Looking across to the stage

Seating along the path

DATE # 15-12-21 SCALE @ A3 NTS

DWG Park Concept Visuals 3

CLIENT PSR Wellington City Council

PROJECT Owen Street Concept

ISSUE Concept Design 13-12-22

PROJECT # 21/0045

DWG # OS-05

LAND EXCHANGE - 135 MAKARA ROAD AND 129 MAKARA ROAD, KARORI

Kōrero taunaki

Summary of considerations

Purpose

1. This report asks the Pūroro Rangaranga - Social, Cultural and Economic Committee to recommend to Council that pursuant to Section 15 of the Reserves Act it approves the exchange of approximately 78m² of Local Purpose (Reservoir) Reserve land at 135 Makara Road (the Land), for an approximate 190m² area of privately-owned land at 129 Makara Road (the 129 Makara Road Land). This will facilitate a new mountain bike track over what is currently private land for the adjoining Makara Peak Park.
2. See Attachment 1 for location plan and Attachment 2 for the aerial plan.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☐ Sustainable, natural eco city ☒ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☐ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☒ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	N/A
Significance	The decision is rated low significance in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

☐ Nil	☒ Budgetary provision in Annual Plan / Long-term Plan	☐ Unbudgeted $X

3. The costs for the land exchange proposal will be met from existing Parks, Sport and Recreation (PSR) budgets.

Risk

☒ Low	☐ Medium	☐ High	☐ Extreme

4. The proposal affects a limited number of individuals to a low degree, so is considered to have little public interest.

Authors	Paul Davidson, Senior Property Advisor Kate Brown, Reserves Planner
Authoriser	John Vriens, Principal Property Advisor Myfanwy Emeny, Open Space and Parks Manager Paul Andrews, Manager Parks, Sports & Rec Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion

That Pūroro Rangaranga - Social, Cultural and Economic Committee:

1) Receive the information.

2) Recommend to Council that it:

   a. Authorise, pursuant to Section 15 of the Reserves Act 1977, the exchange of approximately 78m² of land held as Local Purpose (Water Reservoir) Reserve (the Land) at 135 Makara Road Karori (being Part Lot 1 Application Plan 2142, ROT WN942/12) (*the Land*), for approximately 190m² part of privately-owned land at 129 Makara Road, Karori (being Lot 14 DP 21009, ROT WN841/58) (*the 129 Makara Road Land*).

   b. Agree to dispose of the Land, in order to give effect to the exchange.

   c. Agree to acquire the 129 Makara Road Land, in order to give effect to the exchange.

   d. Delegate to the Chief Executive Officer the power to conclude all matters in relation to the disposal of the Land, and the acquisition of the 129 Makara Road Land, including all legislative matters, issuing relevant public notices, negotiating the terms of the sale or exchange, imposing any reasonable covenants, and anything else necessary.

   e. Note that the above approvals are conditional on public notification under section 15 of the Reserves Act 1977, and no sustained objections resulting from this public notification.

3) Note that a further report will be submitted to the Pūroro Rangaranga - Social, Cultural and Economic Committee to summarise submissions from the public notification and decide whether or not to uphold objections, if necessary.

Whakarāpopoto

Executive Summary

5. A new bike track is proposed at Mākara Peak Park. The best identified route for this new track would need to use a rear portion of an adjoining privately owned property at 129 Makara Road.
6. When considering this matter, officers identified that the previous owners of 129 Makara Road had created an outdoor area on the adjoining Council owned reserve land.
7. Various options were considered to enable the new track construction and how best to deal with the encroachment including easement, acquisition, land exchange and encroachment removal. The land exchange option is preferred by both Council's Parks, Sport and Recreation unit (PSR) and the current owners of 129 Makara Road (the Owners).
8. The proposal is that Council will receive an approximately 190m² area of 129 Makara Road, while the Owners will receive an approximately 78m² area of the Council's land.
9. Attachment 2 shows the land that the Owners would receive shaded red (Area A), with the land that Council would receive shaded green (Area B).
10. The two areas have been valued and are of equal market value. PSR is able to meet the process costs out of existing budgets.
11. The exchange of reserve land for other land is proposed in accordance with the Reserves Act 1977 (the Act).
12. The Council owned reserve land is part of the Outer Green Belt and is zoned Open Space B in the District Plan. The land exchange transaction will require a District Plan zone change of the reserve land portion from Open Space B to Outer Residential.
13. The land exchange process and zone change process are separate and both are publicly notifiable. In the event that either action is successfully opposed, then the land exchange will not proceed.

Takenga mai

Background

14. Mākara Peak Mountain Bike Park (the Park) was established in 1998, and since then has continually developed through a collaboration between the Council and the Mākara Peak Supporters Group.
15. The Park was set up as a bike priority facility and has continued to expand and respond to the increasing demands of a steadily growing number of people participating in mountain biking at the Park. The result is a network of approximately fifty kilometres of mountain bike tracks in a regenerating native forest landscape.
16. PSR is currently developing the track network in the northern end of the Park. Part of this work is replacing the current northern entrance track which is a Grade 4 (advanced) dual direction track with two Grade 3 (intermediate) tracks which will separate uphill and downhill travel.
17. The aims of this track development work are to:

    - Encourage more use of the northern entrance in order to take pressure off the track network on the southern side of the Park;
    - Make the tracks more usable as riding up Grade 4 tracks is very difficult for most people;

- Be safer for track users with the separation of uphill and downhill riders; and
- Make improvements to the Skyline Signature Trail which will link through to the south coast.

18. A Grade 3 uphill track can only be located on the 129 Makara Road land, as the existing reserve land is too steep to achieve the required Grade 3 track gradient.
19. The Council reserve land proposed to be exchanged is currently part of Part Lot 1 Application Plan 2142, held on ROT WN942/12.
20. The private occupation of the Council reserve land by 129 Makara Road for an outdoor area existed before the current owners purchased the property in April 2019.
21. PSR and the owners of 129 Makara Road have agreed in principle to pursue a land exchange on the basis that Council meets all related costs. That agreement is subject to obtaining Council consent, and successfully completing the required processes.
22. Under the Instrument of Delegation for Territorial Authorities dated 12 July 2013, the Minister of Conservation has delegated authority to Council to approve exchanges of reserve land under the Act.

Kōrerorero

Discussion

23. Council's reserve land proposed for the land exchange is part of a larger block of land classified as Local Purpose (Water Reservoir) Reserve under the Act.
24. There is a water reservoir located on Council's reserve land. The Resilience Infrastructure team have been consulted and support the land exchange proposal. The proposal does not impact on the operation of the water reservoir, or access to it.
25. Under the Instrument of Delegation for Territorial Authorities dated 12 July 2013, the Minister of Conservation has delegated authority to Council to approve exchanges of reserve land under the Act.
26. The Act enables the Council to authorise the exchange of land comprised in any reserve for any other land to be held for the purposes of a reserve. Such a land exchange requires public notification.
27. The areas of land have been valued by Telfer Young, and as they are of equal value and no lump sum payment from either party to the other is required.
28. The land exchange requires subdivision resource consent in regard to the Council land that the owners of 129 Makara Road would receive. The private land that Council would receive does not require subdivision approval, being exempt under the Resource Management Act 1991 (as a gift/exchange of land for reserve purposes).
29. If the land exchange proposal is successful, the land that Council would acquire would be amalgamated with the reservoir land being ROT WN942/12 at 135 Makara Road.

Kōwhiringa

Options

30. There are two options that Council can choose; either:

- Agree to the land exchange; or
- Not agree to the land exchange in which case PSR would need to pursue the reserve encroachment being removed and the area reinstated. In addition the track would not be possible.

31. Council officers support the land exchange as it will result in improvements to the track network that could not otherwise be achieved.

Whai whakaaro ki ngā whakataunga

Considerations for decision-making

Alignment with Council's strategies and policies

32. The proposed track alignment is supported by both the Makara Peak Masterplan 2017 and the Outer Green Belt Management Plan 2019. Land exchanges are dealt with on a case-by-case basis and do not feature in the Long Term Plan. The Act provides Council the authority and the framework under which exchanges of reserve land can occur. The recommendations of this paper will follow these legislative requirements. Engagement and Consultation
33. Both the land exchange and plan change processes require public notification. In addition to the legislative requirements, once Council approval is obtained, Council officers will undertake consultation with immediately adjacent neighbours, and the Karori Association Inc.

Implications for Māori

34. Iwi groups were consulted through the development of the Mākara Peak Masterplan and the Outer Green Belt Management Plan, both of which referred to this track development. There are no known Treaty of Waitangi considerations with this land exchange. The land is not located in an area identified as significant to Māori in Council's operative and draft District Plan, nor is it proposed to dispose any land on the open market.

Financial implications

35. No payments from either party would be required as the respective land values are equal. PSR have budgeted approximately $30k to meet process costs including survey, legal, public notice and resource consent. This will be funded from existing PSR Budget.

Legal considerations

36. It is considered that there are few financial or legal risks of undertaking this land exchange. The area and value of the land involved is small and the land exchange process will follow relevant legislative requirements. Any legal documentation or action will be overseen by the Council's lawyers.

Risks and mitigations

37. With agreement from the Owners, implementation of the new bike track will be started before the land exchange is completed. This is due to the length of time required for the

processes for the land exchange, the plan change and the land subdivision consent. If the land exchange does not go ahead, Council would have to remove the track and reinstate the 129 Makara Road land.

Disability and accessibility impact

38. There are no known disability and accessibility impacts related to this proposal.

Climate Change impact and considerations

39. There are no known significant climate change implications related to this proposal.

Communications Plan

40. The reserve revocation and exchange process will follow relevant legislative requirements, including public notification.

Health and Safety Impact considered

41. There are no known health and safety impacts related to this proposal. The work is predominantly administrative, and any field work will not occur in a hazardous environment.

Ngā mahinga e whai ake nei

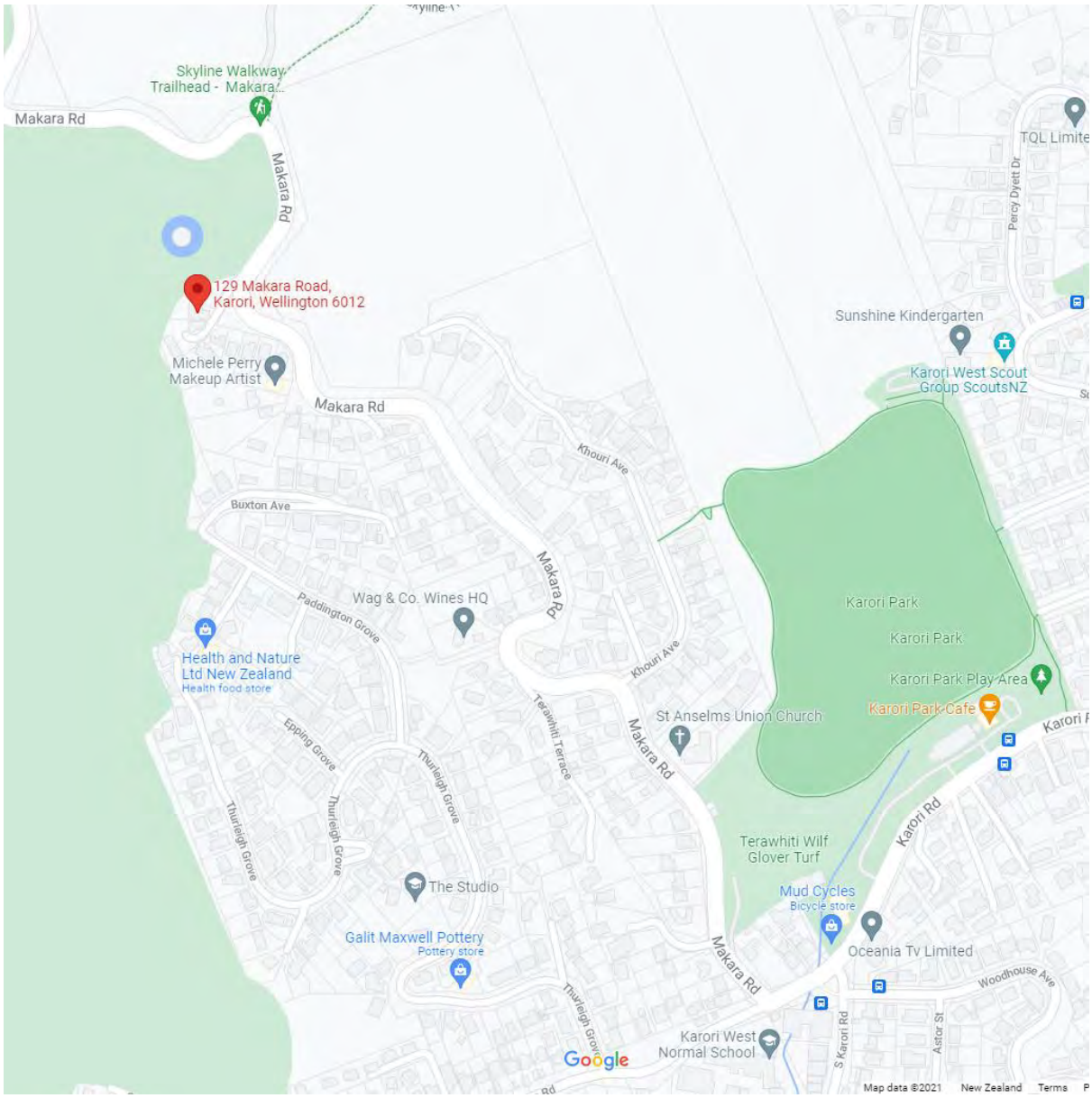
Next actions

42. If the recommendations are approved by the Pūroro Rangaranga - Social, Cultural and Economic Committee and by Council, then the following will occur:

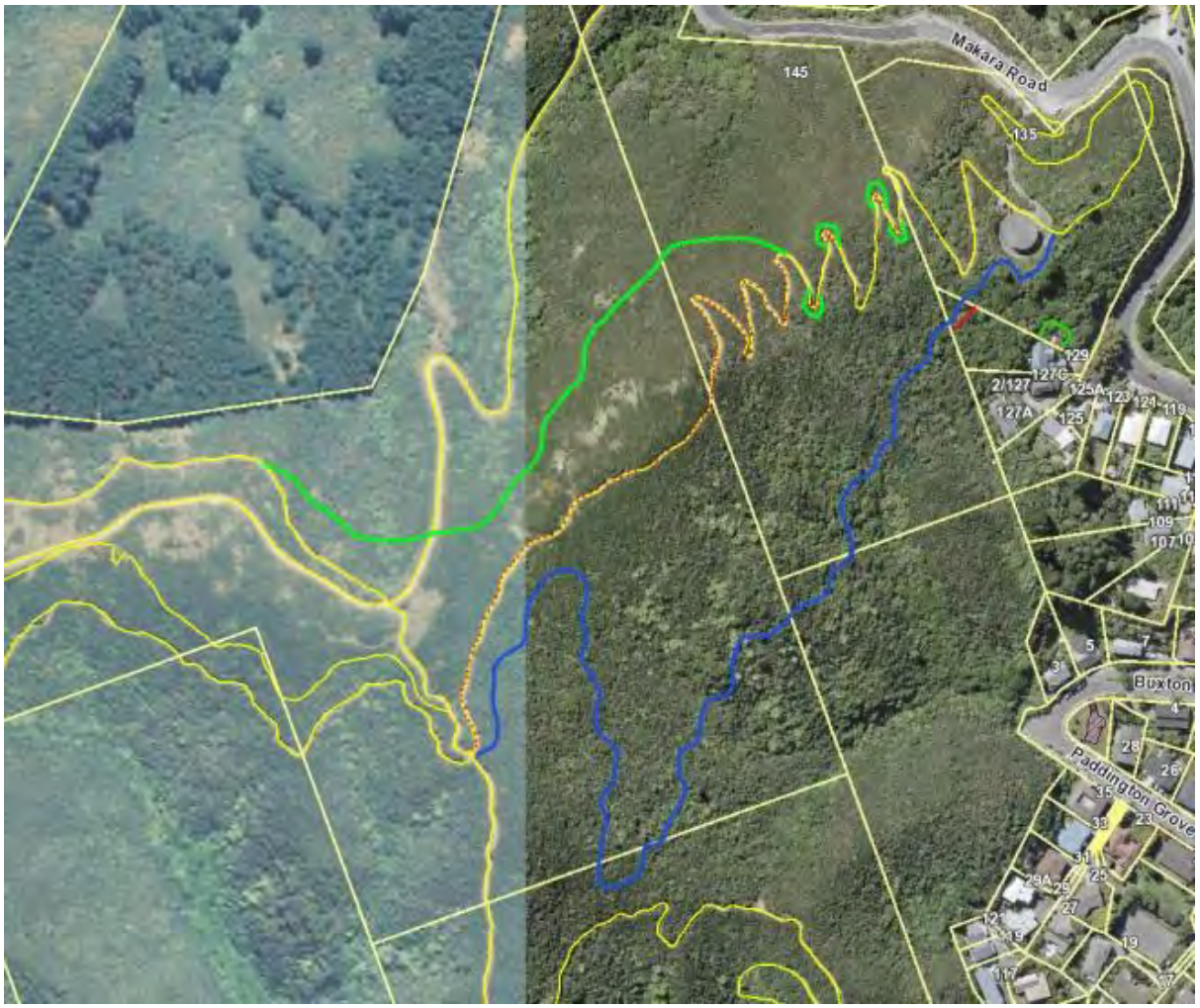
- Public notification of the exchange of reserve land, in accordance with the Act;
- Outcome of submissions will be reported back to Committee, if necessary;
- Survey of the proposed land exchange areas;
- The District Plan Team will be requested to include the land exchange areas in the District Plan review or next Plan Change;
- Obtain subdivision resource consent; and
- LINZ issue updated titles.

Attachments

Attachment 1. Location Plan
Attachment 2. Aerial


Skyline Walkway Trailhead - Makara...
Makara Rd
Makara Rd
129 Makara Road, Karori, Wellington 6012
Michele Perry Makeup Artist
Makara Rd
Buxton Ave
Khouri Ave
Wag & Co. Wines HQ
Paddington Grove
Health and Nature Ltd New Zealand
Health food store
Epping Grove
Thurleigh Grove
Thurleigh Grove
Thurleigh Grove
Thurleigh Grove
The Studio
Galit Maxwell Pottery
Pottery store
Terawhiti Terrace
Makara Rd
Khouri Ave
St Anselms Union Church
Karori Park
Karori Park
Karori Park Play Area
Karori Park Cafe
Karori Rd
Terawhiti Wilf Glover Turf
Mud Cycles
Bicycle store
Oceania Tv Limited
Makara Rd
Woodhouse Ave
Karori West Normal School
S Karori Rd
Astor St
Sunshine Kindergarten
Karori West Scout Group ScoutsNZ
TQL Limite
Percy Dyett Dr
Google
Map data ©2021
New Zealand
Terms

Yellow	existing track G4 advanced dual direction
Blue	new G3 intermediate uphill track
Green	new/upgraded G3 downhill track
Red Dots	existing sections to be retired


Makara Road
145
135
129
127C
2/127
125A
123
124
119
127A
125
111
109
107
10
5
7
31
Buxton
4
28
26
Paddington Grove
33
23
31
25
29A
27
12
19
19
117

FORWARD PROGRAMME

Kōrero taunaki

Summary of considerations

Purpose

1. This report provides the Forward Programme for the Pūroro Rangaranga | Social, Cultural and Economic Committee for the next two meetings.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☐ Sustainable, natural eco city ☐ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☐ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☐ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	Not applicable.

Financial considerations

☒ Nil	☐ Budgetary provision in Annual Plan / Long-term Plan	☐ Unbudgeted $X

Risk

☒ Low	☐ Medium	☐ High	☐ Extreme

Author	Sean Johnson, Democracy Team Leader
Authoriser	Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend that Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Receive the information.

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

Whakarāpopoto

Executive Summary

2. The Forward Programme sets out the reports planned for Pūroro Rangaranga meetings in the next two meetings that require committee consideration.

3. The Forward Programme is a working document and is subject to change on a regular basis.

Kōrerorero

Discussion

4. Thursday 3 March 2022
   - 10 Year Māori Strategy (Chief Māori Officer)
   - Sustainable Food Network (Chief Customer and Community Officer)
   - Our Capital Spaces Strategy Review: Scope (Chief Customer and Community Officer)
   - Mount Victoria Bowling Club (Chief Customer and Community Officer)
   - Regional Economic Development Plan (Chief Strategy and Governance Officer)

5. Thursday 7 April 2022
   - ASB Sports Centre re-naming (Chief Customer and Community Officer)
   - Report back on consultation of Wellington Town Belt and reserve trading and event sites (Chief Strategy and Governance Officer)
   - Trails Wellington mountain bike track in Matairangi (Chief Customer and Community Officer)

Attachments
Nil

ACTIONS TRACKING

Kōrero taunaki

Summary of considerations

Purpose

1. This report provides an update on the past actions agreed by the Pūroro Rangaranga - Social, Cultural and Economic Committee at its previous meetings.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☐ Sustainable, natural eco city ☐ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☐ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☐ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	Not applicable.

Financial considerations

☒ Nil	☐ Budgetary provision in Annual Plan / Long-term Plan	☐ Unbudgeted $X

Risk

☒ Low	☐ Medium	☐ High	☐ Extreme

Author	Sean Johnson, Democracy Team Leader
Authoriser	Kym Fell, Chief Customer and Community Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Receive the information.

Whakarāpopoto

Executive Summary

2. This report lists the dates of previous committee meetings and the items discussed at those meetings.
3. Each clause within the resolution has been considered separately and the following statuses have been assigned:
   - In progress: Resolutions with this status are currently being implemented.
   - Complete: Clauses which have been completed, either by officers subsequent to the meeting, or by the meeting itself (i.e., by receiving or noting information).
4. All actions will be included in the subsequent monthly updates but completed actions will only appear once.

Takenga mai

Background

5. At the 13 May 2021 Council meeting, the recommendations of the Wellington City Council Governance Review (the Review Report) were endorsed and agreed to be implemented.
6. The purpose of this report is to ensure that all resolutions are being actioned over time. It does not take the place of performance monitoring or full updates. The committee could resolve to receive a full update report on an item if it wishes.

Kōrerorero

Discussion

7. Of the 11 resolutions of the Pūroro Rangaranga | Social, Cultural and Economic Committee in November 2021:
   - 10 are complete.
   - 1 is in progress.
8. 34 in progress actions were carried forward from the last action tracking report. Of these:
   - 3 are complete.
   - 31 are still in progress.
9. Further detail is provided in Attachment One.

Attachments

Attachment 1. Actions Tracking - February

Date	Meeting	Item	Clause	Status	Comments
Wednesday, 2 June 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.3 City Housing Financial Sustainability	6. Agree to the following: a) Note that it is estimated that approximately 80% of city housing tenants would be eligible for IRRS if it was available b) Note that the Council is disappointed that the Government did not commit to implementing IRRS for City Housing tenants in budget 2021 given the long standing importance of this to tenant welfare and to the ongoing sustainability of City Housing. c) Instruct the Mayor and the CEO to write to the Minister of Housing and the Minister of Finance seeking to enter into formal negotiations to amend the Deed of Grant between the Council and the Crown including, but not limited to providing that IRRS is available for City Housing tenants. d) Agree that the reply to the letter to the Minister is formally tabled at the next available Council committee meeting after it is received. e) Instruct officers to commence work in parallel on items (i – iv) below for an initial report back to the Committee in September 2021 and to provide further reports to Committee on a quarterly basis: i) Establish a CHP (new entity) to enable tenants to access the IRRS and substantially address the operating deficit (subject to public consultation) ii) Negotiate with the government for the CHP to receive immediate access to the IRRS for all current, eligible tenants, rather than only for new tenants as properties turn over (current government policy settings) iii) Establish a sustainable financing model to fund the CHP's housing upgrade and asset maintenance requirements which may be another new entity (e.g. an SPV), or other arrangement, depending on subsequent decisions about the CHP structure (subject to public consultation) iv) If required, commit to provide a one-off capital injection to set the CHP (or SPV) up on a sustainable long-term footing, the size of which will depend on the terms of access to the IRRS and the financing terms available to the CHP or SPV (subject to public consultation) (v) Fund City Housing's operating deficit and capital shortfall through debt and City Housing cash reserves until the CHP is operational (up to three years)	6a-6d: Complete 6e: In progress	Next paper to the LTP/AP Committee is a draft consultation document, including LTP amendment, for Committee to consider prior to audit completion. The consultation material will cover the options available to the Council in the event that Crown support is not available to the Council. A further paper on more detailed aspects of CHP design will be provided to Social and Cultural Commitee in May.

			(vi) Provide advice in the report on if Council assets have been transferred to a community housing provider and should there be any change to that CHP where the assets are no longer required, these will be transferred back to council or council will have for first right of refusal.		
Wednesday, 2 June 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Affordable Housing Supply and Development	4. Agree that officers will report back to Pūroro Āmua | Planning and Environment Committee in October 2021 with further advice on: a. An updated position on the Housing Acceleration Fund b. Progress on discussions with HUD and KO on how we can deliver more affordable housing supply at scale and pace.	In progress	Update on programme will be reported back to Pūroro Āmua Planning and Environment in February 2022, it was agreed at the chairs' meeting to push this to Feb 2022 when we will have greater clarity on wider development programme and approach with KO.
Wednesday, 2 June 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Affordable Housing Supply and Development	9. Agree that Build Wellington will progress with further assessment and feasibility on the potential for development, under a joint venture approach, of the five sites identified for divestment under the Strategic Housing Investment Plan (SHIP) that have capacity for redevelopment.	In progress	Update on programme will be reported back to Pūroro Āmua Planning and Environment in February 2022, it was agreed at the chairs' meeting to push this to Feb 2022 when we will have greater clarity on wider development programme and approach with KO.
Wednesday, 2 June 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Affordable Housing Supply and Development	10. Agree, that subject to agreement of recommendation 9, officers engage early with Ngāti Toa Rangatira and Taranaki Whānui ki Te Upoko o te Ika on opportunities to undertake a joint venture approach to redevelopment.	In progress	Update on programme will be reported back to Pūroro Āmua Planning and Environment in February 2022, it was agreed at the chairs' meeting to push this to Feb 2022 when we will have greater clarity on wider development programme and approach with KO.
Tuesday, 22 June 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Cemeteries Management Plan	6. Note that options for non-perpetual plots will be reported back to Council for approval within the next three years.	In progress	
Thursday, 5 August 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.1 Wellington College Artificial Sportsfield Partnership	2. Agree to the extension of the current Funding Deed for Wellington College Artificial Sportsfield.	Complete	
Thursday, 5 August 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.1 Wellington College Artificial Sportsfield Partnership	3. Agree to the allocation of up to $150,000 plus GST if applicable of Sportsville Partnership funding, subject to final negotiations, to Wellington College for the installation of a new artificial sports field.	Complete	
Thursday, 5 August 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.1 Wellington College Artificial Sportsfield Partnership	4. Agree to a contribution of up to 50% of the lighting upgrade costs within the term of the 10-year extension, timing and costs to be confirmed in the Funding Deed.	Complete	

Thursday, 2 September 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Pōneke Promise safety initiatives	5. Agree that Council officers approach DCM, Take Ten, the Ministry of Social Development, the Ministry of Housing and Urban Development, Kainga Ora, Capital and Coast District Health Board and the tertiary institutions and students' associations in Wellington with a view to them becoming partners. Note that this is not an exhaustive list. It is anticipated that other appropriate organisations may wish to become partners over time, the Council will encourage this.	In progress	We have partnered with DCM and are continuing conversations with the other organisations about involvment.
Thursday, 2 September 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Pōneke Promise safety initiatives	6. Note that for public sector agencies, the provision of agreed actions, services, resourcing and/or funding should form part of the relevant MOU.	In progress	Conversations are continuing as above.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.1 Reserves Act 1977: Stormwater Attenuation Easement - 33 Ladbrooke Drive, Newlands (Waihinahina park - In Memory of Dennis Duggan)	2. Agree to grant an easement in perpetuity over land at Waihinahina Park - in Memory of Dennis Duggan, being part of Lot 2 DP 303502 (ROT 14039), pursuant to s48 of the Reserves Act 1977.	In progress	Currently waiting for detailed designs from applicant.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	2. Note, following direction by Pūroro Rangaranga in June, officers are pursuing two parallel tracks to resolve City Housing's financial sustainability challenges, including: a. direct discussions with the Crown seeking opportunities to partner in new social housing supply and Crown financial support for City Housing (particularly access to the Income Related Rent Subsidy (IRRS)) to resolve City Housing's financial sustainability challenges b. beginning design work to establish a new Community Housing Provider (CHP) c. Note the community requests for the Income Related Rent Subsidy (IRRS) for Wellington City Council tenants and agree to make further representations to Government to share these views.	In progress	Next report back will be a paper to LTP/AP committee on draft consultation material and LTP amendment, for the committee to consider prior to audit competion. The consultation material will cover the options available to the council in the event that Crown support is not available to the Council. Officers are continuing to work actively with central government on options for potential crown support. A further paper on detailed aspects of CHP design will be provided to the Social and Cultural Committee in May.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	5. Note that following this meeting, officers are actively working with the Ministry of Housing and Urban Development (HUD) and Kāinga Ora to consider ways in which the Crown and Council may work together to resolve City Housing's financial situation (Crown Support Option)	In progress	As above.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	6. Note that there is currently no certainty about if or when a decision on the Crown Support Option would be made by the government	In progress	As above.

Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	7. Note that, given the limited time between now and 2022/23, the two workstreams (discussions with the Crown and CHP design) need to continue to progress in parallel	In progress	As above.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	8. Agree that the following prioritised objectives will guide analysis of options, including determination of a preferred option, across the two parallel workstreams: a. Tenant wellbeing: Improve the rental affordability and social outcomes for existing and future social housing tenants b. Financial sustainability: Return the social housing service and portfolio to a stable, long-term financial footing, while minimising any adverse impact on the Council's financial position and/or borrowing capacity c. Increase supply: Increase the supply of social housing in the Wellington region d. Housing upgrades: Meet the Council's commitment under the Deed of Grant to deliver the second half of the upgrade programme and meet its $180m share of the cost e. Partnerships: Create opportunities for community partnership in the delivery of social housing and other services and housing development f. Feasibility: Ensure the solution is feasible to deliver and implement in the short-term g. Flexibility: For CHP options only, provide Council with flexibility to adjust the design of the CHP in the future, subject to the CHP's performance, or to take advantage of future opportunities	In progress	Objectives will be included for consultation as part of the SCP process run during the Annual Plan
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	9. Note that, in designing a CHP, the Council needs to make five key decisions: i. What kind of legal entity should the CHP be – this determines its ownership and governance arrangements, and the Council's role in governance ii. Should the Council transfer housing assets to the CHP – this determines the extent to which the CHP can pursue new supply and redevelopment objectives and the Council's ownership of the portfolio iii. Aside from housing assets, should the Council provide the CHP with an upfront capital injection – this determines the pace at which it can advance the upgrade work and pursue new supply and redevelopment objectives	In progress	Next report back on further detailed CHP design will be in May 2022.

			iv. What services should the CHP provide – this determines whether the CHP only provides tenancy services and manages minor/reactive repairs or whether it also manages major property maintenance and upgrades. A CHP could also offer an expanded range of support services by tendering for government social service contracts v. How will the CHP finance the housing upgrade programme – this determines whether the CHP finances the upgrades directly using its own balance sheet, or whether it uses the Council's balance sheet, or finances the programme via an alternative off-balance sheet financial arrangement		
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	10. Note that this paper seeks decisions on questions i-iv. and that question v. will be brought back to the Committee for consideration, along with further advice, in May 2022	In progress	Next report back on further detailed CHP design will be in May 2022.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	11. Note officers have developed three shortlisted CHP options and assessed these against the objectives in Recommendation 8: a. Option 1 ("Maximum" CHP): Independent community-owned trust (or limited partnership or company), with full asset transfer, no additional capital injection, and a full-service offering (not officer preferred) b. Option 2 ("Intermediate" CHP): Independent community-owned trust (or limited partnership or company), with leasehold assets, "medium" capital injection, and a transition to a full-service offering (with Option 2 – independent community-owned trust (Option 2 – ICT) as officer preferred) c. Option 3 ("Minimum" CHP): Independent community-owned trust (or limited partnership or company), with leasehold assets, "low" capital injection, and limited service offering (not officer preferred)	In progress	Next report back on further detailed CHP design will be in May 2022. Option 2 "intermediate CHP" will be included in the consultation process as the Council's preferred CHP model.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	12. Agree that Option 2 – ICT is the Council's preferred CHP option, on the basis that it best meets the prioritised objectives set out in Recommendation 8	In progress	Will be included for consultation (along with rates/debt option and non-preferred CHP options) through the SCP run with the Annual Plan. Draft consultation material will come to AP/LTP committee in March 2022.

Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	13. Agree to consult through a Special Consultative Procedure (with a consultation document and corresponding LTP amendment) as part of next year's Annual Plan, on the reasonably practicable options to address City Housing's financial sustainability, being: a. Three shortlisted CHP options set out in Recommendation 11 above (with Council preference indicated for Option 2 – ICT) b. Fully funding the operating deficit through rates and debt funding the capital programme	In progress	Will be included for consultation (along with rates/debt option and non-preferred CHP options) through the SCP run with the Annual Plan. Draft consultation material will come to AP/LTP committee in March 2022.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	14. Note the proposals for consultation will note that: a. Feedback is being sought on the public's preferred way forward if the Crown does not provide support or if the Crown Support Option is insufficient to return the portfolio to a financially sustainable footing b. If, following completion of the consultation process, the Crown does provide support, then further consultation may occur, if required, in relation to the Crown Support Option	In progress	As above.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	15. Note that all options, including options under discussion with the Crown, are likely to require either amendment to the Deed of Grant or approval under the Deed of Grant	In progress	
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	16. Direct officers to report back to the AP/LTP Committee by March 2022 with the following: a. Consultation document, Statement of Proposal (and corresponding LTP amendment) and engagement programme for review, prior to audit of the consultation material	In progress	Paper to AP/LPT committee with draft consultation material in March 2022.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 City Housing sustainability: CHP design options	17. Direct officers to report back to Pūroro Rangaranga by May 2022 with further detailed CHP design advice on: a. CHP governance arrangements, including partnership opportunities (further detail on question i) b. Source, form and timing of CHP capitalisation (further detail on question iii) c. Design of a ring-fenced major maintenance fund (further detail on question iv) d. Options to finance the upgrade programme (question v) e. CHP registration process and requirements f. A CHP transitional support package that will meet the Council's financial commitments under the Deed of Grant and provide early support for the CHP while the IRRS revenue stream increases over time.	In progress	Next report back on further detailed CHP design will be in May 2022.
Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.3 Economic wellbeing strategy - engagement approach	3. Agree to Option 2: Co-creation of draft strategy – the co-creation approach of developing the draft Economic Wellbeing Strategy as outlined in the report.	In progress	A paper seeking approval to consult is scheduled to go to the Te Kaunihera o Pōneke | Council meeting on 24 February 2022.

Thursday, 7 October 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.3 Economic wellbeing strategy - engagement approach	4. Note that officers will bring a co-created draft Economic Wellbeing Strategy to the December committee meeting.	In progress	A paper seeking approval to consult is scheduled to go to the Te Kaunihera o Pōneke | Council meeting on 24 February 2022. This has been rescheduled due to the heavy workload of the committee in December.
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.4 Easement for telecommunication purposes over Council reserve - Carter Park and Centennial Reserve, Maupuia	3. Instruct officers to finalise the terms and conditions of the easement which will be broadly similar to the terms and conditions in the existing easement to Telecom.	In progress	
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Report of the Kāwai Whakatipu | Grants Subcommittee Meeting of 13 October 2021	1. Agree to bring forward $100,000 of allocated funding for Wellington Tennis Inc from the 2022-23 financial year and allocate from the 2021-22 Sports Partnership Fund budget	In progress	Underway.
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Trails Wellington New Track Proposal for Matairangi/Mount Victoria	2. Agree that Council publicly consult on the proposal to build a new mountain bike track in Matairangi/ Mount Victoria (outlined in Attachment 1).	In progress	Consultation opening on the 24th of January.
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Trails Wellington New Track Proposal for Matairangi/Mount Victoria	3. Agree that hearings will be held on the track proposal if this is requested by submitters	In progress	Hearings likely to be in March following submissions in Jan & Feb.
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.5 Trails Wellington New Track Proposal for Matairangi/Mount Victoria	4. Agree that officers will return to the committee to report back on submissions and with recommendations on the track proposal.	In progress	Officers planning to return to committee in April, following consultation.
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.6 Trading and events in public places policy	3. Agree to adopt the new Trading and Events in Public Places Policy 2021 and revoke the Footpath Management Policy (2007) and Trading in Public Places Policy (2006).	In progress	Policy due to take effect July 1 2022 - still working with old policies until then
Tuesday, 2 November 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.6 Trading and events in public places policy	4. Agree to authorise public consultation on the revised “pre-approved” trading and event activities for the identified Wellington Town Belt and reserve sites (as set out in Attachment three).	In progress	Currently consulting from Nov 29-Feb 11 2022. Due to report back in April.

Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.1 Notice of Motion - City Housing	1. Agree that City Housing investigates the following possible interim steps: a. Amend the criteria for the Affordable Rent Limit Subsidy (ARL) to ensure all eligible tenants benefit from it, including by taking into account the impact of the ARL on the level of Accommodation Supplement b. Rates fund the top up to the ARL fund c. Create a discretionary hardship fund for tenants living in material hardship d. Freeze all rent increases for 2022 e. Translate the Tenants Welcome Pack, Tenant Newsletter and all formal communication regarding tenancy changes of upcoming changes in the operation of City Housing into Te Reo Māori, Arabic, Tamil, Farsi, Mandarin/Cantonese, Spanish, Samoan, Russian, Cambodian and Hindi.	Complete	Advice on these measures is provided for the 3 Feb Committee meeting.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Te Kopahou Track Network Plan	1. Receive the information.	Complete	The committee formally received the information in the relevant report.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Te Kopahou Track Network Plan	2. Adopt the Te Kopahou Track Network Plan (Attachment 1) and associated implementation plan (Attachment 2).	Complete	This action is complete on the resolution being carried
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Te Kopahou Track Network Plan	3. Note that the plan will be implemented over 15 years (2023-2038). The plan is not currently funded, and proposals for funding will be put forward for the 2023/2024 Annual Plan and subsequent Long-Term Plan (2024/2034). Attachment 2 outlines timeframes that will enable existing capital and operational funding priorities to remain in place while making progress on delivery of the Te Kopahou Track Network Plan over time and subject to new funding.	Complete	The information was noted by the committee.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Te Kopahou Track Network Plan	4. Note that there are opportunities for external funding and volunteer partnerships to implement the plan.	Complete	The information was noted by the committee.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.2 Te Kopahou Track Network Plan	5. Recommend that the Pūroro Maherehere | Annual Plan/Long-term Committee: a. Agree to increase the capital budget for 2022/2023 by $200,000 which would enable the investigation, route selection and specialist assessment reports for a number of the new tracks (the ones listed as first priority in the Implementation Plan) and the improvements to the Skyline walkway route (4 & 5).	In progress	The mechanism for this is the annual plan for 2022/2023

Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.3 Forward Programme	1. Receive the information.	Complete	The committee formally received the information in the relevant report.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	2.4 Actions Tracking	1. Receive the information.	Complete	The committee formally received the information in the relevant report.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Report of the Kāwai Whakatipu | Grants Subcommittee Meeting of 1 December 2021	1. Approve the criteria for the Living Wage for Events Fund, and	Complete	The Committee formally approved the criteria for the Living Wage for Events Fund.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Report of the Kāwai Whakatipu | Grants Subcommittee Meeting of 1 December 2021	2. Note the processes for administering the fund, and	Complete	The information was noted by the committee.
Thursday, 2 December 2021	Pūroro Rangaranga | Social, Cultural and Economic	3.1 Report of the Kāwai Whakatipu | Grants Subcommittee Meeting of 1 December 2021	3. Delegate the power to make grant decisions for the Living Wage for Events Fund to the Chair of the Kāwai Whakatipu | Grants Subcommittee in consultation with the Chair of Pūroro Rangaranga | Social, Cultural and Economic Committee, when a decision is required between scheduled meetings.	Complete	