

1 December 2021

Demolition of the Rakaia and Hinds pool changing rooms

Author *Steve Fabish; GM Community Services*
Activity manager *Steve Fabish; GM Community Services*
General manager *Hamish Riach; Chief Executive*

Summary

- The purpose of this report is to seek Council funding of \$27,800 for the demolition costs of the Hinds and Rakaia pools changing rooms and to provide fencing and portals.
- Council undertook an independent condition assessment of the pools in early 2021 to assist with asset identification, improvement planning and risk assessment and risk mitigation options.
- The report highlighted the need to undertake a seismic assessment of Hinds, Rakaia and Tinwald changing rooms. These assessments have been recently completed.
- Hinds changing rooms have a NBS of 10-20%. Rakaia Changing rooms have a NBS of 13-15%.
- Hinds and Rakaia pools are not able to be opened to the public until the changing rooms are demolished. The buildings have been red stickered with a 30 day demolition order. If the buildings are not demolished they will require additional security fencing and the site will be a no go area.
- Hinds and Rakaia pool committees' funds are only adequate to operate their pools for the season. They do not have sufficient reserves to pay for the demolition and site restoration costs.

Recommendations

1. **That** Council provides funding of \$27,800 for the demolition costs of the Hinds and Rakaia pools changing rooms and to provide fencing and portals.
2. **That** this be funded from Property Reserve Account.

Attachments

Appendix 1 Seismic assessment reports of Hinds and Rakaia pools

Background

The current situation

1. Council currently has six community based public swimming pools with most of the pools on Council reserve land administered by reserve boards. Rakaia pool is the exception and is not on land administered by the Rakaia Reserve Domain Board. This pool is operated by a separate community pool committee.
2. The pools are summer pools with the season generally being December to March.
3. Council undertook an independent condition assessment of the pools in early 2021 to assist with asset identification, improvement planning and risk assessment and risk mitigation options.
4. The report highlighted the need to undertake a seismic assessment of Hinds, Rakaia and Tinwald changing rooms. These assessments have been recently completed and highlight the need for the demolition of the Hinds and Rakaia changing rooms due to being of a low NBS (New Building Standard) percentage and the buildings being described as posing critical life safety risks in an earthquake. **(attached to this report)**
5. Hinds changing rooms have a NBS of 10-20%. Rakaia changing rooms have a NBS of 13-15%.
6. Hinds and Rakaia pools are not able to be opened to the public until the changing rooms are demolished. The buildings have been red stickered with a 30 day demolition order. If the buildings are not demolished they will require additional security fencing and the site will be a no-go area.
7. The Tinwald pool requires work to the western block wall and plant room, which is currently underway, and the pool will be able to be opened to the public for this season. Current Tinwald Reserve Board budgets will be able to meet this cost.
8. Hinds and Rakaia pool committees' funds are only adequate to operate their pools for the season. They do not have sufficient reserves to pay for the demolition and site restoration costs.
9. Quotes have been received for the demolition and site restoration costs and supply of fencing, temporary changing rooms and toilets. The work is unlikely to be able to occur until mid- late January due to contractor availability. This is detailed in the financial section.
10. The pool committees have indicated that portable changing rooms are not required for this season but portaloos will be. Supply of portable changing rooms would be at a cost of \$2,000 per pool for two months.

Options analysis

Option one – Council doesn't provide funding and asks the pool committees/ reserve boards to raise the necessary funds to demolish their buildings (status quo)

11. *Advantage*

- Council will not need to provide funds for these works.

12. *Disadvantages*

- There is limited ability for the committees to raise funds to do the work to enable a shorter season to occur.
- The pools will not be able to operate this season, resulting in rivers being one of the main options for local swimming.

Option two –Council provides funding for the demolishing and support services to enable the pools to operate this summer (Recommended option)

13. *Advantages*

- The pools will be able to operate for a shorter season this summer.
- Will give a safe option for local swimming, and result in the community feeling supported by Council.
- Will enable the swimming pool committee time to work with Council to look at long term solutions for new changing room/ toilets.

14. *Disadvantage*

- Council needs to provide funds for these works.

Option three –Council delays providing funding for the demolishing and considers this as part of the 2022/23 Annual Plan process

15. *Advantage*

- Funding is not needed for this financial year.

16. *Disadvantages*

- The pools will not be able to operate this season, resulting in rivers being one of the main options for local swimming.
- Funding will be required for additional fencing and securing of the site if buildings are not demolished.

17. Staff are recommending Option 2 – Council provides funding for the demolishing and support services to enable the pools to operate this summer. This option will give the pool committees the ability to run a shorter swim season and time to work with Council on long term solutions for the pool support facilities.

Legal/policy implications

Demolition Order

18. Hinds and Rakaia pools are not able to be opened to the public until the changing rooms are demolished. The buildings have been red stickered with a 30 day demolition order. This can be extended once for a further 30 days.

Financial implications

Requirement	Explanation
What is the cost?	<p>Hinds demolition \$10,400, portable toilets \$250, fencing \$60 Total \$10,700</p> <p>Rakaia demolition \$14,300, portable toilets \$250, fencing \$60 Total \$14,600</p> <p><i>\$25,300 plus contingency \$2,500</i></p> <p>Total funds required \$27,800</p>
Is there budget available in LTP / AP?	No
Where is the funding coming from?	Property Reserve Account
Are there any future budget implications?	No
Reviewed by Finance	Paul Brake, GM Business Support

Significance and engagement assessment

19. The following significance and engagement assessment has been undertaken.

Requirement	Explanation
Is the matter considered significant?	No
Level of significance	Significance assessed as MEDIUM overall.
Level of engagement selected	Inform 1 way communication
Rationale for selecting level of engagement	At MEDIUM overall, Council will normally opt for some consultation, at a minimum with pool committees, who have been engaged with. The circumstances of the decision means that there is not sufficient time to consult more widely with the community due to the urgency of making a decision that maximises community access to the pools over the summer.
Reviewed by Strategy & Policy	Richard Mabon, Senior Policy Advisor

Next steps

Date	Action / milestone	Comments
1 December	Council funding decision	If funded demolition can occur mid-January 2022