

REPORT OF THE WORKS AND SERVICES COMMITTEE MEETING HELD AT 9.14AM ON WEDNESDAY 16 JULY 2014 AT MEMORIAL HALL SUPPER ROOM, ESPLANADE, KAIKOURA.

PRESENT: Councillor G Harmon (Chair), Councillors T Blunt, J Diver, C Mackle, D Millton, D Morgan.

IN ATTENDANCE: S Grant (Chief Executive Officer) G Essenberg (Operations and Maintenance Manager), S Syme (Committee Secretary).

APOLOGIES: Mayor W Gray, Councillor J Howden
Moved by Councillor Diver, seconded by Councillor Mackle and resolved that apologies be accepted.

1. OPERATIONS AND MAINTENANCE MANAGER'S REPORT

Water Supplies

High turbidity had occurred in the Suburban Supply as a result of high rainfall. A new bulk water metre was installed on the supply to comply with resource consent conditions.

Water demand measured at the Mackles bore showed a 7% reduction from the previous year. The Chief Executive Officer felt the reduction in both water and sewer flows was primarily the result of upgrades which had been undertaken over the past few years. The reduction in use was a direct cost saving.

The Oaro Water supply had suffered interruptions due to the reservoir emptying. A battery had been replaced which should have solved the problem.

Roading

A substantial amount of the work required to repair roads following heavy rain in April and June had been completed. There was still some metalling to be completed. The biggest single item of damage was the slip at Kekerengu. Two wheel drive access had been formed over the slip. Councillor Blunt advised a landowner in the area had called him and wished to have their appreciation for the quick repair of the road passed on.

The Operations Manager advised the cost to repair damage to the roads had been approximately \$450,000. There was however still a lot of vulnerability in the rural roading network which needed to be addressed.

Moved by Councillor Harmon, seconded by Councillor Morgan and resolved that the Operations and Maintenance Manager's report be received.

2. MEMORIAL HALL FUTURE USE

The Operations Manager advised the Memorial Hall was in relatively good shape for its age however there were some deficiencies. The initial evaluation of the Hall had showed a seismic performance based on a generic calculation of 20.3% of the National Building Standard (NBS). This indicated another assessment would be required.

It was estimated the probability of a severe earthquake event was 1% per year or 50% over the next 50 years. Figures had also been put together regarding usage. It was estimated on average there was a 1 in 8 chance that people would be in the building when a major earthquake occurred and the average number of people would be 27.

Lewis Bradford Consulting Engineers had completed a detailed engineering evaluation which showed the performance rating was below 34%. Three areas had been identified as under strength. The Operations Manager advised it would be relatively straight forward to bring the building up to 67% of the National Building Standard. 100% of the National Building Standard was also attainable. The Operations Manager advised completing the work did not mean the building would be useable after an earthquake. He advised in an earthquake the front of the building would move more toward the sea than the back which would make the building un-repairable.

The Operations Manager had identified other work which could be undertaken in the Hall including; fire upgrade work, electrical upgrade work, aesthetic upgrade work and also an upgrade to conference facility standard. A breakdown of estimated costs for each section of work was included in the agenda. The structural upgrade was estimated at \$340,000 whilst the estimated cost to undertake all of the work was \$1,140,000.

The Operations Manager proposed the basis of the information be included in the Long Term Plan so that in five years time the building would be earthquake proofed to the standard agreed to in the Long Term Plan. Councillor Blunt felt it was key that the structural repairs were completed as soon as practicable.

The cost of the insurance for the building was \$12,000 per year and an increase to 100% of the National Building Standard could see a 25% reduction in premiums. The Operations Manager advised there was a move by insurance companies towards not insuring earthquake prone buildings for replacement.

Councillor Morgan advised she did not recall it being reported to Council in 2012 that the building had been assessed at 20% of the National Building Standard. She noted some building owners had closed buildings when they were classified as earthquake prone, because the building was not safe and people could be hurt or killed. She advised if something had happened over the previous two years Council would have been liable.

The Chief Executive Officer advised there were two stages to the building assessment. The first was an initial assessment which was a desk top exercise. If the rating from that assessment was less than 34% there was a need to obtain a detailed assessment. It was not until the detailed assessment was undertaken that the course of action to take was known. Councillor Harmon advised it was not necessarily the case that the building would collapse during an earthquake. He advised however he would like to see a new building which would stand an earthquake rather than carry on with the current building.

Councillor Morgan advised she had concerns and was interested to know how the community felt about being at an event if they were in danger. Councillor Millton felt Council should do the work to make the Hall function and then build a programme for work over a period of time. He noted the hall was a public good and served the community very well. Councillor Diver enquired about the cost of a new building. The Operations Manager advised the replacement cost as provided by Quotable Value was \$2.1million. He further advised when the new Act went through there was a requirement to have signage on buildings to show they were earthquake prone.

A discussion was held regarding faults lines and new subdivisions. It was noted in cases where subdivisions were proposed on or around faults lines geotechnical reports were required.

Councillor Morgan enquired whether it was possible for the Friends of the Memorial Hall Committee to apply for funding for the work. The Chief Executive Officer advised in the past the Committee had raised approximately \$100,000 and he felt it would be worthwhile advising them of the costs. The report was about raising awareness of the issue and suggesting timeframes for work. Council could also investigate replacing the facility and include two options in the Long Term Plan.

Moved by Councillor Diver, seconded by Councillor Mackle and resolved that the information contained in Memorial Hall future use report be used as the basis for inclusion of future work within the Long Term Plan for the Memorial Hall.

There being no further business the meeting closed at 10.00am.