



I hereby give notice that an ordinary meeting of the Hibiscus and Bays Facilities and Reserves Committee will be held on:

Date: Monday, 31 August 2015
Time: 1.00pm
Meeting Room: Council Chamber
Venue: Orewa Service Centre
50 Centreway Road
Orewa

Hibiscus and Bays Facilities and Reserves Committee

OPEN AGENDA

MEMBERSHIP

Chairperson Janet Fitzgerald, JP
Deputy Chairperson Gaye Harding-Kirikiri
Members David Cooper
Julia Parfitt, JP
Lisa Whyte

(Quorum 2 members)

Quorum 2 members
1 member from Hibiscus Coast
Subdivision
1 member from East Coast Bays
Subdivision

Vivienne Sullivan
Local Board Democracy Advisor

26 August 2015

Contact Telephone: (09) 427 3317
Email: vivienne.sullivan@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

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1 Welcome

2 Apologies

At the close of the agenda no apologies had been received.

3 Declaration of Interest

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

4 Confirmation of Minutes

That the Hibiscus and Bays Facilities and Reserves Committee:

- a) confirm the ordinary minutes of its meeting, held on Friday, 10 July 2015, as a true and correct record.

5 Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

6 Acknowledgements

At the close of the agenda no requests for acknowledgements had been received.

7 Petitions

At the close of the agenda no requests to present petitions had been received.

8 Deputations

Standing Order 3.20 provides for deputations. Those applying for deputations are required to give seven working days notice of subject matter and applications are approved by the Chairperson of the Hibiscus and Bays Facilities and Reserves Committee. This means that details relating to deputations can be included in the published agenda. Total speaking time per deputation is ten minutes or as resolved by the meeting.

At the close of the agenda no requests for deputations had been received.

9 Public Forum

A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of 3 minutes per item is allowed, following which there may be questions from members.

At the close of the agenda no requests for public forum had been received.

10 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

11 Notices of Motion

At the close of the agenda no requests for notices of motion had been received.

Stanmore Bay Pool and Leisure Centre Redevelopment Project

File No.: CP2015/16405

Purpose

1. To seek the Hibiscus and Bays Local Boards approval to update the scope of works for the Stanmore Bay Pool and Leisure Centre redevelopment project, to remove the option of a new café and replace this with an in-house operated childcare facility, and allow construction to occur outside the existing footprint.

Executive Summary

2. The agreed option from the business plan has been scoped, designed and priced. It has been established through the design process that the asset protection works, internal reconfiguration of the squash courts and fitness spaces, and enhancement of the fitness changing rooms can all be achieved. However the space required to provide a spa and sauna and public access to stadium 2, within the building footprint was unachievable. The location of these services requires placement outside the current building footprint..
3. Furthermore the latest cost estimates advises that the available budget does not allow for the relocation and upgrade of the existing café to a destination café. Having had a more extensive review of return on investment and the viability of a destination café, we propose that this space continues to operate as a childcare but under the operation of the Stanmore Bay Pools and Leisure Centre.

Recommendation/s

That the Hibiscus and Bays Facilities and Reserves Committee:

- a) approve the inclusion of an in-house operated childcare facility at \$189,000 net profit per annum when operated at full capacity
- b) approve the change in scope summary to allow work to occur outside the current building footprint in accordance with plan 51-33247-A100

Comments

4. The Stanmore Bay Pool and Leisure Centre upgrade has been a priority dating back to the legacy Rodney District Council. Funding for the upgrade is contained within the 2014/2015 and 2015/2016 Long-term plans. The concept design and business case were presented and subsequently approved at the local board a workshop on the 27th May 2015.

The recommended and agreed scope summary from the business case was

“option 3 - Asset protection works, targeted improvements largely within current building envelope.

Scope summary: Asset protection works to secure facility for another 10 to 15 year cycle. Targeted change room upgrade works plus strategic internal reconfigurations to maximise fitness opportunities to meet demand and grow memberships without expansion. Targeted value add improvements through spa or sauna provision. Café likely moves also adjacent pool hall. The ability to deliver the full extent of the above scope will be dependent on costs associated with the structural remediation work.”

On the basis of the above scope, detailed design and cost estimates have been obtained. (summary as attached)

5. The following are some points to note on the design thus far:
- Asset protection – Has been investigated, scoped, designed and priced and fits within existing budget.
 - Targeted change room upgrade - Has been scoped, designed and priced. Budget priorities have limited change room upgrades to the fitness change rooms only. If budget allows upgrading of the aquatic change rooms would be considered.
 - Strategic internal reconfiguration – Relocation and reconfiguration of fitness, squash and group exercise rooms has been accommodated.
 - Targeted added value improvement – Spa, Sauna. The provision of spa and sauna have been scoped priced and fits within the budget.

Taking the above into consideration, a revised priority list based on available construction budget is proposed:

Construction Budget	3,212,340
Priority 1 – Remedial Works	1,299,380
Priority 2 – Reconfigure Squash Court to Fitness, Enhance Fitness change rooms and provide access to Stadium 2	1,147,659
Priority 3 – Spa and Sauna	698,200
Priority 5 – Develop Physiotherapy Rooms	35,885
Priority 12 – First Floor Administration Office	32,800
TOTAL	3,213,924
Priority 4 – Cold Shell Café in place of Childcare	92,980
Priority 7 – Destination Cafe	376,000
Priority 8 – Main Reception	195,888

6. Scope summary amendment options
- i. Access to Stadium 2 – Outside the building footprint
 - Pros
 - a. Fitness space, capacity are maximised, thereby maximising revenue potential, better customer flow to stadium two.
 - Cons
 - b. Extension to footprint (minimal cost impact).
 - ii. Spa and Sauna – Outside the building footprint
 - Pros
 - a. Ideal size is not compromised (Spa 15 people, Sauna 8 people).
 - b. Improved customer experience particularly for the elderly demographic of the community. 16 out of the 17 council owned indoor aquatic centres offer Spa and Sauna
 - c. Offers additional revenue potential and does not impact on other aquatic services. (i.e. learn to swim and concourse space). Profit from the spa and

sauna are estimated at \$35,000 per annum. (based on a \$7 entry fee with 30 visits per day).

- d. Also enables options for the childcare space which would be removed if the spa and sauna had to be located internally.

Cons

- e. Extension to footprint (minimal cost impact).

iii. Use of Early Childcare space

- a. Option 1 – redevelop into a ‘destination Café’ – operate in-house

Pros

- i. A destination café is developed which address an identified gap in the market, net profit potential in the region of \$66k (22% of an estimated \$300,000 turnover).

Cons

- ii. The cost to develop the destination café is estimated at \$468,980. This is outside the existing budget, alternative funding would need to be sourced.
- iii. Operations of a Café service is not core business for Leisure.

- b. Option 2 – redevelop into a ‘destination café’ - Lease

Pros

- i. A destination café is developed which addresses an identified gap in the market, lease revenue potential in the region of \$36k (12% of an estimated \$300,000 turnover. Current annual leave from the incumbent is \$11,500).

Cons

- ii. The cost to develop the destination café is estimated at \$468,980. This is funding would be provided by the tenant, Advice from Auckland Council Properties Limited is that this level of investment and projected return would be difficult to secure.

- c. Option 3 – utilise the space as an early childcare centre operated in-house (currently licenced for 29 over two year olds)

Pros

- i. Continues to provide a service to the community. Auckland Leisure is a proven provider of childcare currently operating 10 childcare centres across the city (Kauri Kids East Coast Bays operates within the Hibiscus and Bays Local Board area).
- ii. Generates additional revenue. Projections based on current licence and max occupancy is approx. \$190k/yr.
- iii. Supports the parents of young children to better utilise the facility with access to on-site childcare.

Cons

- i. Limits the café provision to the current state. (The existing café service would be retained).

Consideration

Local Board views and implications

7. The draft concept design and business case were presented to the local board at a workshop on the 27th May 2015. The local board were supportive of the concept design, and encouraged the inclusion of a 'destination café'. Given the budget constraints the local board also encouraged the progression of the master plan concept and seeking additional funds in future years of the Long-term Plan to further develop a purpose built childcare facility adjacent to the Leisure Centre.
8. The agreed scope (option 3) was designed, priced, and ranked against the agreed priorities. Unfortunately the budget does not extend to the provision of the café. This was discussed at the workshop with the local board on the 29th July 2015, where an alternative option to utilise this space for an in-house operated childcare was discussed.

Māori impact statement

9. There are no particular impacts on Maori which are different from general users of the current facility.

Implementation

10. The proposed project execution is planned to occur over the October 2015 – February 2016 periods. Work is planned to be phased to ensure as little disruption as possible to existing users.

Attachments

No.	Title	Page
A	Stanmore Bay Cost Estimate	11
B	Stanmore Bay Floor Plan- Ground Level	13

Signatories

Authors	Michael Groom - Manager Aquatics & Recreation Facilities
Authorisers	Rob McGee - Manager Leisure – Parks, Sports and Recreation Lesley Jenkins - Relationship Manager

DRAFT

WT PARTNERSHIP

STANMORE BAY POOL & LEISURE CENTRE UPGRADE FOR AUCKLAND COUNCIL CONCEPT ESTIMATE - 24 JULY 2015 (REV.3)		
SUMMARY OF ESTIMATE WITH SCOPE DESCRIPTION		
Priorities	Description	Concept Estimate (Inc. P&G, Margin and Design Contingency)
Priority 1	Remedial works (structure, roof and internal wall cladding, pool HVAC upgrade, replace flooring in Studio 1 and lighting upgrade to stadium 2). Replace BMS central controller together with any faulty sensors; extend existing boiler flues; 2no new boilers provision including enclosure for weatherproof; and upgrading existing gas supply	\$ 1,286,780
Priority 2	Existing squash courts become a large fitness centre; form new fire egress corridor including new external fire escape staircase (exposed), new corridor access to stadiums; replace flooring, paint walls, additional fittings to level 1 Studio 2 (Yoga/Pilates) and provision of one children toilet adjacent to teaching pool; provision of structural steel portal frame in former squash court following the removal of existing walls.	\$ 975,709
Priority 3	New extension for spa and sauna including screw pile foundation, diversion of existing stormwater, sewer and gas pipes, provision of detention tank and planting	\$ 698,200
Priority 4	Cold shell café (strip out internally, make good, new ceiling, new wall lining, painting and minor services); remove existing sand pit and playground outside and replace with paving to match existing	\$ 92,980
TOTAL OF WORKS RELATING TO PROPOSED SCOPE (PRIORITIES 1 TO 4)		\$ 3,053,669
Priority 5	Turn existing 4no offices into 3no physio rooms including provision of wash hand basin and associated plumbing works. All other mechanical and electrical services are to be retained.	\$ 35,885
Priority 6	Full height wall tiling to existing female and male fitness change areas.	\$ 61,200
Priority 7	Additional cost of creating destination café.	\$ 376,000
Priority 8	Reconfigure entry, reception and shop.	Excluded
Priority 9	Replace existing 6no. shower nozzles, clothes hooks and soap dishes.	\$ 1,930
Priority 10	Spin studio in ground floor fitness including Regupol rubber flooring, ceiling, glazed walls, a/c unit, lighting and power, fire and smoke detection.	\$ 90,900
Priority 11	Allowance for treatment to contaminated materials arising from excavation (NB: Assume de-watering is not required)	\$ 12,600
Priority 12	First floor administration office - make good existing exposed soffit and provide new ceiling including temporary removal and modification of existing ceiling mounted services to suit new ceiling level such as extend existing sprinkler drop	\$ 32,800
Priority 13	Replace existing vinyl flooring with new in fitness change area	\$ 15,120
Priority 14	Re-paint existing ceiling in fitness change area	\$ 2,800
Other Items	Retain one of the squash courts.	Excluded
TOTAL OF WORKS RELATING TO PROPOSED SCOPE (PRIORITIES 5 to OTHER ITEMS)		\$ 629,235
TOTAL SCOPE AS LISTED ASSUMING LIMITED EXTENT OF WORKS WHERE POSSIBLE		\$ 3,682,904

Item 12

Attachment A

Record of Workshop Meeting

File No.: CP2015/12129

Executive Summary

1. The Hibiscus and Bays Local Board held a workshop meeting on 10 July 2015. A copy of the workshop record is attached.

Recommendation/s

That the Hibiscus and Bays Facilities and Reserves Committee:

- a) endorse the record of the workshop meeting held on 10 July 2015.

Attachments

No.	Title	Page
A	Record of Workshop Meeting, 10 July 2015	17

Signatories

Authors	Vivienne Sullivan - Local Board Democracy Advisor
Authorisers	Lesley Jenkins - Relationship Manager

Hibiscus and Bays Facilities and Reserves Committee Workshop Record

Record of a workshop of the Hibiscus and Bays Facilities and Reserves Committee held in the local board office, 2 Glen Road, Browns Bay on Friday, 10 July 2015 at 10.00am

PRESENT

Chairperson	Janet Fitzgerald
Members	David Cooper (from 10.05am) Gaye Harding-Kirikiri Greg Sayers Lisa Whyte

1. Apologies

Julia Parfitt.

2. Auckland Cricket

Anthony Bowler, Auckland Cricket Operations Manager was in attendance to introduce himself and to ask for further information on the three projects happening in the Hibiscus and Bays Local Board area.

- i. Ashley Reserve (access) – the local board advisor said she had been advised the road will be completed by the end of August and the changing rooms will be completed within the next two – three months.
- ii. Stanmore Bay Reserve - the Parks Advisor is to confirm that this has been sand carpeted and there is an artificial wicket pitch in place.
- iii. Metropark - the Parks Advisor updated on the work so far and advised that the layout of all fields/pitches is yet to be confirmed.

3. Orewa Skate Park Update

Tony Strange, Parks Advisor and Sarah Jones, Project Manager presented the Western Reserve Skate Park design. The project is a design and build

and the contract has been awarded to Contrax Ltd. The project is to start in August 2015 and will be completed in December 2015.

4. Parks Work Programme

Tony Strange, Parks Advisor was in attendance to discuss the parks work programme. Mr Strange advised that there may be some reprioritising necessary and he is meeting with the project manager for renewals to look closely at these. The committee will be updated on any changes and progress.

Ken Maplesden, Manager Sport and Recreation Partnerships was in attendance to speak on the Regional Hockey Facilities Plan. The Regional Hockey Facility Plan 2011 was refreshed in 2014 and both versions show Metropark as a priority.

It was suggested that a meeting be held with Hibiscus Coast Hockey, North Harbour Hockey, parks officers, local board members, and local board services staff to discuss the project.

12.45 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed

CONFIRMED AS A TRUE AND
CORRECT RECORD OF A
WORKSHOP OF HIBISCUS AND BAYS
FACILITIES AND RESERVES
COMMITTEE HELD ON

DATE:

CHAIRPERSON:.....