

**RECESS COMMITTEE  
AGENDA**

**MONDAY 23 DECEMBER 2013**

**AT 9.30AM**

**IN COMMITTEE ROOM 2, CIVIC OFFICES, 53 HEREFORD STREET**

**Council:** The Mayor, (Chairperson).  
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline Cotter, David East, Jamie Gough,  
Yani Johanson, Ali Jones, Raf Manji, Glenn Livingstone, Paul Lonsdale, Tim Scandrett and  
Andrew Turner

<b>Principal Advisors</b>	<b>Committee Advisor</b>
Michael Aitken, General Manager Community Services Tel: 941 8534	Tracey Hobson Tel: 941-5219

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**PART B - REPORTS FOR INFORMATION**

**PART C - DELEGATED DECISIONS**

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(1.) **APOLOGIES**

(2.) **DECLARATION OF INTEREST**

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.

(3.) **EXEMPTION OF GREENSPACE FACILITIES FROM THE EARTHQUAKE PRONE BUILDING POLICY**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager, Community Services Group	N	
<b>Officer responsible:</b>	Facilities Rebuild Portfolio Manager	N	
<b>Author:</b>	Matt Cummins, Programme Manager Facilities Rebuild	Y	03 941 8236

1. **PURPOSE OF REPORT**

1.1 This report requests that the buildings specified in **Attachment 1** be exempted from the Council's current policy on the closure of earthquake-prone buildings and that notice be placed at the entrance and exits of each facility as to their status.

2. **EXECUTIVE SUMMARY**

2.1 The Facilities Rebuild Team (FRT) has undertaken Detailed Engineering Evaluations (DEE's) on the Greenspace building portfolio. The majority of DEE assessments have now been finalised. This has resulted in a list of assets identified as being below 34% NBS - the threshold which the Council has agreed to as a requirement for buildings to remain open.

2.1.1 Staff have identified buildings that Council could consider exempting from the current closure policy on the basis that they are not considered dangerous to occupy, (i.e., no critical structural weaknesses / no brittle collapse risk / minimal earthquake damage).

2.1.2 The buildings generally include toilet blocks, pavilions, barns and garages. Many are occasional / low use facilities.

2.1.3 Further reviews of the buildings have been undertaken to interpret the engineers findings and to assess whether it may be possible to keep buildings open on a short term basis until a more permanent strengthening or replacement solution is identified.

2.1.4 The team is obtaining concept drawings and cost estimates for strengthening to a target of 67% of the Building Code, as per the Council's earthquake-prone building policy.

2.1.5 A report is currently being drafted which will recommend solutions to repair, strengthen or rebuild Greenspace assets. This will be brought to the Council early in the New Year. A set of criteria is being established to prioritise and guide appropriate remedial work on individual assets.

2.1.6 The list of buildings which Greenspace and Facilities Rebuild Teams are seeking to have exempted from the Earthquake-prone Building Policy is included in **Attachment 1**.

### 3. BACKGROUND

- 3.1 A report was provided to the Council at the 6 December 2012 Council meeting, which sought to change the Council's Occupancy Approach. After consideration and debate, the Council chose not to make the change to the occupancy of our non-housing buildings as recommended at that time.
- 3.2 As a result of a Notice of Motion presented at the 28 February 2013 Council meeting, a change was effected to the occupancy of our social housing buildings which lowered the threshold to 17% New Building Standard (NBS) if a building had not sustained significant damage and did not contain a brittle collapse risk.
- 3.3 Both of these two changes (the former change was proposed but lost and the latter change was passed) effectively lowered the threshold for occupancy of Council-owned buildings.
- 3.4 Further to that, the Council requested information on other buildings that might be able to be opened but that did not meet the 34% NBS threshold. To that end, at a meeting on 27 June 2013, the Council exempted the following buildings from closure on the basis that they had not sustained significant damage and did not contain a brittle collapse risk:
- (i) Duvauchelle Hall
  - (ii) Okains Bay Community Hall
  - (iii) Harewood Community Hall
  - (iv) Risingholme Workshop Building
  - (v) Little Akaloa Community Hall
  - (vi) Pigeon Bay Community Hall

### 4. COMMENT

- 4.1 It should be noted that if a decision is made to exempt the buildings in **Attachment 1** from closure, then, service checks and health and safety checks will be undertaken to ensure the buildings are fit for continued use.

### 5. FINANCIAL IMPLICATIONS

- 5.1 If these facilities were to close, the provision of less satisfactory temporary solutions (porta loos / containers) would be a cost to the Council. Exemption from closure avoids this cost.
- 5.2 A small cost will be incurred to prepare and erect signage on these facilities but the cost is expected to be minimal from within approved budgets.

### 6. STAFF RECOMMENDATION

- 6.1 It is recommended that the Council exempt the buildings specified in **Attachment 1** from the Council's current policy on the closure of earthquake-prone buildings and that notice is placed at the entrance and exits of each facility as to their status.

**Attachment 1 – List of Buildings Proposed for Exemption**  
*(note, CSW – Critical Structural Weakness)*

<b>Asset Type</b>	<b>Location</b>	<b>% New Building Standard</b>	<b>Notes</b>
Amenities building	Harewood nursery	29%	No major damage identified or CSW
Barn	Heritage park Little River	15%	No major damage identified or CSW
Dairy unit	Styx river esplanade reserve	7%	No major damage identified or CSW
Double garage and carport	Styx river reserve living laboratory	24%	No major damage identified or CSW
House (pony house)	Sumnervale reserve	19%	No major damage identified
Pavilion/toilets	Hoon Hay park	19%	No major damage identified or CSW
Pavilion/toilets	Bromley park	21%	No major damage identified or CSW
Pavilion/toilets	Bower park	19%	No major damage identified or CSW
Pavilion/toilets	Malvern park	20%	No major damage identified or CSW
Pavilion/toilets	Somerfield park	32%	No major damage identified or CSW
Pavilion	Hillsborough domain	23%	No major damage identified or CSW
Pavilion	Macfarlane park	29%	No major damage identified or CSW
Pavilion/shelter (polo)	Hagley park south	17%	No major damage identified or CSW
Shed	Wycola park	20%	No major damage identified or CSW
Shed/office/toilet	Waimairi cemetery	11%	No major damage identified or CSW
Three bay garage	Hagley park north	21%	No major damage identified or CSW
Toilets	Edmonds Garden	11%	No major damage identified or CSW
Toilets	Macfarlane park	29%	No major damage identified or CSW
Toilets	Purau recreation ground (sits within legal road)	25%	No major damage identified or CSW
Toilets/shelter	Memorial park cemetery	29%	No major damage identified or CSW
Toilet/changing rooms	Broad park	12%	No major damage identified or CSW