

I hereby give notice that an ordinary meeting of the Franklin Local Board will be held on:

**Date:** Tuesday, 22 March 2022  
**Time:** 9.30am  
**Meeting Room:** via Microsoft Teams videoconference  
**Venue:**

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## Franklin Local Board

# OPEN ADDENDUM AGENDA

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### MEMBERSHIP

<b>Chairperson</b>	Andrew Baker
<b>Deputy Chairperson</b>	Angela Fulljames
<b>Members</b>	Malcolm Bell
	Alan Cole
	Sharlene Druyven
	Amanda Kinzett
	Matthew Murphy
	Logan Soole

(Quorum 5 members)

**Denise Gunn**  
**Democracy Advisor**

**16 March 2022**

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**ITEM TABLE OF CONTENTS**

**PAGE**

<b>19</b>	<b>Customer and Community Services work programme - Whiteside Pools and Pukekohe War Memorial Hall</b>	<b>5</b>
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# Customer and Community Services work programme - Whiteside Pools and Pukekohe War Memorial Hall

File No.: CP2022/03192

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## Te take mō te pūrongo Purpose of the report

1. To seek approval for a variation to 2021 – 2024 Customer and Community Services work programme by way of addition of Whiteside Pools project and variation to project ID – 20637 Pukekohe War Memorial Town Hall – renew heritage asset.

## Whakarāpopototanga matua Executive summary

2. The Franklin Local Board adopted its 2021-2024 Customer and Community Services work programme on 22 June 2021 (resolution number FR/2021/90).
3. A new project is now required to be added to the approved work programme as a priority to carry out emergency renewals works at the Whiteside Pool.
4. Whiteside Pool is an outdoor aquatic centre in Waiuku that is open during the summer months. The facility has a main pool, a toddlers' pool and a 'learn to swim' pool that provides services to the local resident and visitors to Waiuku township.
5. The pools were opened this summer season and started to use excessive amounts of water. There were two major leaks detected at the pool site; the toddlers pool and the learn to swim pool had to be closed and are non-operational this year. With only the main pool operating at the site, level of service for the local residents of Waiuku are not being met.
6. Staff need approval of budget allocation of \$100,000 in financial year 2021/2022 from 'Asset Based Services (ABS): capital expenditure (Capex) – Local Renewal budget' to address the emergency renewals works at the Whiteside Pools. The project is proposed to commence as the summer season ends in late March 2022, for the pools to be operational for the next summer in December 2022.
7. Pukekohe War Memorial Town Hall – renew heritage assets project on the current approved 2021–2024 Customer and Community Services work programme requires less renewal funding than the amount that was allocated in financial year 2021/2022. This is due to additional time required for seismic report from the engineers.
  - i) ID 20637 Pukekohe War Memorial Town Hall – renew heritage assets – a reduction of \$100,000
8. The budget reductions for the identified project will be rephased over future years in consultation with the local board as part of the development of their next year's work programme.
9. The identified realignment of allocated budget from the identified project could be utilised to undertake the required work at Whiteside Pools as part of the 2021–2024 Customer and Community Services work programme as outlined in Attachment 'A'.
10. The proposed variations are within the Franklin Local Board 2021/2022 financial year budget envelope and will not substantially impact the approved projects or the overall work programme.
11. Staff have discussed the proposal and rationale for this change with the local board at the local board workshop on 1 March 2022. The local board provided positive feedback and the supported the proposal in principle.
12. Subject to the local board's decision, staff will update the work programme and progress updates will be provided to the local board as part of the quarterly reports

## Ngā tūtohunga Recommendation/s

That the Franklin Local Board:

- a) approve the following variations including budget and timeline changes to its adopted 2021–2024 Customer and Community Services work programme as per attachment A, specifically:
  - i) addition of a new project “Whiteside Pools - renew waterpipe, concourse and retaining wall” utilising \$100,000 of ABS: Capex Renewal budget over financial year 2021/2022.
  - ii) variation to project ID 20637 “Pukekohe War Memorial Town Hall – renew heritage assets” utilising \$550,268 of ABS: Capex Renewal budget over financial year 2021/2022, a reduction of \$100,000.

## Horopaki Context

13. Franklin Local Board approved 2021-2024 Customer and Community Services work programme on 22 June 2021 (resolution FR/2021/90). The budget allocated for all projects on the work programme and the anticipated timelines were best estimates and are subject to change as projects progress through the design and delivery process.
14. Whiteside Pool is an iconic outdoor aquatic centre in Waiuku that is open during the summer months. The facility has a main pool, a toddlers’ pool and a ‘learn to swim’ pool that provides services to the local resident and visitors to Waiuku township. The pools were opened this summer season and started to use excessive amounts of water.
15. Staff further investigated and identified that there was a leak in one of the pool’s waterpipe lines. This waterpipe line was isolated and the pools were reopened for service. There was another major leak identified after a week and a new water pipeline was isolated at the pool site. As there are now two main waterpipes isolated at the Whiteside Pool and only the main pool is functioning at the site. The Whiteside Pool needs urgent emergency renewals to be done for all the pools to be fully operational at the site.
16. The toddler pool and the learn to swim pool are non-operational, and approval is now required for the additional funding to be included in the 2021-2024 Customer and Community Services work programme to restore the leak damages at the pool site. It is estimated that the urgent emergency renewals work will cost \$100,000 and will bring the facility to be fully operational and meet service levels for the local Waiuku residents.
17. Staff has identified Pukekohe War Memorial Town Hall – renew heritage assets project in the current approved 2021–2024 Customer and Community Services work programme where budget allocation needs to be realigned:
  - The project ‘Pukekohe War Memorial Town Hall – renew heritage assets’ is in the plan phase. As the project commenced the project manager with the consultant identified that the building required seismic strengthening. Staff is currently waiting for engineers reports which require additional time, therefore less funding will be spent in financial year 2021/2022. Staff recommend that the budgets be rephased over future years for this project.
18. All future budget allocations to deliver the full scope of work for each project will be discussed with the local board as part of the development of their next year’s work programme.

19. Approved funding allocation for the project is shown in the Table '1' below:

**Table 1: approved funding allocation for the project**

Resolution Number	Project ID	Activity Name	Activity Description	Budget source	Total Budget Allocation
FR/2021/90	20637	Pukekohe War Memorial Hall – renew heritage assets	Renew assets in conjunction with the heritage team. FY19/20 - investigation and design FY20/21 – FY21/22 physical works	ABS: Capex Renewal	\$717,982

## Tātaritanga me ngā tohutohu Analysis and advice

20. The proposed new project has been identified through investigation into the two major leaks at the Whiteside Pools and identified as a priority through asset condition assessment to ensure that the asset remains fit for purpose and open to public for use. The work needs to be completed before the next summer season and the estimated cost of works is \$100,000.
21. There are several options available to the local board to address the leaks at the Whiteside Pools, all these options except 'do nothing' require a change to the adopted work programme.
22. The table below is an analysis of three potential options for the proposed new project:

**Table 2: Options Analysis for the proposed new project**

Options	Criteria			Finance		Comments
	Local board outcome alignment	Risk	Implementation	CAPEX (Preliminary estimate only)	OPEX (Preliminary estimate only)	
A – do nothing	N/A	Highest	No action	\$0	\$0	This option is not recommended as the pool site will not be fully operational due to high water loss if in use, therefore requiring the pool to close affecting the level of service for the local Waiuku residents.

**Item 19**

B – Repair the leak at the Whiteside Pool	N/A	Low-Medium	Repair the leak damages at the Whiteside Pools	\$50,000	\$50,000	<p>There is an option to patch up the leak damages on the filtration pipe to provide a short-term solution.</p> <p>This option is not recommended by staff as the water pipe is likely to need a full renewal within the short term and will likely cause disruption in providing services at the pool.</p>
C – Renewal of the filtration pipes at the Whiteside Pools	<p>Outcome 3: Fit for purpose places and facilities</p> <p>Outcome 6: A sense of belonging and strong community participation</p>	Low	Renew the water pipes, concourse, and the retaining walls	\$100,000	\$100,000	<p>This option is recommended by staff as the waterpipe requires a full renewal in the short term. This will ensure that the pool will be fully operational for the coming summer season. The facility will meet the service level requirements for the local residents and visitors at Waiuku Township.</p>
<p><b>Staff recommendation and next steps</b></p>	<ul style="list-style-type: none"> <li>• Staff recommend option C as the water pipes, concourse and the retaining walls at the pool site requires a full renewal to ensure the pool is leak proof and the structural integrity of the pool site is not compromised due to leaking.</li> <li>• It is proposed that a new project is created, and \$100,000 renewals budget is allocated. If this is approved, staff will progress to investigation and design with an eye on delivery this summer period</li> </ul>					

23. Staff recommend the proposed variation to add a new project to the current 2021 - 2024 Customer and Community Services work programme as outlined in Table 3. For the project to proceed, budget needs to be realigned from Pukekohe War Memorial Town Hall – renew heritage assets project in the current approved 2021–2024 Customer and Community Services work programme:
24. The project ‘Pukekohe War Memorial Town Hall – renew heritage assets’ is in the plan phase. As the project commenced the project manager with the consultant identified that the building required seismic strengthening. Staff is waiting for engineers reports which requires additional time, therefore less funding will be spent in financial year 2021/2022. Staff recommend that the budgets be rephased over future years for this project.

**Table 3: How the proposed variation will affect 2021 - 2024 Customer and Community Services work programme**

Project ID	Activity Name	Budget variations FY2021-2024	Details
<b>New Project</b>	Whiteside Pool – urgent waterpipe, concourse and retaining wall renewals	<p>ABS: Capex Renewals budget of \$100,000 is required for the maintenance of the leak identified at the pool site.</p> <p>Approved FY21/22 budget \$0</p> <p>Revised FY21/22 budget \$100,000</p> <p>Total project budget \$100,000 (an addition of \$100,000)</p>	<p>Request for allocation of budget to this new project will ensure delivery of identified leak renewals work at the Whiteside Pool.</p> <p>This will ensure that all the pools at the site will be operational for the coming summer season.</p> <p>The facility will meet the service level requirements for the local residents and visitors at Waiuku township.</p> <p>The project will see that the asset remains fit for purpose and open for public use.</p> <p>The work needs to commence in April 2022 to ensure pools are fully operational for the next season.</p> <p>The estimated cost of work is \$100,000.</p>
<b>20637</b>	Pukekohe War Memorial Hall – renew heritage assets	<p>ABS: Capex Renewals budget of \$550,268 is now required for:</p> <ul style="list-style-type: none"> <li>Project management costs</li> <li>Engineers' consultation</li> </ul> <p>Approved FY21/22 budget \$650,268</p> <p>Revised FY21/22 budget \$550,268</p> <p>Approved FY22/23 budget \$0</p> <p>Revised FY22/23 budget \$100,000</p> <p>Total approved project budget \$717,982</p>	<p>Request for reduction in funding in financial year 2021/2022 is due additional time required for seismic report from the engineers.</p> <p>All future budget allocations to deliver the full scope of works will be discussed with the local board as part of the development of next year's work programme.</p>

## Tauākī whakaaweawe āhuarangi

### Climate impact statement

25. The council's climate goals as set out in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan are:
- to reduce greenhouse gas emissions to reach net zero emissions by 2050 and
  - to prepare the region for the adverse impacts of climate change.
26. This is an administrative report and the budget variations proposed in the report have no direct effect on climate change. Each project will be considered individually to assess the impacts of climate change and the approach to reduce greenhouse gas emissions.

27. It is anticipated that there will be an increase in carbon emission from construction, including contractor emissions. Staff will seek to minimise carbon and contractor emissions as far as possible when delivering the projects. Maximising the upcycling and recycling of existing material, aligned with the waste management hierarchy (prevention, reduction, recycle), will also be prioritised to ensure minimum impact.

## Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views

28. Council staff from within the Customer and Community Services directorate (Community Facilities Operational Management and Maintenance and Parks, Sport and Recreation) teams have been consulted and are supportive of the proposed budget changes as restoring this damage at the Whiteside Pool will help to meet the service level requirements.
29. The overall 2021-2024 work programme was developed through a collaborative approach by operational council departments, with each department represented in an integrated team.
30. Staff collaboration will be ongoing throughout the life of the projects to ensure integration into the operational maintenance and asset management systems.

## Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views

31. Community facilities and open spaces provide important community services to the people of the local board area. They contribute to building strong, healthy, and vibrant communities by providing spaces where Aucklanders can participate in a wide range of social, cultural, art and recreational activities. These activities improve lifestyles and a sense of belonging and pride amongst residents.
32. The Community Facilities Area Manager discussed the proposal and rationale for this change with the local board at the local board workshop on 1 March 2022. The local board provided positive feedback and supported the proposal in principle.
33. The project aligns with the following Franklin Local Board Plan 2020 outcomes and objectives:

**Table 4: Franklin Local Board Plan 2020 outcomes and objectives**

Outcome	Objective / Initiative
<b>Outcome 3:</b> Fit for purpose places and facilities	We will plan for and respond to future growth and the impacts of climate change whilst protecting and celebrating what is special and unique about our communities.
<b>Outcome 6:</b> A sense of belonging and strong community participation	We will support and enable community organisations to deliver local community activities and cultural programmes, to encourage local participation and to respond to local change.

## Tauākī whakaaweawe Māori Māori impact statement

34. The project proposal discussed in this report will benefit Māori and the wider community through the provision of quality facilities and open spaces that promote good health, the fostering of family and community relationships and connection to the natural environment.
35. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader obligations to Māori. These commitments are articulated in the council's key strategic planning documents, the Auckland Plan, the Long-term Plan 2012-2022, the

## Ngā ritenga ā-pūtea Financial implications

36. The proposed variations are within the local board's budget envelopes for each year and will not substantially impact the approved projects or the overall work programme.
37. Details of proposed variations are outlined in Table 2 and the recommended changes as shown in attachment A have been agreed with the local board's lead financial advisor.

## Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

38. Amendments to the budget by adding the new project line item for Whiteside Pool is required for the financial year 2021/2022 and is essential to fix the damages at the pool. If the local board does not approve the change, the two pools will remain non-operational and may not meet service levels for the local Waiuku community.
39. The COVID-19 pandemic could have a further negative impact on the delivery of the work programme if the COVID-19 alert level changes.

## Ngā koringa ā-muri Next steps

40. Subject to the local board's decision on the proposal outlined in this report, the local board's work programme will be amended to reflect the decision and works will commence on the projects as per the timing outlined in the approved work programme.
41. Progress and updates on the work programme will be reported to the local board as part of the quarterly reports to the local board

## Ngā tāpirihanga Attachments

No.	Title	Page
<a href="#">A</a>	Attachment A - Proposed amendments to 2021 - 2024 Customer and Community Services Work Programme	13

## Ngā kaihaina Signatories

Author	Moushmi Sharan - Work Programme Lead
Authorisers	Taryn Crewe - General Manager Community Facilities Carol McKenzie-Rex - Local Area Manager Franklin Manurewa Papakura



Attachment 1 – Proposed variation to 2021 - 2024 Customer and Community Services work programme

Work Programme Projects – Approved on 2021-2024 Customer and Community Services work programme and to be amended

Project ID	Activity Name	Activity Description	Activity Benefits	Further Decision Points for LB	LB Plan Outcomes	Lead Dept/Unit or CCO	Estimate completion date	Budget Source	FY2020/2021 or prior budget	FY2021/2022	FY2022/2023	FY2023/2024+	Total Cost
20637	Pukekohe War Memorial Hall – renew heritage assets	Renew assets in conjunction with the heritage team. FY19/20 - investigation and design FY20/21 – FY21/22 physical works	Maintaining current service levels	No further decisions are anticipated	Communities feel ownership and connection	CF: Project Delivery	Estimated project completion date June 2022	ABS: Capex Local Renewal	\$67,714	\$650,268	\$0	\$0	\$717,982

Work Programme Projects – Variations to work programme lines - For approval

Project ID	Activity Name	Activity Description	Activity Benefits	Further Decision Points for LB	LB Plan Outcomes	Lead Dept/Unit or CCO	Estimate completion date	Budget Source	FY2020/2021 or prior budget	FY2021/2022	FY2022/2023	FY2023/2024+	Total Cost
New	Whiteside Pool – urgent waterpipe, concourse and retaining wall renewals	Urgent maintenance to waterpipe, concourse and retaining wall	Maintaining current service levels	No further decisions are anticipated	Communities feel ownership and connection	CF: Project Delivery	Estimated project completion date June 2022	ABS: Capex Local Renewal	\$0	\$0 \$100,000	\$0	\$0	\$100,000
20637	Pukekohe War Memorial Hall – renew heritage assets	Renew assets in conjunction with the heritage team. FY19/20 - investigation and design FY20/21 – FY21/22 physical works	Maintaining current service levels	No further decisions are anticipated	Communities feel ownership and connection	CF: Project Delivery	Estimated project completion date June 2022	ABS: Capex Local Renewal	\$67,714	\$650,268 \$550,268	\$100,000	\$0	\$717,982