

## **COMMUNITY COMMITTEE AGENDA**

**15 APRIL 2014**

**AT 9AM**

**IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET**

**Committee:** Councillor Yani Johanson (Chairperson),  
Councillors Ali Jones (Deputy Chairperson)  
Vicki Buck, Jimmy Chen, Phil Clearwater, Paul Lonsdale, Tim Scandrett, Andrew Turner

**Transitional Manager  
Facilities and Infrastructure Rebuild**  
Kevin Locke  
Tel: 941-8235

**Acting General Manager  
Community Services**  
Carolyn Robertson  
Tel: 941-7841

**Committee Adviser**  
Tracey Hobson  
Tel: 941 5219

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

**PART B - REPORTS FOR INFORMATION**

**PART C - DELEGATED DECISIONS**

### **INDEX**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
PART C 1.	APOLOGIES	1
PART C 2.	DECLARATION OF INTEREST	1
PART B 3.	DEPUTATIONS BY APPOINTMENT	1
PART A 4.	FACILITIES REBUILD PORTFOLIO: MONTHLY STATUS UPDATE	3
PART A 5.	FACILITIES REBUILD: NORTH BEACH COMMUNITY CRECHE	69
PART C 6.	HERITAGE INCENTIVE GRANT APPROVAL, 'TANGLEWOOD' 239 MIDDLE ROAD, PIGEON BAY	73
PART C 7.	HERITAGE INCENTIVE GRANT APPROVAL, WOODS MILL, 14 WISE STREET, ADDINGTON	79
PART A 8.	APPROVAL FOR AN EXTENSION OF TIME TO UNDERTAKE WORK ASSOCIATED WITH A HERITAGE INCENTIVE GRANT, 236 TUAM STREET, MCKENZIE & WILLIS BUILDING	87
PART A 9.	CENTRAL CITY LANDMARK HERITAGE GRANT – RECOMMENDATIONS FOR 2013/14	89
PART B 10.	AQUATIC FACILITIES PLAN 2014 REVIEW	95



**COMMUNITY COMMITTEE 15. 4. 2014**

- 1. APOLOGIES**
- 2. DECLARATION OF INTEREST**
- 3. DEPUTATIONS BY APPOINTMENT**



#### 4. FACILITIES REBUILD PORTFOLIO: MONTHLY STATUS UPDATE

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services,		
<b>Officer responsible:</b>	Facilities Rebuild Portfolio Manager	Yes	941 8948
<b>Author:</b>	Darren Moses		941 8948

##### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 To provide a monthly update on both programme and projects within the Facilities Rebuild Portfolio (FRP). This update has been provided to the Committee and Council monthly for the past 18 months.

##### 2. EXECUTIVE SUMMARY

- 2.1 Following the 2010-2011 Canterbury earthquakes, the Council embarked on a major programme to look at the future of the 1600 residential and non-residential buildings it owns. Of these, approximately 600 buildings are Social Housing, leaving approximately 1000 buildings for this Committee to consider. The Facilities Rebuild Plan provides a framework for decision making about the work that will be carried out on all the buildings in the programme.
- 2.2 In September 2012, the Council identified the TOP 30 priority facilities for funding, further investigations and, where possible, repairs. Repairs have already been completed on some of these buildings but also on facilities that are not in the Top 30. A status update on those projects prioritised into the Top 30 can be found in **Attachment 1**.
- 2.2.1 Council resolved on 19 December 2013 to "request a Council workshop in early 2014 on the Facilities Rebuild programme including the Top 30 facilities as previously prioritised by the Community Boards to re-discuss the priorities." This workshop date has yet to be set, may result in a new, 2014 set of priorities being promoted.
- 2.3 This information report provides a monthly programme update on some key FRP activities for reporting from February 2014 to mid March 2014.

##### 3. BACKGROUND

- 3.1 The team are currently working on three work packages from the prioritised work programme. This comprises 107 buildings. A programme dashboard, including TOP 30 Work Package 1, Work Package 2 (WP2) and Work Package 3 (WP3) can be found in **Attachment 3**.
- 3.1.1 The programme is focused on ensuring that the team are targeting resources on getting closed buildings open and demolished facilities rebuilt as a first priority. This will align with the expectations of our community. Over time, all the open buildings in the programme will require an insurance claim and minor repairs completed and these will be progressed as a second priority.
- 3.2 The programme is focused on ensuring that the team are targeting resources on getting closed buildings open and demolished facilities rebuilt as a first priority. This will align with the expectations of our community. Over time, all the open buildings in the programme will require an insurance claim and minor repairs completed and these will be progressed as a second priority.
- 3.3 A full summary of the buildings in the Heritage category of the programme can be found in **Attachment 2**.

## 4 Cont'd

### 4. COMMENT

- 4.1 Any decision on accepting insurance settlements will be bought back to Council for approval.
- 4.2 The Council has approved the demolition of Heathcote Voluntary Library and the Community Centre. The community will be consulted before any decisions are made on the site for the new community centre. The final decision on the design detail of the new Heathcote Community Centre facility will be made by the Community Board.
- 4.3 The Council has approved that a working party is established to look at options for a new Riccarton Community Facility to replace the current damaged community centre.
- 4.4 Work continues on design and funding options for the new Sumner Community facility.

### 5. FINANCIAL IMPLICATIONS

- 5.1 The building assessment work required to inform the Facilities Rebuild Plan is initially Opex funded by the Council, however, where a building's structure is damaged and a legitimate successful insurance claim is processed, the Council will recoup these costs from insurance as a legitimate policy entitlement. This work includes Project Management, DEE assessments and consultant engineers undertaking damage assessments. Typically all work leading up to the preparation of a Council report is an Opex cost to council.
- 5.2 Funding for the repair and rebuild of buildings, (delivery phase) which is a cost to Council, is provided either by the Infrastructure and Facilities Betterment allowance and/or the business owners Renewals and Replacements budget. No specific budget exists in the TYP to support non insurance funded work. The current balance of the Infrastructure and Facilities Betterment allowance is \$56M. Applications to use this fund are made on a case by case basis with the approval of the Council. To date, the FRP projects have accessed 10% of the total drawdown.
  - 5.2.1 In the absence of a global settlement of the FRP assets, projects will continue to be presented to Council for funding requests on a building by building basis, which parallels the nature of the insurance claims process. Ideally, a single budget which is committed to a finite number of prioritised projects would increase the portfolio wide cost exposure to Elected Members.

### 6. STAFF RECOMMENDATION



- 6.1 It is recommended that the Community Committee receive the information in this report.

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update


**Glossary of terms:**

- **Assessment of position (AOP):** Councils response to the Loss Adjuster.
- **Damage assessment (DA):** Work to identify all of a building's earthquake damage and its associated cost to repair.
- **Level Survey:** A check to see if the building has settled off level as a result of a quake.
- **Loss Adjusting Team (LAT):** Work on behalf of the Insurers to adjust our claims.
- **Offer of service (OOS):** When Council requests a cost to undertake a piece of work.
- **Statement of Position (SOP):** The Loss Adjusters response to Council.

**Community Facilities TOP 30 Buildings**


<p><b>Fendalton Community Centre</b></p> <hr/> <p><b>Building Status: RE OPENED</b>  <b>DEE Result: 50%</b>                  Damage assessment complete and agreement by Insurer is imminent.                  Remaining repair work to be scheduled.</p>	
<p><b>Sydenham Pre School (Crèche)</b></p> <hr/> <p><b>Building Status: CLOSED</b>  <b>DEE Result: 8% NBS – Level 5 September 2012</b></p> <hr/> <p><b>Total Sum Insured: \$324,205</b>  <b>Indemnity: \$138,945</b></p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• Following a recent review of the damage assessment the, insurance company have revised their estimate for EQ damage to \$28,611.00</li> <li>• Costs to strengthen to 34% and 67% of the New Building Standard (NBS) were completed last year and were estimated be the same at \$83,500. Market inflation since then has increased the cost of strengthening by approx 10% to \$92,000.</li> <li>• Available options are being discussed and compiled.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Presenting options to Spreydon Heathcote Community Board in April - recommendation to Community Committee / Council will follow.</li> </ul>	


Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>Riccarton Community Centre</b> (Also See – Riccarton Voluntary Library)</p>	
<p><b>Building Status: PART OPEN</b> <b>DEE Result:</b> 2% (Original Building) 5% (1960 Building) 100% (1968 Building)</p>	
<p><b>Total Sum Insured \$1,828,421</b> <b>Indemnity \$706,398</b></p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• The foyer, toilets and boardroom including rear kitchen area opened in June.</li> <li>• Council are still awaiting an updated SOP from insurers.</li> <li>• On 11<sup>th</sup> February the Community Committee requested staff work with the Community Board to explore all options for the future of this facility.</li> <li>• On 21<sup>st</sup> March the Community Committee recommended that further work continue on options 2,4 and that a possible option 5 be investigated, being the potential for a public / private partnership involving development of the existing site.</li> <li>• In addition, the Committee recommended that a working group be appointed in conjunction with the Riccarton Wigram Community Board.</li> <li>• Council are due to hear these recommendations on 27<sup>th</sup> March 2014.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Continue to track the issue of the insurer’s SOP following their Damage Assessment. Target insurance resolution has been pushed out by the Insurer. These reports are expected late March 2014</li> <li>• Awaiting strategic direction regarding future of site, subject to a working party via the Riccarton Wigram Community Board.</li> <li>• Staff to report back to the Community Committee, with options, within the next three months.</li> </ul>	



Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>South Brighton Community Centre</b></p>	
<p><b>Building Status:</b> <b>TRANSITIONAL FACILITY - OPEN</b> Transitional facility opened on the 8<sup>th</sup> November 2013 <b>DEE Result:</b> 100% NBS</p>	

<p><b>Risingholme Community Centre Craft Rooms</b></p>	
<p><b>Building Status:</b> <b>RE OPENED</b></p>	
<p>DEE: 17.5% NBS</p>	

<p><b>Hei Hei Community Centre</b></p>	 <p><small>Photograph 1: South (front) and East (side) Elevations</small></p>
<p><b>Building Status:</b> <b>CLOSED</b> <b>DEE Result:</b> NBS 1% Level 5 17/12/12)</p>	
<p>Total Sum Insured \$1,305,879 Indemnity \$316,318</p>	

<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>On 3<sup>rd</sup> and 4<sup>th</sup> October 2013, Council approved the repair and strengthening of Hei Hei Community Centre to 100% of the new building standard, in advance of the insurance settlement. Funding to the value of \$575,880 was approved from Improvement Allowance borrowing.</li> <li>Lead design consultants were appointed in February 2014 and concept design review is underway and should be completed early April.</li> <li>As agreed, the project manager and council staff attended the Hornby workers meeting at which the president of the Gilberthorpes residents association was present and a full briefing on the status of this project was given. Staff agreed to reconvene with the residents association prior to construction works starting.</li> <li>Estimated project completion end of 2014. Council officers are aware of the urgency to re-open this facility and will do everything possible to shorten this timeframe.</li> <li>This project is on track.</li> </ul>
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>The Loss Adjustors have completed a scope and costing to repair cosmetic damage only at \$7,170 + GST. GHD are reviewing this and are to advise any items that may potentially be added to scope as a matter of urgency.</li> <li>Completion of concept design review, and commencement of detailed design.</li> <li>The project manager will update the Riccarton / Wigram Community Board throughout the design process and advise when works are due to start on site.</li> </ul>

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

**Combined Community Facilities TOP 30 Buildings**

**Sumner Library & Community Centre & Museum**

**Building Status:**

Sumner Library: **DEMOLISHED**

Sumner Community Centre:

**DEMOLISHED**

**DEE Result: N/A**

**Sumner Library**

Total Sum Insured \$518,021

Indemnity \$183,982 (\$183,982 and demolition of \$27,813 claimed but no payment to date)

**Sumner Community Centre**

Total Sum Insured \$887,022

Indemnity \$236,771 (\$236,771 and demolition of \$68,470 claimed and agreed but only \$201,817 including \$9,367 Heritage fees paid to date)

TOTAL SUM INSURED: \$1,405,043




**Progress to date and current status:**

- A Master Schedule and Project Management Plan have been completed and approved by the Project Sponsor
- A revised brief was completed in January with revised concept plans completed 28 February. Preferred option 2 cost estimate is in a range \$8-8.5M (includes allowance for car parking off site)
- User group consultation was held on the 3 March with general support for option 2 (but without the pocket park)
- Geotechnical investigation reflected fairly good conditions underground that suit a piling design scheme. Pile depths range from 4-12m.
- Project Control Group meeting five held 24 March and number six planned for 8 May
- A presentation was made, in a seminar, to the Community Board on the 19 March with funding and consultation key issues debated
- The mobile library service continues to operate in the area.


**Next Steps:**

- Further discussions with the RSA on their involvement in the Project
- Further investigation into possible funding avenues as there is a major fund shortage between the insured sum and the estimated project cost
- Target of a report to a joint Community Board/Community Committee meeting for mid May
- Following Council approvals wider community consultation is planned for later May/June

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>Bishopdale Library and Community Centre</b></p>	
<p><b>Building Status: CLOSED</b> <b>DEE Result: 4% NBS - Level 5 October 2012</b></p>	
<p>Total Sum Insured \$3,079,101 Indemnity \$1,267,623</p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• A presentation was made, in a seminar, to the Community Board on the 24 February with overall support for option 5 “rebuild on a smaller foot print – 800m2” based on high ongoing maintenance costs of the “repair” options</li> <li>• A review was conducted by engineers of the building following the amended “occupancy delegation” policy wording approved by Council. Engineers deemed the building would have to be strengthened before being occupied</li> <li>• The Council property team are working on a simple way of presenting maintenance costs and their impact on evaluation of repair versus rebuild options. This is due to be complete by the end of March</li> <li>• The insurers have issued a settlement offer for \$130,205 (including GST) but with conditions which Council are unhappy about. These conditions are being debated by the Council insurance team</li> <li>• Council approved in June 2013 to spend \$1,248,612 (less advised insurance proceeds of \$65,000) totalling \$1,183,612 to strengthen the building to 100% NBS.</li> <li>• A total of \$500,000 is available from the Capital Endowment fund for “improvements” to this building</li> <li>• The options will be presented again in a full report to the Fendalton / Waimairi Community Board (or as a joint Community Committee meeting) mid May following completion of the above property team task above</li> </ul>	
<p><b>Next Steps:</b></p> <ol style="list-style-type: none"> <li>1. Completion of the maintenance costs impact summary from the Council Property team end of March</li> <li>2. Completion of a Council report to the Community Board for endorsement at an early to mid May meeting.</li> </ol>	

**Community Committee 15 APRIL 2014**  
**Attachment ONE- Top 30 Project Update**

<b>Linwood Library</b>	
<b>Building Status: CLOSED</b> <b>DEE Result: 25% NBS – April 2012</b>	
Total Sum Insured \$1,870,768 Indemnity \$1,212,795	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• An offer has been made by the owner of the Eastgate Mall to lease the site for car parking subject to Council demolishing the building and reforming the site into a usable car park. The details of the offer and costs to Council are being investigated by staff and will be reported back to the Community Board for endorsement when completed.</li> <li>• A temporary Library and Service Centre was opened in April as a new tenancy in the Eastgate Mall</li> <li>• Council's AOP has been submitted to the insurer with some queries answered in April 2013. The insurer has issued a confirmed SOP agreeing to a repair cost of \$146,111 (EQ damage only)</li> <li>• The LAT have offered the Council a cash settlement for \$146,111. Council are completing the associated paperwork to accept this offer.</li> <li>• Facilities Rebuild have confirmed a master plan for this Linwood area is not currently being progressed</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Complete negotiations with the insurer and obtain payment for the cash settlement offered.</li> <li>• Complete a review of the offer from the Eastgate Mall owner as noted above.</li> </ul>	

<b>Linwood Service Centre and Library Support</b>	
<b>Building Status: REPAIRED AND OPEN</b> <b>DEE Result: 34% NBS</b>	

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

**Libraries TOP 30 Buildings**

**South Library/Service Centre/Learning Centre (incl Distribution Centre)**



**Building Status: RE OPENED**

**DEE:** Temporary repairs complete, brought building to 34% NBS.

Total Sum Insured \$6,514,540

**Progress to date and current status:**

South Library re-opened late December 2012 after repairs increased it to at least 34% of the New Building Standard. Temporary Building Consent allows occupancy of building until 17 December 2015.

- Geotechnical final report received 26<sup>th</sup> February 2013. Basic foundation options for permanent solutions included in report. Settlement has affected foundation.
- Level Survey completed by CCC survey crew 12<sup>th</sup> April 2013
- Foundation Damage Assessment complete 5 July 2013

Investigations into the long term solution for this building are ongoing and will be for some time.

- Stage 1 of DA complete
- Stage 2 - foundation repair methodology complete. States cost to repair damage to floor and foundations estimated at **\$6.6 million**
- Stage 2 - Structural repair methodology underway – initial estimates are that it may cost between \$8 and \$9 million to fully repair the building to as new condition, however it should be noted that this is a rough estimate that will change as the repair methodology is refined.

This project will be completed by the Major Facilities Unit. The Major Facilities Unit (MFU) are the best team within council to scope and complete the repairs due to their expertise in re-leveling buildings and significant foundation repairs.

**Next Steps:**

- MFRU to Complete structural DAs to resolve the insurance position
- MFRU to Prepare report to Council to seek approval of long term solution


Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>Riccarton Voluntary Library (Within Riccarton Community Centre)</b></p>	
<p><b>Building Status: RE OPENED</b></p>	
<p><b>DEE: L5 – 100% (within the 1968 building)</b></p>	
<p><b>Overview of Asset:</b> The Riccarton Voluntary Library is a community service which is run by volunteers. This service is provided outside the Council's Libraries and Information network.</p> <p><b>Business Hours (17 hours/week):</b> Monday-Friday 12 noon-3pm; Saturday 10am-12 noon</p> <p><b>Progress to date:</b> See Riccarton Community Centre overview for more information</p>	
<p><b>Next Steps:</b> See Riccarton Community Centre overview for more information.</p>	


<p><b>Mairehau Voluntary Library</b></p>	
<p><b>Building Status: OPEN</b></p>	
<p><b>DEE: L5 - 85%</b></p>	

<p><b>St Martins Voluntary Library</b></p>	
<p><b>Building Status:</b> <b>CLOSED, TO BE DEMOLISHED</b></p>	
<p><b>DEE: Part demolished, Extensive EQ Damage,</b></p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>Demolition of this building was approved by Council on 29<sup>th</sup> August 2013.</li> </ul> <p><b>Total Sum Insured = \$ 554,760</b></p>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>Demolish building.</li> <li>Options for reinstating a joint use facility are being reviewed and a report will be presented to council in the first half of 2014.</li> </ul>	


Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>Opawa Voluntary Library</b></p>	
<p><b>Building Status: CLOSED</b></p>	
<p><b>DEE: 0-30% NBS</b></p> <p>Total Sum Insured \$427,893 Indemnity \$95,530</p>	
<p><b>Overview of Asset:</b></p> <p>The Opawa Voluntary Library is a volunteer service provided outside the Council's Libraries and Information Network. Council owns and maintains the building and land that houses the voluntary library and provided the building for a nominal rent to the library. The voluntary library is the sole user of the 240 m<sup>2</sup> building.</p> <p><b>Business Hours (21.5 hours/week):</b> Monday-Friday, 2-4pm; Monday, Wednesday &amp; Friday 6.30-8pm; Saturday 10am-12noon, 2-4pm</p> <p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• Council's insurers have prepared a Damage Assessment report which has been received by Council. The report contains a schedule of repair work with an estimated value. The report has been reviewed by the Council's insurance and Facilities Rebuild team.</li> <li>• The LAT report accepts the damage identified by the Council's previous structural assessment.</li> <li>• The Facilities Rebuild Team believes that the allowances for repair in the LAT report are inadequate to repair the building to a substantially as new condition.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Preparation of an itemised scope of work as identified in both the LAT Damage Assessment and Council's previous report</li> <li>• Peer review of prices in the LAT Damage Assessment using the Council's QS panel.</li> </ul>	

<p><b>Opawa Children's Voluntary Library</b></p>	
<p><b>Building Status: OPEN</b></p>	
<p><b>DEE: 34% NBS</b></p>	



<p><b>Hoon Hay Voluntary Library</b></p>	
<p><b>Building Status: OPEN</b></p>	
<p><b>DEE: 42% NBS</b></p>	

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<b>Heathcote Voluntary Library</b>	
<b>Building Status:</b> <b>CLOSED, TO BE DEMOLISHED</b>	
<b>DEE: N/A - Extensive EQ damage.</b>	
<p><b>Overview of Asset:</b> The Heathcote Voluntary Library is a community service provided outside of the CCC Libraries and Information network which is run by volunteers. The building is 88 m<sup>2</sup>. Council owns and maintains the building and land that houses the voluntary library and provides the building nominal rent to the library. It is a single use facility with the Voluntary library as the sole user.</p> <p><b>Historic Hours (11.5 hours/week):</b> Monday, 10.30-12 noon &amp; 6.45-8pm; Tuesday, 2-4pm; Wednesday, 6.45-8pm; Thursday, 2-4pm; Friday, 6.45-8pm; Saturday, 9.45-12 noon</p> <p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• CERA issued a demolition notice section 38 for this facility. Total loss agreed with LAT.</li> <li>• Council requested staff request CERA to halt demolition on Heathcote Voluntary Library, and respond with "make safe" plan on 5<sup>th</sup> March 2013.</li> <li>• Estimated cost to repair \$283,213</li> <li>• Insured value \$148,910</li> <li>• Council agreed in principle to the joint facility of the Heathcote Voluntary Library and Heathcote Community Centre on 24<sup>th</sup> April 2013.</li> <li>• Retrieval of Voluntary Library items complete.</li> <li>• Demolition approved by The Council on 13<sup>th</sup> March 2014.</li> <li>• Request for tender for demolition went out on 26<sup>th</sup> of March 2014, responses due back 30<sup>th</sup> of April 2014.</li> <li>• Paper drafted for 10<sup>th</sup> of April Council meeting seeking approval to proceed with design of combined facility and delegating approval to proceed with construction to Community Board.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Demolish the building.</li> <li>• Subject to Council approval, proceed with design, consultation and scheduling of joint facility rebuild.</li> <li>• Confirm intentions to insurers.</li> </ul>	



Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<p><b>Redcliffs Voluntary Library</b></p>	
<p><b>Building Status: DEMOLISHED</b></p>	
<p><b>DEE: N/A - Demolished</b></p>	
<p><b>Overview of asset:</b> The Redcliffs Voluntary Library is a community service which is run by volunteers. The demolished building was 186 m<sup>2</sup>. It is temporarily located at the local tennis club. Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library.</p> <p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• Facility demolished due to CERA section 38. Total loss agreed with LAT</li> <li>• N.B Voluntary library has taken 5 year lease on the existing site.</li> <li>• <b>Total sum insured: \$440,432</b></li> <li>• SOP received from LAT on 12 June 2013 (dated 11 June 2013) stating temporary building does not compromise insurance position.</li> <li>• Council received the Redcliffs Public Library Incorporated Resource Consent application on 6 November 2013 for the temporary building requesting relocation of a building to onsite.</li> <li>• The community have requested and received permission from City Libraries to temporarily use the space for a skate ramp and other community activities.</li> </ul>	
<p><b>Next Steps:</b> Redcliffs Voluntary Library Inc to move forward with temporary building onsite at their cost. A report to Council on the long term future of this asset will be presented following the completion of the Main Rd Master Plan.</p>	
<p><b>Woolston Voluntary Library</b></p>	
<p><b>Building Status: DEMOLISHED</b></p>	
<p><b>DEE: N/A - Demolished</b> Total Sum Insured \$338,505</p>	
<p><b>Progress to date and current status:</b> The Woolston Voluntary Library is a community service run by volunteers. The demolished building was approximately 220 m<sup>2</sup>. Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library. The service is provided outside the Council's Libraries and Information Network. NB Temporary location at Scout Den</p> <ul style="list-style-type: none"> <li>• Demolished due to CERA Section 38 notice.</li> <li>• Total loss agreed with LAT</li> </ul> <p>Rebuild costs/strategic options under review. These need to align with the Ferry Road Master Plan.</p>	
<p><b>Next Steps:</b> A Council report recommending an option for the future of this site will be prepared after the updated Voluntary Library Strategy is adopted and the Ferry Road Master Plan has been finalised.</p>	

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

**Corporate Accommodation TOP 30 Building**

**Lyttleton Service Centre**

**Building Status: Demolition Approved.**



**Progress to date and current status:**

- The council has received agreement from insurers that the building is destroyed.
- **Total Sum Insured = \$694,875**
- Staff are investigating the possibility of combining some or all of the services offered in this building with the neighbouring Library.
- Design for the replacement of the failed retaining wall is underway

**Next Steps:**

- Undertake demolition
- Complete design to replace failed retaining wall.

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

**Sport and Recreation TOP 30 Buildings**

**Waltham Pool**

**Building Status: CLOSED**

**DEE: L4**

Asset	NBS
Waltham Pool Main Complex	6%
Waltham Pool Staff Room	3%
Waltham Pool Plant Room	3%
Waltham Pool	50%
Waltham Pavillion	15%
Waltham Toilets	
Waltham BBQ Shelter	41%
Waltham Pool Water Slide	39%



**Progress to date and current status:**

Staff recommendation to “repair the current buildings before insurance agreement is reached to allow the pool to re open for summer 2014” was approved by the Council on the 3<sup>rd</sup> October 2013.

Resolutions were;

*“Repair the Waltham Pool to 67 per cent NBS, complete betterment work specified in this report\* and replace the water treatment plant.”*

*“Allocate \$2,089,393 from the Building and Infrastructure Allowance and \$400,000 from the Capital Governance Pool for the repair of Waltham Pool understanding that an insurance claim has not been settled.”*

*“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”*


Design team has completed concept design and is moving into detailed design production. Recreation and Sport representatives have presented at Community Board twice so far and are committed to regular updates.

Budgetary allowances for pool water services replacement are insufficient to cover the requirements of a system to meet current standards. Replacement of old and out of date pool water services equipment have also triggered the requirement for upgrades to electrical systems, which was not included or envisaged in the original budget. The project team is currently working through value engineering strategies to attempt to meet budget allocations.

The Waltham Lido Pool Repair Project is reusing and strengthening as much of the existing buildings as possible to minimise waste. In addition, thermal pool covers are being investigated as a possible way to reduce the pool water heating demand.

**Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update**

<p><b>Total Sum Insured = \$1,363,856</b> <b>Council insurance claim position = \$1,234,334</b></p> <p>*report is available on the council's website.</p>
<p><b>Next Steps:</b> Targeted date for opening is currently 19th December 2014; however the actual opening date will be confirmed once a contractor has been engaged to complete the work. The project team is currently half way through the design phase.</p>

<p><b>Norman Kirk Memorial Pool – Lyttelton</b></p>																						
<p><b>Building status: CLOSED</b></p>																						
<p><b>DEE:</b> L4 Received</p> <table border="1"> <thead> <tr> <th>Asset</th> <th>NBS</th> <th></th> </tr> </thead> <tbody> <tr> <td>Lyttelton swimming pool</td> <td></td> <td>-</td> </tr> <tr> <td>Lyttelton swimming pool Plant Room</td> <td></td> <td>39%</td> </tr> <tr> <td>Lyttelton Ladies Change Room</td> <td></td> <td>18%</td> </tr> <tr> <td>Lyttelton Mens change room</td> <td></td> <td>18%</td> </tr> <tr> <td>Lyttelton Nursery</td> <td></td> <td>35%</td> </tr> <tr> <td>Lyttelton Lean To Shelter</td> <td></td> <td>10%</td> </tr> </tbody> </table>	Asset	NBS		Lyttelton swimming pool		-	Lyttelton swimming pool Plant Room		39%	Lyttelton Ladies Change Room		18%	Lyttelton Mens change room		18%	Lyttelton Nursery		35%	Lyttelton Lean To Shelter		10%	
Asset	NBS																					
Lyttelton swimming pool		-																				
Lyttelton swimming pool Plant Room		39%																				
Lyttelton Ladies Change Room		18%																				
Lyttelton Mens change room		18%																				
Lyttelton Nursery		35%																				
Lyttelton Lean To Shelter		10%																				
<p><b>Progress to date:</b></p> <p>Staff recommendation to replace the complex before insurance agreement is reached to allow the pool to re open for summer 2014 was approved by council on the 3<sup>rd</sup> October 2013.</p> <p>Resolutions were;  <i>“Replace the Lyttelton Pool to 100 per cent NBS and complete the betterment work specified in this report*”</i></p> <p><i>“Allocate \$2,659,000 from the Building and Infrastructure Allowance to replace Lyttelton Pool understanding that an insurance claim has not been settled.”</i></p> <p><i>“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”</i></p> <p>*report is available on the council's website.</p> <p>Insurance claim is 80% through negotiation, confirmation of the LAT agreement and agreed scope of damage was requested in March 2013, this is yet to be received.</p>																						

**Community Committee 15 APRIL 2014**  
**Attachment ONE- Top 30 Project Update**

The tender will close on 2 April 2014, it is expected that a preferred contractor will be selected by mid-April. Following a negotiation period with that preferred contractor, a contract will be signed in May 2014.

The Facilities Rebuild Team, Recreation and Sport Unit, and Project Lyttelton are working together to relocate some of the Project Lyttelton operations to 25 Canterbury Street while the pool project is underway.

**Total Sum Insured = \$954,424** (split between six separately insured assets)

**Next Steps:**

Tender process closes 2 April 2014.

Contract negotiations commence with preferred contractor mid –April 2014.

Contract signed with design and build contractor – May 2014.

Targeted opening date for pool complex is 19<sup>th</sup> December 2014, however this date will need to be confirmed with the design and build contractor through the negotiation phase.

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update**Lyttelton Recreation Centre and  
Trinity Hall (interconnected  
facilities)****Building status: CLOSED**DEE: L4 Received -  
Trinity Hall 11% NBS  
Lyttelton Recreation Centre 15% NBS**Progress to date:**

Staff recommendation to repair the facility before insurance agreement is reached to allow the building to re open in 2014 was approved by council on the 3<sup>rd</sup> October 2013.

Resolutions were;

*“Repair the Lyttelton Recreation Centre buildings to 67 per cent NBS and complete betterment work specified in this report\*”*

*“Allocate \$3,141,500 from the Building and Infrastructure Allowance for the repair of Lyttelton Recreation Centre understanding that an insurance claim has not been settled.”*

*“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”*

\*report is available on the council’s website.

**Current status:**

- Design will be completed by the end of April 2014
- Project is currently running on budget
- Targeted date for reopening is unmoved at the end of 2014, early reopening of trinity hall is still a possibility and is being worked on through final stages of detailed design

**Total Sum Insured = \$3,734,294**

**Repair Cost = \$2.315m**

**Additional cost to strengthen targeting 67% NBS = \$226,500**

**Estimated total cost to repair and strengthen to a target of 67% NBS - \$2,541,500**

**Next Steps:**


Still awaiting LAT response – CCC have provided evidence of the EQ damage the buildings have suffered – LAT are currently “unable give a definitive timescale” on their response, the LAT engineer completed a review in 2013, however no updated response has been received from the LAT.

Repair and strengthen the facility by end of 2014.

Work towards strengthening and re-opening the Trinity Hall in September 2014 – ahead of the rest of the building.

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<b>Whale Paddling Pool New Brighton</b>	
Building status: <b>RE-OPENED</b>	

<b>Botanic Gardens Paddling Pool</b>	
Building status: <b>RE-OPENED</b>	

<b>Scarborough Paddling Pool</b>	 
Building status: <b>DEMOLISHED</b>	
DEE: N/A for Paddling Pools.	

**Progress to date:**

On the 7<sup>th</sup> November 2013 The Council approved **up to** \$780,000 to replace the paddling pool in time for summer 2014.

Resolutions were;

*'Agree to replace the Scarborough Paddling Pool and allocate up to \$780,000 from the Building and Infrastructure Improvement Allowance towards this purpose.'*

*"Delegate the final decision of the Paddling Pool design to the Hagley/Ferrymead Community Board."*

The Hagley/Ferrymead community board approved the design of the new facility on the 5<sup>th</sup> February 2014 - the project is currently on schedule.

A shortlist of pre-qualified contractors has been selected via an open tender process. The short listed contractors will competitively tender for the work under a design and build contract. Contract documentation was completed and released on the 10 March. .

**Next Steps:**

The tender closes on 2 April 2014.

Build a new water playground in time to open for summer 2014.

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

## Greenspace TOP 30 Buildings

### Scarborough Jet Boat Building

**Total Sum Insured:** \$106,206

**Building Status:** **CLOSED**

**DEE:** L5 Quantitative 10% NBS (final)

**Progress to date:**

Currently only \$11,736 worth of insurance related earthquake damage has been approved by the insurers. Staff continue to negotiate this.

Council's engineers have produced a building strengthening report to 34, 67 and 100% NBS. The estimated cost to strengthening to 34% NBS is \$88,000, 67% NBS is \$185,000 and to 100% NBS is \$448,000

Options have been explored for rebuilding the existing building "like for like" as well as an option to rebuild a single storey garage to house the jet boat.

Greenspace staff are in discussion with the club occupying the building regarding the feasibility of the rebuild or repair of the building, whether or not they can contribute funding towards the project, and whether or not they require the building to be fully reinstated. A letter was sent from Council to the Lifeboat Institute in September 2013 giving the Institute the option to purchase the facility. To date, no formal response has been forthcoming however discussions are ongoing.

As soon as a position is reached, a report will be prepared for the Community Board and Community Committee. This is expected by June 2014.

**Current status:**

The Greenspace unit has gained official approval for the jet boat and its towing vehicle to be temporarily housed in the Sumner Police Station Garage. It will be stationed there until the Jet Boat Building can be repaired. This adds seven minutes to the response time.

**Next Steps:**


The Greenspace unit are working with the Sumner Lifeboat Institution and discussing all available options. A proposal will come before the Community Committee and Council once developed.






Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<b>Scarborough Life Boat Building</b> <b>Total Sum Insured:</b> \$682,865	
<b>Building Status:</b> <b>RE OPENED</b>	
<b>DEE:</b> 50% NBS (Final)	
Repair work completed prior to Christmas 2013.	

<b>Sumner Surf Club Toilets</b>	
<b>Building Status:</b> <b>DEMOLISHED</b> <b>(Rebuild)</b>	
<b>DEE:</b> N/A	
<p><b>Progress to date:</b></p> <p>The building is insured for a total sum of \$574,763. Insurers approved demolition of the building and also confirmed full, (total sum) insurance available for the replacement of the building. The final replacement cost will be negotiated once the new building's costings are received.</p> <p>The club are leading the rebuild of the surf club and toilets. Council's Greenspace unit will present plans to the Hagley Ferrymead Community Board when available.</p> <p>The concept design for the rebuild was taken to the Hagley – Ferrymead Community Board on Wednesday the 19<sup>th</sup> March 2014. The project was well received, and the community board's recommendations will be presented to the full Council on Thursday 10<sup>th</sup> April.</p> <p><b>Current status:</b></p> <ul style="list-style-type: none"> <li>• Demolition of the building and site has been completed.</li> <li>• Resource consent has been approved</li> <li>• Council resolved to engage in a lease with the Crown</li> <li>• The Crown lease has been approved in principal for both Council and the surf club.</li> <li>• Council staff and the surf club are in negotiation regarding landscaping</li> <li>• Council staff liaising with community arts advisors to discuss ways of incorporating more art into the rebuild design.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Await formal lease documentation</li> <li>• Continue to liaise with The Sumner Surf Club, Sumner Master plan project team.</li> <li>• Finalise replacement cost with insurers</li> <li>• Submit design and project economics to Council for review</li> <li>• Lodge building consent</li> </ul>	

Community Committee 15 APRIL 2014  
Attachment ONE- Top 30 Project Update

<b>Lyttelton Visitors Centre and Toilet</b>	
<b>Building Status: RE-OPENED</b>	
DEE: % NBS	

<b>Botanic Gardens Glasshouses</b>	
<b>Building Status: CLOSED</b>	
<b>DEE:</b> <b>Cunningham - L5 Nov 12 NBS 23% - Closed</b> Total Sum Insured \$1,105,807 Indemnity \$296,618	
<b>Foweraker - L5 Sept 12 NBS &gt;34% - OPEN</b> <b>Fernery - L5 Sept 12 NBS 67% - OPEN</b>	
<b>Garrick and Gilpin - L5 Sept 12 NBS &lt;33% - Repaired but still closed</b> Total Sum Insured \$248,954 Indemnity \$12,925  <b>Townend - L5 Sept 12 NBS &lt;33% - Closed</b> Total Sum Insured \$104,497 Indemnity \$5,549	

**Progress to date and current status:**

- Cunningham House – A revised quantitative DEE was completed on the 6 March and issued as a draft to Council engineers for approval. The revised NBS has been calculated at 59% NBS. Once this DEE is approved the building can go through the reopening process.
- Make good works have been completed after intrusive investigation was carried out last year. Restoration work is being closely monitored by Council heritage staff.
- Council staff are working in the building completing maintenance readying the building for opening ASAP.
- Foweraker – OPEN NBS >33%
- Fernery – OPEN. NBS 67%
- Garrick and Gilpin – Insurance repairs and strengthening to get the building to 55%NBS are now complete with final engineering statements issued for Council records.
- Now the building work is complete the building will go through the reopening process but as the building is accessed via Townend Glasshouse opening this glasshouse will be dependant on further works to Townend – see below.

**Community Committee 15 APRIL 2014**  
**Attachment ONE- Top 30 Project Update**

- Council staff are working in the building completing maintenance readying the building for opening ASAP.
- Townend - There is no EQ damage to this facility. A review was conducted by engineers of the building following the amended "occupancy delegation" policy wording approved by Council. Engineers deemed the building can open under this delegation.
- Council engineers are now working through the reopening process for this building.

**Next Steps:**

- Approved the revised quantitative DEE for Cunningham House by early March and confirm the NBS is agreed at 59%NBS - enabling the building to reopen
- Complete maintenance to Cunningham House by early March enabling the building to reopen later in March subject to the above
- Complete the reopening steps for Garrick and Gilpin now strengthening works are complete
- Complete the reopening steps for Townend now it has been assessed to be able to open under the revised "occupancy delegation" wording
- Have all the above open by early April 2014



April 2014

Attachment 2- Heritage Programme Status update

## Heritage Programme Status Update


Current as at 30 March 2014

April 2014

Attachment 2- Heritage Programme Status update


**Glossary of terms:**

Assessment of position (AOP):	Councils response to the Loss Adjuster
Damage assessment (DA):	Work to identify all of a building's damage and its associated cost
Level survey:	A check to see if the building has settled off level as a result of a quake.
Loss Adjusting Team (LAT):	Work on behalf of the Insurers to adjust our claims.
Offer of service (OOS):	When Council requests a cost to undertake a piece of work.
Statement of Position (SOP):	The Loss Adjusters response to Council

<p><b>Addington Water Station</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 68%NBS</p>	
<p>Total Sum Insured: Not Insured Indemnity: Not applicable</p> <p>Value claimed from Insurer: Asset reportedly uninsured</p> <p>Council Report scheduled for May 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Stabilised</li> <li>• Fencing remains as issues with failing concrete have been identified</li> <li>• Communication from Insurer is that asset does not fall under the ordinary meaning of memorial (or the like) and therefore is deemed not be covered under the heading of 'Statues, Memorials, Fountains and the like'.</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Budgets for permanent repair from review of the design currently underway</li> </ul>	


April 2014

Attachment 2- Heritage Programme Status update

<p><b>Akaroa Court House</b></p>	
<p>Building Status: <b>Open</b>                  DEE Result: 70%</p>	
<p>Total Sum Insured: \$296,532                  Indemnity: \$53,262</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer.</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building has been Reopened</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Confirm scope of non-strengthening work desired by asset owner</li> <li>• Pursue SOP with Insurers for works completed to date</li> <li>• Undertake outstanding Earthquake repairs on receipt of SOP</li> <li>• Not a current priority as building is open</li> </ul>	

April 2014

Attachment 2- Heritage Programme Status update


<p><b>Akaroa Museum</b></p>	
<p>Building Status: <b>OPEN</b> (Partially open Concourse only)                  DEE: 28% NBS (Concourse now &gt;67%)</p>	
<p>Total Sum Insured: \$605,694                  Indemnity: \$474,517</p> <p>Value claimed from Insurer: No claim submitted to as at March 2014.</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p> <p>Council Report scheduled for September 2014</p>	
<p>Progress to date:</p> <p>The main building has separate structures of different ages and construction strengths including the original Museum, the Upper Gallery, New Entrance Gallery, Theatre Gallery and The New Store.</p> <p>Temporary propping possible but permanent repair / strengthening may be complicated.</p> <p>The Project team are focused on 2014/15 summer opening.</p> <p>Current status:</p> <ul style="list-style-type: none"> <li>• A temporary (partial) opening of the foyer area, by deconstructing the wall between gallery 1 and the foyer has now been completed. The public now has access to view limited artefacts while a permanent repair strategy is developed.</li> <li>• DEE complete.</li> <li>• Repair concepts being developed with the Heritage Team to select the preferred Design Package</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Budgets for Earthquake Repair strategies to be prepared for review</li> </ul>	



April 2014


Attachment 2- Heritage Programme Status update


<p><b>Akaroa Service Centre</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 26%NBS Total Sum Insured: \$754,657 Indemnity: \$183,195  Value claimed from Insurer: No claim submitted as at March 2014  Insurer supported costs: Currently in discussion with the Insurer  Council Report scheduled for October 2014</p>	
<p>Progress to date:</p> <p>Project team focussing on opening for 2014/2015 summer. Current status:</p> <ul style="list-style-type: none"> <li>• Engineer and Architect appointed for damage assessment, DEE review and Structural design</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Develop, Review and Select Design Alternatives</li> <li>• Proceed with Design</li> <li>• Develop repair methodologies</li> </ul>	

<p><b>Akaroa Weighbridge</b></p>	
<p>Building Status: <b>Open</b> DEE Result: 68% NBS</p>	
<p>Total Sum Insured: Not Insured Indemnity: Not applicable  Value claimed from Insurer: Asset Reportedly Uninsured</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Open – On Hold Council Direction</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Not a priority as the building is Open.</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update

<p><b>Allendale Lockup</b></p>	
<p>Building Status: <b>OPEN</b> DEE: DEE not required due to minor repairs. Engineers statement expected</p>	
<p>Total Sum Insured: Indemnity: Insurance Reference:  Value claimed from Insurer: \$3,526.00</p>	
<p>Current status:</p> <ul style="list-style-type: none"> <li>• Earthquake Repairs Complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Engineer to confirm amended job status</li> </ul>	

<p><b>Avebury Park</b></p>		
<p>Building Status: <b>Open</b> DEE Result: 100% NBS on completion</p>		
<p>Total Sum Insured: \$1,030,397 Indemnity: \$142,177  Interim valued claimed from Insurer: \$138,623 after deductible as at March 2014. Full claim value of \$766,761 less deductible to be completed in April 2014  Insurer supported costs \$942,879.51 (job cost tracking under budget)  Council report approved value \$887,426.00  Council approved betterment &amp; maintenance cost \$42,781.45 (job cost tracking to budget)</p>		
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building open</li> <li>• Handover Documents Completed</li> </ul>		
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise insurance entitlements</li> </ul>		


April 2014

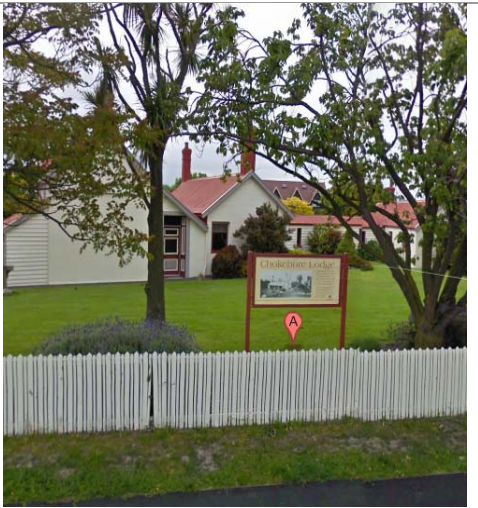
Attachment 2- Heritage Programme Status update

<p><b>Avebury Coach House - Workshed</b></p>	
<p>Building Status: <b>CLOSED</b>                  DEE Result: No DEE Presented</p>	
<p>Total Sum Insured: \$13,415                  Indemnity: \$12,196</p> <p>Value claimed from Insurer: \$0 as at March 2014</p> <p>Insurer supported costs (SOP Received) \$13,415 as at 03 May 2013</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building Closed</li> <li>• Coach House report from Engineer on foundations received and drawings modified</li> <li>• Drawings distributed for review by the Heritage Team</li> <li>• Budgets have been prepared for review based on information from Engineer.</li> <li>• SOP received from Insurer on 03 May 2014</li> <li>• Estimate for physical works including Consultants as at March 2014: \$64,000</li> <li>• Currently sourcing insurance shortfall from Asset Owner</li> </ul>
<ul style="list-style-type: none"> <li>• Next Steps: Finalise Insurance Settlement</li> </ul>	

April 2014

Attachment 2- Heritage Programme Status update

<p><b>Café Trubys</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 50% NBS</p>	
<p>Total Sum Insured: \$84,200 Indemnity: \$14,455</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Open and Operational</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Settle claim with Insurers for works completed to date</li> </ul>	

<p><b>Chokebore Lodge</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 20% where affected by The Cob (Clay walls)</p>	
<p>Total Sum Insured: \$648,207 Indemnity: \$53,978</p> <p>Interim value claimed from Insurer: \$52,629 after deductibles as at March 2014</p> <p>Insurer supported costs: Insurers are committed to remedial works but awaiting EQC confirmation of funding.</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building stabilised</li> <li>• Amendments have been made to DEE for circulation to Heritage Team to obtain final approvals</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise comments and repair methodologies for review by the Heritage Team</li> <li>• Complete design and documentation</li> <li>• Request SOP from Insurer</li> <li>• Prepare Council report for asset</li> </ul>	


April 2014


Attachment 2- Heritage Programme Status update

<p><b>Cob Cottage</b></p>	
<p>Building Status: <b>CLOSED</b>                  DEE Result:</p>	
<p>Total Sum Insured: \$109,829                  Indemnity: \$28,084</p> <p>Interim value claimed from Insurer: \$27,382 after deductible as at March 2014</p> <p>Insurer supported costs: SOP requested 29/06/2013. Requires confirmation building will be rebuilt and when.</p> <p>Council approved betterment &amp; maintenance cost: To be reviewed by the Asset Owner</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Stabilised and fenced off</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Project awaiting direction from Asset Owner</li> <li>• Delays currently being experienced due to the work on the Ferrymead Bridge.</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update


<p><b>Coronation Library (Akaroa)</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 44% NBS</p>	
<p>Total Sum Insured: \$220,896 Indemnity: \$43,569</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurers</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Reopened</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Obtain Insurers SOP on project for works completed to date and proposed works going forward.</li> <li>• Await CCC direction and desired strengthening option, cost as appropriate and proceed as directed</li> <li>• Works on hold as directed by Council</li> <li>• Minor earthquake repairs to be completed.</li> <li>• Not a priority as the building is Open</li> </ul>	

<p><b>Curators House</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 67% NBS</p>	
<p>Total Sum Insured: \$1,105,817 Indemnity: \$270,733</p> <p>Value claimed from Insurer: \$451,470.00 as at 20/03/2013</p> <p>Insurer supported costs \$592,624.37 (job finished and under budget by \$66,398.22) Council report approved value \$544,491.00 Council approved betterment &amp; maintenance cost \$208,267.00</p>	

April 2014


Attachment 2- Heritage Programme Status update

<p><b>Custom House</b></p>	
<p>Building Status: <b>OPEN</b> (for viewing only) DEE Result: 41% NBS (Able to be opened once Staff decide on use)</p>	
<p>Total Sum Insured: \$70,782 Indemnity: \$13,398</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Council Report scheduled for November 2014</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Make safe works including deconstruction of brick chimney to below roofline and waterproofing with plywood cap completed</li> <li>• Design Contract under review with the Heritage Team</li> </ul>
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Award Design Contract</li> <li>• Remedial design.</li> <li>• Not a priority for physical repairs as the facility is open for viewing.</li> </ul>	

<p><b>Edmond Band Rotunda</b></p>	
<p>Building Status: <b>DEMOLISHED</b> DEE Result: N/A</p>	
<p>Total Sum Insured: \$686,472 Indemnity: \$463,421</p> <p>Interim value claimed from Insurer: \$736,242 after deductibles as at March 2014</p> <p>Insurer supported costs \$755,119.00 (Preliminary budget \$1.2M)</p> <p>Council Report scheduled for July/August 2014</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Asset has been deconstructed and the heritage items have been retrieved and stored on site including the copper dome</li> <li>• A permanent fence has been installed</li> <li>• Preliminary design documents have been completed</li> <li>• Preliminary budgets for rebuild have been completed</li> </ul>

April 2014

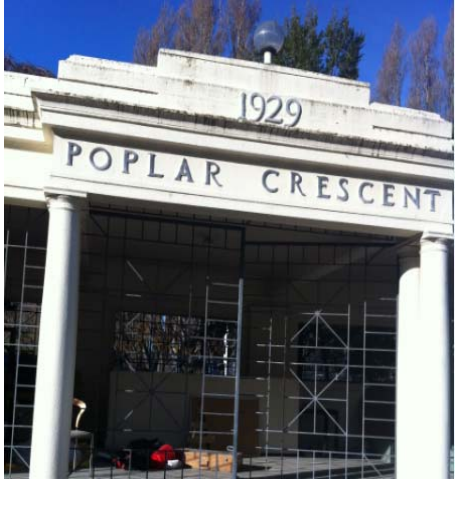

Attachment 2- Heritage Programme Status update

<p><b>Edmonds Clock Tower</b></p>	
<p>Building Status: <b>CLOSED</b>          DEE Result: 67% (On completion)</p>	
<p>Total Sum Insured: \$485,478          Indemnity: \$379,339</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs \$315,322 (job tracking to budget)</p> <p>Council report approved value \$260,000.00</p> <p>Council approved betterment &amp; maintenance cost \$114,000(Note: Includes betterment for clockwork – est. \$10,000.00)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Earthquake strengthening and repairs are 80% complete – due to the maintenance issues, the project has been put on hold.</li> <li>• Maintenance Repair Methodology and budgets have been approved and PO numbers issued.</li> <li>• RC Lodged 18/03/14 for maintenance repair of the concrete roof</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Maintenance of tower to commence. This involves removing the concrete roof and reinstating with new concrete.</li> <li>• Start of the physical work expected to be April 2014, with estimated completion at end of June 2014.</li> </ul>	




April 2014


Attachment 2- Heritage Programme Status update

<p><b>Edmonds Poplar Crescent Pavilion</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 100% NBS</p>	
<p>Total Sum Insured: \$84,606 Indemnity: \$14,160</p> <p>Value claimed from Insurer: No claim submitted as at March 2014.</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• DEE report received – 100% NBS</li> <li>• Approval has been given to engage Consultants</li> <li>• The building is closed as the steps leading up to building require complete replacement and the building will need to be closed for this process</li> <li>• The whole site is closed for security reasons as per request from the Asset Owners Representative</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Receipt of comments on DEE and repair methodologies</li> <li>• Asset owner approval required before any design works commence</li> <li>• A separate project for remediation of the Avon river wall is underway in parallel</li> <li>• Procurement Process for Consultant Engagement underway</li> </ul>	
<p><b>Former Council Stables (Donald St Yard)</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 3%</p>	
<p>Total Sum Insured: \$364,576 Indemnity: \$90,860</p> <p>Interim value claimed from Insurer: \$88,589 after deductible as at March 2014</p> <p>Insurer supported costsof \$8,000 for DEE received</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Preliminary schismatic design and budget works completed</li> <li>• DEE and Concept Design in review with Heritage Group</li> </ul>	
<ul style="list-style-type: none"> <li>• Next Steps: Establish intent of use for this building</li> </ul>	

April 2014


## Attachment 2- Heritage Programme Status update


<b>Godley House</b>	
Building Status: <b>DEMOLISHED</b>	
Total Sum Insured: \$1,911,417	
Indemnity: \$453,690	
Value claimed from Insurer: \$514,469 after deductibles as at March 2014	
Insurer supported costs: Currently in discussion with the Insurer	
Current status: <ul style="list-style-type: none"> <li>• Report on foundations received from Undercover Archaeology and distributed to asset owner for comment.</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Instruction from Asset Owner is to remove post 1900 foundations, leaving the pre 1900 ones and open the grounds.</li> <li>• Preparation for physical works in progress</li> </ul>	

<b>Governors Bay Old School House</b>	
Building Status: <b>Available for use</b> DEE Result: 100%	
Total Sum Insured: \$74,524 Indemnity: \$9,758	
Value claimed from Insurer: No claim submitted as at March 2014	
Council Report scheduled for September 2014	
Progress to date and current status: <ul style="list-style-type: none"> <li>• DEE report represents a result of 100% NBS (Following deconstruction of chimneys)</li> <li>• Tender documents for design being prepared</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Solicit and evaluate design proposals</li> <li>• Prepare scope of works and quantify repair cost.</li> <li>• Chimney and toilet block repairs to this facility will enable this to open.</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update

<p><b>Governors Bay School Headmasters House</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: TBC</p>	
<p>Total Sum Insured: \$248,906 Indemnity: \$34,038</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Council Report scheduled for November 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>Site visit on 14/11/13 suggests that significant sums would be required for reinstatement but only minor earthquake damage was noted. Majority of this cost is attributable to deferred maintenance.</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Prepare Committee Report</li> </ul>	

<p><b>Grubb Cottage</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 86% NBS</p>	
<p>Total Sum Insured: \$123,900 Indemnity: \$81,125</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>Building stabilised and open.</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Review and submit conceptual strengthening report to Council for the damage to the chimney. These repairs will be made while the building is open.</li> <li>Not a priority as the building is Open</li> </ul>	


April 2014

## Attachment 2- Heritage Programme Status update

<b>Halswell Quarry Old Stone House</b>	
Building Status: <b>CLOSED</b> DEE Result: 40% Currently in draft, under review	
Total Sum Insured: \$398,088 Indemnity: \$107,710  Value claimed from Insurer: \$105,018 after deductible as at March 2014  Insurer supported costs - Currently in Discussion with the Insurer  Council report scheduled for September 2014  Council approved betterment & maintenance cost – to be reviewed by Asset Owner	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Final copy of DEE Report received. Heritage Team completed review and commented</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Prepare Council Report</li> </ul>	


April 2014

Attachment 2- Heritage Programme Status update

<b>Halswell Quarry Crusher Building</b>	
Building Status: <b>CLOSED</b> Qualitative Report: Result: 35%	
Total Sum Insured: \$148,500 Indemnity: \$1,687  Value claimed from Insurer: No claim submitted to date  Insurer supported costs \$30,000 (Bank Stabilisation) Council approved betterment & maintenance cost – to be reviewed by Asset Owner	Progress to date and current status: <ul style="list-style-type: none"><li>• Insurers have supported costs to the value of \$30,000 to cut the bank back following the recommendations within the Geotech report.</li><li>• DEE Report received.</li><li>• PO number for \$30K – Insurer funded, has now been received</li><li>• The bank stabilisation works are now complete.</li></ul>
Next Steps: <ul style="list-style-type: none"><li>• Handover documentation for the bank stabilisation in progress</li><li>• On hold, awaiting conservation report</li></ul>	


April 2014

Attachment 2- Heritage Programme Status update

<p><b>Halswell Quarry Singlemans Quarters</b></p>	
<p>Building Status: <b>CLOSED</b>                  DEE Result: 39% NBS</p>	
<p>Total Sum Insured: \$220,725                  Indemnity: \$42,525</p> <p>Value claimed from Insurer: \$41,462 after deductible as at March 2014</p> <p>Insurer supported costs – Currently in discussion with the Insurer</p> <p>Council Report scheduled for June 2014                  Council approved betterment &amp; maintenance cost – to be reviewed by the Asset Owner</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Stabilisation works completed</li> <li>• Engineering design work in final stages</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Design Documentation to be finalised for review and comments</li> </ul>	


April 2014


## Attachment 2- Heritage Programme Status update

<h2>Jubilee Clock Tower</h2>	
<p>Building Status: <b>CLOSED – Scheduled hand over April 2014</b> DEE Result: 67% NBS (on completion)</p>	
<p>Total Sum Insured: \$1,016,117 Indemnity: \$793,965</p> <p>Value claimed from Insurer: No Claim submitted as at March 2014</p> <p>Insurer supported costs \$704,194.75 (Tracking to budget) + (contested cost artesian water \$36,890.00)</p> <p>Insurer approved funds of \$94,370.00 to cover revised methodology to repair steps and additional cost to engage Stone Mason.</p> <p>Council report approved value \$ 741,085</p> <p>Council approved betterment &amp; maintenance cost \$13,000 for clock maintenance (+contested cost for artesian water \$36,890.00)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Clock Tower stabilised and artesian water diverted</li> <li>• Post tensioning rods placed through steps and foundation</li> <li>• Four new reinforced legs completed</li> <li>• Deconstruction of the four stone columns completed</li> <li>• Stabilised and earthquake repairs 98% complete</li> <li>• Reinforced concrete work complete</li> <li>• Stonework Reinstatement almost complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Reinstatement of stone works and commission Clock</li> <li>• Delays to the December 2013 completion date, meaning project is now expected to finalise physical works in April 2014</li> </ul>	

April 2014

## Attachment 2- Heritage Programme Status update


<b>Kapuatohe Cottage</b>	
Building Status: <b>OPEN</b> DEE Result:	
Total Sum Insured: <b>Not Insured</b> Indemnity: Not applicable	
Progress to date:  Damage to subfloor and minor damage to walls Current status: <ul style="list-style-type: none"> <li>• Tenants in occupation – Asset owner has supplied contact information for future works</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Undertake minor repair works in conjunction with adjoining Kapuatohe Dwelling</li> </ul>	


<b>Kapuatohe Museum</b>	
Building Status: <b>CLOSED</b> DEE Result: 35%	
Total Sum Insured: \$183,705 Indemnity: \$21,423  Value claimed from Insurer: No claim submitted as March 2014  Insurer supported costs: Currently in discussion with the Insurer  Council Report scheduled for May 2014	
Progress to date  <ul style="list-style-type: none"> <li>• DEE Completed - 20/01/2013</li> </ul> current status: <ul style="list-style-type: none"> <li>• Repair methodology completed</li> <li>• A repair budget has been prepared and estimated at \$27,347.00</li> <li>• Asset owner has outlined the issues with strengthening to suit the artefacts.</li> </ul>	
Next Steps:  <ul style="list-style-type: none"> <li>• Minor works to be scheduled in conjunction with the dwelling project</li> <li>• Asset owner to supply a strength target for this asset</li> </ul>	



April 2014

Attachment 2- Heritage Programme Status update

<p><b>Kapuatohe Dwelling</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 100% top and bottom floors. 0% Chimneys (deconstructed)</p>	
<p>Total Sum Insured: \$243,960 Indemnity: \$26,076 Value claimed from Insurer: No claim submitted as at March 2014 Insurer supported costs \$206,334.72 (SOP received 15/04/2013)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Chimney deconstruction</li> <li>• DEE, Design and budgets approved</li> <li>• SOP received</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Submit Council report for project approval</li> </ul>	

<p><b>Kukupu Hostel</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: TBC</p>	
<p>Total Sum Insured: \$174,048 Indemnity: \$102,375  Value claimed from Insurer: No claim submitted as at March 2014  Insurer supported costs: Currently in discussion with the Insurer  Council Report scheduled for May 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building chimney deconstructed</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Scoping of EQ damage currently underway</li> <li>• Conservation Plan underway (6 months) to assist with the future decision making – Due May 2014</li> <li>• Prepare Design Solicitation</li> </ul>	


April 2014

Attachment 2- Heritage Programme Status update

<b>Langlois-Eteveneaux Cottage</b>	
Building Status: <b>CLOSED</b> (Open for external viewing) DEE Result: 51% NBS	
Total Sum Insured: \$65,268 Indemnity: \$11,415  Value claimed from Insurer: No claim submitted as at March 2014  Insurer supported costs: Currently in discussion with the Insurer  Council Report scheduled for November 2014	
Progress to date and current status: <ul style="list-style-type: none"><li>• Make Safe works included chimney deconstruction below roofline and waterproofing of same.</li><li>• Geotechnical Report 29/07/11 stated no land damage was noted.</li><li>• Design Contract has been awarded</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Remedial design</li><li>• Not a priority, as building available for public viewing</li></ul>	

April 2014

Attachment 2- Heritage Programme Status update


<p><b>Linwood Community Arts</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 100% NBS</p>	<p>Pre Construction</p>
<p>Total Sum Insured: \$463,105 Indemnity: \$47,247</p> <p>Interim value claimed from Insurer: \$46,066 after deductibles as at March 2014.</p> <p>Insurer supported costs \$509,416.00</p> <p>Council approved betterment &amp; maintenance cost \$150,010.00</p>	 <p>Complete – October 2013</p>
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building Open</li> <li>• Handover Documentation complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise insurance settlements</li> </ul>	

<p><b>Little River Library</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result:</p>	
<p>Total Sum Insured: \$321,734 Indemnity: \$53,277</p> <p>Value claimed from Insurer: No claim submitted as at March 2014 Insurer supported costs: Currently in discussion with the Insurer</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Make safe works have been undertaken. Engineered timber propping with dead man weighting was installed to the South West and North West corners of the building – Building stabilised.</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• SOP documentation sought for support of works completed to date and proposed works.</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update

<p><b>Lyttelton (Upham) Clocktower</b></p>	
<p>Building Status: <b>CLOSED</b> (M.O.E.owns land, project under review) DEE Result: 25% NBS</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Supported under Statues and Memorials and currently in discussion with the Insurer</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Structure fenced off</li> <li>• DEE, Design and Budgets complete</li> <li>• Budget to repair is estimated at \$62,947.00 as at 14/01/2013</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Obtaining SOP from Insurer</li> <li>• Prepare report for Council approval</li> </ul>	

<p><b>Lyttelton Museum</b></p>	
<p>Building Status: <b>DEMOLISHED</b> DEE: 30%NBS</p>	
<p>Total Sum Insured: \$1,318,355</p> <p>Indemnity: \$222,246</p> <p>Value claimed from Insurer: \$253,542 after deductible as at March 2014</p>	
<p>Current status:</p> <ul style="list-style-type: none"> <li>• Demolished</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Strategy for site to be developed</li> </ul>	


April 2014

Attachment 2- Heritage Programme Status update

<p><b>Mona Vale Bathhouse</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 25% NBS (damaged state)</p>	
<p>Total Sum Insured: \$131,794 Indemnity: \$15,045</p> <p>Interim Value claimed from Insurer: \$14,669 after deductibles as at March 2014</p> <p>Insurer supported costs \$4,000 SOP requested for Engineer repairs development</p> <p>Council Report scheduled for August 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• DEE reports completed; Geotechnical report and onsite drilling works completed – results received.</li> <li>• Concept design completed awaiting approval and further consultation</li> <li>• Stabilisation works now completed.</li> <li>• Insight has scoped EQ damage for underfloor swimming pool works.</li> <li>• A fee proposal received from the Structural Engineer for repairs to the underfloor pool.</li> <li>• SOP Requested for Engineers costs associated to the pool area repairs</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Asset owner to confirm % NBS required</li> <li>• Design and documentation to be completed for consent</li> <li>• Prepare budget based on design</li> <li>• Prepare Council report</li> </ul>	

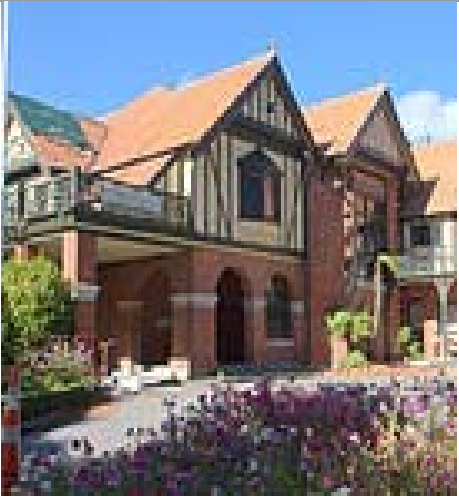
April 2014

Attachment 2- Heritage Programme Status update

<p><b>Mona Vale Gatehouse (Residential)</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 10%</p>	
<p>Total Sum Insured: \$404,881 Indemnity: \$123,088</p> <p>Interim Value claimed from Insurer: \$120,011 after deductibles as at March 2014</p> <p>Insurer supported costs – Currently in discussion with the Insurer</p> <p>Council report scheduled for August 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Council attempting to engage a meeting with EQC to review claim for costs</li> <li>• Stabilisation works are complete</li> <li>• Design concepts are currently being prepared</li> <li>• The DEE report has been received</li> <li>• The asset owner has confirmed that the required repair level is 67% NBS</li> <li>• EQC have been provided with details on residential claim</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Design and documentation to be completed for consent</li> <li>• Prepare budget based on design</li> <li>• Request SOP from Insurer</li> <li>• Prepare Council report</li> </ul>	

April 2014

## Attachment 2- Heritage Programme Status update

<b>Mona Vale Homestead</b>	
Building Status: <b>CLOSED</b> DEE Result: 5%	
<p>Total Sum Insured: \$3,922,202 Indemnity: \$912,140</p> <p>Interim Value claimed from Insurer: \$889,337 after deductibles as at March 2014</p> <p>Insurer supported costs \$2,206,111.91</p> <p>Council report approved value \$2,806,527</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Resource and building consent documentation completed</li> <li>• Budgets have been completed</li> <li>• An SOP from the Insurers has been received</li> <li>• Final Council Report approved to repair to 67%</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Work through Consenting process</li> <li>• Physical works to commence once consents have been received</li> </ul>	

April 2014

Attachment 2- Heritage Programme Status update


<p><b>Mona Vale Lodge (Residential) – Rear Gatehouse</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 45%</p>	
<p>Total Sum Insured: \$291,748 Indemnity: \$92,409</p> <p>Interim value claimed from Insurer: \$85,808 after deductibles as at March 2014</p> <p>Insurer supported costs \$320,922.00</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Resource and Building consent documentation have been completed</li> <li>• An SOP has been received from the Insurer</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Prepare Council report (Not a priority as building is open)</li> </ul>	


<p><b>Community Centre – Cracroft (Old Stone House)</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 10% NBS</p>	
<p>Total Sum Insured: \$1,584,732 Indemnity: \$361,143</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p> <p>Council Report scheduled for September 2014</p>	
<p>Progress to date:</p> <ul style="list-style-type: none"> <li>• Stabilised</li> <li>• Updated DEE reviewed by the Heritage Team</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• SOP documentation sought for support of works completed to date and proposed works.</li> <li>• Develop design alternatives and select desired course of action</li> </ul>	



April 2014

Attachment 2- Heritage Programme Status update

<p><b>Poseidon</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 87% NBS</p>	
<p>Total Sum Insured: \$494,646 Indemnity: \$296,063 Interim value claimed from Insurer: \$200,588 after deductible as at March 2014 Insurer supported costs \$314,902.44 (Job completed on budget)</p> <p>Council report approved value \$288,472.00</p> <p>Council approved betterment &amp; maintenance cost \$2000.00</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building complete.</li> <li>• Code of Compliance Certificate was issued 2/10/12</li> <li>• Opened for Business November 2012</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise insurance claim</li> </ul>	

<p><b>Riccarton Bush Deans Cottage</b></p>	
<p>Building Status: <b>CLOSED</b></p>	
<p>Total Sum Insured: \$138,030 Indemnity: \$778</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• RBT board have accepted the option to replace the chimney in red brick – These bricks will be salvaged from Chimney 1 in the homestead.</li> <li>• No EQC claim entitlement confirmed.</li> <li>• Structural design works for chimney reinstatement underway</li> <li>• Complete Structural design for the chimney received March 2014</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Review Structural Design of the chimney by the Heritage team</li> <li>• Proceed with repair methodology</li> </ul>	

April 2014

Attachment 2- Heritage Programme Status update

<p><b>Riccarton Bush Rangers Cottage (Residential – Tenanted)</b></p>	
<p>Building Status: <b>Occupied by tenant</b> DEE Result: RBT not requesting a DEE report, as asset is a residential dwelling</p>	
<p>Total Sum Insured: \$255,628 Indemnity: \$110,920</p> <p>Interim value claimed from Insurer: \$108,147 after deductibles as at March 2014</p> <p>Insurer supported costs – Currently in discussion with the Insurer</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Design work substantially complete and waiting for approval to complete design for Jan 12 event (SW wall)</li> <li>• Council attempting to engage a meeting with EQC to review claim for costs</li> <li>• No DEE report is required for this asset</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Obtain funding to complete make safe works</li> <li>• Finalise design documentation</li> <li>• Lodge Building consent</li> <li>• Obtain SOP from Insurer</li> </ul>	


April 2014


Attachment 2- Heritage Programme Status update

<p><b>Riccarton House (RBT)</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 18% NBS</p>	
<p>Total Sum Insured: \$3,720,390 Indemnity: \$1,069,503</p> <p>Value received from Insurer: \$1,614,217 as at March 2014</p> <p>Insurer supported costs \$2,127,786.44 (Tracking to budget) Insurance approved value \$1,863,870.40</p> <p>RBT betterment &amp; maintenance cost \$308,323.92</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Commenced on site Oct 12</li> <li>• Reinstatement works 95% complete</li> <li>• Chimney 1 variation works are complete</li> <li>• Chimney 5 stabilisation – Complete</li> <li>• Commercial kitchen refurbishment – Complete</li> <li>• Heating Project – Complete</li> <li>• Reinstatement of Chattels</li> <li>• Morning Room upgrade - Complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Completion date is April 2014 due to inclusion of Heating and Kitchen projects</li> <li>• Tender external painting contract</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update

<p><b>Risingholme Hall</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 13% NBS</p>	<p>Total Sum Insured: \$538,203 Indemnity: \$130,735</p> <p>Value claimed from Insurer: No claim submitted as at March 2014 Insurer supported costs: Currently in discussion with the Insurer</p> <p>Council Report scheduled for November 2014</p>
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Design Contract has been awarded</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Undertake detailed Design</li> <li>• Prepare Council Report</li> </ul>	

<p><b>Risingholme Community Centre and Homestead</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 33% NBS</p>	<p>Total Sum Insured: \$1,089,199 Indemnity: \$168,786</p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p> <p>Council report scheduled for November 2014</p>
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Make safe works completed with removal of chimney's A &amp; B to first floor level and waterproofing</li> <li>• Deconstruction of chimney A1 and A2 to ground level were later required and works undertaken</li> <li>• Linings were removed (as part of an intrusive investigation) from chimney B in mid-August 2012</li> </ul> <p>Decision made that Chimney B should be deconstructed to ground due to damage viewed.</p> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Undertake detailed Design</li> <li>• Prepare Council Report</li> </ul>	


April 2014


Attachment 2- Heritage Programme Status update

<p><b>Rose Historic Chapel</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 10% NBS</p>	
<p>Total Sum Insured: \$1,468,417 Indemnity: \$437,037</p> <p>Value claimed from Insurer: \$404,582 after deductible as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Stabilisation works complete</li> <li>• Design options and schemes completed</li> <li>• Structural and architectural final design work 90% complete</li> <li>• CERA have requested deconstruction of the brick fence</li> <li>• Install and secure footpath and fences - Completed</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Complete design documentation</li> <li>• Prepare budgets</li> <li>• Request SOP from Insurer</li> <li>• Costs to move altar being sought</li> </ul>	

April 2014


Attachment 2- Heritage Programme Status update


<p><b>Sign of the Kiwi</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 9.5%NBS</p>	
<p>Total Sum Insured: \$250,437 Indemnity: \$45,135</p>	
<p>Value claimed from Insurer: No claim has been submitted as at March 2014</p>	
<p>Insurer supported costs: Currently in discussion with the Insurer</p> <p>Council report scheduled for September 2014</p>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Review DEE and select desired course of action.</li> <li>• Detailed Design to be prepared for review</li> <li>• Prepare Council Report</li> </ul>	

<p><b>Sign of the Takahe</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 30%NBS</p>	
<p>Total Sum Insured: \$5,943,859 Indemnity: \$3,479,709</p>	
<p>Value claimed from Insurer: No claim submitted as at March 2014</p>	
<p>Insurer supported costs \$1,940,266.00</p> <p>Council report approved value \$3,411,852.57</p>	
<p>Council approved funding of \$1,471,586 &amp; overdue maintenance cost of \$100,000.</p>	
<p>Current status:</p> <ul style="list-style-type: none"> <li>• Building has been stabilised</li> <li>• SOP has been received from Insurer</li> <li>• Project approved through Council - Insight will begin the next steps in the reinstatement process, beginning with Resource Consent application. Lodged Resource Consent 25/10/13 – received.</li> <li>• Site Establishment Meeting – Complete</li> <li>• Building Consent Exemption applied for 26/02/14</li> <li>• Site Establishment Complete</li> </ul> <p>• Next Steps: Preliminary Reinstatement Works underway</p>	

April 2014

Attachment 2- Heritage Programme Status update


<p><b>Signal Mast Cave Rock</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: N/A</p>	
<p>Total Sum Insured: <a href="#">Issues around Insurance Cover being discussed</a></p> <p>Value claimed from Insurer: No claim submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer on how repair to this asset will be supported.</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• All documentation complete – budget has been completed</li> <li>• DEE not applicable on this asset as complete building design required and agreed with Building Consent team.</li> <li>• Currently waiting for approval to lodge Building and Resource consents</li> <li>• Budgets have been finalised by Insight</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Approval being granted from Council so project can move into consent approval stage.</li> <li>• Waiting on LAT to support this as a Memorial, negotiations continue</li> </ul>	


<p><b>Stoddarts Cottage</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result:</p>	
<p>Total Sum Insured: \$194,110 Indemnity: \$41,300</p> <p>Value claimed from Insurer: No claim has been submitted as at March 2014</p> <p>Insurer supported costs: Currently under negotiation with the Insurer</p> <p>Council report scheduled for October 2014</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Make safe works have been undertaken – Chimney in Gallery. Dismantling of the fireplace and removal of the remainder of the chimney</li> <li>• Urgent waterproofing repairs carried out on the roof.</li> <li>• Intrusive Investigation completed to ascertain condition of timber framing &amp; presence of any diagonal bracing to restrain lateral loading. It enabled an inspection of the</li> </ul>	

April 2014

Attachment 2- Heritage Programme Status update

<p>connection between the bottom wall plate &amp; foundation.</p> <ul style="list-style-type: none"> <li>• Design solicitation being prepared</li> </ul>
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Solicit and Award Design Contract</li> <li>• Undertake detailed Design</li> <li>• Prepare Council Report</li> </ul>

<p><b>The Gaiety</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 20%NBS</p>	
<p>Total Sum Insured: \$628,250 Indemnity: \$149,583</p>	
<p>Value claimed from Insurer: No claim has been submitted as at March 2014</p> <p>Insurer supported costs: Currently in discussion with the Insurer</p>	
<p>Progress to date: Temporary vermin and weatherproofing undertaken as directed Current status:</p> <ul style="list-style-type: none"> <li>• Assembling Pricing Documentation</li> <li>• Council Report approved to repair to 67% NBS</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Agree on Permanent design solution</li> <li>• Complete design documentation for consents</li> <li>• Agree scope of overdue maintenance to be completed at the time of repairs</li> </ul>	


<p><b>Victoria Park Information Centre</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result: 25% NBS</p>	
<p>Total Sum Insured: \$470,466 Indemnity: \$60,686</p> <p>Interim value claimed from Insurer: \$59,169 after deductible as at March 2014 Insurer supported costs \$185,031.04 to 49% NBS Council report submitted March 2014 – outcome to be advised. Council approved betterment &amp; maintenance cost \$69,225.86 to achieve 67% NBS</p>	



April 2014

Attachment 2- Heritage Programme Status update

<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Design and Budgets complete</li> <li>• SOP received</li> <li>• Council Report tabled in March</li> </ul>
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Awaiting Council decision</li> </ul>

<p><b>YHA Rolleston House</b></p>	
<p>Building Status: <b>OPEN</b>                  DEE Result:</p>	
<p>Total Sum Insured: \$878,430                  Indemnity: \$172,858</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Code of compliance issued by Council 15 November 2012</li> <li>• Building handed over 23rd November 2012</li> <li>• Reinstatement complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise insurance entitlements</li> </ul>	



## FRP Work Packages Traffic Light Status

## KEY

Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position	Delivery Status
Open	Not Started	Not Started	CCC position differs significantly from that of LAT	Not started
Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review - no major differences of opinion identified	Council Approved, Underway
Open	Complete or Not Required	Complete or Not Required	Intend to move forward with LAT position (although may be awaiting final SoP and/or Council approval)	Work completed (either repair or rebuild)

## WORK PACKAGE 1

\*initial option only

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position	Delivery Status
Sydenham Creche					
Fendalton Community Centre					
Riccarton Community Centre (incl Volunteer Library)					
South Brighton Community Centre (demolished)					
Risingholme Community Centre craft rooms					
Hei Hei Community Centre					
Sumner Community Centre (& Museum demolished)					
Sumner Library (demolished)					
Bishopdale Library and Community Centre					
Linwood Resource Centre					
Linwood Civic Office and Library Support					
Linwood Library Support Services					
Linwood Library (Cranley Street)					
South Library, Service Centre, Learning Centre					
Mairehau Library					
St Martins Volunteer Library					
Opawa Library (Cnr Richardson & Opawa Rd)					
Opawa Children's Library					
Hoon Hay Library					
Heathcote Library					
Redcliffs Volunteer Library.					
Woolston Volunteer Library.					
Lyttelton Service Centre					
Waltham Pool (Aggregated)					
Lyttelton Swimming Pool (Aggregated)					
Lyttelton Recreation Centre and Trinity Hall					
Whale paddling pool in New Brighton					
Botanic Gardens paddling pool					
Scarborough Paddling Pool (Aggregated)					
Scarborough Jetboat Shed					

## FRP Work Packages Traffic Light Status

Scarborough Lifeboat Facility					
Public Toilets/Changing Rooms - Sumner Surf Club					
Lyttelton Information Centre & Toilets					
Botanic Gardens Glasshouses (Aggregated)					

**WORK PACKAGE 2**

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position	Delivery Status
St Albans Edu-Care Centre					
Duvauchelle Hall					
Little Akaloa Community Hall					
Okains Bay Community Centre					
Woolston Creche (Glenroy Street)					
Allandale Community Hall					
Community Centre - Heathcote					
Community Centre -Wainoni (Hampshire St)					
North Beach Community Creche					
Service Centre / Library - Papanui					
Lyttelton Library & Offices					
Library - Parklands					
New Brighton Library / Pier Terminus Building					
Service Centre / Library - Shirley					
Library - Spreydon					
Library - Upper Riccarton					
Plant Room Jellie Park - 1999/2000 Additions					
Pioneer Stadium (Aggregated)					
Wharenui Pool (Aggregated)					
Sockburn Recreation Centre - Main Building					
Gymnasium - Wigram Aerodrome					
Grandstand & Amenities - Denton Oval					
Governors Bay Swimming Pool					
Halswell Pool (Aggregated)					
Cuthberts Green (Aggregated)					
South Brighton Motor Camp (Aggregated)					
Hagley Park South - Implement Shed					
North Hagley - Lake Albert Shelter/ Toilets					
North Hagley - RSA Bowling Club					
Linwood Nursery (Aggregated)					
Harewood Nursery (Aggregated)					
Spencer Park - Surf Club					
Pavilion - Avonhead Park					
Pavilion - Waltham Park					
Toilets - Sign of the Kiwi					
South Hagley - Toilets (Near Hospital)					
Botanic Gardens - Band Rotunda					
Pavilion - Bradford Park					
Shelter-Pioneer Womens Reserve					
Cressy Tennis Courts & Club					
Changing Shed / Toilets - South New Brighton					

## FRP Work Packages Traffic Light Status

R & R Retail Building (Cloudbase)					
Rohitis/Mayur Indian Restaurant Commercial Building					
Dog Shelter					
Milton St Depot (Aggregated)					

**WORK PACKAGE 3**

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position	Delivery Status
Aranui Community Hall					
Shirley Community Centre					
St Albans Community Centre					
Harewood Community Centre					
Pigeon Bay Hall					
Governors Bay Community facility					
Old Port Levy School Community facility					
St Martins / Opawa Toy Library					
Tuam Street early learning centre					
Lansdowne Community Centre					
QE11 pre-school (relocated to South Brighton Comm. Centre)					
Pages Road - City Care yard					
Jellie Park (Aggregated)					
Hagley Park North - Shelter/Toilets opps Ayr St					
Cathedral Square Toilets					
Cuthberts Green Pavilion/Toilets					
Botanic Gardens Playground Toilets					
Waimairi Cemetery Toilets					
Memorial Park Cemetery Toilets					
Lyttelton Recreation Ground Pavilion					
Malvern Park Pavilion					
Hoon Hay Park Pavilion					
McCormack's Bay Pavilion					
Scarborough Park Toilets					
Purau Rec reserve Toilets					
Cashmere Valley Reserve Toilets					
Clare Park pavilion / toilets (Burwood assoc. football)					
Tram Barn					

	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position	Delivery Status
KEY	Closed or Demolished	Not Started	Not Started	CCC position differs significantly from that of LAT	Not started
	Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review - no major differences of opinion identified	Council Approved, Underway
	Open	Complete or Not Required	Complete or Not Required	intend to move forward with LAT position (although may be awaiting final SoP and/or Council approval)	Work completed (either repair or rebuild)



## 5. FACILITIES REBUILD: NORTH BEACH COMMUNITY CRECHE

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager, Community Services	N	
<b>Officer responsible:</b>	Places and Spaces Manager		
<b>Author:</b>	Places and Spaces Manager	Y	James Webb 941 8373

### 1. PURPOSE AND ORIGIN OF REPORT

1.1 To seek the Community Committee's recommendation to the Council for approval to sell part of the building to the Spencerville Residents Association and to demolish the balance of the building, leaving a clear site.

### 2. EXECUTIVE SUMMARY

2.1 See fig.1 The building located at 24 Rookwood Avenue, North New Brighton has remained closed following the Earthquake events from 2010-11.

2.2 The former tenant, the North Beach Community Crèche, has permanently relocated to North Beach Primary School.

2.3 The building is insured for \$280,604 and repair costs have been estimated at \$213,139.28.

2.4 Should Council choose not to repair the building, it is entitled to the indemnity value. This has been confirmed by Council's insurer as \$82,937.

2.5 The Detailed Engineering Evaluation (DEE) identified a New Building Standard (NBS) of 40%, however a collapse mechanism was identified within the building and the tenants were required to vacate the premises.

2.6 Based on previous demolition projects, the estimated costs to demolish the balance of the improvements on the site will be between \$20,000 and \$30,000.

2.7 An opportunity has been presented to enable part of this building to be reused as a new community centre in the Spencerville area.

2.8 The Spencerville Residents Association would manage the relocation and re-establishment process.

Figure 1 – North Beach Community Crèche.



## 5 Cont'd

### 3. BACKGROUND

- 3.1 Prior to the Canterbury earthquakes the North Beach Community Crèche leased the Council owned site at 24 Rookwood Avenue, North New Brighton.
- 3.2 The site is zoned Living 1, contains an area of 577 square metres, known as 24 Rookwood Avenue and is legally described as Lot 3, Deposited Plan 6151.
- 3.3 The land is Green Zoned with a TC3, blue land category which will require geotechnical engineering advice for foundation design should any future development be proposed for the site.
- 3.4 This report deals with the sale of the building only and any future use of the site will be the subject of a further report.
- 3.5 As a result of the earthquakes the Crèche was required to vacate the premises. The annual rental was \$27,200. The lease was formally terminated in September 2013.
- 3.6 Through a formal retrieval process the Crèche has removed various items.
- 3.7 The building sits on concrete piles and the construction is such that it can readily be relocated to an alternative site.
- 3.8 The Spencerville Residents Association will:
- 3.8.1 Purchase part of the building from the Christchurch City Council for \$1.
- 3.8.2 The Spencerville Residents Association will be responsible for
- Removal of the part of the building they require.
  - Capping or water, waste, storm water services at the boundary.
  - Leave their portion of the site level, clear of hazards and safe.
  - Any building and resource consents they require to relocate the building to the alternative site.
- 3.9 The Christchurch City Council will:
- 3.9.1 Once the above is completed, undertake the demolition of the balance of the building.
- 3.9.2 The entire site will be cleared of improvements, levelled and grassed.
- 3.9.3 Council staff will return to the Council with options for the next steps

### 4. COMMENT

- 4.1 The North Beach Community Crèche relocated to an alternative site following confirmation from engineers that the building should no longer be occupied due to a collapse mechanism being identified in the roof diaphragm.
- 4.2 Staff presented this information to the Community Board on 3 March 2014. The Board supported:
- 4.2.1 To sell part of the former Crèche building to the Spencerville Residents Association.
- 4.2.2 Accept the indemnity insurance amount, and
- 4.2.3 Demolish the balance of the building and improvements.

### 5. FINANCIAL IMPLICATIONS

- 5.1 The cost estimate to repair the former North Beach Community Crèche is \$213,139.28.



**5 Cont'd**

- 5.2 If the Council chooses not to carry out repairs it is entitled to the indemnity value which is \$82,937.00.
- 5.3 The estimated cost to demolish the balance of the improvements on the site is between \$20,000 and \$30,000. These costs would need to be funded from the indemnity value received.
- 5.4 The sale of part of the building and demolition of the remainder means that this asset would have to be written out of the Council's asset register. The building has a current book value of \$74,722.50 which means a loss of disposal of this amount would be charged to operating budgets.

**6. STAFF RECOMMENDATION**

That the Community Committee recommend that the Council:

- 6.1 Agree to sell part of the former Crèche building to the Spencerville Residents Association for \$1 (one dollar).
- 6.2 Agree to demolish the balance of the building and improvements, level and grass the site pending further discussion on a future strategy.
- 6.3 Accept the indemnity value of \$82,937 offered by the Council's insurer.



## 6. HERITAGE INCENTIVE GRANT APPROVAL FOR 'TANGLEWOOD' 239 MIDDLE ROAD, PIGEON BAY

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Urban Design Architecture	Y	8934



PHOTOGRAPH, 'TANGLEWOOD', NOVEMBER 2012

### 1. PURPOSE AND ORIGIN OF REPORT

1.1 Council staff seek to obtain an approval from the Community Committee for a Heritage Incentive Grant for 'Tanglewood', 239 Middle Road, Pigeon Bay.

### 2. EXECUTIVE SUMMARY

2.1 'Tanglewood' is located in a wooded valley near Pigeon Bay. Constructed circa 1867 it was originally known as 'Burnside' (refer to the Statement of Significance in **Attachment 1**).

2.2 The building sustained minor damage in the 2010/11 series of earthquakes but has been stabilised and is being repaired. The earthquake repair work is being funded by the Earthquake Commission and private insurance. The building requires further maintenance and structural work which is not covered in the insurance works and is the subject of this grant application. The owners are also undertaking some modifications in the kitchen dining area and this work is not part of the grant application.

### 3. BACKGROUND

3.1 The building at 239 Middle Road is listed in Appendix IV 'Schedule of protected buildings objects and sites' in the Banks Peninsula District Plan and is registered Category 2 by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT), registration number 5282.

3.2 The building has not previously received a Council Heritage Incentive Grant.

## 6 Cont'd

3.3 The recommendations of this report align with the relevant strategies and policies as listed below:

- Christchurch Recovery Strategy
- Banks Peninsula District Plan
- Heritage Conservation Policy
- Greater Christchurch Urban Development Strategy
- New Zealand Urban Design Protocol
- International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.

## 4. COMMENT

4.1. The two storey timber frame building was constructed in stages for a number of different families, beginning with the Gillespies in the 1860's. The building plan is now 'L' shaped with one portion facing towards the road. This part includes a long curved roof verandah over the front entrance and a pair of large dormer windows. At the eastern end there is a gable end which includes barge boards and finials similar to those on the dormers. The entire building is clad with timber weatherboards and the roof is formed with corrugated iron. The interior has undergone some modifications and modernisations over the years including the creation of a number of small bathrooms and the insertion of new staircases to supplement the very steep original 'rope and ladder' type stairs.

4.2 The building has been owned by the current occupants, Thomas and Christine Reece, since the 1970's. The legal ownership is under the 'Reece Family Trust'.

4.3 The recent earthquakes damaged the masonry chimneys and the cooking range in the kitchen. The masonry flue of the cooking range has been dismantled down to about a metre above ground level. The owners are undertaking repair work, deferred maintenance, changes to the main entrance door and replacement of a ground floor window (dating from the 1960's) with a new pair of French doors. They are also undertaking an extension in the kitchen by relocating the western wall 1500 millimetres further out so as to fully enclose the remaining masonry portion of the cooking range. All of the earthquake repair work, maintenance and alterations in the kitchen dining area have been approved by the Council under RMA 92022332.

4.4 The work that the applicant is seeking grant support for will ensure the future protection and ongoing use of this significant heritage building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

4.5 The conservation and maintenance works include:

- a partial structural upgrade – new piles as required to bolster foundations
- replacement of the main roof corrugated iron to the whole house
- maintenance to weatherboards, finials and verandah decking, structure and roofing
- re-painting of the exterior
- replacement of doors on the front facade
- window and joinery repairs including refurbishment of sash windows

4.6 Costs for conservation works, including code compliance and maintenance, are shown below:

<b>Particulars</b>	<b>Costs (GST exclusive)</b>
Foundation upgrade	\$6,355
New roofing installation	\$26,906
Maintenance to include verandah, weatherboard, spouting repairs, etc.	\$58,680
Repainting of the exterior	\$7,900
NZIA Architect professional fees	\$10,905
Window and joinery repairs and replacements where necessary	\$20,530
<b>Total of conservation and restoration related work</b>	<b>\$131,276</b>

## 6 Cont'd

- 4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 percent of the total heritage related costs for a Group 1 heritage structure.

<b>Proposed heritage grant (50 percent )</b>	<b>\$65,638</b>
--	-----------------

- 4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.
- 4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the grant will be above \$15,000 but less than \$150,000 there is a requirement for a limited conservation covenant on this property title.

## 5. FINANCIAL IMPLICATIONS

### 5.1

	2013/14
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,684</b>
<b>Funds remaining from 2012/13 financial year</b>	<b>\$416,197</b>
<b>Funds returned from 13 applicants in New Regent Street</b>	<b>\$26,186</b>
<b>Funds returned from Woods Mill (14 Wise Street)</b>	<b>\$884,750</b>
<b>Funds returned from 49 Oxford, 72 Chancellor &amp; 290 Riverlaw</b>	<b>\$1,675</b>
<b>Balance of 13/14 funds</b>	<b>\$2,092,492</b>
Approved grant to 381 Montreal Street	\$112,873
Approved grant to 26 Park Terrace, St Saviours Church	\$143,431
Approved grant to 27-29 New Regent Street	\$7,068
Approved grant to 10, 12, 13 & 24 New Regent Street	\$33,864
Approved grant to 290 Riverlaw Terrace	\$3,478
Approved grant to 28 New Regent Street	\$18,211
Approved grant to 18 Rue Balguerie, Akaroa	\$47,145
Approved grant to 49 Oxford Street, Lyttelton	\$27,240
Approved grant to 39 Holmwood Road stone bridge	\$3,324
Approved grant to 85 Papanui Road	\$435,036
Approved grant to 98 – 100 Chester Street East	\$132,800
Approved grant to 69-71 Colombo Street, the Malthouse	\$20,000
Approved grant to 25 New Regent Street	\$2,952
Approved grant to Riccarton House	\$33,263
Proposed grant to 'Tanglewood', 239 Middle Road, Pigeon Bay	\$65,638
<b>Total Available Funds 2013/2014</b>	<b>\$1,006,169</b>

- 5.2 The Heritage Incentive Grant budget is an annual fund provided for in the Three Year Plan (TYP).
- 5.3 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 5.4 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 5.5 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

## 6 Cont'd

### 6. STAFF RECOMMENDATION

That the Community Committee approve:

- 6.1 A Heritage Incentive Grant of up to \$65,638 for conservation and maintenance work for the protected heritage building 'Tanglewood' at 239 Middle Road, Pigeon Bay subject to compliance with the agreed scope of works and certification of the works upon completion.
- 6.2 That payment of this grant is subject to the applicants entering a 10 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

**BANK PENINSULA DISTRICT PLAN – LISTED HERITAGE ITEM  
DRAFT HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
*TANGLEWOOD – PIGEON BAY***



Photo: Burnside in 1926  
Private Collection Campbell Corrigan

Tanglewood is listed on the Banks Peninsula District Plan as a Protected Building and is registered by the New Zealand Historic Places Trust as a Category II building.

**HISTORICAL AND SOCIAL SIGNIFICANCE**

Tanglewood, originally known as Burnside, has historical and social significance as one of the early farmhouses of Pigeon Bay. It has a long term association with two notable Pigeon Bay families, the Gillespies and the Corrigan, who were related through marriage. The house was built sometime after 1867 for James Gillespie. James Gillespie arrived from Scotland, with his wife and son, in 1859. The Gillespies came to New Zealand through their son James being procured through the Free Church of Scotland as a teacher for the Pigeon Bay School. James Gillespie (snr) remained very involved with the Pigeon Bay Presbyterian Church throughout his life and was a respected member of the Pigeon Bay community. Following James Gillespie's death and the death of his second wife the estate was purchased in 1897 by William Corrigan and his wife who had lived on and farmed the estate since 1890. The Corrigan family were to remain on the property for nearly three-quarters of a century. From the 1970s the property was sub-divided and became a holiday home, being renamed Tanglewood.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

Tanglewood has cultural significance for its association with the early colonial Scottish Presbyterian community of Pigeon Bay, and as evidence of the way of life of European settlers on Banks Peninsula during the mid-19<sup>th</sup> century.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

Tanglewood has architectural and aesthetic significance as a colonial Victorian weatherboard farmhouse in Pigeon Bay. It was built during the third quarter of the 19<sup>th</sup> century and had evolved from a cottage into a seven-room farmhouse with bedrooms for the owners and farm staff by 1886. The house was extended around the turn of the 20<sup>th</sup> century. Although the house has undergone some alteration since that time it has retained its 19<sup>th</sup> century colonial aesthetic.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

Tanglewood has technological and craftsmanship significance as a mid-19<sup>th</sup> century colonial house built with both pit sawn and milled local timber. The materials and construction techniques are significant as they provide evidence of the methods and available materials on Banks Peninsula from the third quarter of the nineteenth century until the first decades of the twentieth century.

## **CONTEXTUAL SIGNIFICANCE**

Tanglewood has contextual significance as part of the wider group of colonial buildings that remain in Pigeon Bay and the broader context of the Peninsula. The scale, materials and form of the building make a contribution to the colonial character of the bay which includes other 19<sup>th</sup> century listed buildings including the neighbouring Kukapa School. The retention of a large section has ensured the house has retained its rural character to the present day. As a large two storey farmhouse near the fork of Pigeon Bay and Middle Roads, Tanglewood has remained a significant Pigeon Bay landmark since the 19<sup>th</sup> century.

## **ARCHAEOLOGICAL SIGNIFICANCE**

Tanglewood has archaeological significance as it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

Tanglewood has historical and social significance as a remaining example of an early colonial farmhouse built for a long-term and active member of the Pigeon Bay Scottish Presbyterian community during the 19<sup>th</sup> century. It has retained its character and layout as a colonial farmhouse built to house both the owners and farm workers. It retains its 19<sup>th</sup> century colonial aesthetic and although subdivided in the later 20<sup>th</sup> century retains its rural character. It has been a landmark near the fork of Pigeon Bay and Middle Roads since colonial times and remains a landmark from the early European history of the bay, to this day.

References: Dave Pearson Architects Limited, *Tanglewood, Pigeon Bay, Banks Peninsula*.  
Draft July 2013

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



## 7. HERITAGE INCENTIVE GRANT APPROVAL FOR 'WOODS MILL' 14 WISE STREET, ADDINGTON

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer Strategy & Planning	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Urban Design Architecture	Y	8934



PHOTOGRAPH, 'WOODS MILL' WITH THE GRAIN STORE ON THE LEFT, FEBRUARY 2014

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 Council staff seek to obtain an approval from the Community Committee for a Heritage Incentive Grant for 'Woods Mill', 14 Wise Street, Addington.

### 2. EXECUTIVE SUMMARY

- 2.1 14 Wise Street, the former Wood Brother's Flour Mill Building and Grain Store, is located amongst a group of industrial buildings making up the milling complex at the end of Wise Street off Lincoln Road, Addington (see Statement of Heritage Significance in Attachment 1 ).
- 2.2 The proposal is to repair the damaged Mill and Grain Store buildings and convert into residential accommodation on the upper floors and hospitality on the ground floors. The buildings sustained relatively minor damage in the recent earthquakes but have been largely unoccupied since flour milling ceased in the 1970's. The fabric of the building has deteriorated over this time through weathering, lack of maintenance and vandalism. This grant application is to seek financial assistance with the refurbishment and repair of the brick and stone walled Mill and Grain Store Buildings only.

### 3. BACKGROUND

- 3.1 The mill building and grain store at 14 Wise Street, is listed in the Christchurch City Plan, Group 2. The building is registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) Category II (register number 7339).

## 7 Cont'd

- 3.2 The building has been the subject of a previous Council Heritage Incentive Grant of \$884,750 and has been awarded a grant of \$750,000 from the Canterbury Earthquake Heritage Building Fund Trust (CEHBF). However, both of these grants have now been withdrawn due to the change in applicant, a change in the proposals and the time that has elapsed since the awards were made. The current proposed scheme has resource consent RMA 92024214. This consent differs from the original consent for the redevelopment of the mill in the following ways: no new separate building fronting onto Wise Street; the upper floors of the mill will be residential rather than hotel accommodation; the second floor of the grain store building will be residential; and the seismic engineering proposals have introduced more diagonal steel components in the grain store building.
- 3.3 The applicant for the grant and the current owner of the site is 'Plains Developments Limited'. The New Zealand Companies Office lists the director of Plains Developments Limited as John Grant Cameron. The new applicant was aware of the grants that had been previously awarded to these buildings and these encouraged their willingness to consider the task of refurbishment. A grant of \$500,000 was approved by the CEHBF Trust in March 2014.
- 3.4 The recommendations of this report align with the relevant strategies and policies as listed below:
- Christchurch Recovery Strategy
  - Christchurch City Plan
  - Heritage Conservation Policy
  - Greater Christchurch Urban Development Strategy
  - New Zealand Urban Design Protocol
  - International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.

## 4. COMMENT

- 4.1. The original four storey, six bay mill building was designed by the Architect J.C. Maddison for Wood Brothers and opened in 1896. An accompanying grain store was built at the same time. The mill building was enlarged approximately ten years later with the addition of a further two bays at the southern end. These additional bays were constructed in a very similar design to the other bays with only minor differences in architectural detail. The whole mill building has a relatively simple form and plan with decorated facades composed of brick and stone. Internally the structure is substantial timber posts and beams. Originally there was a single ridge roof connecting two gables with parapets but a rooftop extension now disrupts this roof form. A further extension was added to the north end of the mill building in the 1960's which linked it to the grain store.
- 4.2 The two storey grain store building was built adjacent to the Mill and alongside a spur of the railway line. The grain store is a relatively solid brick building with an internal structure of timber posts and beams. The western end had been converted into a theatre for the 'Riccarton Players' prior to the 2010 and 2011 earthquakes and this part sits on a separate certificate of title. Both the grain store and the mill building were very substantial structures with massive brick walls and very substantial timber structural members designed to take huge loads. The mill building was also designed to withstand substantial vibration from the milling process and these two factors seem to have enabled them to survive the series of earthquakes without irreparable damage, unlike many other structures. These buildings are now two very rare examples of early industrial buildings in Canterbury.
- 4.3 The flour milling complex also contained a number of other buildings and extensions from different eras and architects. A large chimney at the southern end was built for the original mill but this has been completely demolished after sustaining damage in the earthquakes. A four storey 1923 Luttrell Brothers Architects extension on the east side of the mill building has partially collapsed and sustained more damage in a deliberately lit fire and will be completely demolished. A large separate grain store from 1913 has also been demolished after being damaged by the earthquakes. A substantial iron clad silo building adjacent to the retained brick grain store housing milling machinery will be demolished and reconstructed in a similar form as the third component of the refurbishment of the mill complex. This silo building will not be part of the heritage incentive grant application as it will be a completely new building.

## 7 Cont'd

- 4.4 The work described below for which the applicant is seeking grant support (the two storey grain building and the four storey mill building) will ensure the future protection and continuing use of these significant heritage buildings. The application has been determined to meet all relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines. The application does not include a sum for hard and soft landscaping but this work will be undertaken as part of the development.
- 4.5 The conservation and maintenance works include:
- strengthen the mill building and grain store to comply with the current Building Code;
  - remove extensions to the mill on the roof and to the north side;
  - (removal of the severely damaged 1923 extension;
  - removal of roof top extension and reroof the mill and grain store buildings;
  - repair damaged brickwork and stone details;
  - repair the windows and doors of the mill and grain store;
  - install fire protection as required to current Building Code requirements.
- 4.6 Projected costs for conservation works, including code compliance and maintenance, are below:

Particulars	Costs ( excl GST)
<b>Two storey Riccarton Players part of the grain store Building:</b>	
Site preparation	\$120,000
Foundations strengthening	\$11,398
Floor re-levelling	\$15,700
New structural steelwork for seismic upgrade	\$681,659
Repair and maintenance to existing internal structure	\$323,800
Maintenance and repairs to external walls	\$324,500
Upgrades and works to existing fenestration and doors	\$33,500
Scaffolding for external walls	\$210,650
Structural plywood underlay and new roofing iron and spouting	\$119,615
Fire protection	\$114,750
<b>Sub Total 1</b>	<b>\$1,955,572</b>
<b>Two storey grain store building excluding the Riccarton Players Theatre:</b>	
Foundations strengthening	\$18,992
Floor re-levelling	\$30,700
Plywood and strengthening to first and mezzanine floors	\$321,930
New structural steelwork for seismic upgrade	\$1,290,205
Repair and maintenance to existing internal structure	\$518,700
Maintenance and repairs to external walls	\$566,500
Upgrades and works to existing fenestration and doors	\$55,000
Scaffolding for external walls	\$226,050
Structural plywood underlay and new roofing iron and spouting	\$197,165
Fire protection	\$476,210
<b>Sub Total 2</b>	<b>\$3,701,452</b>
<b>Four storey mill building:</b>	
Foundations strengthening	\$240,244
Floor re-levelling	\$18,700
Plywood and strengthening to first, second and third floors	\$182,016
New structural steelwork for seismic upgrade	\$383,870
Application of 'Seismolok' structural plaster lining to internal walls	\$138,000
Repair and maintenance to existing internal structure	\$308,750
Maintenance and repairs to external walls	\$717,200
Upgrades and works to existing fenestration and doors	\$272,000
Scaffolding for external walls	\$180,580
Structural plywood underlay and new roofing iron and spouting	\$119,380
Fire protection	\$81,620
<b>Sub Total 3</b>	<b>\$2,642,360</b>
<b>Grand Total of conservation and restoration related work</b>	<b>\$8,299,384</b>

## 7 Cont'd

- 4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 percent of the total heritage related costs for a Group 2 heritage structure. The total expenditure outlined above shows that such a high percentage level of financial support for this project is not feasible. The previous heritage incentive grant awarded to Woods Mill was \$884,750 and a similar level of funding is sought for this new grant. This would be a grant of approximately ten per cent of the eligible items. While this would be a much lower level than the usual thirty to fifty per cent levels of support for other heritage incentive grants it would still be a substantial incentive for the applicant. A similar amount was returned to the fund recently from the previously approved Woods Mill grant as outlined in Table 5.1 below

<b>Proposed heritage grant (approx 10 percent )</b>	<b>\$900,000</b>
---	------------------

- 4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.
- 4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property certificate of title, ensuring that the Council's investment is protected. As the grant will be above \$150,000 there is a requirement for a full conservation covenant on this property title

## 5. FINANCIAL IMPLICATIONS

## 5.1

	2013/14
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,684</b>
<b>Funds remaining from 2012/13 financial year</b>	<b>\$416,197</b>
<b>Funds returned from 13 applicants in New Regent Street</b>	<b>\$26,186</b>
<b>Funds returned from Woods Mill (14 Wise Street)</b>	<b>\$884,750</b>
<b>Funds returned from 49 Oxford, 72 Chancellor &amp; 290 Riverlaw</b>	<b>\$1,675</b>
<b>Balance of 13/14 funds</b>	<b>\$2,092,492</b>
Approved grant to 381 Montreal Street	\$112,873
Approved grant to 26 Park Terrace, St Saviours Church	\$143,431
Approved grant to 27-29 New Regent Street	\$7,068
Approved grant to 10, 12, 13 & 24 New Regent Street	\$33,864
Approved grant to 290 Riverlaw Terrace	\$3,478
Approved grant to 28 New Regent Street	\$18,211
Approved grant to 18 Rue Balguerie, Akaroa	\$47,145
Approved grant to 49 Oxford Street, Lyttelton	\$27,240
Approved grant to 39 Holmwood Road stone bridge	\$3,324
Approved grant to 85 Papanui Road	\$435,036
Approved grant to 98 – 100 Chester Street East	\$132,800
Approved grant to 69-71 Colombo Street, the Malthouse	\$20,000
Approved grant to 25 New Regent Street	\$2,952
Approved grant to Riccarton House	\$33,263
Proposed grant to 'Tanglewood', 239 Middle Road, Pigeon Bay	\$65,638
Proposed grant to Woods Mill, 14 Wise Street	\$900,000
<b>Total Available Funds 2013/2014</b>	<b>\$106,169</b>

- 5.2 The Heritage Incentive Grant budget is an annual fund provided for in the Three Year Plan (TYP).
- 5.3 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 5.4 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.

## 7 Cont'd

- 5.5 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

**6. STAFF RECOMMENDATION**

That the Community Committee approve:

- 6.1 A Heritage Incentive Grant of up to \$900,000 for conservation and maintenance work for the protected heritage building 'Woods Mill' at 14 Wise Street, Addington subject to compliance with the agreed scope of works and certification of the works upon completion.
- 6.2 That payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.



**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
FORMER WOOD'S FLOUR MILL – 14 WISE STREET**



**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Woods Mill was established by William Derisley Wood who founded his milling firm in 1856. The firm was to span 114 years of milling history in the region. The Wood Brothers established two mills in the city before expanding further, in 1890, to build a roller mill powered by steam and serviced by rail, in Addington. The six bay mill was designed by leading industrial architect J C Maddison. By 1936 the Addington Mill had the largest output in the South Island, 33 sacks of flour per hour. The mill continued to be owned and operated by the Wood family until 1970, at which date the complex was closed and sold. Since that date the mill complex has been used for a variety of functions including residential. As well as the mill building there were several associated buildings and structures including the brick silo and chimney, both of which were included in the listing but are now demolished. The chimney was associated with the original steam power of the mill and dated from 1890.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Wood's Mill has cultural significance due to its association with one of the city's early important industries associated with the success of Canterbury as the chief wheat growing province in the colony. The scale of these buildings reflects the importance of wheat to the economy of Canterbury and remain as a symbol of the scale of industrial production in Canterbury during the 19th century.

**ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

Woods Mill has architectural and aesthetic significance as an architecturally designed 19th century industrial complex. The mill complex was designed by J C Maddison a noted commercial and industrial architect. During the 1880s Maddison became a leader in the field of industrial design. At Wood's Mill Maddison designed an Industrial Utilitarian building with

Classical detailing, modelled on late eighteenth century English mill buildings. The four storey brick building has a gabled roof with polychromatic arched window openings. The original building consisted of six bays, with the two additional bays being added, by Maddison, in 1896. The flour and grain store and the brick chimney were part of the original design. Later additions to the mill building were executed by the Luttrell Brothers, leading commercial architects in the city in the early 20th century. The large brick silo building was completed in 1913, in an American style. The large brick addition to the rear of the mill building was completed in 1924. The Luttrell Brothers addition was in keeping with Maddison's design although simpler in its detailing. In 1960 the corrugated iron addition was added to the roof of the main building to house machinery which increased milling capacity. Although the complex has not been used for milling purposes since 1970 the buildings have retained their original appearance and remain a unique 19th century industrial architectural landmark within the city.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

***Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.***

The structure of the mill was specially strengthened to withstand the weight and vibrations of the machinery it was built to house. The exterior walls are triple brick and the central columns of the interior are Australian ironwood each hand adzed from a single tree. Other internal features are 12 inch square oregon beams and kauri flooring. The machinery and the steam and electric powering, were advanced for its day.

### **CONTEXTUAL SIGNIFICANCE**

***Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.***

The mill is one of the major industrial plants in the working class/industrial suburb of Addington. The complex of listed buildings included the former flour mill, with rear addition, the chimney stack, the former flour and grain store and the wheat silo. The area in front of the flour mill once consisted of a bowling green, today that area is a carpark. Along with the Addington Railway workshops, the mill was one of the major employers in the area. The Wood Brothers flour mill complex has considerable landmark significance in the area due to the size, design and scale of the brick structures.

### **ARCHAEOLOGICAL SIGNIFICANCE**

***Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.***

There is the potential to provide archaeological evidence relating to past building methods and materials, and human activity possibly including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The former Woods Mill and setting are of regional significance. The former Woods Mill has been assessed as making an important contribution to the identity, sense of place and history of the Canterbury region and is primarily of importance to the Canterbury region for its heritage values. Wood's Mill has historical and social significance as one of the most productive and progressive flour mills in the South Island in the late 19th and 20th century. Wood Brothers Limited was established in 1856 by William Derisley Wood whose family association with the milling business continued for 114 years. The brick buildings have architectural and aesthetic significance as examples of 19th century industrial architecture. The milling complex was designed by renowned industrial architect J C Maddison with additions by well known commercial architects the Luttrell Brothers. The large brick buildings have landmark significance in the area due to their scale, monumental use of brick, and classical detailing.



## 8. APPROVAL OF AN EXTENSION OF TIME FOR A HERITAGE INCENTIVE GRANT, 236 TUAM STREET

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer Strategy and Planning	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Urban Design Architecture	Y	8934

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 Council officers seek a recommendation from the Community Committee to the Council for approval for a one year extension of time enabling the completion of work associated with a previously approved Heritage Incentive Grant (HIG) of over \$100,000. The new date for required completion would be one year from the approval by Council.

### 2. EXECUTIVE SUMMARY

- 2.1 The effect of the 2010 and 2011 series of earthquakes on the McKenzie and Willis building at 236 Tuam Street was substantial. The bulk of the building has now been demolished leaving only the majority of the main street façade in place. The applicant and owner were successful in applying for a Heritage Incentive Grant of \$240,000 to stabilise the façade but have been unable to complete the works in the normal eighteen month timeframe. The applicant still intends to complete the works and hence is seeking an extension of one year for the grant to remain available. The McKenzie and Willis Board remain owners of the site and buildings.



PHOTOGRAPH, AUGUST 2012

### 3. BACKGROUND

- 3.1 On 12 September 2012 the Council resolved to grant \$240,000 from the HIG scheme to support the seismic strengthening and therefore the immediate retention and the future restoration of the Christchurch City Plan Group 2 McKenzie and Willis façade located on the corner of Tuam and High Streets. The total of the HIG was based on forty per cent of the promised \$600,000 contribution from the McKenzie and Willis Board. The HIG specifically supports:

## 8 Cont'd

- 3.1.1 stabilisation of the façade through completing it's attachment to the steel frames along High Street and Tuam Street and by the removal of the remaining severely damaged rear portions of the building;
  - 3.1.2 strengthening the façade to 100 per cent of New Building Code Standard (NBS) which will include a new concrete backing and new foundations where required;
  - 3.1.3 repairing, replacing where required, and cleaning of the retained stonework façade.
- 3.2 The Canterbury Earthquake Heritage Building Fund Trust has provided a grant of \$1 million, of which \$795,895.67 has been expended to the point where the façade retention is approximately ninety per cent secure. Once work is completed, the 'Section 38 Notice' (a requirement to make the building safe) issued by the Canterbury Earthquake Recovery Authority (CERA) will be uplifted.

## 4. COMMENT

- 4.1 Committee approval for the extension is required pursuant to clause 5 of the HIG Policy-Operational Guidelines.
- 4.2 The completion of work to stabilise and retain the façade was delayed for several reasons; a delay in the preparation of engineering methodology and the sourcing of additional funding to offset price escalation. CERA Operations has advised that they are to restart and manage the demolition of the McKenzie and Willis building behind the façade. Hence the expectation is that within the next four to six months the rear part of the building will be demolished and the façade retention completed.
- 4.3 The request to extend the HIG for one calendar year will enable the demolition of the building behind the facade to be completed and provide additional time for the McKenzie and Willis Board to complete their stabilising and strengthening work.
- 4.4 The façade is wholly contained within the innovation precinct which itself falls within the designated 'South 'Frame' of the 'Christchurch Central Recovery Plan'. The 'South Frame' designation provides for, among other things; offices and retail/food and beverage. It is conceivable therefore that when a new building is constructed and attached to the back of the façade, that the use is likely to be complimentary to the frame's designated activities and the innovation precinct's drivers (technology based industry and research).
- 4.5 The HIG extension will help to ensure the future protection and hopefully the eventual reuse of this significant heritage building facade. The future use of the site is unknown.
- 4.6 The commercial building at 236 Tuam Street, is listed in the Christchurch City Plan, Group 2. The building is registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) Category II (registration number 1909). The applicant and owner for the Heritage Incentive Grant is 'McKenzie & Willis Ltd'.

## 5. FINANCIAL IMPLICATIONS

- 5.1 There are no additional financial implications associated with this request for an extension of time for the HIG.

## 6. STAFF RECOMMENDATIONS

- 6.1 That the Community Committee recommend that the Council approve an extension of time of one year for the completion of work associated with a previously approved Heritage Incentive Grant. The new date for required completion would be one year from the approval by Council. The expiry date being 24 April 2015.

## 9. CENTRAL CITY LANDMARK HERITAGE GRANTS - RECOMMENDATION FOR 2013/14

		Contact	Contact Details
<b>General responsible:</b>	<b>Manager</b> Chief Planning Officer Strategy and Planning	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Urban Design Architecture	Y	8934

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 Council staff seek a recommendation from the Community Committee to the Council for the allocation of a Central City Landmark Heritage (Landmark) Grant for 2013/14.

### 2. EXECUTIVE SUMMARY

- 2.1 The series of earthquakes occurring in the Christchurch region since September 2010 has resulted in the most significant loss of central city heritage and character buildings in the history of Christchurch. This loss of heritage cannot be rectified and heightens the importance of opportunities to retain, repair and strengthen those remaining buildings having a significant connection to the past.
- 2.2 The Council's "Draft Central City Recovery Plan, December 2011", provided for increased heritage funding of \$27.7 million to be allocated over 10 years via the Annual Plan process. In 2012/13 Landmark Grants were allocated to two heritage building projects: the former Trinity Congregational Church and the Mountford designed two-storied wooden building within the Christchurch Club site.
- 2.3 This report proposes partial funding of the repair of the West Avon Apartments, 279 Montreal Street at the corner with Hereford Street (listed Group 3 in the Christchurch City Plan. The building suffered relatively minor damage from the earthquakes but needs a substantial and complex seismic upgrade.



Photograph, January 2014

## 9 Cont'd

### 3. BACKGROUND

- 3.1 The Council's "Draft Central City Recovery Plan, December 2011", provided for increased heritage funding of \$27.7 million to be allocated over five years (amended to 10 years via the Annual Plan process). The plan provided for a targeted approach prioritising additional funding toward earthquake strengthening and repair work. The plan also provided the initiative to take a pro-active approach with owners to achieve the retention of key central city landmark heritage buildings. 'Heritage buildings' in this context includes listed heritage buildings, and heritage building facades. The Central City Landmark Heritage fund was established in the 2012/2013 financial year and \$2.7 million was allocated to two heritage building projects. These were the repair of the former Trinity Congregational Church on the corner of Worcester and Manchester Streets and the Mountford designed two storied wooden building within the Christchurch Club site on Latimer Square. Professional engagement and project planning work has commenced with regard to the Trinity Congregational Church. The Christchurch Club works are on hold as a result of Canterbury Earthquake Recovery Authority (CERA) seeking to purchase part of the allotment on which the building is sited. The Council's 2013/2014 Annual Plan provides for funding of \$2 million for this financial year. The allocation of the \$2 million is consistent with and gives effect to both the Recovery Strategy and Central City Recovery Plan supporting heritage and cultural recovery.
- 3.2 This report proposes partial funding of the repair of the West Avon Apartments, 279 Montreal Street at the corner with Hereford Street (listed Group 3 in the Christchurch City Plan). This two storey building, originally containing eight apartments, was designed in the 'Art Deco/Moderne' style of the 1930's. The building suffered relatively minor damage from the earthquakes but needs a substantial and, due to the retrospective nature of the work, complex seismic upgrade if it is to be raised above earthquake prone status. Under the painted plaster exterior walls, the building has a reinforced concrete frame with cavity brickwork infill panels which need to be better secured to each other. The floors and roof need to be secured to the concrete frame and strengthened so as to function as structural diaphragms.
- 3.3 Following a recommendation by the Community Recreation and Culture Committee, full Council approved the Central City Landmark Heritage Grants and Operational Guidelines on 28 March 2013. The policy and guidelines are used for the initial identification and selection process of buildings that may be suitable for Landmark Grant funding. In addition to the application of the policy and operational guidelines, further consideration is given to the following set of criteria that allows a more detailed analysis of the ability of the owner to uptake the grant more likely leading to the long term successful retention of the building.
- 3.4 This criteria are based on officer experience over the past three years working alongside individual building owners and experience with previous Landmark Grants, Heritage Incentive Grants and the administration of the Canterbury Earthquake Heritage Buildings Fund Trust grants:
- A willing owner complying with the policy limitations
  - A single owner rather than a body corporate
  - The urgency of the required works and the threat of demolition or further deterioration if they are not undertaken
  - Heritage status of the building by Historic Places Trust and Council listings
  - Heritage buildings which remain in identifiable groups or precincts of heritage and character buildings
  - Heritage buildings which have retained the integrity of their heritage fabric, such that their heritage values remain evident
  - Heritage buildings where additional funding can provide a positive and essential incentive for retention, repair, reconstruction and adaptive re-use
  - The building owner is likely to accept a full conservation covenant
  - Availability of information e.g. engineering assessments, geotechnical, architects drawings, tenancy proposals
  - Will the grant be used for work to heritage fabric rather than for new development within or around the heritage building?

## 9 Cont'd

- The likelihood of the work beginning quickly and being completed within a reasonable timeframe
  - The prominence in the street-scene or townscape, and proximity to public spaces
  - Can the work be phased so as to save the building in the short term and complete in the longer term?
  - Has there been confirmation or peer review of the proposals and of the project costs?
  - Can the work be delayed until 2014-15?
  - Is there a viable tenant for the building once repaired?
- 3.5 Utilising the above criteria opportunities were identified and assessed to determine where funding would be most effective for the 2013/14 financial year. The highest ranking buildings were those where a significant number of the factors are aligned and the owner uptake would more likely lead to long term retention of the building. A number of heritage buildings have not been considered further where they have other sources of finance, buildings remaining under the control of receivers, or a marked misalignment with the above criteria. Council owned heritage assets are not eligible for Landmark Grant funding.
- 3.6 For the purpose of this report and when identifying potential grant recipients and funding recommendations, officers have applied a wider meaning to the term 'Reconstruction' than that contained in the International Council on Monuments and Sites New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value (ICOMOS NZ) to which Council is a signatory. This was done for pragmatic reasons. If the Charter definition was employed strictly, it is unlikely that a willing grant recipient could have been identified given the level of damage to many buildings. While the majority of the heritage landmark items considered for funding are proposed in the broader sense of 'Reconstruction', major weight was placed on the reconstruction of heritage items which contributed to landmark and streetscape values, city identity and sense of place.
- 3.7 The recommendations of the report align with the relevant strategies and policies listed below:
- Christchurch Recovery Strategy (prepared by the Central City Development Unit)
  - The Christchurch Central Recovery Plan
  - The Christchurch City Plan
  - Council's Heritage Conservation Policy
  - Greater Christchurch Urban Development Strategy
  - New Zealand Urban Design Protocol.

## 4. COMMENT

- 4.1 There are approximately 140 listed heritage buildings remaining in the Central City, at least 25 of which are still under potential threat of full or partial demolition. In the context of ongoing heritage building loss, Council Officers undertook several initial prioritising approaches, initially broad and then more specific, applying the proposed criteria in the Landmark Grant operational guidelines and further practical considerations to select specific buildings potentially suited to funding. The identification and selection process resulted in the following buildings:
- West Avon Flats, Montreal Street
  - State Insurance, Worcester Boulevard
  - Victoria Mansions, Victoria Street
  - McClean's Mansion, Manchester Street
  - CPIT Memorial Hall, Moorhouse Avenue
  - Community of the Sacred Name, Ferry Road
  - The Midland Club, Oxford Terrace
  - Harley Chambers, Cambridge Terrace
  - Isaac House, Victoria Square
  - Public Trust Building, Oxford Terrace
  - Sargood Son and Ewan building, Lichfield Street
  - The former Wellington Woollen Mill's building, Lichfield Street

## 9 Cont'd

- 4.2 Discussions were carried out with the building owners and, in the case of the Sargood, Son and Ewan and Wellington Woollen Mills building, with the receivers. The receivers were not able to confirm the future status of these two buildings and so they were not considered for grants in this financial year. With regard to the remaining buildings, the owners intentions to retain, repair and as far practicable, to reconstruct in part these heritage buildings were determined, the scope of works were proposed and the costs and timetables for the works were also established. A rating system using the criteria listed in 3.4 was adopted and the buildings above are listed ranked highest to lowest. Although it was ranked joint top with the State Insurance building, the West Avon Apartments was the only case where the owners were advanced sufficiently for the proposals to be assessed, and costed such that funding recommendations could be considered by the Council at this date.
- 4.3 The West Avon Apartments Building (constructed in 1936) has been identified as having prominence and visual distinction on its central city corner site. The site is at a key location across from the Council's Civic Offices and the Arts Centre, both of which attract large numbers of visitors. The building is on one of the main pedestrian routes between the city centre and the Botanic Gardens. The building is also adjacent to the one way system which channels significant numbers of people in vehicles directly past the building. The proposal is to conserve, repair and seismically strengthen and retain the building for residential use. This will therefore meet the desire to increase residential land use within the central city and add to urban vitality.
- 4.4 A number of structural consultants have been employed to analyse the building and a summary of the required repairs is included here. The engineers also recommend strengthening the building. This strengthening work will prevent the building being classed as earthquake prone with the consequent requirement to do more strengthening work in the near future. The repair work is as follows:
- foundations and floor to be levelled
  - new reinforcing bars to be cut and fixed into concrete frame with resin
  - masonry sealed with epoxy resin and cracks 'stitched' with reinforcing bars
  - non-structural repairs to plaster linings etc.
- Recommended strengthening works are:
- floor and roof diaphragms strengthened with plywood and fixed to walls with masonry anchors
  - new steel reinforcement to masonry panels and new ties between masonry and concrete frame.
- 4.5 The work required to repair and strengthen the building was priced by WT Partnership Chartered Quantity Surveyors in October 2012 and updated in January 2014. The total cost will be approximately \$2,498,000 including professional fees and contingency sums. The private insurance contribution to the project for earthquake repairs has been confirmed by the owners to be \$1,700,000 leaving a shortfall of approximately \$798,000 for the recommended upgrade works. It is proposed that this project be considered for an immediate funding allocation of up to \$800,000. This sum will ensure that there are sufficient funds for the full completion of the project.
- 4.6 Conservation covenants are required under the Landmark Grants Policy Operational Guidelines for properties receiving grants of more than \$15,000. A limited covenant is the minimum requirement for grants between \$15,000 and \$49,999 and a full covenant is required for grants of \$150,000 or more.
- 4.7 Covenants are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the proposed Landmark Grant will be above \$150,000 there is a requirement for a full conservation covenant on this property title.
- 4.8 The building at 279 Montreal Street is owned by Elizabeth Anne Marshall and Keith Stephen Marshall. The legal description of the title is 'Pt Section 459 Christchurch Town'.

## 9 Cont'd

### 5. FINANCIAL IMPLICATIONS

- 5.1 The funding provision of \$2.0 million for the repair and strengthening of Central City Heritage Buildings was included in the Annual Budget for 2013/14.
- 5.2 The Landmark grant budget is an annual fund provided for in the Three Year Plan.
- 5.3 The Landmark Grants scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Landmark Grants contribute towards the number of protected heritage buildings, sites and objects, which is a measure for these outcomes.
- 5.4 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 5.5 There is no requirement for community consultation for Landmark Grants or covenants.

### 6. STAFF RECOMMENDATIONS

- 6.1 That the Community Committee recommend that the Council approve a Central City Landmark Heritage Grant of up to \$800,000 for the West Avon Apartment Building, 279 Montreal Street, subject to the completion of the agreed scope of works and the owners entering into a Full Conservation Covenant with the Council.





## 10. AQUATIC FACILITIES PLACE 2014 REVIEW

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services		
<b>Officer responsible:</b>	Recreation and Sports Manager	Y	John Filsell, 941 8303, 027 4448796
<b>Author:</b>	John Filsell		

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to obtain feedback from the Community Committee and the Earthquake Recovery Committee of the Whole on the March 2014 review of the Aquatic Facilities Plan (2006) so that the findings of the Review can reliably inform the Council's 2015/2025 Long Term Plan process.
- 1.2 This report was requested by the Chair of the Community Committee.

### 2. BACKGROUND

- 2.1 Council's Aquatic Facilities Plan (2006) informs the Council's provision of aquatic facilities citywide over a period of 30 years. Recommendations in the Aquatic Facilities Plan do not constitute a commitment on behalf of the Council to a level of service. The Aquatic Facilities Plan informs the Council's decision making on levels of service in the Annual Plan or Long Term Plan processes.
- 2.2 In June 2011 the Council instructed the Recreation and Sports Manager to review the Aquatic Facilities Plan (2006) in light of infrastructural and demographic changes as a result of the 2010 and 2011 earthquakes. The initial review was largely completed in early 2012 and informed the Council's decisions in respect of the 2012/2013 Annual Plan. As a result of ongoing infrastructural and demographic change the Aquatic Facilities Plan has been reviewed again concluding in March 2014. The purpose of the March 2014 Review is to inform the Council's decisions in the 2015/2025 Long Term Plan process.
- 2.3 The March 2014 Review is attached to this report as **appendix 1**. It is a desktop review whereby current information on quake damaged infrastructure and the changing demographics of Christchurch is applied to the review methodology and the emerging conclusions are tested by a working group. There was no public consultation because any proposed changes in levels of service will be publically consulted through the Council's long term plan process. The review methodology is detailed in section 1.1 of appendix 1 to this report.

### 3. COMMENT

#### Summary of findings

- 3.1 Table 4 of the attached review summarises the condition of existing aquatic facilities. It notes the closure of QEII and Centennial and the ongoing repair of Graham Condon, Halswell, Waltham, Lyttelton, Templeton, Governors Bay and Belfast pools. The review explicitly identifies an emerging level of risk around Wharenui, Jellie Park and Pioneer.
- 3.2 The condition of Jellie Park and Pioneer are currently being thoroughly assessed as part of the Council's facility rebuild process. In order to remain open, planned preventative maintenance and facility upgrades have not been possible. Every effort has been made to maintain these facilities whilst operating but they are slowly deteriorating. This could result in a serious breakdown requiring immediate closure. It will result in an expensive and comprehensive repair when the facilities are able to be closed and a scope of repair is known.
- 3.3 The emerging higher level cost estimate for the repair of Jellie Park is estimated by Council officers at \$3,500,000. The cost to repair Pioneer is unknown at this stage but could be \$2,500,000. Shut-down periods will be required to carry out repairs however these can be mitigated to some extent by closing parts of the facility in sequence. Estimated costs and closure periods will be provided for inclusion in the 2015/2025 Long Term Plan process.

## 10 Cont'd

- 3.4 The proceeds of insurance in respect to the earthquake damage at Jellie Park and Pioneer will be applied to the total cost of repair. The proceeds of insurance will not cover the repair costs by a substantial margin. This is because the cost of repair will include costs for wear and tear, repairing pre quake defects, bringing parts of the building up to a minimum of 67 per cent New Building Standard (NBS) and deferred maintenance. Exact cost details will not be known until the damage assessment and insurance process is complete. This will not be before the end of 2014 however realistic estimates will be included in the 2015/2015 Long Term Plan process.
- 3.5 The redevelopment of Jellie Park resulted in the removal of the outdoor children's pool. Non-swimming children have to use the main outdoor pool with direct access to deep water. This has resulted in an ongoing health and safety risk and a lack of recreational facilities for children. It is the only "gap" in Jellie Park being a first class local aquatic centre. In order to meet community need and provide a safe environment an outdoor children's pool is needed. It is estimated that this will cost up to \$2,000,000 and require an operating cost of \$25,000 per annum. All the aquaplay equipment will be salvaged from QEII at no additional cost.
- 3.6 There is a probability that Wharenui Pool is coming to the end of its useful life. The Wharenui pool building is rated 35 to 40 per cent NBS and considered vulnerable. The stadium is closed as it is below 34 per cent NBS with the extent of damage rendering the practicality of repair unclear. Wharenui is an old facility coming to the end of its useful economic life. The community need currently delivered from Wharenui will be accommodated in the Metro Sports Facility and Council's facilities rebuild process will be followed to establish practicality of repair and useful economic life. The review recommends that the Council extend the lease on Wharenui to 2017 to give the tenants some degree of certainty and allow business continuity.
- 3.7 Post-quake demographic changes are summarised in section 3 of the attached review. There will be an initial city population decrease of 2.8 per cent followed by slow growth until 2016 with stronger recovery until 2026. There will be a higher growth trend after 2021, slightly faster than pre-quake but lagging pre-quake forecasts by about seven years. Whilst people have left red zones there is no exodus from the east. Areas of growth include the north, north-west, west and south-west. As with most forecasts the amount of older adults as a percentage of our population will grow.
- 3.8 The Review supports the Council's commitment to build a recreation and sport centre in the south west as detailed the 2013/2016 Three Year Plan. The construction is planned over a period 2020/2022 and the preferred location at this point in time is Denton Park or Hornby High School. In order that the timing of the Council's investment continues to meet community need this review recommends that the timing of the project is reviewed in 2017.
- 3.9 As a result of the facility damage and demographic change the review recommends that Council make changes to its network of aquatic facilities and the way it works with other providers. These are summarised in section 5 of the attached review. Council has already made a number of commitments in the 2012/2013 Annual Plan and 2013/2016 Three Year Plan. It is the intention of Council officers at this point in time to include the recommendations of this review as proposed levels of service in the 2015/2015 Long Term Plan process. Council can consider these against all other priorities and make informed decisions. Recommendations of the Review are summarised in Table 1. below.

## 10 Cont'd

<b>Table 1. Review Recommendations</b>			
<b>Review Recommendation</b>	<b>Year</b>	<b>Financial Implication</b>	
		<b>In current Three Year Plan</b>	<b>Additional resource required through 2015/2025 LTP process*</b>
Retain current levels of service at Pioneer, Jellie Park, Graham Condon, Halswell, Templeton, Belfast, Lyttleton, Waltham and Governors Bay pools	Ongoing	Current level of service in the TYP	Additional \$3,500,000 CAPEX to repair Jellie Park** Additional \$2,500,000 CAPEX to repair Pioneer**
Retain proposed levels of service in respect a central city aquatic facility as part of a Metro Sports Facility	2013/ 2017	Current level of service in the TYP	
Build an aquatic facility in the north east	2014/ 2017	Current level of service in the TYP	
Build a children's outdoor pool at Jellie Park	2015/ 2017		\$2 million CAPEX and \$30,000 OPEX p.a.
Conduct a review in 2017 on the timing of the aquatic facility planned for in the west/south-west	2017	Current level of service in the TYP	
Conduct a review in on the need for and timing of an aquatic facility in the east/south-east	2014/ 2015	Use existing resources	
Formalise Council support for the operation of the Sumner Pool as a level of service	2015 ongoing	Use existing resources	
Explore the opportunity to partner with the Third party operators and the MOE to open school pools to the community	2015 ongoing	Use existing resources	
Establish the practicality of repair and useful economic life of Wharenui	2015/ 2017		Include in 2017 / 2018 if a decision is made to repair
Formalise Council's role in Kiwiswim (Swim lessons for low decile schools) as a level of service	2015 ongoing		Identify a maximum of \$50,000 per annum matched by third party
*Note: At this point in time it is the intention of Council officers to include these levels of service in the 2015/2025 Long Term Plan process.			
**Note: These are total estimated costs. The proceeds of insurance will be applied to the repair project and reduce this cost, see section 4.2 and 5.x of this report.			

3.10 It will be recommended that the Community Committee and subsequently the Earthquake Recovery Committee Of the Whole provide feedback on the content of the Review as summarised in this report and attached as appendix 1. This will allow council officers to accurately inform the Council's 2015/2025 Long Term Plan process so the Council can make informed decisions on its levels of service for aquatic facilities.

#### 4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising from this report as the Council is not being asked to make any decisions. All decisions on levels of service for aquatic facilities will be made in the Council's Long Term Plan Process.

4.2 The Review identifies emerging costs to repair existing facilities that have not been factored into Council's budgeting processes to date. They will be included in the Council's 2015/2025 Long Term Plan process.

**10 Cont'd****5. STAFF RECOMMENDATION**

It is recommended that the Community Committee:

- 5.1 Note the findings of the March 2014 review of the Aquatic Facilities Plan and the purpose of the review to inform the 2015/2025 Long Term Plan.
- 5.2 Provide feedback directly to officers to enable the content of the Review to better inform the Council's 2015/2025 Long Term Plan process.
- 5.3 Recommend that the March 2014 review of the Aquatic Facilities Plan be referred to the Earthquake Recovery Committee of the Whole in order that the whole of the Council have the opportunity to provide feedback to officers.

Appendix 1: Aquatic Facilities Plan 2006 March 2014 Review

**Christchurch City Council  
Aquatic Facilities Plan (2006) March 2014 Review  
Draft for Council Committee Consideration**

## **Aquatic Facilities Plan (2006) March 2014 Review Draft for Council Committee Consideration**

### **Executive Summary**

The Aquatic Facilities Plan 2006 was informed by the nature and condition of Council's existing aquatic facilities and the demographic predictions of the Greater Christchurch Urban Development Strategy 2007.

The earthquakes of 2010 and 2011 have extensively damaged Council's network of aquatic facilities and will produce demographic change not anticipated by the Aquatic Facilities Plan 2006 or the Greater Christchurch Urban Development Strategy 2007. There is also an opportunity for Council's aquatic facility planning to contribute to the city recovery. As a result Council will need to make changes to its network of aquatic facilities and the way it works with other providers.

To deliver levels of service detailed in Activity 7.0: Recreation and Sports Services in Council's Long Term Plan it is recommended that Council:

- Repair and retain current levels of service at Pioneer, Jellie Park, Graham Condon, Halswell, Waltham, Lyttelton, Templeton, Belfast and Governors Bay pools
- Build a central city aquatic facility as part of the Metro Sports Facility
- Build an aquatic facility in the north east of Christchurch
- Build an outdoor children's pool at Jellie Park
- Formalise Council support for the operation of the Sumner Pool as a level of service from July 2015
- Explore the opportunity to partner with the MOE and the community to open targeted school pools to the community
- Formalise Council's role in the Kiwiswim programme as a level of service from July 2015
- Follow Council's facilities rebuild process to establish the practicality of repair and useful economic life of Wharenui pool
- Conduct a review in 2017 on the timing of an aquatic facility in the in Hornby currently provided for in the Three Year Plan for years 2020/2022
- Conduct a review in 2014/2015 on the need for and timing of an aquatic facility in the east/south-east

Recommendations from this review that Council wish to progress should be included in the 2015/2025 Long Term Plan process as proposed levels of service. The proposed levels of service will be subject to community consultation and consideration by the Council in the context of all other priorities in the draft Long Term Plan.

## 1.0 Background

In June 2006 the Christchurch City Council adopted the Aquatic Facilities Plan, a city-wide plan informing Council's role in the provision of aquatic facilities over a period of 30 years<sup>1</sup>. At this time Council provided for a five year desktop review of the plan in order to maintain the relevance of the Plan against demographic and societal changes over time.

The draft five year review was completed in February 2011 but its relevance has been superseded by the effects of the February and June earthquakes of 2011. The initial review was largely completed in early 2012 and informed Councils decisions in respect of the 2012/2013 Annual Plan. As a result of ongoing infrastructural and demographic change the Aquatic Facilities Plan has been reviewed again concluding in March 2014. The purpose of the March 2014 Review is to inform Councils decisions in the 2015/2025 Long Term Plan process.

Options for the provision of aquatic facilities in Christchurch over the next 20 years will be identified however any conclusions arising from this review do not constitute a decision of Council to commit to a level of service. Any new or changed Council commitment to aquatic facilities will be made through the long term plan or annual plan processes.

## 1.1 Methodology

The desktop review involves the application of known infrastructural, demographic and societal changes to the Aquatic Facilities Plan decision-making criteria<sup>2</sup>. Being a desktop review there has been limited stakeholder, and no public consultation. This is in order that Council have the first opportunity to consider the emerging information and prescribe any further course of action.

Some information needed to produce a conclusive desktop review is not yet fully available or is continually changing. This includes detailed engineering evaluations (DEE)<sup>3</sup> of school and private pools. As a result the review will apply current information as at March 2014 and identify any assumptions.

This review will:

- I. Describe how Council has implemented the Aquatic Facilities Plan 2006 and how this has effected customer participation and satisfaction.
- II. Detail the current condition of aquatic facilities as of 1 March 2014
- III. Measure the loss of pool space caused by the quakes and the effect this has on aquatic activities.
- IV. Explore how Council can mitigate the effect of the loss of pool space over time.
- V. Identify any population changes relevant to the provision of aquatic facilities over the next 20 years.
- VI. Explore how Council can cater to the aquatic-facility-needs of a changed population over the next 20 years.
- VII. Draw conclusions and make recommendations on aquatic facility provision. Where new or changed facilities are recommended a further feasibility study will be needed to establish the scope and location.

<sup>1</sup> The Aquatic Facilities Plan 2006 is available at Council's website [www.ccc.govt.nz](http://www.ccc.govt.nz)

<sup>2</sup> Aquatic Facilities Plan 2006 page 27 and appendix 1

<sup>3</sup> DEE or detailed engineering evaluation is a comprehensive report on the nature and scope of damage to a building. It will inform Council's decision making process on the future of the building.

## 1.2 Council’s implementation of the Aquatic Facilities Plan 2006

Table 1 details the actions recommended by the Aquatic Facilities Plan 2006 and the degree to which Council has fulfilled them.

<b>Table 1: Council’s delivery of the 2006 Aquatic Facilities Plan</b>	
<b>2006 Plan Recommendation</b>	<b>Implementation</b>
Close Papanui outdoor pool	Completed 2006
Close Sockburn Pool and Recreation Centre	Completed 2009, centre has reopened as a highly successful Canterbury Squash Centre with third party support
Close Edgeware Pool	Completed 2007
Redevelop Jellie Park	Completed 2008 Except for an outdoor children’s pool
Build Graham Condon	Completed 2011
Build a Pioneer LTS pool	Completed 2012
Close Belfast Pool	Belfast Pool is redeveloped under a highly successful school, community and Council partnership
Review Templeton Pool	Season extended in 2009 / 2010
Close Woolston Pool	Completed 2009
Review condition of Wharenui Pool	Completed in 2009, all asset actions complete, currently undergoing a review due to quake damage
Review location of south western pool	Completed, preferred location is Denton Park or Hornby High School
Advocate for bus routes to pools	Completed in 2008 and ongoing, pools successfully on bus routes
Trial free bus services to pools	Completed, trialed in 2007/2008 with the closure of Jellie Park, services not used
Support the operation of selected school pools	Ongoing, numerous schools supported in a number of ways that best match their needs and the services of Council
Encourage third parties to contribute to aquatic facilities	Ongoing work and partnership opportunities being explored, i.e Graham Condon, Kiwiswim, QEII Slides
Establish a fund for school pool repair	Ongoing, optimum value is to supply spare plant and equipment, provide expertise, encourage use of existing Council funding opportunity and connect schools to third party funders
Partner with WSNZ, Skills Active and Royal Life to deliver swim education to schools	Ongoing, the Kiwiswim programme will provide subsidised swim lessons <sup>4</sup>
Targeted assistance with school transport costs	Ongoing, CCC will continue to secure funding to cover the transport costs of low decile schools accessing swim education
Discounts for low decile schools to access swim education	Ongoing, partnerships with Sport Canterbury, Swimming NZ and WSNZ have reduced transport costs and substantially reduced tuition costs <sup>5</sup>
Provide incentives to use outdoor pools	Ongoing, transport, swim education, event and marketing initiatives funded through partnerships with third parties <sup>6</sup>

<sup>4</sup> The Kiwiswim programme is summarised in appendix 2

<sup>5</sup> As per the Kiwiswim programme

<sup>6</sup> As per the Kiwiswim programme



### 1.3 Jellie Park Children’s Pool

The redevelopment of Jellie Park resulted in the removal of the outdoor children’s pool and a dramatic intensification in the use of indoor shallow water for swim education. The outdoor children’s pool was removed from the scope of the project due to cost. Non-swimming children have to use the main outdoor pool with deep water. This has resulted in an ongoing health and safety risk, a lack of recreational facilities for children and is the only “gap” in Jellie Park being a first class local aquatic centre. At a minimum this should be an outdoor pool to replace the pool lost in the redevelopment and provide a safe shallow pool.

### 1.4 Customer participation

Council’s ongoing commitment to the provision of aquatic facilities and services has increased customer participation. This is despite the closure of four outdoor pools and the Sockburn Recreation Centre. Table 2 details the attendance totals for Council’s recreation and sport centres from 2006 to 2013.

<b>Table 2: Attendance totals for Council’s recreation and sport centres</b>		
<b>Year</b>	<b>Participation at Council’s recreation and sports centres</b>	<b>Comment</b>
2006/2007	4,162,009	
2007/2008	3,992,172	Jellie closed for redevelopment
2008/2009	4,289,623	Jellie re opens
2009/2010	4,702,736	
2010/2011	3,045,541	September, February, June quakes
2011/2012	2,837,579	Centennial, QEII, Waltham, Lyttelton closed due to quakes. Graham Condon opened
2012/2013	3,595,446	Pioneer LTS pool opened

### 1.5 Customer satisfaction

Council’s ongoing commitment to the provision of aquatic facilities and services has resulted in increased customer satisfaction. Table 3 details the customer satisfaction with Council’s recreation and sport centres over seven years from 2006 to 2013. The CERM survey benchmarks Council’s facilities with similar establishments throughout Australasia. The resident’s survey concentrates on what our community thinks. Council has managed to continually improve levels of customer satisfaction despite the closure of outdoor pools and significant increases to fees and charges.

<b>Table 3: Customer satisfaction with Council’s recreation and sport centres</b>			
<b>Year</b>	<b>CERM (max 7)</b>	<b>Residents Survey</b>	<b>Comment</b>
2008	6.1 (87%)	87%	
2009	6.15 (87%)	90%	
2010	6.2 (88%)	62.5%*	*Rogue result from changed survey
2011	6.3 (90%)	94%	
2012	Not undertaken	Not undertaken	
2013	6.8	94%	
2014			Results known June 2014

## 2.0 Condition of existing Aquatic Facilities as of 1 February 2014

The earthquakes of September 2010, February, June and December 2011 have had a dramatic effect on the ability of Council’s portfolio of aquatic facilities to effectively deliver the levels of services they were built for<sup>7</sup>. Table 4 identifies Council and non-Council aquatic facilities and updates their condition and anticipated lifespan.

<b>Table 4: Condition of existing Aquatic Facilities as of 1 March 2014</b>		
<b>Council owned facilities</b>		
<b>Facility</b>	<b>Lifespan</b>	<b>Condition on 1 March 2014</b>
QEII	None	Demolished
Centennial	None	Closed indefinitely, awaiting sale to the Crown and demolition
Pioneer	Over 20 years	Open. DEE assessment completed and damage assessment underway. Estimated repair cost \$2,500,000
Jellie Park	Over 20 years	Open. DEE assessment completed and damage assessment underway. Estimated repair cost \$3,500,000
Graham Condon	Over 20 years	Open. Structurally and mechanically in good shape. Repairs complete
Halswell	Over 20 years	Open. DEE assessment completed. Upgrade in progress.
Wharenui	Unclear	Pool Open: Pool building 35 – 40 % NBS and considered vulnerable. Pool plant in working order. Stadium Closed: Below 34% NBS the extent of damage renders the practicality of repair unclear
Waltham	Repair	Closed. Repair Project underway
Lyttelton	Repair	Closed. Repair project underway
Governors Bay	Over 10 years	Open. Recently repaired.
Belfast	Over 20 years	Open. Structurally and mechanically in good shape.
Templeton	Over 20 years	Open. Building strengthened.
Sumner	Over 20 years	Open. Continue to support with ongoing maintenance.
<b>Other providers of indoor pools</b>		
<b>Facility</b>	<b>Lifespan</b>	<b>Condition on 1 February 2014</b>
Rangiora Pool	Over 20 years	Open: Repairs complete
Kaiapoi Pool	Over 20 years	Open: Repairs complete
Rolleston Pool	Over 20 years	Open
Aquagym Cashel St	Over 20 years	Open: Repairs complete. Development plans for another pool on site underway
Kings Sockburn	Over 20 years	Open. Development plans for another pool underway
Canterbury Swim School	Over 20 Years	Now open. Indoor 25m lap pool and LTS pool.

<sup>7</sup> Strategic outcomes and levels of service are detailed in Activity 7.0: Recreation and Sports Services in Council’s 2009/2019 LTCCP

Canterbury Christian College indoor pool	Unclear	Open: Council have assisted the property owner to commission an engineering report <sup>8</sup> . Improving the pool to community pool standard is uneconomic.
<b>School Pools</b>		
<b>Facility</b>		<b>Condition on 1 February 2014</b>
School Pools	Various	The Ministry of Education have carried out DEE assessments on their school pools and other school buildings. The findings of all DEE assessments will be collated and considered by the Ministry before they are released. It is believed that there may be opportunities to open school pools for community use particularly where there is limited provision by other stakeholders

### 2.1 Loss of Pool Space and Water features

Table 5 details the loss of pool space and water features as at 1 March 2014. It is unclear whether the indoor pool at Canterbury Christian College will be closed permanently. The long term future of Wharenui Pool is also unclear, the pool is presently open but as it is 35% to 40% NBS, this is subject to change.

<b>Table 5: Loss of pool space and water features as at 1 March 2014</b>	
<b>Facility</b>	<b>Pool Space Lost</b>
QEII	50 x 25 m pool at 2 m --- 33 x 20 m pool at 5 m --- 25 x 16 m pool at 1 m --- 8x16 m pool at 0.75 m ---- 20 x 18 m pool at 0.8 m --- 195 m2 leisure pool --- 2 spa pools --- Sauna and steam room ---- 5 Water slides --- Diving Boards --- Mega slides --- Sports science pools
Centennial	25 x 18 m pool at 1.4m --- 60 m2 leisure/children’s pool at 0.8m --- Spa pool --- Sauna and steam room
School Pools	Assumed that: <ul style="list-style-type: none"> <li>▪ School pools closed or considered for closure before the quake will not reopen</li> <li>▪ Severely damaged pools will not re open</li> <li>▪ Current extensive use of public pools by schools will continue</li> <li>▪ There will be opportunities to expand the use of some school pools to other schools and the local community</li> <li>▪ Confirmation of surviving schools pools will be available by late 2013</li> </ul>

### 2.2 The effects of the loss of pool space on aquatic activities

Table 6 summarises of the effects of known and reasonably anticipated loss of pool space on aquatic activities and suggests ways to mitigate the effects.

<b>Table 6: The effects of the loss of pool space on aquatic activities and possible mitigation</b>		
<b>Aquatic activity</b>	<b>Effect and actions to 1 March 2014</b>	<b>Possible mitigation</b>
Swim and water safety education	<ul style="list-style-type: none"> <li>▪ The loss of QEII and Centennial in the east and central city has made the provision of core swim education more difficult</li> </ul>	<ul style="list-style-type: none"> <li>▪ Develop facilities suitable for swim and water safety education reasonably accessible to the central city and east options include:</li> </ul>

<sup>8</sup> L.H.T. engineering report January 2012.

	<ul style="list-style-type: none"> <li>▪ The repair and planned expansion of Aquagym, New Pools at Graham Condon and Pioneer along with temporary pools at Queenspark and Linwood in 2011/12 have helped mitigate adverse affects</li> <li>▪ The expansion of the Kiwiswim programme and special assistance to low decile schools with transport has been a success</li> </ul>	<ul style="list-style-type: none"> <li>○ Council provision</li> <li>○ Use of school pools</li> <li>○ Formalise long-term Council support for the Summer Pool</li> <li>▪ Formalise long-term Council support the Kiwiswim programme providing swim education and convenient cost-effective travel</li> <li>▪ Build an aquatic facility in the North East of Christchurch 2014/2017</li> <li>▪ Review the need for an aquatic facility in the east south/east of Christchurch in 2014/2015</li> </ul>
Health and fitness	<ul style="list-style-type: none"> <li>▪ The loss of QEII and Centennial in the east and central city has made the provision of pool space for health and fitness more difficult</li> <li>▪ The repair and planned expansion of Aquagym and a new pool at Graham Condon have helped mitigate adverse affects</li> </ul>	<ul style="list-style-type: none"> <li>▪ Develop facilities providing pool space for health and fitness reasonably accessible to the central city and east options include: <ul style="list-style-type: none"> <li>○ Council provision</li> <li>○ Use of school pools</li> <li>○ Formalise long-term Council support for the Summer Pool</li> <li>○ Review the need for an aquatic facility in the east south/east of Christchurch in 2017</li> </ul> </li> </ul>
Aquatic recreation and leisure	<ul style="list-style-type: none"> <li>▪ The majority of the regions pool-based recreation and leisure facilities are at QEII and have been lost. QEII had the largest suite of aquatic recreational facilities in New Zealand</li> <li>▪ Community aquatic recreation facilities were lost at Centennial</li> </ul>	<ul style="list-style-type: none"> <li>▪ Build an aquatic facility in the North East of Christchurch 2014/2017</li> <li>▪ Develop state of the art aquatic recreational facilities in one location most accessible to the region. <ul style="list-style-type: none"> <li>○ Explore the opportunity to partner with others similar to QEII, i.e. Metro Sports Facility</li> <li>○ Locate facilities to maximise use and appeal</li> </ul> </li> </ul>
Aquatic sports and high performance sport	<ul style="list-style-type: none"> <li>▪ QEII had the largest suite of specialised aquatic sporting facilities in New Zealand. The loss of QEII is compounded by pool space at other facilities previously used by aquatics sports being re-allocated to swim education and public use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Replace specialised aquatic sporting facilities in one location most accessible to the region</li> <li>▪ Ensure future community aquatic facilities developments include facilities for aquatic sports that complement the overall network</li> <li>▪ Advocate for facility developments in Selwyn to include facilities for aquatic sports that complement the overall regional network</li> </ul>
Events	<ul style="list-style-type: none"> <li>▪ QEII was a leading aquatic event centre in New Zealand. The loss of QEII 50m and dive pool is compounded by pool space at other facilities previously used by aquatics</li> </ul>	<ul style="list-style-type: none"> <li>▪ Replace specialised aquatic facilities for events in one location most accessible to the region</li> <li>▪ Ensure the aquatic event location has close proximity access to dry and green</li> </ul>

	<p>sports being re-allocated to swim education and public use and not events</p> <ul style="list-style-type: none"> <li>▪ No other facility in the region can accommodate the number of participants and spectators at regional or higher level swimming events</li> </ul>	<p>space to attract multi-code events</p> <ul style="list-style-type: none"> <li>▪ Ensure future community aquatic facilities developments have the capacity to host events that complement the overall network</li> </ul>
--	--	--

**2.3 The Condition of Pioneer and Jellie Park Recreation and Sports Centres**

The condition of Jellie Park and Pioneer are currently being thoroughly assessed as part of Council’s facility rebuild process. In order to remain open planned preventative maintenance and facility upgrades have not been possible. Every effort has been made to maintain these facilities whilst operating but they are slowly deteriorating. This could result in a serious breakdown requiring immediate closure. It will result in an expensive and comprehensive repair when the facilities are able to be closed and a scope of repair is known.

The emerging higher level cost estimate for the repair of Jellie Park is estimated by Council officers at \$3,500,000. The cost to repair Pioneer is unknown at this stage but could be \$2,500,000. Shut-down periods will be required to carry out repairs however these can be mitigated to some extent by closing parts of the facility in sequence. Estimated costs and closure periods will be provided for inclusion in the 2015/2025 Long Term Plan process.

The proceeds of insurance in respect to the earthquake damage at Jellie Park and Pioneer will be applied to the total cost of repair. The proceeds of insurance will not cover the repair costs by a substantial margin. This is because the cost of repair will include costs for wear and tear, repairing pre quake defects, bringing parts of the building up to a minimum of 67% NBS and deferred maintenance. Exact cost details will not be known until the damage assessment and insurance process is complete. This will not be before the end of 2014 however realistic estimates will be included in the 2015/2015 Long Term Plan process.

**3.0 Population changes relevant to the provision of aquatic facilities**

Demographic change within Greater Christchurch is anticipated as a result of the quakes. Anticipated changes include the effect of red zones and changed land classifications. Changes are expected to the uptake of new sections and the overall growth of the city. The Aquatic Facilities Plan 2006 was informed by the demographic assumptions of the Greater Christchurch Urban Development Strategy 2007; these assumptions have changed as a result of the quakes. This section of the Review aims to summarise anticipated demographic changes that are relevant to the provision of aquatic facilities.

The primary source of information is the household growth scenarios developed to support the Land Use Recovery Plan. The medium LURP household recovery and growth scenario is recommended for informing planning exercises, this sees:

- An initial population loss of 2.8% for Christchurch City.
- Slow growth until 2016.
- Stronger recovery over 2016 to 2026.
- A medium to high growth trend after 2021 slightly faster than the pre-earthquake growth trend but generally lagging by about seven years.

Table 7 details the predicted demographic change, the effect on the provision of aquatic facilities and how this effect may be mitigated.

<b>Table 7: Predicted demographic change, the effect on the provision of aquatic facilities and how this effect may be mitigated</b>		
<b>Predicted demographic change</b>	<b>Effect on provision of Aquatic facilities</b>	<b>Possible mitigation</b>
<b>Red zones</b>		
<p>Evacuation of red zones possibly lowering the population in the eastern area:</p> <ul style="list-style-type: none"> <li>▪ People will evacuate the red zones</li> <li>▪ A 2011 survey indicated 81% of eastern red zone evacuees intend to remain in Christchurch, of these 31% intend to remain in the east<sup>9</sup>.</li> <li>▪ Census data show that from 2006 to 2013, 69% of those shifting from Census Area Units that include the red zone stayed in Chch; of these, 49% have remained in the east.</li> <li>▪ There will be a non-urban area dividing north and south east</li> </ul> <p>People moving out of areas more severely affected by the quake, especially the eastern suburbs, potentially lowering the density of population in the eastern area.</p> <ul style="list-style-type: none"> <li>▪ A large new sub-division with 2,700 sections is opening on Preston’s Road</li> <li>▪ 1069 of red zone households that have settled with CERA have settled in Christchurch the preference being the north and east<sup>10</sup></li> </ul> <p>This review assumes that any permanent depopulation of the east will not be dramatic</p>	<ul style="list-style-type: none"> <li>▪ Local aquatic facility capacity lost due to the quakes needs to be replaced</li> <li>▪ Better use of existing providers’ facilities warranted</li> <li>▪ Need to cater to the Preston’s Road growth in time</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide an aquatic facility in the north east to cater to local area and community needs</li> <li>▪ Provide an aquatic facility in the centre of the city</li> <li>▪ Support the operation of the Sumner community pool</li> <li>▪ Explore partnerships with the Ministry of Education (MOE) and local communities on community use of selected school pools</li> <li>▪ Continue collaboration with Aquagym on school swimming and swim education</li> <li>▪ Review the need for an aquatic facility in the east south/east of Christchurch in 2014/2015</li> </ul>
<b>New sub-divisions in the north and south west</b>		
<b>Predicted demographic change</b>	<b>Effect on provision of Aquatic facilities</b>	<b>Possible mitigation</b>
<p>The development of new sub-divisions and occupation of existing new sub-divisions is accelerating. This development is focused on the north and south west of Christchurch<sup>11</sup>:</p>	<ul style="list-style-type: none"> <li>▪ Local aquatic facility capacity lost due to the</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide an aquatic facility in the north east to cater to local area and community needs</li> </ul>

<sup>9</sup> Red zone intentions survey 2011 included as appendix 6

<sup>10</sup> Location of households who have settled with CERA and have purchased within Christchurch City 2012 included as appendix 7

<sup>11</sup> The location of new-subdivisions is illustrated on the map of aquatic facilities included as appendix 3.

<ul style="list-style-type: none"> <li>▪ 2244 new sections were zoned pre-quake in Aidanfield, Westmorland and Marsham</li> <li>▪ 9115 new sections are included in a plan change made operative since the quake at Preston’s Road, Belfast Park, Wigram Skies, Awatea and Halswell West</li> <li>▪ 2100 sections have a plan change lodged at Highfield and Belfast</li> <li>▪ 9651 sections exist on green field sites signalled for rezoning at East Belfast, Upper Styx, South Marsham Sparks road, Cashmere Fields, Henderson’s Basin, and Halswell</li> <li>▪ The location of new sub-divisions is primarily in:             <ul style="list-style-type: none"> <li>▪ North east: Preston’s Road</li> <li>▪ North: Belfast, Belfast Park, East Belfast, Upper Styx, Highfield</li> <li>▪ West: Marsham, South Marsham</li> <li>▪ South west: Wigram Skies, Awatea, Aidanfield, Sparks Road, Halswell West, SW Halswell, SE Halswell, South Halswell, Henderson’s, Westmorland</li> </ul> </li> </ul> <p>This review assumes that accelerated development of new subdivisions will occur primarily in the north from Preston’s to Upper Styx and the south west from Wigram to South Halswell</p>	<p>quakes needs to be replaced in the north east</p> <ul style="list-style-type: none"> <li>▪ Need to cater to the Preston’s Road growth in time</li> <li>▪ The Graham Condon centre caters to the growth in the north</li> <li>▪ Existing and confirmed new facilities can cater to growth in the south west for 5 to 9 years</li> </ul>	<ul style="list-style-type: none"> <li>▪ Build an outdoor Children’s Pool at Jellie Park</li> <li>▪ Support existing provision at Belfast, Jellie Park, Pioneer, Graham Condon, Templeton, Pioneer, Halswell and Kings</li> <li>▪ Conduct a review in 2017 on the timing of an aquatic facility in Hornby</li> <li>▪ Note the development of the Rolleston Aquatic Centre and the Canterbury Swim School Aquatic Centre</li> <li>▪ Land provision for an aquatic facility in the west/south-west should be made in planning processes now</li> </ul>
<p><b>Forecast growth of Christchurch against the forecast in the UDS</b></p>		
<p><b>Predicted demographic change</b></p>	<p><b>Effect on provision of Aquatic facilities</b></p>	<p><b>Possible mitigation</b></p>
<p>The overall growth of Christchurch slows limiting the need for increased provision of aquatic facilities</p> <ul style="list-style-type: none"> <li>▪ Under the Land Use Recovery Plan a “medium growth” scenario is recommended for informing planning exercises, this sees:<sup>12</sup> <ul style="list-style-type: none"> <li>○ An initial population loss of 2.8% for Christchurch City</li> <li>○ Slow growth until 2016</li> <li>○ Stronger recovery over 2016 to 2026</li> <li>○ A medium to high growth trend after 2021 slightly faster than the pre-earthquake growth trend but generally lagging by about seven years</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ A delay on building aquatic facilities in response to the cities growth in the south west is justified for between 5 and 9 years or until further information is available</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conduct a review on the timing of a aquatic facility in Hornby in 2017</li> <li>▪ Land provision for an aquatic facility in the west/south-west should be made in planning processes now</li> <li>▪ Review the need for an aquatic facility in the east south/east of Christchurch in 2014/2015</li> </ul>

<sup>12</sup> For more information on the quick recovery scenario please refer to appendix 4.

An initial population loss will be recovered and by 2021 Christchurch’s growth trend will remain seven years behind pre-quake forecasts		
<b>Target Populations for Aquatic Facilities</b>		
<p>Demographic changes for populations specifically targeted by Council may differ from demographic changes to the total population</p> <ul style="list-style-type: none"> <li>▪ Population mapping exercises for under 15’s and over 65’s in 2011 and 2031 under two scenarios confirm that changes for these target populations align with changes to the general population<sup>13</sup></li> <li>▪ Population mapping indicates that there is a greater need to cater for under 15’s in 2011 than 2031</li> <li>▪ Population mapping also shows the significant growth on the over 65’s by 2031</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provided that the needs of under 15’s and over 65’s are catered to in the design of aquatic facilities planning assumptions based on the total population will serve these target groups.</li> </ul>	<p>Aquatic facilities need to cater to the education, health, sport, recreation and excitement needs of under 15’s and over 65’s, examples include:</p> <ul style="list-style-type: none"> <li>▪ Aqua Play</li> <li>▪ Leisure</li> <li>▪ Hot Pools</li> <li>▪ Therapeutic Pools</li> <li>▪ Programme pools</li> </ul>

#### 4.0 Strategic Planning

In 2011 Council developed a Central City Plan (CCP) and consulted widely (Share an Idea) with the community regarding key community infrastructure in the Central City. The information gathered provided for a Metropolitan Sports Facility with Christchurch’s major aquatic facility at its core, this is promoted on page 87 and 88 of the Plan as follows:

*“A sports hub within the central city is planned to be the home to world-class sporting facilities which will strengthen Christchurch’s reputation as a premier international sporting destination.”*

The Central City Plan contained the opportunity for Council’s aquatic facility planning to contribute to the cities recovery.

#### 4.1 Central City Recovery Plan (CCRP)

In August 2012, the Crown released its Central City Recovery Plan (CCRP) which superseded the Councils CCP and which identified a Metropolitan Sports Facility to be located on the old Canterbury Draft Brewery Site in St Asaph Street close to the Health Precinct, Hagley Park, and Christchurch Hospital. The plan stated that:

*It will be a top-class venue and centre of excellence, accessible to people of all ages, abilities and sporting skills. Providing aquatic and indoor sport facilities, it will cater for the day-to-day needs of the recreational, educational and high performance sporting communities, and also host national and international events. The facility will be conveniently located in central Christchurch, close to other sporting facilities and easy to access by public transport, private vehicle and new walking and cycling links.*

<sup>13</sup> Population maps are attached as appendix 8.



*The Metro Sports Facility may include:*

- *Aquatic centre with a 50m, 10-lane competition pool, dive and leisure pools*
- *Indoor stadium – 8 indoor courts including seating for up to 2,800*
- *High performance centre with facilities for coaching and training*
- *Day-to-day recreation, including fitness centre and outdoor landscaped space*
- *Performance movement centre with studios and performance space*
- *Administration facilities and parking*

Note: The actual components of the facility will be informed by a Business Case review concluding with a Council decision in July 2014.

#### **4.2 Council’s Three Year plan (TYP)**

In June 2013, Council approved a Three Year Plan 2013- 2016 instead of a Long Term Plan. In this plan, Council agreed to support the establishment of the Metro Sports Facility in the Central City and to build a pool in the East of the City, and to find a location for a South West pool.

#### **4.3 Timing**

The CCRP recommends the Metro Sports Facility project beginning in 2013 and to be completed in 2017, The Councils TYP recommends that a pool in the East starts in 2013 and is built before 2017. This Review supports this position as a means to recover the losses in critical aquatic capacity and capability for the city and region.

### **5.0 Conclusion**

Council’s Aquatic Facilities Plan 2006 has been successfully implemented over the period 2006 to 2014 increasing participation, customer satisfaction, access to swim education and best practice asset management.

The earthquakes of 2010 and 2011 have extensively damaged Council’s network of aquatic facilities and will produce demographic change not anticipated by the Aquatic Facilities Plan 2006. As a result of the facility damage and demographic change Council will need to make changes to its network of aquatic facilities and the way it works with other providers. The Central City Recovery Plan and Councils Three Year Plan contain the opportunity for Council’s aquatic facility planning to contribute to the cities’ recovery.

#### **5.1 Central City**

This review supports a large central city aquatic centre as part of the Metro Sports Facility envisaged under the CCP, CCRP and latterly the Council TYP 2013/2016 conditional on it having the optimum location<sup>14</sup>, good alignment with the transport network, correct components and appropriate timing<sup>15</sup>.

This will:

- Boost participation on physical activity for all ages and abilities
- Accrue the benefits from Christchurch’s major sports facility (replacing QEII) to the city centre as part of the redevelopment and revitalisation, and
- Optimise the benefits for recreation and sport, one of Christchurch’s distinctive strengths, by hubbing major wet, dry and green facilities together in the city centre (replacing QEII hub).

<sup>14</sup> The location is represented on the facilities map as a “Central City” in appendix 3

<sup>15</sup> Population maps including this development are attached in appendix 9.

The project should begin in 2013 and contain the components detailed in section 4.1 of this review.

## 5.2 North East

A recreation and sports centre containing indoor pools, a gym and group exercise facilities should be built in the north east of the city primarily to cater to the current and future needs of northern and eastern area communities<sup>16</sup>. It will also provide an opportunity to engage in aquatic sports. Aquatic facilities should include a lane pool, children's aquatic leisure facilities, swim education pool, spa, sauna and steam rooms, The optimum location needs detailed site analysis but the preferred area exists north of the Avon, east of Marshlands Road and West of Bower Avenue<sup>17</sup>. However a wide range of locations should be tested to best meet community need. Ideally the facility should form the centre of a vibrant sporting hub.

## 5.3 South West

Under the Aquatic Facilities Plan 2006 an indoor aquatic facility was recommended for the west south/west. It was scheduled for the period 2014 to 2018 in the 2009/2019 LTCCP however this has been delayed until 2020/21, 2021/22 in Council's 2013/2016 LTP. The preferred location is Hornby on Denton Park or Hornby High School. The need for this facility is not as immediate as in 2006 because:

- The population growth that justified it being scheduled between 2014 and 2018 is lagging about seven years behind.
- Community need has been alleviated by the:
  - Opening of the Kings Swim School in Sockburn,
  - Opening of a dedicated LTS pool at Pioneer,
  - Opening of Rolleston Aquatic Centre
  - Opening of Canterbury Swim Centre

The Review supports Councils commitment to build a recreation and sport centre in the south west as detailed the 2013/2016 Three Year Plan. The construction is planned over a period 2020/2022 and the preferred location at this point in time is Denton Park or Hornby High School. In order that the timing of Councils investment continues to meet community need this review recommends that the timing of the project is reviewed in 2017.

## 5.4 East

Under the Aquatic Facilities Plan 2006 an indoor aquatic facility was recommended for the east of the city if Aquagym was not to be retained. It was scheduled for the period 2016 to 2019 in the 2009/2019 LTCCP. Aquagym is being retained and has been fully repaired post quake. Aquagym have developed plans for a second pool. The opportunity exists to work with the MOE and community groups to save school pools and open them to community use through three way partnerships. This has worked well in Belfast and in North New Brighton. Such a partnership could save school pools and provide cost-effective community access to pools at a very local level.

If a large aquatic centre is developed in the central city along with an aquatic facility in the north east as proposed in this review, Aquagym is retained and school-community partnerships are supported, this review concludes that another indoor pool in the East is not needed in the next five years. The Hagley Ferrymead Community Board have advocated for a aquatic facility in the east south/east of the city in areas such as Linwood or Woolston. They have identified the opportunity of working with the

<sup>16</sup> Population maps including this development are attached in appendix 9.

<sup>17</sup> The location is represented on the facilities map as a "North East" in appendix 3

Ministry of Education. In order that Council have a robust long term view Council should review the need and timing of a aquatic facility in the east south/east of Christchurch in 2014/2015.

### **5.5 Wharenui**

The Wharenui pool building is rated 35 to 40 % NBS and considered vulnerable. The stadium is closed as it is below 34% NBS with the extent of damage rendering the practicality of repair unclear. Wharenui is an old facility coming to the end of its useful economic life. The community need currently delivered from Wharenui should be accommodated in the central city aquatic facility and Council's facilities rebuild process should be followed to establish practicality of repair and useful economic life. Council should extend the lease on Wharenui for three years from 2014 to 2017 to give the tenants some degree of certainty and allow business continuity.

### **5.6 Outdoor Pool Partnerships**

Council should formalise support for the operation of the Sumner Pool as a level of service in the long term plan. Support is best channelled through asset maintenance and utilities in return for community access to the facility over summer<sup>18</sup>. This will provide certainty of operation, good asset management and create a better platform for the community to leverage third party support.

Council has developed a benchmark partnership with the MOE (Belfast school) and the community (Belfast Community Network) over the operation of Belfast Pool. Each party has a strategic and financial interest in success. Opportunities exist to establish similar partnerships that will keep community and MOE pools open primarily in communities outside close proximity to other aquatic facilities. Using the Belfast model as a foundation existing school pools can be kept open and viable and communities can have access to outdoor pools in their neighbourhood. Further discussions are warranted between Council, third parties and the MOE.

### **5.7 Existing Council Aquatic Facilities**

Current levels of service should be retained at Pioneer, Jellie Park, Graham Condon, Halswell, Templeton, Belfast and Governors Bay pools.

Council have made a decision to repair Waltham Pool and replace Lyttelton Pool. This review supports this decision.

An outdoor children's pool with aquaplay facilities should be installed at Jellie Park in order to meet community need by replacing the children's pool lost in the 2008 redevelopment. They will mitigate an operative risk to health and safety and provide a safe, entertaining, interactive shallow pool.

### **5.8 Kiwisport Learn to Swim**

Council's role in the Kiwisport Learn to Swim programme aimed at removing the barriers for primary school participation in swim education should be formalized into a level of service through the 2015 /2025 long term plan process. Ideally this should be through a reprioritization of existing resources and an ongoing contribution met by third party stakeholders.

---

<sup>18</sup> The location is represented on the facilities map as a "Summer Pool" in appendix 3

## 6.0 Recommendations

Table 9 summarises the recommendations of this review.

<b>Table 9. Review Recommendations</b>			
<b>Review Recommendation</b>	<b>Year</b>	<b>Financial Implication</b>	
		<b>In current Three Year Plan</b>	<b>Additional resource required through 2015/2025 LTP process*</b>
Retain current levels of service at Pioneer, Jellie Park, Graham Condon, Halswell, Templeton, Belfast, Lyttleton, Waltham and Governors Bay pools	Ongoing	Current level of service in the TYP	Additional \$3,500,000 CAPEX to repair Jellie Park** Additional \$2,500,000 CAPEX to repair Pioneer**
Retain proposed levels of service in respect a central city aquatic facility as part of a Metro Sports Facility	2013/ 2017	Current level of service in the TYP	
Build an aquatic facility in the north east	2014/ 2017	Current level of service in the TYP	
Build a children’s outdoor pool at Jellie Park	2015/ 2017		\$2 million CAPEX and \$30,000 OPEX p.a.
Conduct a review in 2017 on the timing of the aquatic facility planned for in the west/south-west	2017	Current level of service in the TYP	
Conduct a review in on the need for and timing of an aquatic facility in the east/south-east	2014/ 2015	Use existing resources	
Formalise Council support for the operation of the Sumner Pool as a level of service	2015 ongoing	Use existing resources	
Explore the opportunity to partner with the Third party operators and the MOE to open school pools to the community	2015 ongoing	Use existing resources	
Establish the practicality of repair and useful economic life of Wharenui	2015/ 2017		Include in 2017 / 2018 if a decision is made to repair
Formalise Council’s role in Kiwiswim (Swim lessons for low decile schools) as a level of service	2015 ongoing		Identify a maximum of \$50,000 per annum matched by third party
<p><b>*Note:</b> At this point in time it is the intention of Council officers to include these levels of service in the 2015/2015 Long Term Plan process.</p> <p><b>**Note:</b> These are total estimated costs. The proceeds of insurance will be applied to the repair project and reduce this cost, see section 4.2 and 5.x of this report.</p>			

## Appendices

1. Aquatic Facilities Plan 2006. Criteria for the development of the aquatic facility network.
2. Summary of the Kiwiswim programme.
3. Map of aquatic facilities, red zones and green fields sites.
4. **Land Use Recovery Plan Population Growth Scenarios**
5. **Destination of People who have moved from the Christchurch Red Zone related Census Area Units between 2008 and 2013**
6. Location map of households who have settled with CERA and have purchased within Christchurch City 2014.
7. **Population maps depicting current situation**
  - 7.1 2013 concentration of people outside close proximity to an indoor pool
  - 7.2 2031 concentration of people outside close proximity to an indoor pool
  - 7.3 2011 concentration of people under 15 outside close proximity to an indoor pool
  - 7.4 2031 concentration of people under 15 outside close proximity to an indoor pool
  - 7.5 2011 concentration of people over 65 outside close proximity to an indoor pool
  - 7.6 2031 concentration of people over 65 outside close proximity to an indoor pool
8. Population maps depicting the concentration of people outside close proximity to an indoor pool under the current level of pool provision (**excluding Wharenui Pool**)
  - 8.1 2011 concentration of people outside close proximity to an indoor pool
  - 8.2 2031 concentration of people outside close proximity to an indoor pool
  - 8.3 2011 concentration of people under 15 outside close proximity to an indoor pool
  - 8.4 2031 concentration of people under 15 outside close proximity to an indoor pool
  - 8.5 2011 concentration of people over 65 outside close proximity to an indoor pool
  - 8.6 2031 concentration of people over 65 outside close proximity to an indoor pool
9. Population maps excluding Wharenui Pool but including north east, central city and Canterbury Swim School pools
  - 9.1 2011 concentration of people outside close proximity to an indoor pool
  - 9.2 2031 concentration of people outside close proximity to an indoor pool
  - 9.3 2011 concentration of people under 15 outside close proximity to an indoor pool
  - 9.4 2031 concentration of people under 15 outside close proximity to an indoor pool
  - 9.5 2011 concentration of people over 65 outside close proximity to an indoor pool
  - 9.6 2031 concentration of people over 65 outside close proximity to an indoor pool
10. Greater Christchurch School Pools Map February 2014

**Appendix 1: Aquatic Facilities Plan 2006. Criteria for the development of the aquatic facility network**

**Criteria (2006)**

Criteria for the development of the aquatic facility network:

- Increase over-all participation over the city, not merely switch already active residents. Areas of city growth outside close proximity to existing aquatic facilities should therefore be priorities for development.
- Accommodate community as a whole but provision for children, youth, older adults, people with disabilities and families on lower incomes. Priority for location of new aquatic facilities is therefore in areas with higher presence of target groups.
- Maintain and redevelop existing facilities before considering new, quality aquatic facilities. Therefore upgrade existing facilities first to provide core features.
- Consider partnerships (land and/or capital) that are potentially beneficial to the community on, including co-location with other public recreation facilities, schools and other providers.
- Plan to complement future growth and changing demographics of the city as outlined in the Urban Development Strategy. Therefore position facilities close to major destinations e.g. malls and transport routes and facility development prioritised to complement city growth.
- Developments are complementary to the existing indoor aquatic facility network.
- Retention of ownership of the asset and control (and care) of its condition by Council.
- Provision is planned from a city-wide basis, ensuring facilities are self-contained and sustainable by providing the defined core service for the appropriate area of the city.
- Where possible, co-locate aquatic facilities with other Council facilities e.g. libraries.

**Revised Criteria (2014)**

Range of Criteria for the development of the aquatic facility network:

Participation	Increase over-all participation over the city (including children, youth, older adults, people with disabilities and families on lower incomes), not merely switch already active residents. Areas of city growth outside close proximity to existing aquatic facilities should therefore be priorities for development.
Target Groups	Accommodate community as a whole but provision for children, youth, older adults, people with disabilities and families on lower incomes. Priority for location of new aquatic facilities is therefore in areas with higher presence of target groups.
Existing Facilities	Maintain and redevelop existing facilities before considering new, quality aquatic facilities. Therefore upgrade existing facilities first to provide core features.

Partnerships	Consider partnerships (land and/or capital) that are potentially beneficial to the community on, including co-location with other public recreation facilities, schools and other providers.
City Growth	Plan to complement future growth and changing demographics of the city as outlined in the Urban Development Strategy and Land Use Recovery Plan. Therefore position facilities close to major destinations e.g. malls and transport routes and facility development prioritised to complement city growth and recovery.
Proximity	Developments are complementary to the existing indoor aquatic facility network.
Ownership	Retain ownership of the asset and control (and care) of its condition by Council.
Sustainability	Provision is planned from a city-wide basis ensuring facilities are self-contained and sustainable by providing the defined core service for the appropriate area of the city.
Co-location	Where possible, co-locate aquatic facilities with other Council facilities e.g. libraries, and/or other public recreation facilities, schools and other providers <sup>19</sup> .
Economic Wellbeing	Contribution and support to local economic development, including linkage to suburban planning, business opportunities, and other economic activity and proposals.
Social Wellbeing	Contribution to local community identity, sense of belonging, quality of life, access to key community infrastructure.
Site Risk	Low risk of natural hazards or contamination, e.g. geologically stable (via Technical Category rating) and minimal flood risk (via flood plain level and sea level rise assessments).
Site Infrastructure	Maximises existing infrastructure, e.g. parking, utilities, other sport and recreation infrastructure.
Site Usage	Minimal displacement of other users - ideally the options currently have low intensity use.

---

<sup>19</sup> Suggested addition as we could co-locate/hub with others without necessarily forming a partnership.

## **Appendix 2: Summary of the Kiwiswim programme**

Kiwisport is a government funded initiative to promote sport for school aged children. It was launched by the Prime Minister in August 2009. The aim of KiwiSport Fundamental Skills – Learn to Swim Programme is to increase the swimming abilities of New Zealand children so more children can meet the 200m swim threshold (Water Safety New Zealand’s benchmark for swimming and surviving) and water safety awareness is increased.

This is the fourth year that CCC have administered the initiative in partnership with Sport Canterbury and Water Safety New Zealand. In the first year, 2010, funding was received from Sport Canterbury, Water Safety New Zealand and the Canterbury Community Trust to provide a second set of ten swimming lessons to year 5 and 6 students, as well as a contribution of teacher training from Swimming New Zealand. This was disrupted due to the September and February earthquakes, however 26 schools and 2256 children participated in the programme.

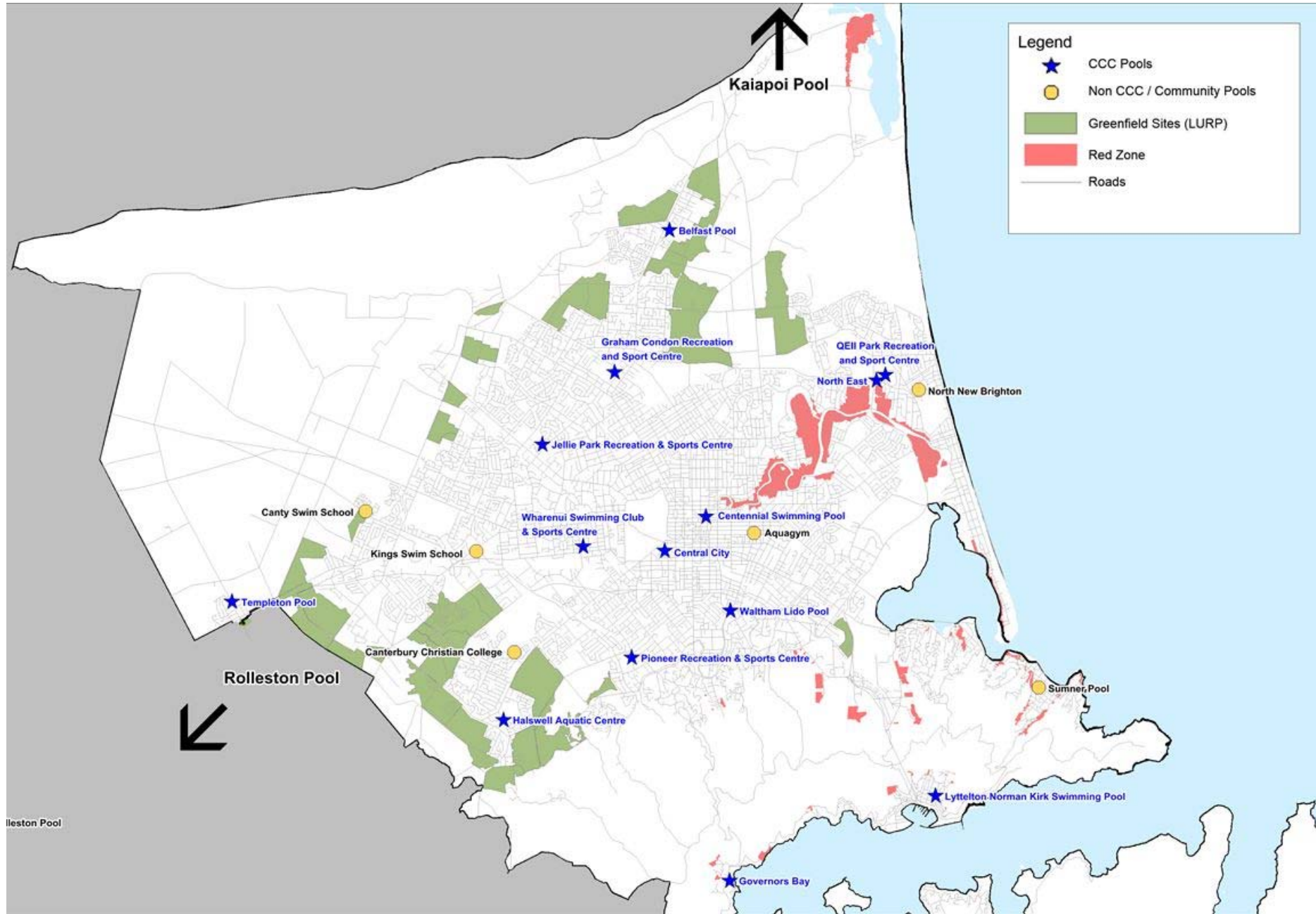
Further funding was received in 2011 from Sport Canterbury, Water Safety New Zealand, the Ministry of Education and the Canterbury Community Trust to cover transport costs for year 3 to 8 students affected by the loss of aquatic facilities. All eastern suburb schools and western schools with damaged pools that could no longer deliver lessons on site were eligible for funding. A total of 7748 students from 47 schools participated in the programme.

In 2013, the funding offered to schools changed again. The programme was offered to all year 3-6 students from decile 1-5 schools to assist with transportation costs to attend swimming lessons. A per child subsidy was calculated based on the distance from the nearest council aquatic facility. Funding applications were administered by CCC and 34 schools participated in the programme, which included 3222 children. Funding from these partners has again been secured for 2014. Based on the same criteria as 2013, there are 42 eligible schools, with a potential reach of 4781 children.

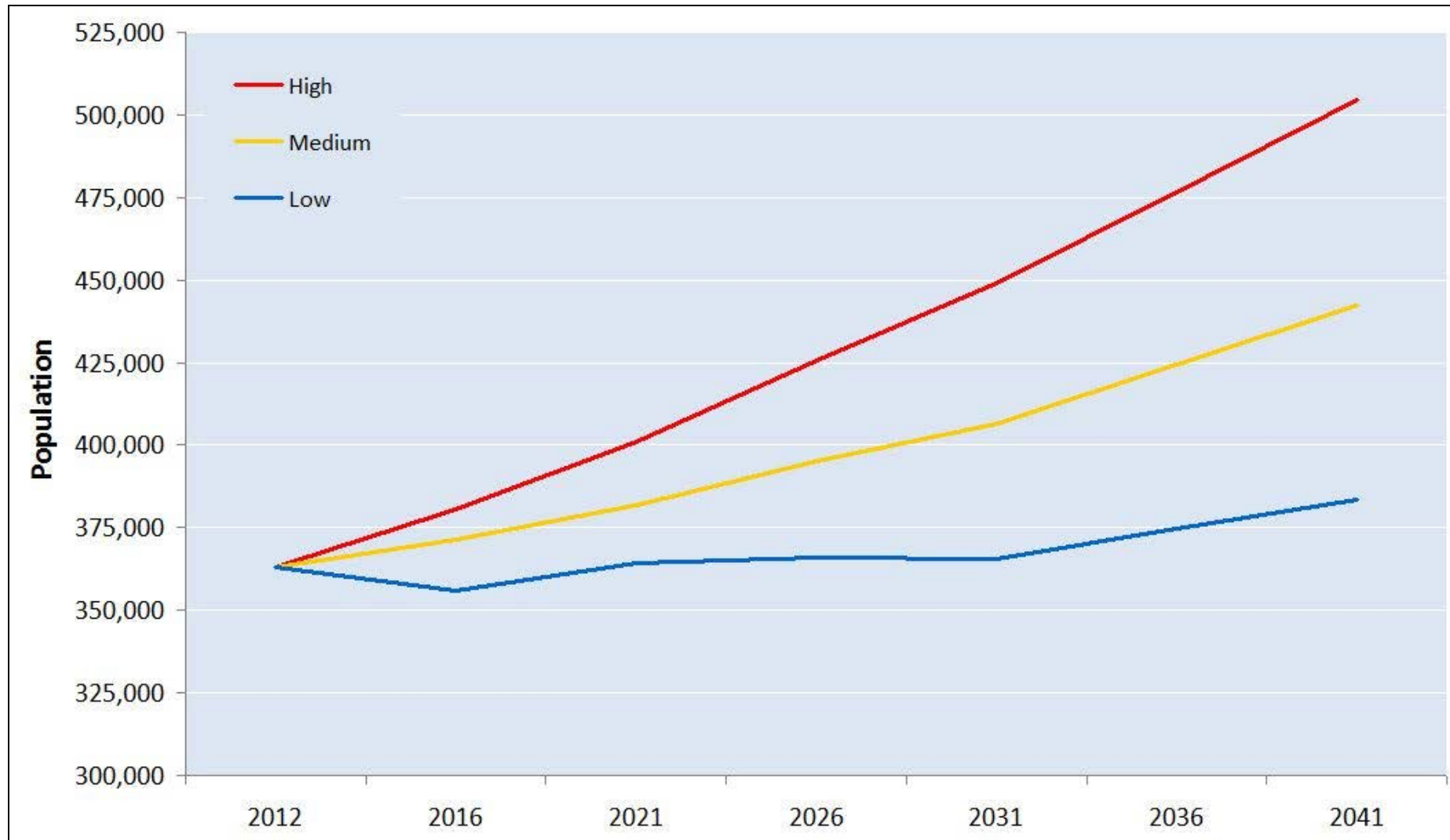
Since the inception of the programme, 13,226 children have participated in Kiwisport lessons at CCC Recreation and Sport Centres, portable pools and private aquatic providers.



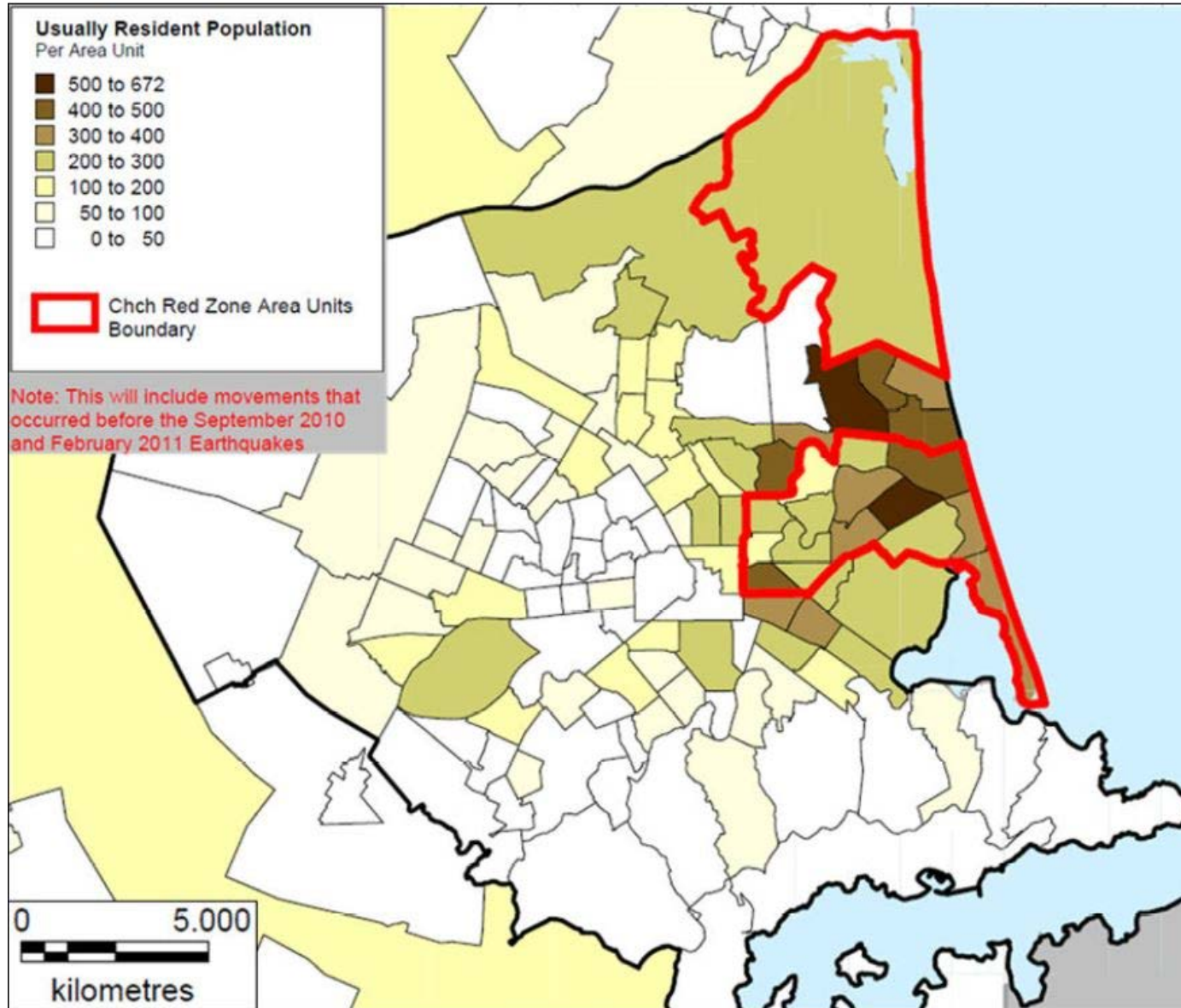
Appendix 3: Map of aquatic facilities, red zones and green fields sites.



**Appendix 4: Land Use Recovery Plan Population Growth Scenarios**

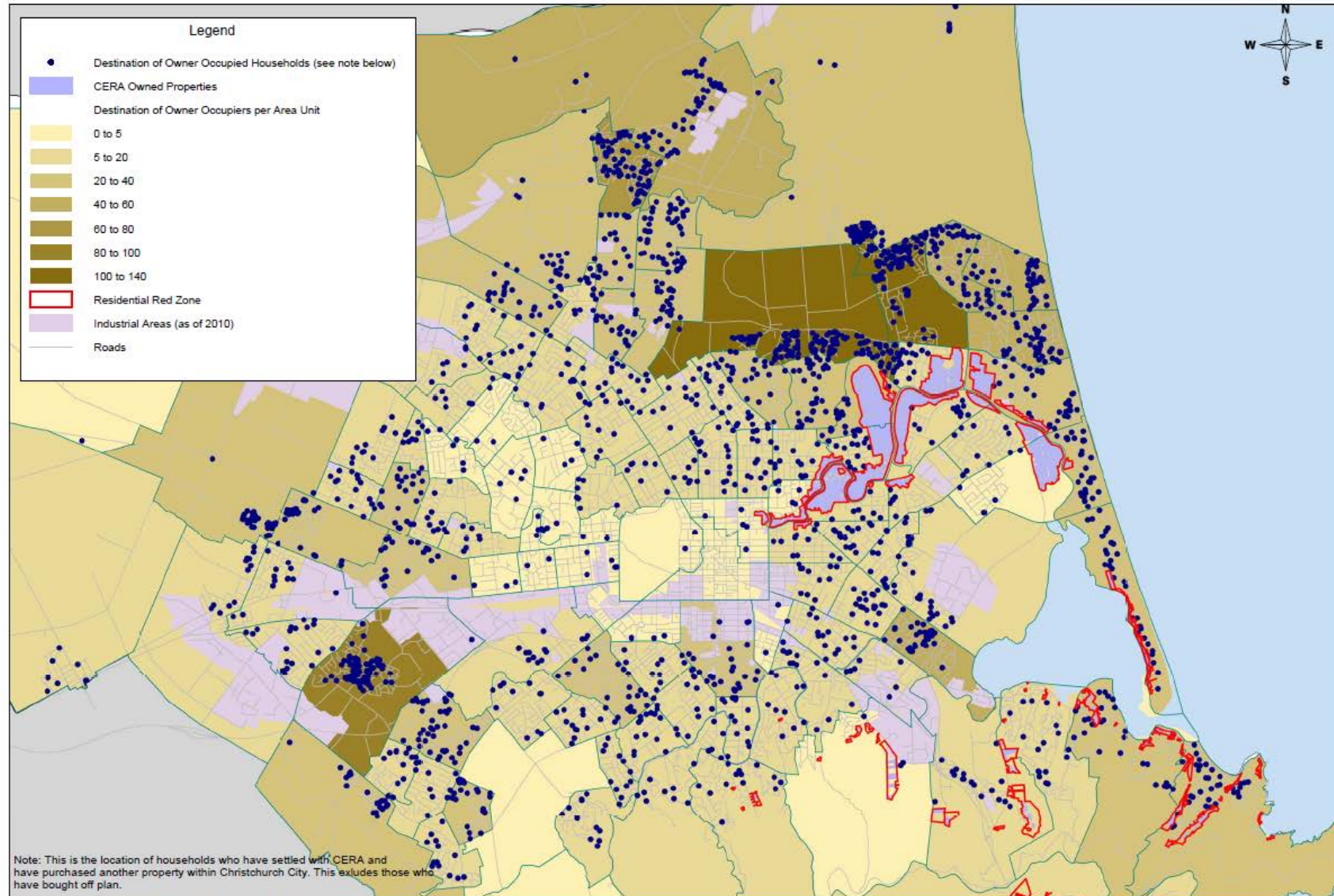


Appendix 5: Destination of People who have moved from the Christchurch Red Zone related Census Area Units between 2008 and 2013



### Appendix 6: Location map of households who have settled with CERA and have purchased within Christchurch City 2014

Destination of Owner Occupier Households that were previously in the Residential Red Zone - February 2014



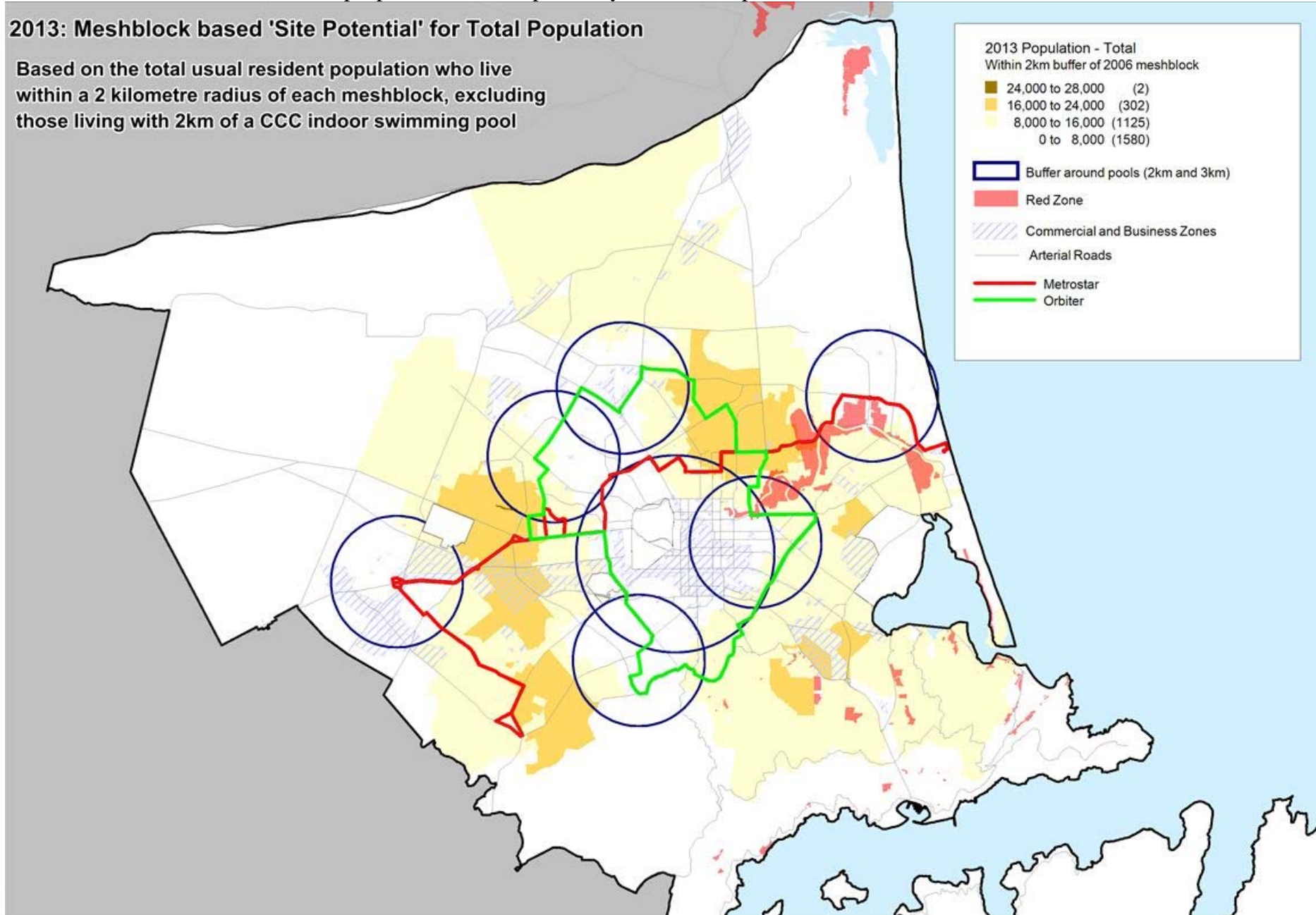
Prepared by CCC, Monitoring and Research team, February 2014.  
Source: Christchurch City Council: District Valuation Roll, February 2014

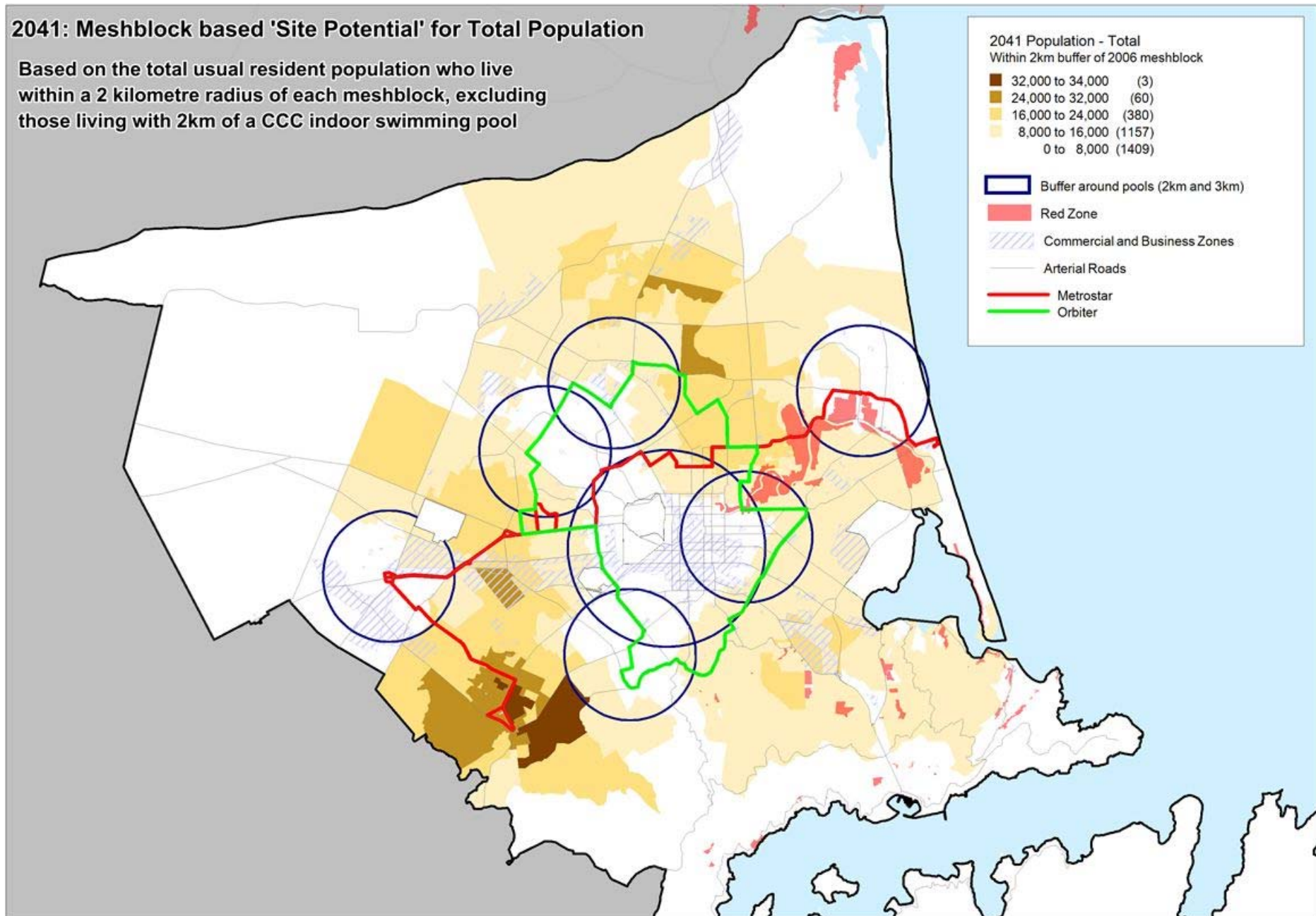
**Appendix 7: Population maps depicting current situation**

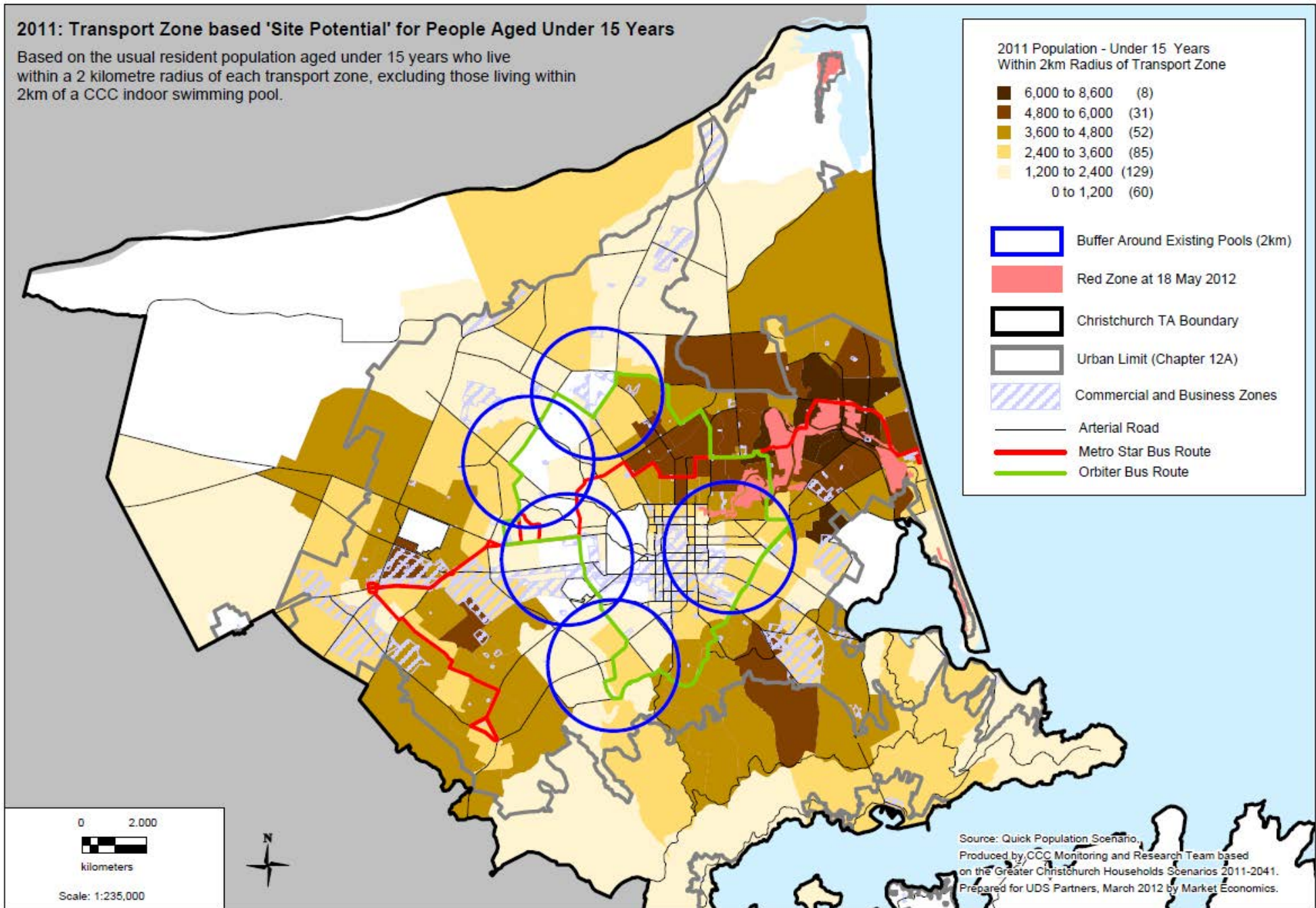
7.1 2013 concentration of people outside close proximity to an indoor pool

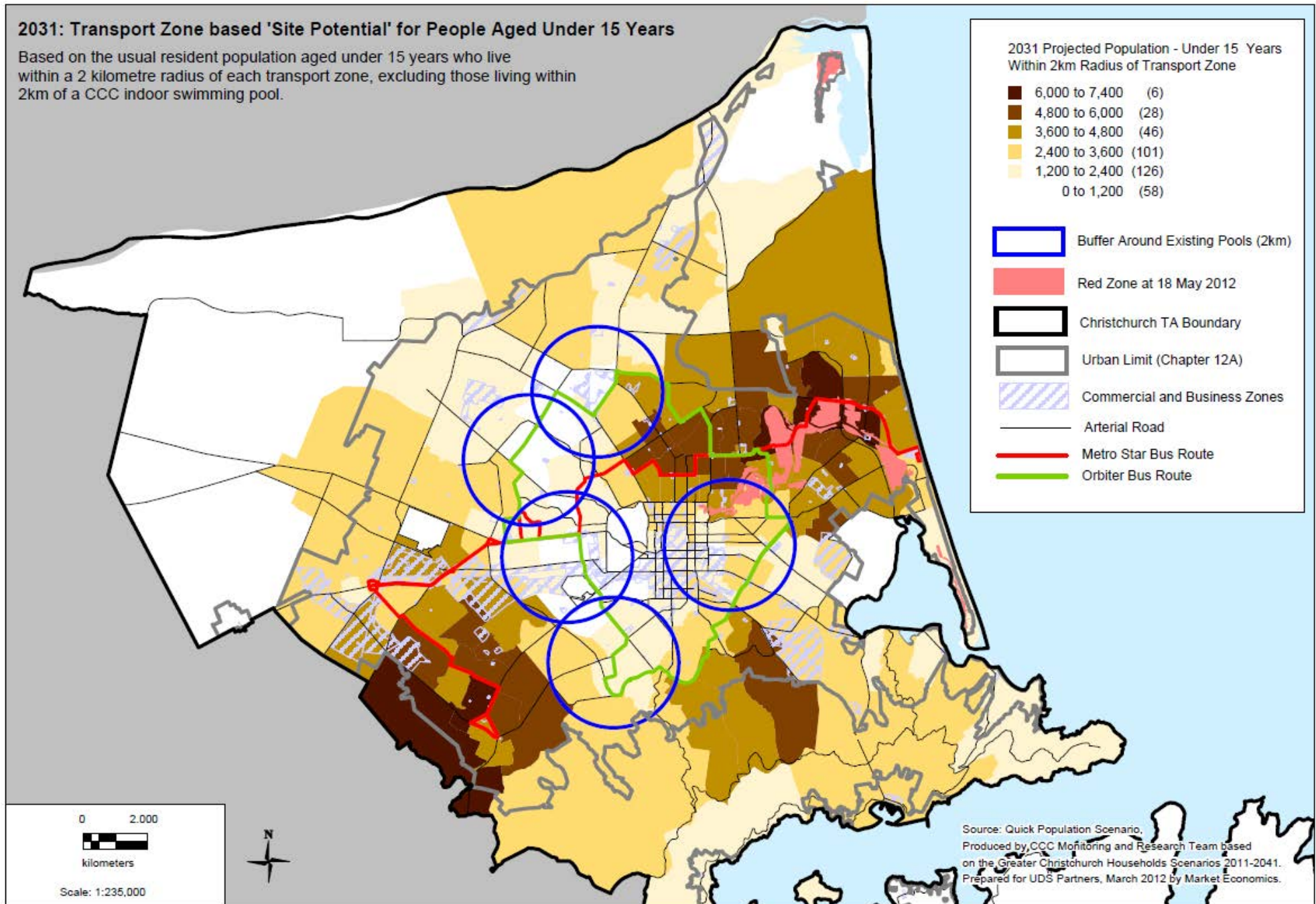
**2013: Meshblock based 'Site Potential' for Total Population**

Based on the total usual resident population who live within a 2 kilometre radius of each meshblock, excluding those living within 2km of a CCC indoor swimming pool

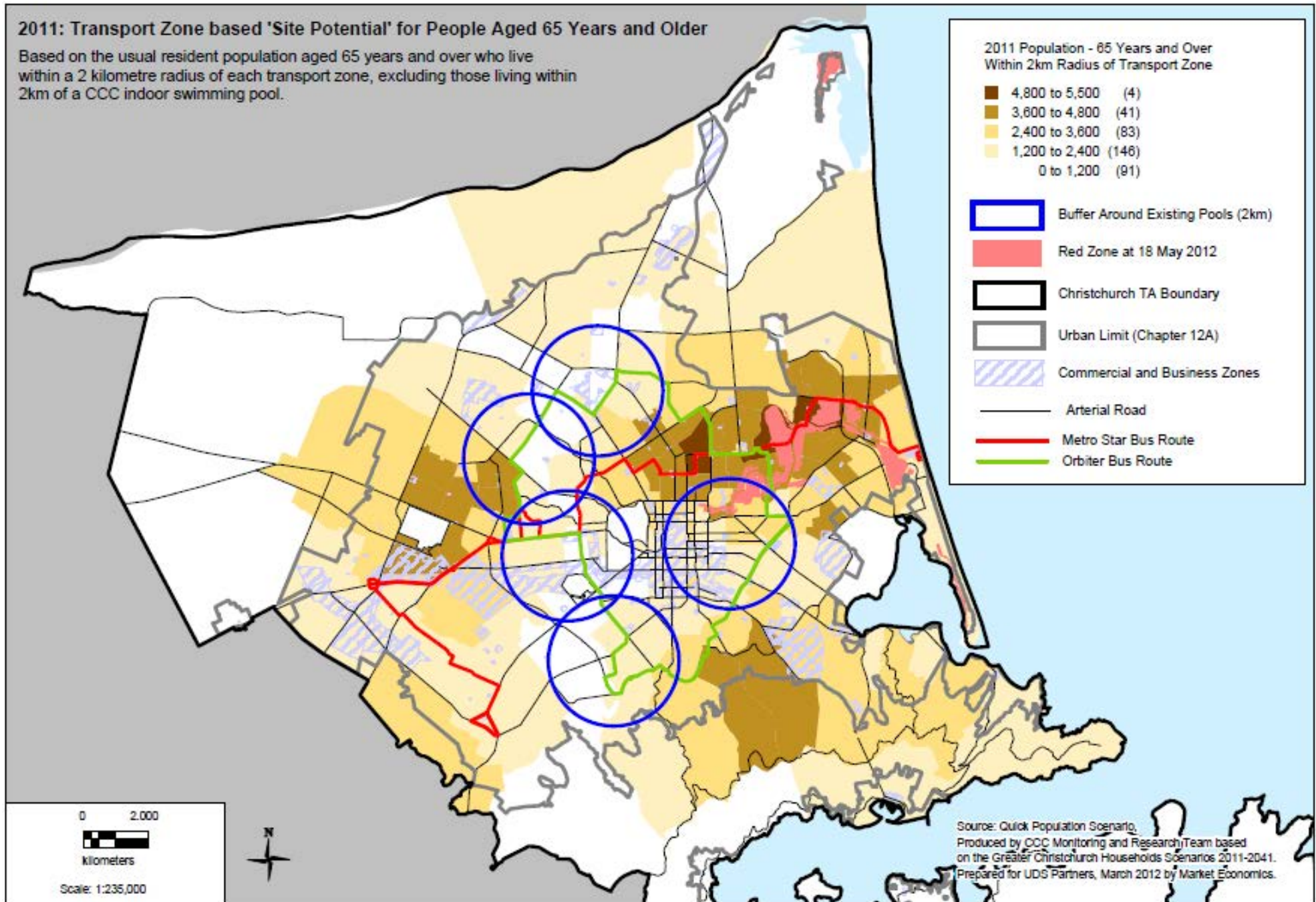


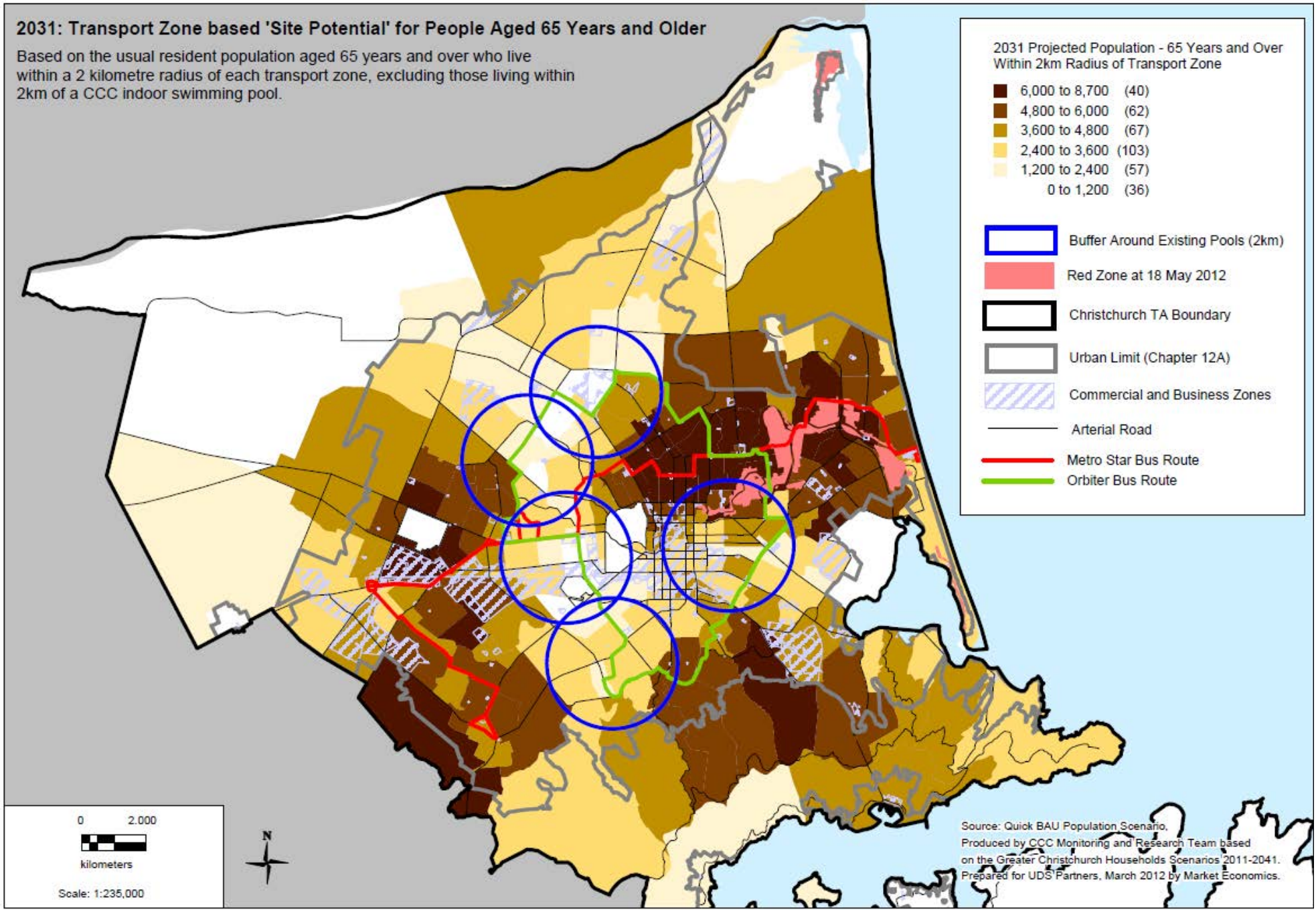






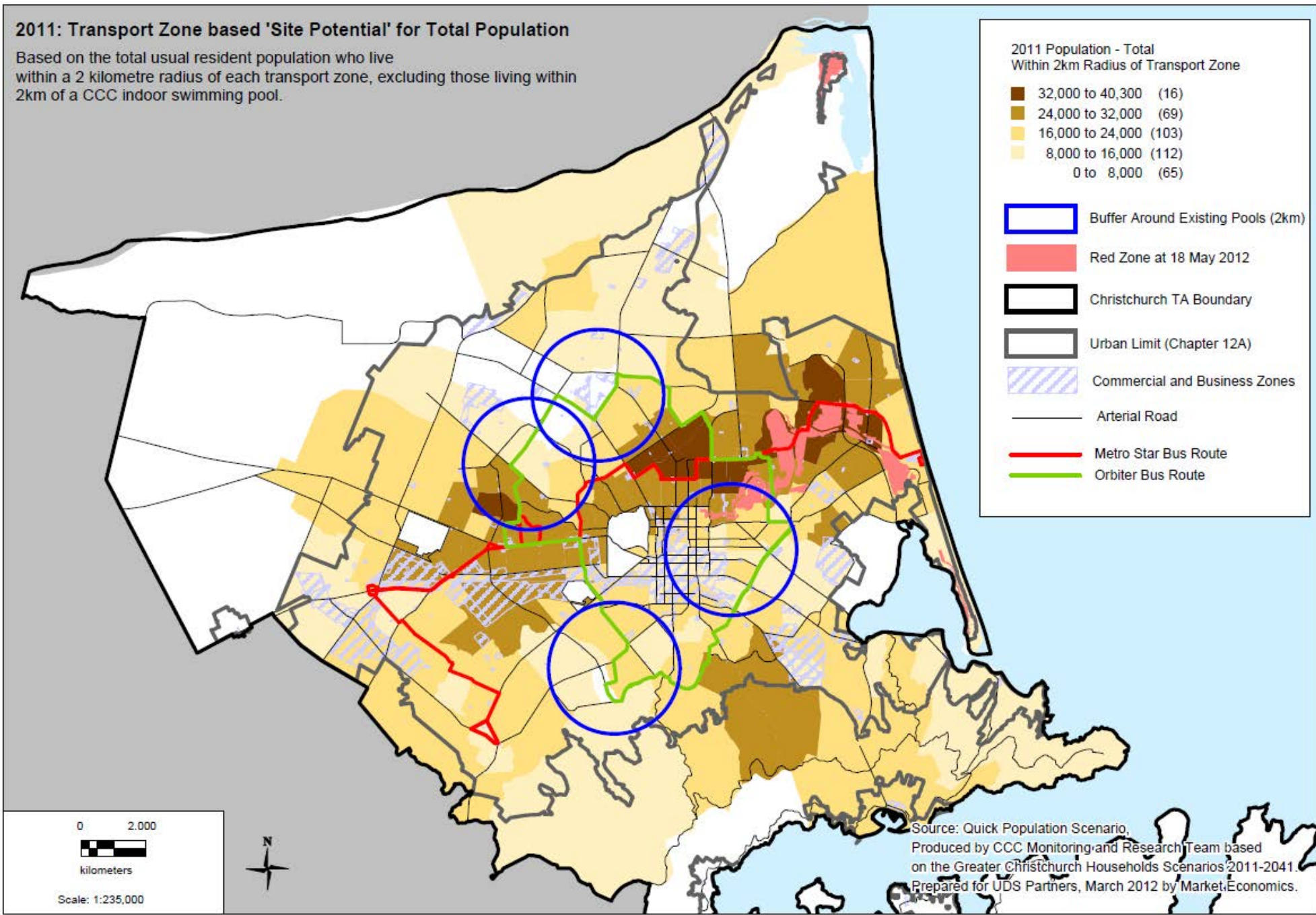


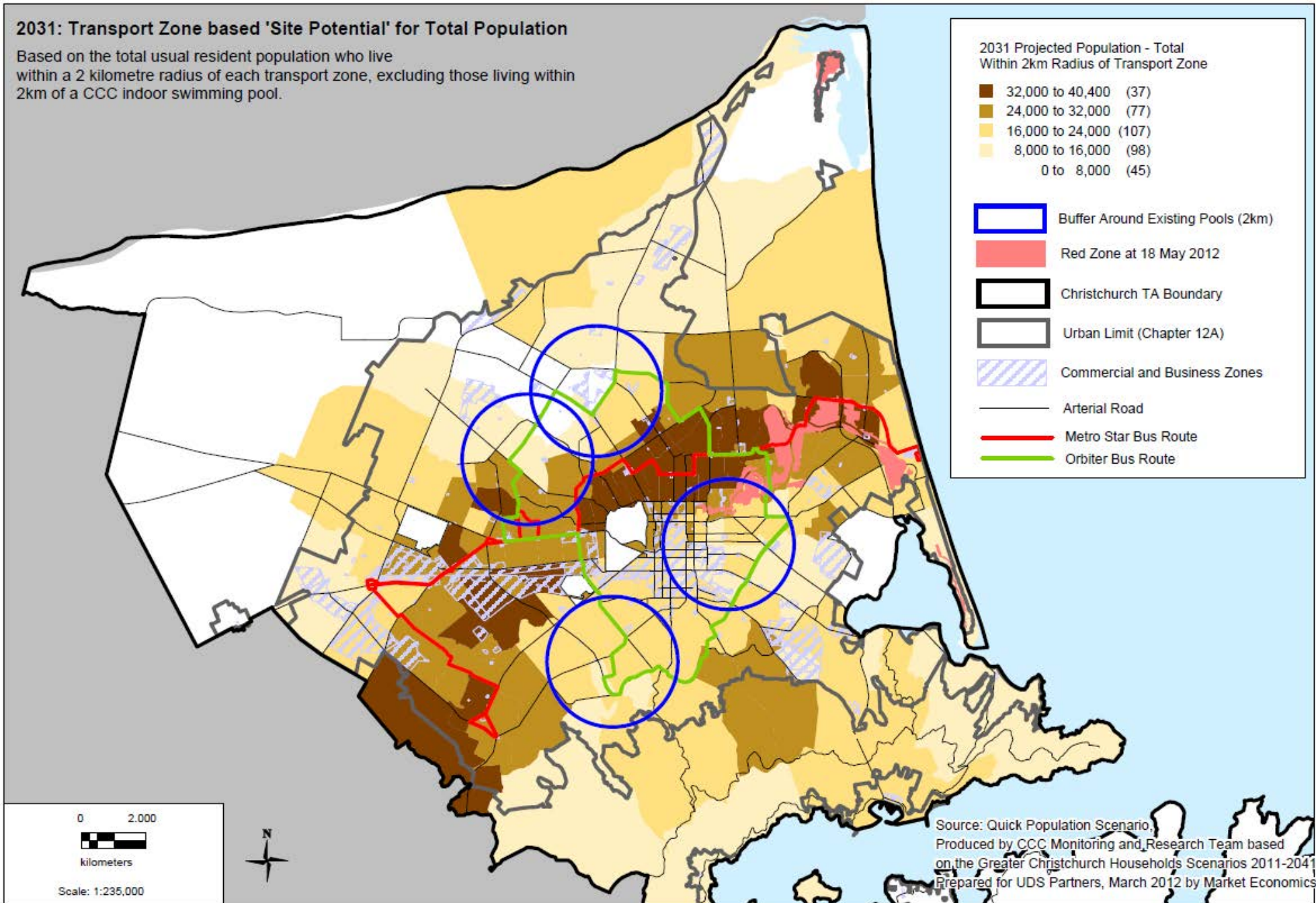


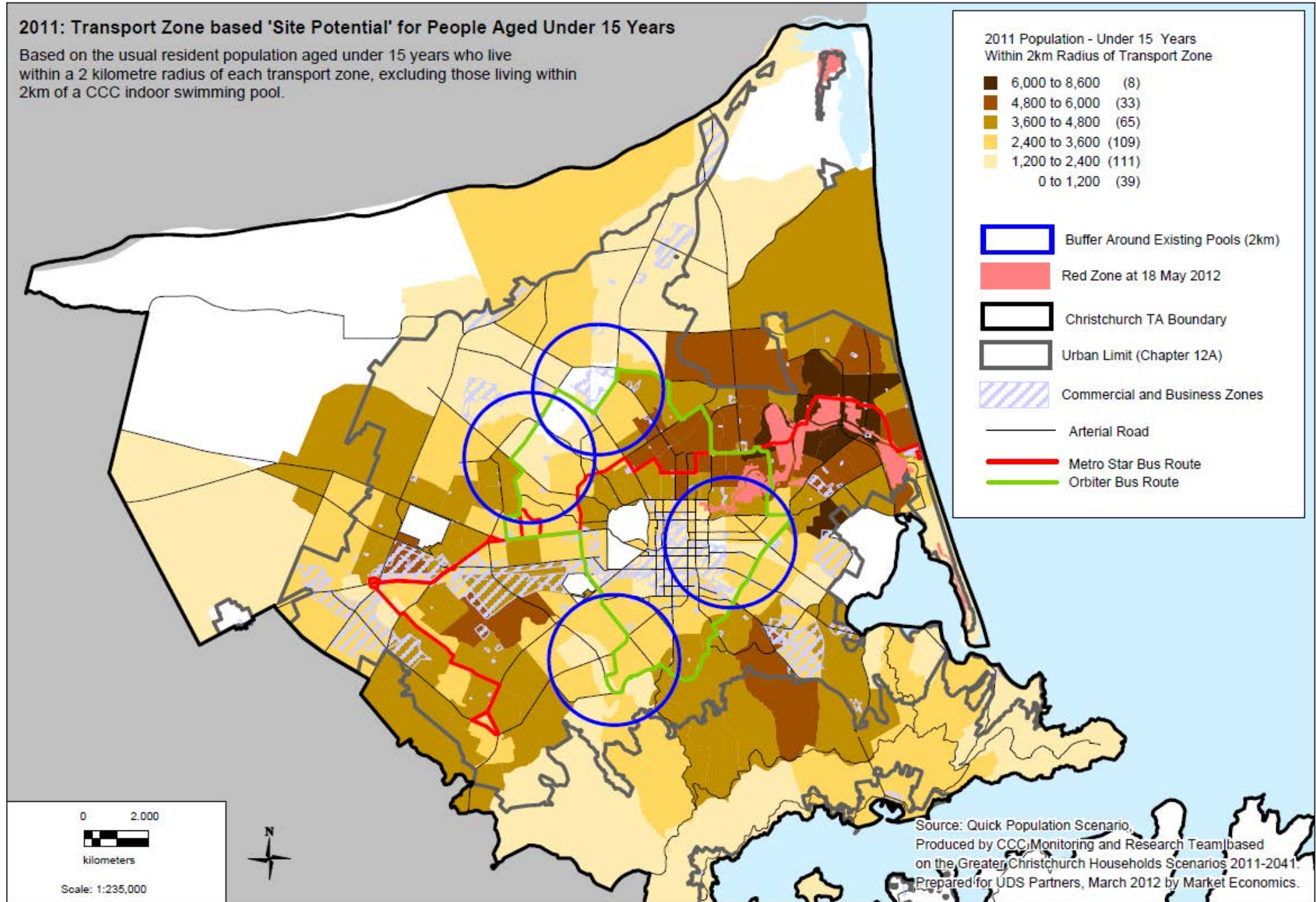


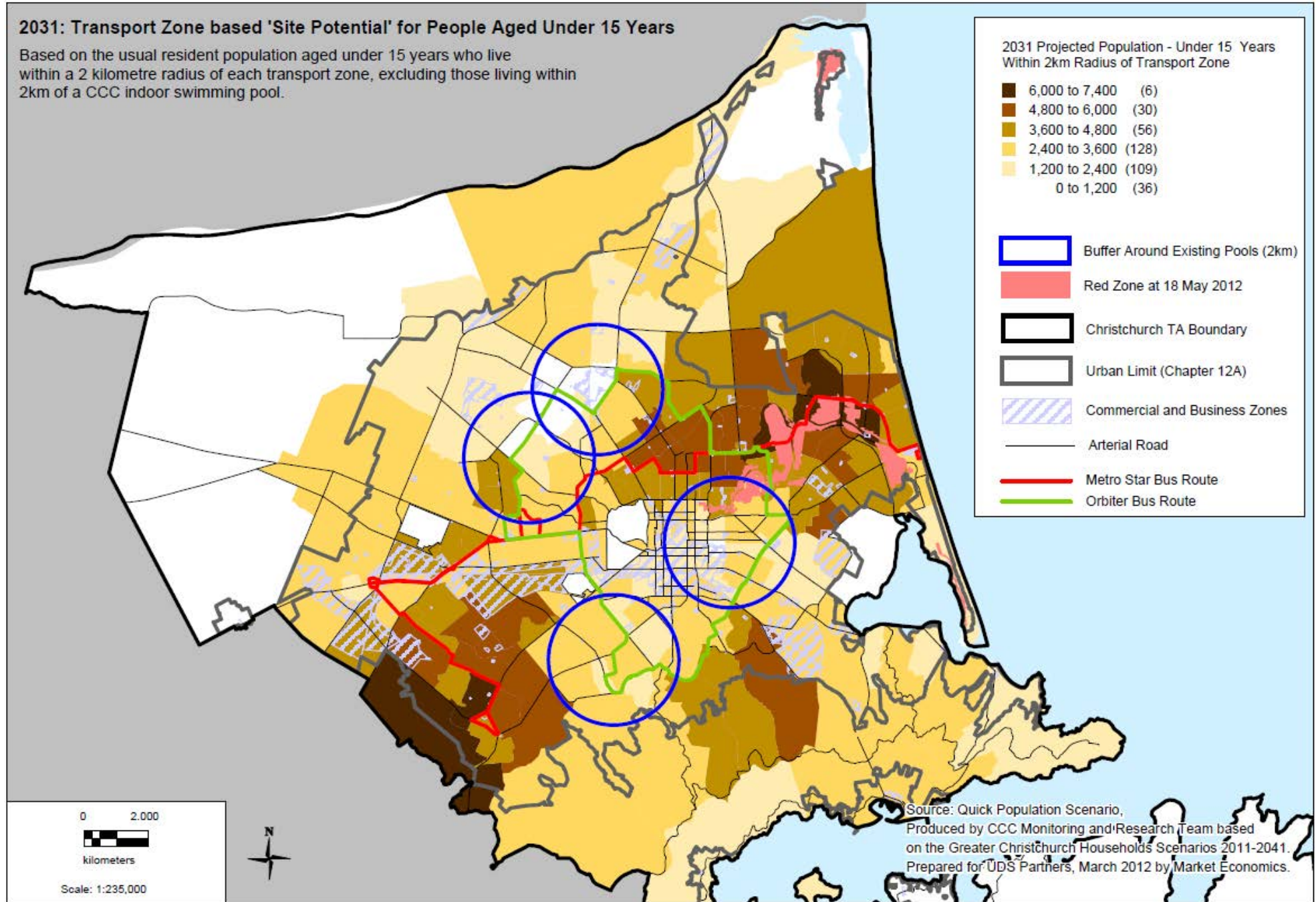
Appendix 8: Population maps depicting the concentration of people outside close proximity to an indoor pool under the current level of pool provision (excluding Wharenui Pool)

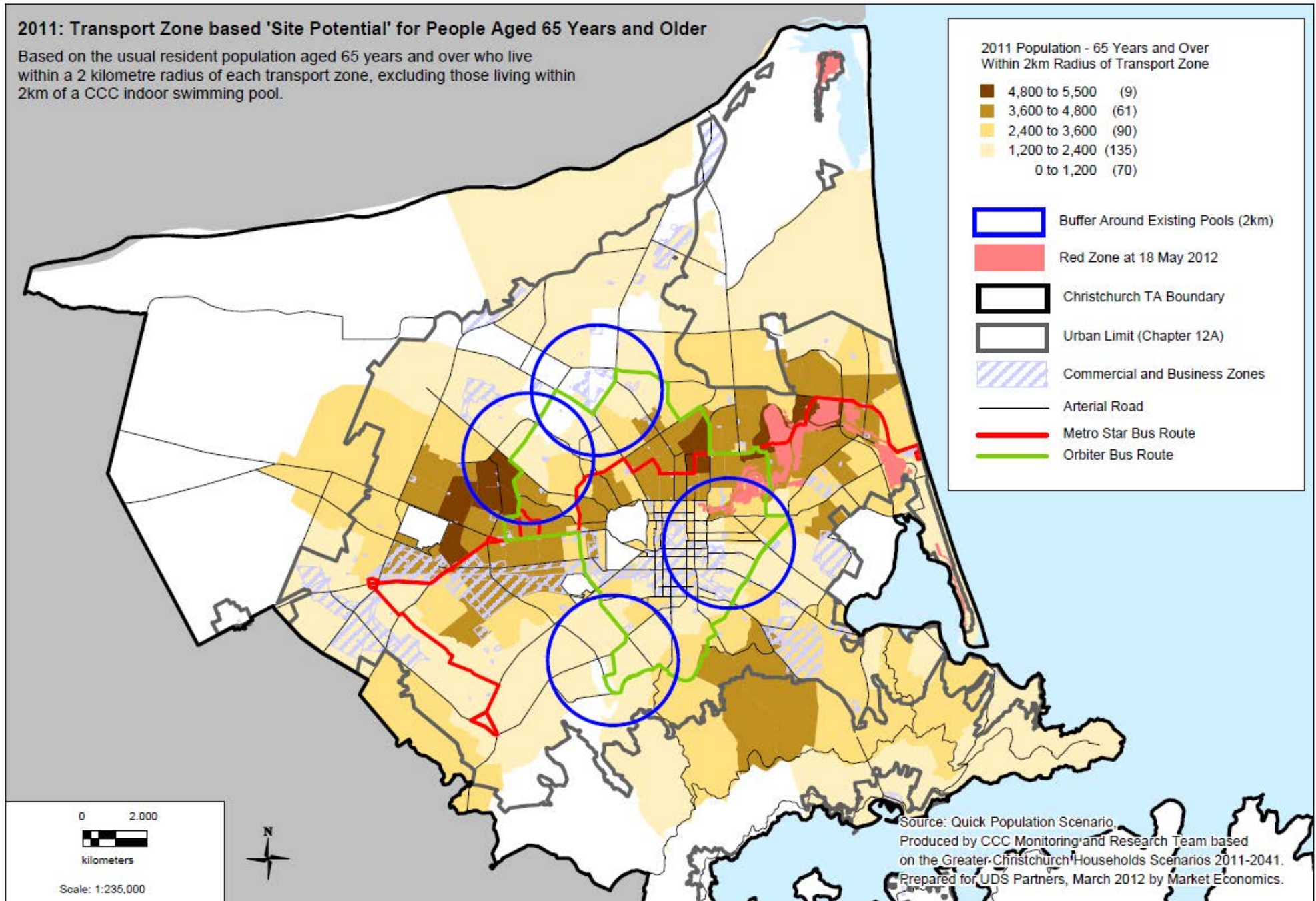
8.1 2011 concentration of people outside close proximity to an indoor pool

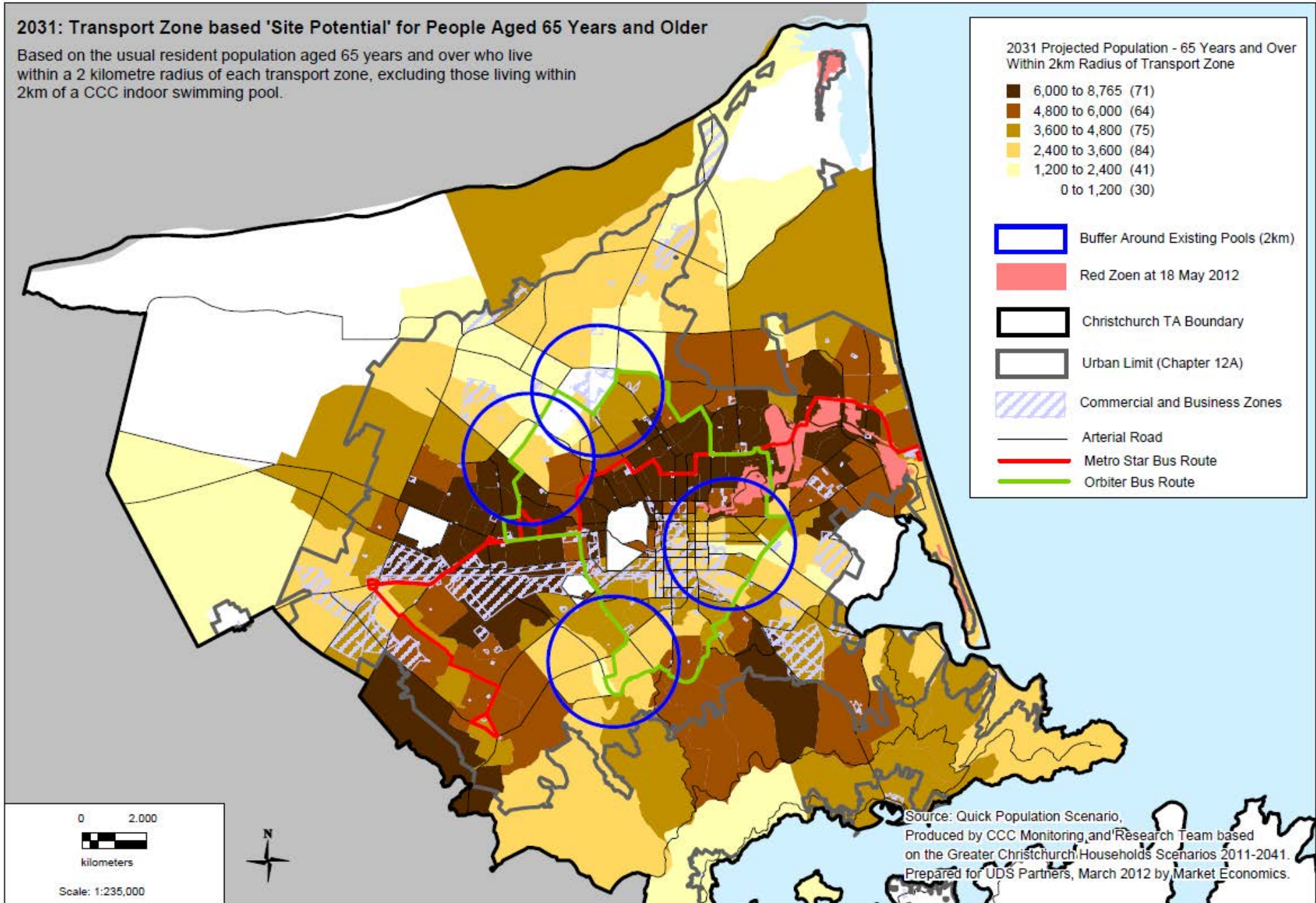








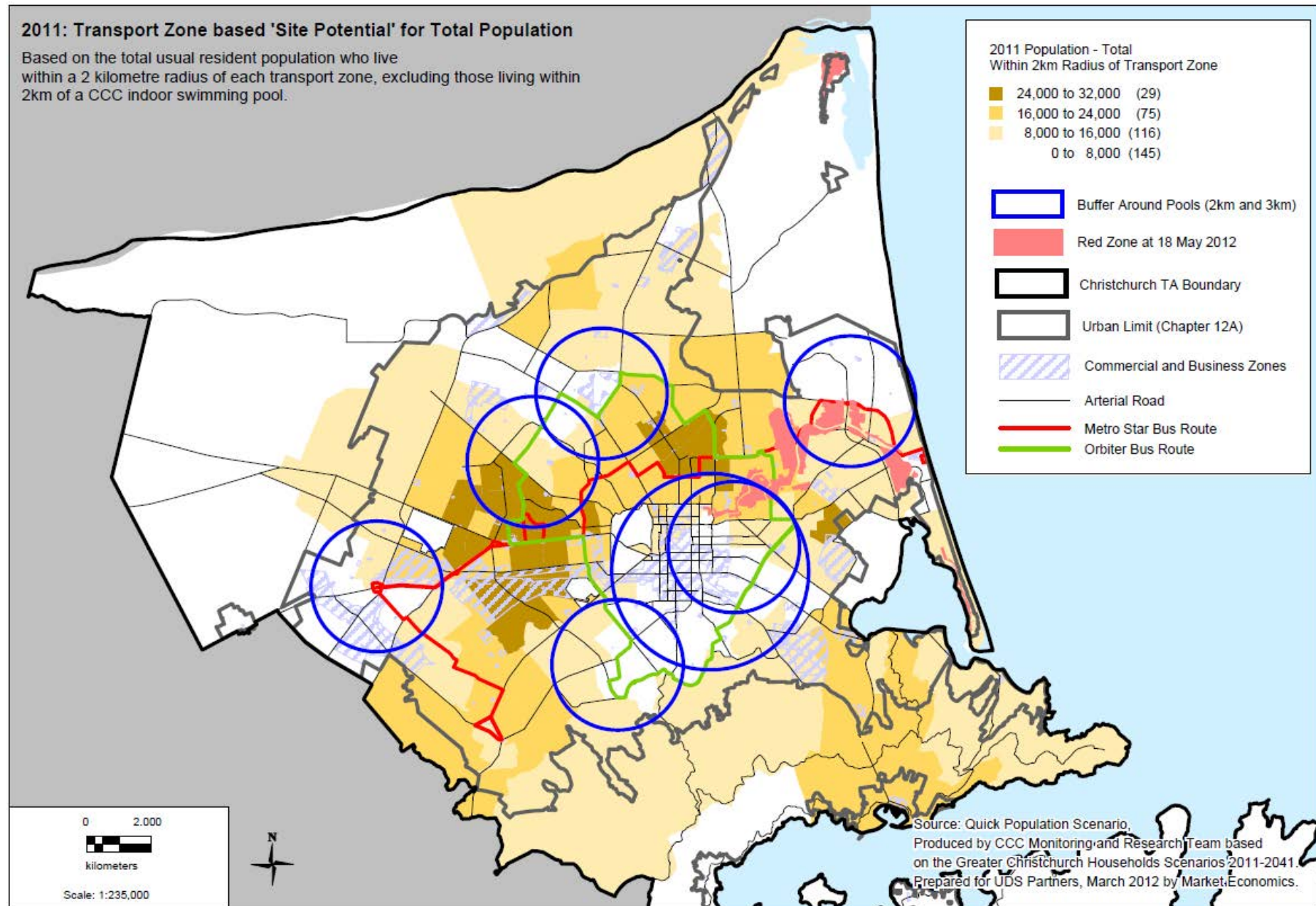


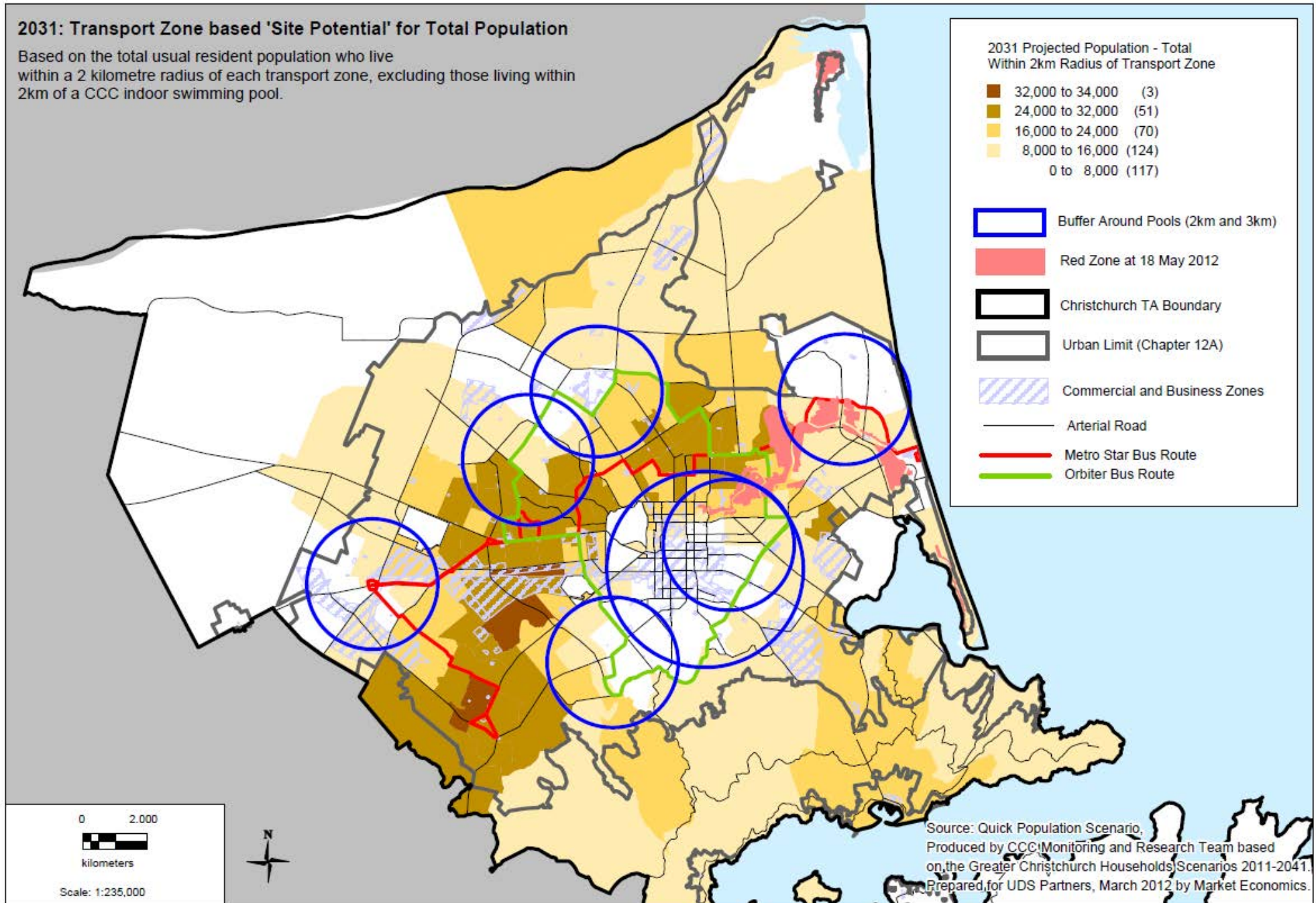


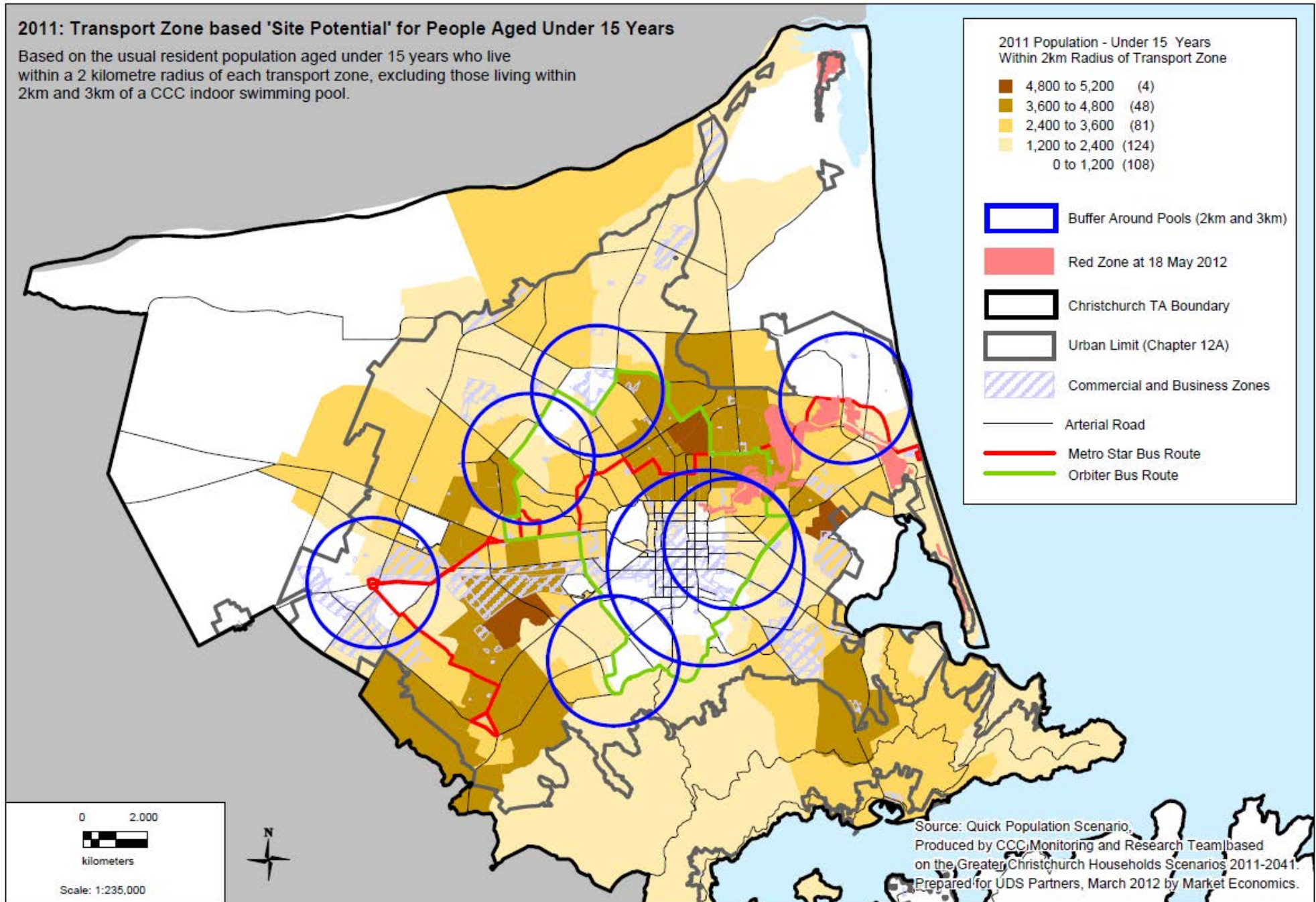


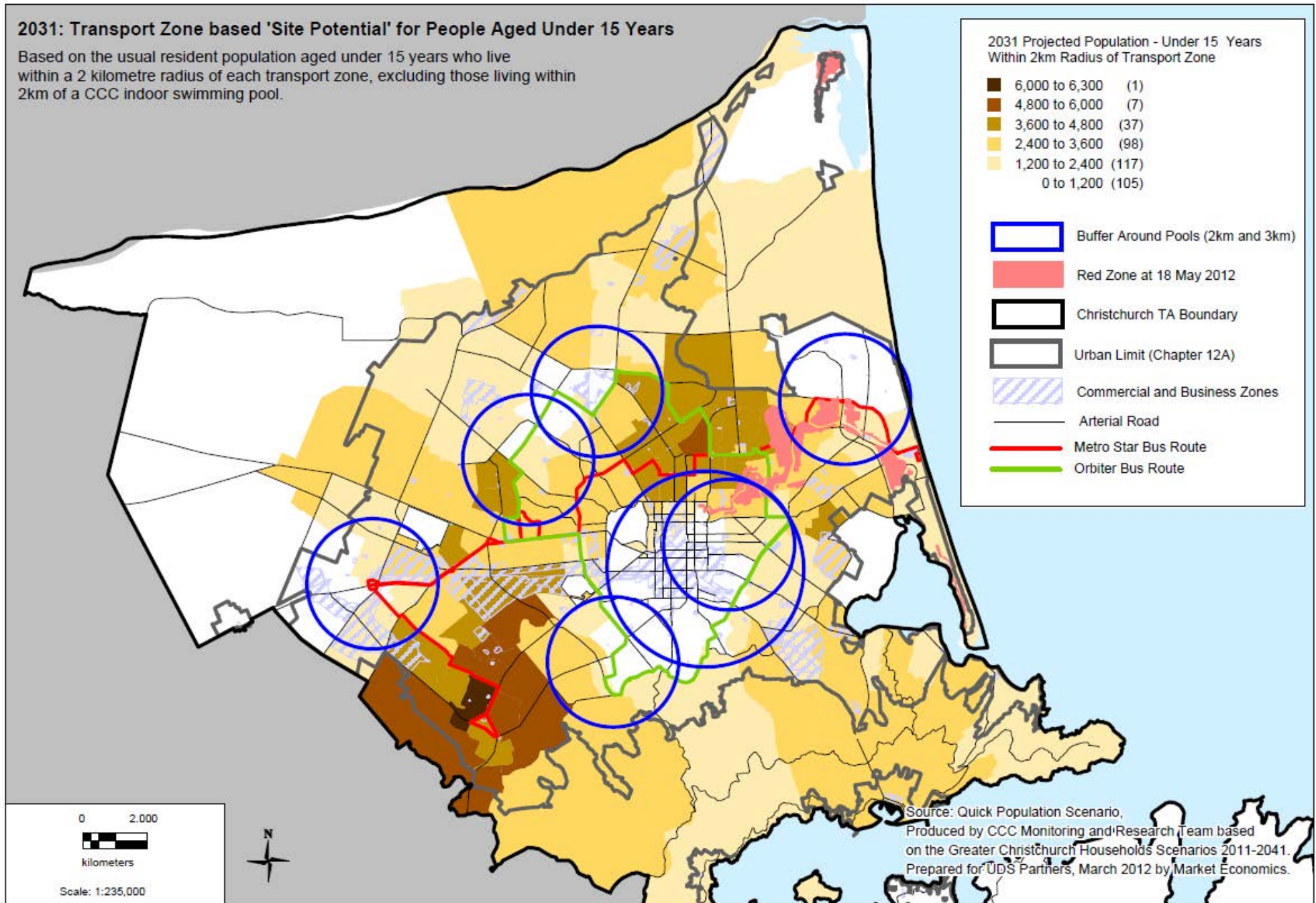
**Appendix 9: Population maps excluding Wharenui Pool but including north east, central city and Canterbury Swim School pools**

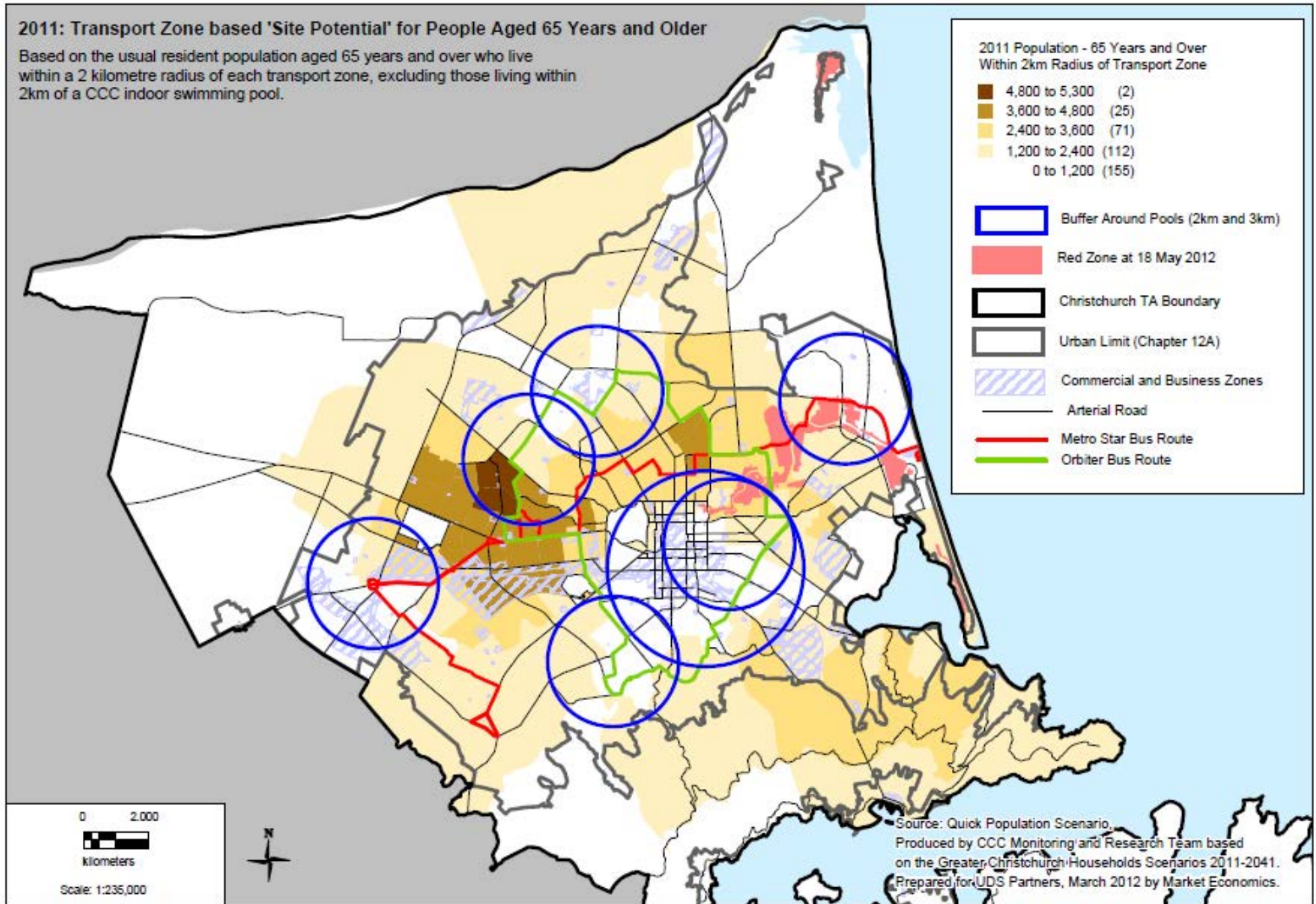
9.1 2011 concentration of people outside close proximity to an indoor pool

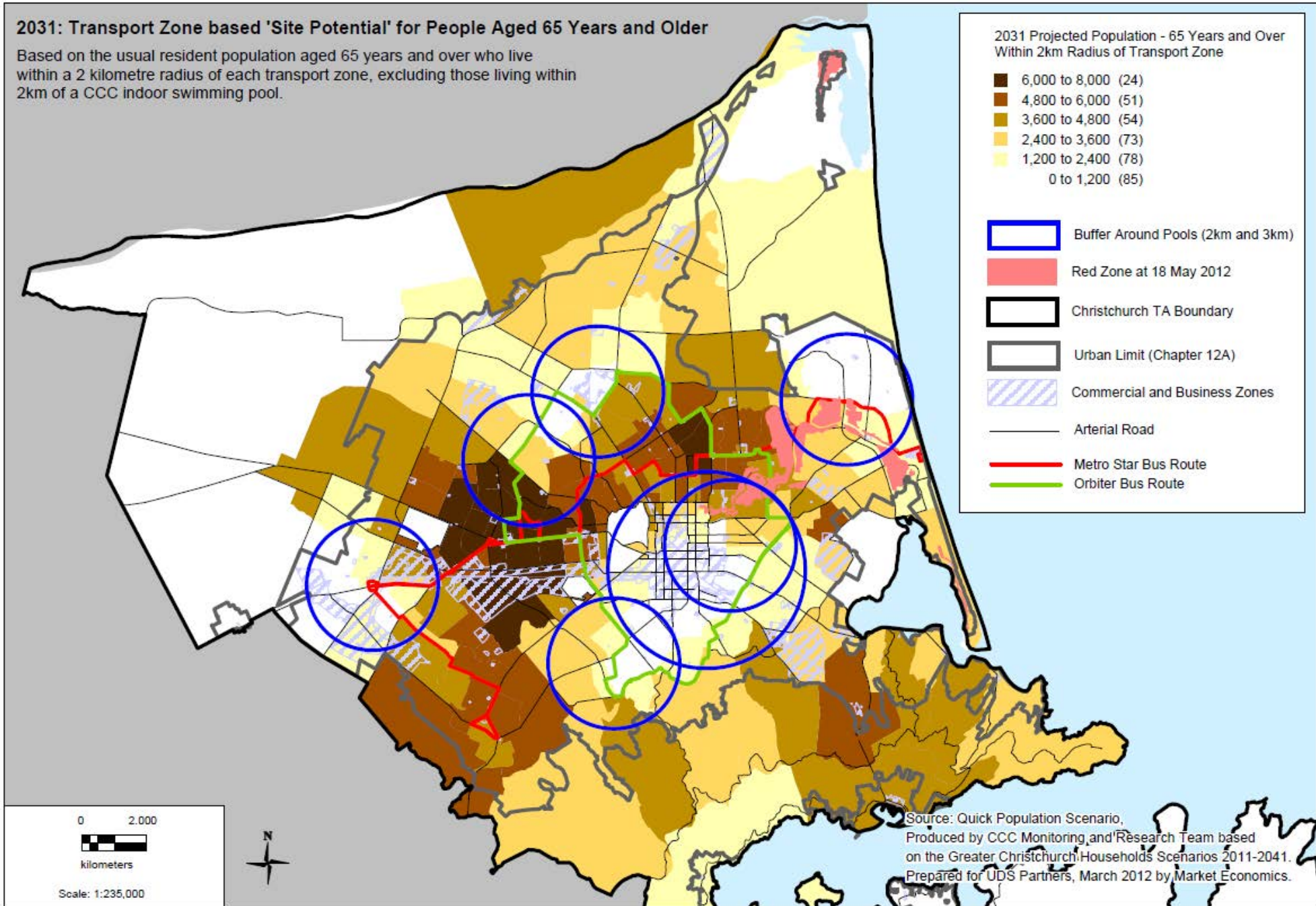












Appendix 10: Greater Christchurch School Pool Map February 2014

