



**I, Kitea Tipuna, Tumu Whakarae Chief Executive, hereby give notice that
Infrastructure Committee Meeting will be held on:**

Date: Tuesday, 22 February 2022
Time: 1.30pm
Location: Council Chamber, Wairoa District Council,
Coronation Square, Wairoa

AGENDA

Infrastructure Committee Meeting 22 February 2022

MEMBERSHIP: His Worship the Mayor Craig Little, Cr Chaans Tumataroa-Clarke, Cr Denise Eaglesome-Karekare, Cr Hine Flood (Deputy Mayor), Mr Chris Olsen

The agenda and associated papers are also available on our website: www.wairoadc.govt.nz

For further information please contact us 06 838 7309 or by email info@wairoadc.govt.nz

Order Of Business

1	Karakia	5
2	Apologies for Absence	5
3	Declarations of Conflict of Interest	5
4	Chairperson's Announcements.....	5
5	Late Items of Urgent Business	5
6	Public Participation	5
7	Minutes of the Previous Meeting	5
8	General Items.....	10
8.1	3 Waters Stimulus Project Update	10
8.2	UPDATE ON LIBRARY ARCHIVES REDEVELOPMENT.....	40
9	Public Excluded Items.....	48
9.1	Community Assets and Services Department - Update	48

- 1 KARAKIA**
- 2 APOLOGIES FOR ABSENCE**
- 3 DECLARATIONS OF CONFLICT OF INTEREST**
- 4 CHAIRPERSON'S ANNOUNCEMENTS**
- 5 LATE ITEMS OF URGENT BUSINESS**
- 6 PUBLIC PARTICIPATION**

A maximum of 30 minutes has been set aside for members of the public to speak on any item on the agenda. Up to 5 minutes per person is allowed. As per Standing Order 15.1 requests to speak must be made to the Chief Executive Officer at least one clear day before the meeting; however this requirement may be waived by the Chairperson. Requests should also outline the matters that will be addressed by the speaker(s).

7 MINUTES OF THE PREVIOUS MEETING

Ordinary Meeting - 14 December 2021

**MINUTES OF WAIROA DISTRICT COUNCIL
INFRASTRUCTURE COMMITTEE MEETING
HELD AT THE VIA ZOOM, VIA ZOOM
ON TUESDAY, 14 DECEMBER 2021 AT 9.30AM**

PRESENT: His Worship the Mayor Craig Little, Cr Chaans Tumataroa-Clarke, Cr Denise Eaglesome-Karekare, Cr Hine Flood (Deputy Mayor), Mr Chris Olsen

IN ATTENDANCE: **Kitea Tipuna** (Tumu Whakarae | Chief Executive), **Kimberley Tuapawa** (Pouwhakarae – Pārongo/Wheako Kiritaki | Group Manager Information and Customer Experience), **Gary Borg** (Pouwhakarae – Pūtea/Tautāwhi Rangapū | Group Manager Finance and Corporate Support), **Stephen Heath** (Pouwhakarae – Hua Pūmau Hapori/Ratonga | Group Manager Community Assets and Services), **Alannah Marshall** (Kaiurungi Mana Arahi/Whakawhanake Ohanga Governance and Economic Development Officer), **Gay Waikawa** (Kaiurungi Mana Arahi | Governance Officer), **Mike Hardie** (Kaiwhakahaere Hua Pūmau Huarahi Transport Asset Manager), **Jonny Hardie** (Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure)

1 KARAKIA

Karakia was given by Cr Chaans Tumataroa-Clarke

2 APOLOGIES FOR ABSENCE

None.

3 DECLARATION OF CONFLICT OF INTEREST

None.

4 CHAIRPERSON'S ANNOUNCEMENTS

None.

5 LATE ITEMS OF URGENT BUSINESS

None.

6 PUBLIC PARTICIPATION

None.

7 MINUTES OF THE PREVIOUS MEETING**COMMITTEE RESOLUTION 2021/78**

Moved: His Worship the Mayor Craig Little

Seconded: Cr Hine Flood

That the minutes [and confidential minutes] of the Ordinary Meeting held on 2 November 2021 be confirmed.

CARRIED

8 GENERAL ITEMS**8.1 3 WATERS STIMULUS PROJECT UPDATE****COMMITTEE RESOLUTION 2021/79**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Hine Flood

That Committee receive the report.

CARRIED

His Worship the Mayor and elected members gave an update on the visit to Opoutama Wastewater treatment plant and commented on how do you have an open day for the community or a large group.

Elected members advised funding came from 3 Waters Stimulus Project and is not a cost to the ratepayers and also commented on the huge value and quality of reporting testament of hard work that staff do.

The Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure commented on a visit to the Marae at Opoutama with the Maori Relationships Manager and also the planting project near the wastewater plant.

Further discussions were held on:

- Target deadline and budget.
- Understanding mitigation factors
- Supply chain issues.
- Overruns.

9 PUBLIC EXCLUDED ITEM

RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION 2021/80

Moved: Cr Chaans Tumataroa-Clarke

Seconded: Cr Hine Flood

That the public be excluded from the following parts of the proceedings of this meeting at 9.50am.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
9.1 - Community Assets and Services Department - Update	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

COMMITTEE RESOLUTION 2021/81

Moved: Cr Chaans Tumataroa-Clarke

Seconded: Cr Hine Flood

That Council moves out of Closed Council into Open Council at 10.19am.

CARRIED

The Meeting closed with a karakia by Cr Chaans Tumataroa-Clarke at 10.21am.

The minutes of this meeting were confirmed at the Infrastructure Committee Meeting held on 22 February 2022.

.....

CHAIRPERSON

8 GENERAL ITEMS

8.1 3 WATERS STIMULUS PROJECT UPDATE

Author: Jonny Hardie, Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure

Authoriser: Stephen Heath, Pouwhakarae – Hua Pūmau Hapori me te Ratonga Group Manager Community Assets and Services

Appendices: 1. [Appendix 1 - Project Tracking Spreadsheet](#)
2. [Appendix 2 - Photos](#)

1. PURPOSE

- 1.1 This report provides information for Committee on the Three Waters Stimulus package.
- 1.2 No decisions are required by Committee at this stage.

RECOMMENDATION

The Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure RECOMMENDS that Committee receive the report.

2. BACKGROUND

- 2.1 This report forms a summary only of projects “at a glance”. Additional reports will continue to be provided where further direction is sought from Infrastructure Committee.

3. DIRECTION

- 3.1 This section will outline the direction that Infrastructure Committee & Council provide CAAS. It will outline how projects align with Council’s direction and how these projects are being delivered in line with relevant policies and strategies i.e. Infrastructure strategy, procurement guidelines, AMPs, LTP, Annual Plan.
- 3.2 **Delivery Plan** - 8th September 2020, Council Meeting.
Resolution: That Council approve the 3 Waters Reform tranche one and delegate the Chief Executive Officer to spend the grant funds.
- 3.3 **Memorandum of Understanding** - 11th August 2020, Extraordinary Council Meeting.
Resolution: Agreeing to sign a Memorandum of Understanding (MoU) with the Crown, agreeing to participate in the initial stage of a central/local government three waters service delivery reform programme and authorising the Chief Executive to enter into the Funding Agreement, to accept a grant from the Crown to spend on operating and/or capital expenditure relating to three waters infrastructure and service delivery.

4. MONITORING

- 4.1 This section will refer to the project dashboard at Appendix 1. Any project areas such as budget or delivery that are highlighted Amber or Red in the dashboard will be commented on here.

- 4.2 Some major projects are coming to an end. Overall cost to complete and remaining budget to be summarised prior to Christmas.
- 4.3 An extension of time has been granted. The new completion date is 30th June 2022.
- 4.4 A necessary increase in scope on some projects has caused a projected budget overrun. To mitigate this a project change request has been submitted to Crown Infrastructure Partners to remove the irrigation and filtration/UV projects from the delivery plan. These projects will now be funded through Council's LTP. Funds that have been allocated to allow Council to adhere to new conditions of our wastewater discharge consent will be utilised.

- 4.5 Opoutama Wastewater Upgrade:** The upgrade includes three parts: *underground wastewater storage tanks to allow the self-contained vehicle waste station to reopen; treatment plant upgrade to improve treatment quality; expansion of the discharge field beside the plant.*

The storage tanks have been installed with a monitoring system and are still operating well. The article in the Wairoa Star during the Christmas period indicated that the dump station was contributing to the toilets blocking. This is not the case, as the dump station tanks are holding tanks and contain the waste until they are pumped out and disposed at the treatment plant in Wairoa.

The main plant was commissioned prior to Christmas and the latest treatment results taken on 18/01/2022 show the scheme is mostly fully compliant, apart from Ammoniacal-N. The plant is expected to be fully compliant when the next testing round is completed in mid-February. This will be the first time ever that the plant has been compliant which is a great achievement.

The discharge field expansion work has been completed and commissioned. It is operating well.

As part of the earthworks consent conditions for the wastewater upgrade project, dumpsite remediation requirements, and a desire for collaboration with the Opoutama community, a planting project is planned for the reserve adjacent to the discharge site. A second meeting with Ruawharo Marae trustees took place on 13th February 2022. A community hui is planned for 27th February 2022 to finalise the design. Council have engaged a landscape specialist to help manage and deliver this project.

- 4.6 Toby Replacement / Smart Meter Programme:** Fulton Hogan have completed approximately 1350 toby replacements in Wairoa, out of approximately 1600. The total number of tobies to replace has been revised down to take in to consideration ones that have already been completed through maintenance and other projects in recent times. FH are contractually required to deliver 1600 toby replacements by the 25th February 2022. WDC are working closely with FH to meet this deadline, however we understand that there will likely be a portion of 'difficult' replacements (concrete, Marine Parade, etc.) remaining that would extend the programme closer to June 2022.
- 4.7 Achilles St Water Main Replacement:** Thrusting of all 460m of water pipe has been completed. Valve work continues along Achilles St which includes new fire hydrants and connections to existing pipes servicing Kitchener St, Black St and Lucknow St. Current programme provided by the contractor Fulton Hogan suggests the project will be completed in early March 2022.

- 4.8 **Wairoa Wastewater Treatment Plant Upgrade:** Foundation construction for the new inlet screen has been completed by QRS. The new screen has arrived on site and is awaiting commissioning. A site meeting is planned for 16th February 2022 with the screen suppliers and our agents Parklink to discuss installation and commissioning and agree on a project plan to execute. Unfortunately, we have been forced to delay full commissioning until June 2022 to allow time for the new transformer for the electrical upgrade to arrive in the country.

The electrical and telecommunication system is being upgraded to cater for new equipment over the coming years, which will allow WDC to comply with the conditions of our new wastewater discharge consent. WDC have engaged Falcon Electrical to complete this work. This was not considered in the original delivery plan to DIA and the cost is a significant variation. Stimulus funding has been reallocated from budgets set aside for Irrigation – Stage 1, and Filtration/UV projects to cover this cost, which means alternative budgets are now required.

- 4.9 **Wastewater Pipe Renewals / Relining:** PipeTech's last visit to Wairoa for relining is underway and due to be completed at the end of February 2022. This will see five years' worth of business-as-usual relining work completed in approx. 18 months. During this visit the team will also complete relining of the failed Mahia Rising Main, scheduled for 22nd – 23rd February.

QRS are making good progress on construction of the Scott Street sewer main. Despite challenges with resources and a few unexpected delays, work is expected to be completed in February.

- 4.10 **Wastewater Pump Station Upgrades:** Pump station upgrades are progressing well with 3 out of 4 new gantries commissioned. Generators are expected to be installed between now and June.
- 4.11 **Regional Projects:** WDC is collaborating with other Hawke's Bay councils on a Private Water Supply Assessment project. The purpose of this project is to provide an initial view in to the quantity of private water suppliers in our district, and what the new regulations mean to these people. The project team visited Wairoa during the two weeks of 31st Jan – 11th Feb to undertake assessments. A report on their findings is expected over the coming months.
- 4.12 See below in Risks for the identified risks of the Three Waters Stimulus Projects. This is as per the latest quarterly report to DIA delivered in early October.

5. RISKS

- 5.1 This section will refer to the project dashboard at Appendix 1. Any risks outlined will be summarised with mitigation actions outlined. This will focus on the high or extreme risk levels.
- 5.2 **COVID-19 & completion date:** An adjustment to the March 2022 completion date has been confirmed by DIA via Crown Infrastructure Partners, with the new date for completion being extended to 30th June 2022.
- 5.3 **Overspend & Underspend:** Due to very tight time frames to both scope and deliver projects of this DIA Stimulus package, it is a constant juggling act and an ever-present risk. With some large key projects coming to completion this year, a better summary of committed expenditure can be produced. The project's finances are constantly monitored to avoid this risk as much as possible.

The \$1.0m of previously uncommitted funds which were planned to be spent UV/filtration and irrigation, have been reallocated to cover other interrelated projects requiring essential increases in scope, i.e. the Wairoa WWTP electrical upgrade as mentioned above.

- 5.4 Quarterly reporting to the Department of Internal Affairs (DIA) has identified several key risks to the project. The following table is taken from the most recent January 2022 quarterly report and identifies the status of the top 6 expected risks as identified at the beginning of the project.

The above-mentioned risk regarding reallocating funds, is not included in this list as it wasn't considered significant at project kick-off (compared with underspend). However, this risk is since being monitored separately as it is now considered a higher risk, but is being mitigated accordingly to ensure the overall stimulus budget remains on track.

Top 5 Risks and Contractor Claims		
Risk Name	Risk Level	Commentary
Completion of programme by 30 June 2022	Low	This risk has been reassessed as low, however, two projects have been removed from the original project list this quarter to divert funding to other projects to enable completion. The project team is confident that all remaining projects will be completed prior to June 2022, as they are making reasonable progress to date.
Under expenditure - \$11.04M programme is significant compared to prior years' expenditure.	Low	The risk of underspend is now considered low risk. Overspend is being carefully monitored. WDC have been forced to remove two projects from scope - UV/Filtration and Irrigation to Land. While this is disappointing, the funds have been redirected to cover unforeseen costs/variations arising in other projects, including a \$750,000 electrical upgrade required at the Wairoa WWTP to cater for the new equipment being installed.
Minor variation to existing consent and landowner approval required for the Opoutama/Blue Bay WWTP effluent disposal field.	Low	Disposal field is complete and operational.
Smart metering (\$2.98M) is new to the Wairoa DC.	Low	Fulton Hogan are making good progress and have completed 1250/1750 (71%) toby replacements as at January 2022. A thorough review was completed in December 2021 to determine exact remaining scope of works. It was revealed that more tobies had already been replaced than previously thought, reducing the total from 2300 to 1750. However, as part of this exercise, the total cost to complete is similar due to high unit install cost for the more 'difficult' tobies, i.e. concrete surrounds, new laterals, Marine Parade footpath works, etc. This is still less than what was originally forecast
Covid related delays for overseas equipment orders	Medium	This still remains a significant risk to our delivery programme, and given the situation in New Zealand and throughout the world at the moment, this is unlikely to change for the duration of the project.

Lack of suppliers available to deliver accelerated works programme in such a tight timeframe	Low	All work in the remaining project list has been procured and is making good progress. Suppliers to date have achieved most agreed targets, albeit slightly delayed in some cases.
--	-----	---

6. RESOURCES

- 6.1 This section will discuss levels of resourcing such as budget, equipment, contractors or staffing.
- 6.2 Three full time Council staff have been employed through this stimulus package.
- 6.3 50% of the agreed funding was provided up front - \$5.52m. A further instalment of \$840,000 was paid in 1st September 2021. A third instalment of \$1.95m was paid in early December 2021, bringing total funds received to \$8,310,000. Council have requested the remaining funds to be provided in March, however no confirmation has been received. Total funds spent to date is approximately \$8.3m.
- 6.4 Programme completion date is now forecast to June 2022, however the majority of projects will be complete by early 2022. There are likely to be some ongoing project adjustments. Department of Internal Affairs understand this and are comfortable with unders and overs, i.e., some projects costing more and some projects costing less, resulting in the total funding not being exceeded.
- 6.5 Several work packages are being delivered through our existing three waters contractor Fulton Hogan. Their size and presence allow access to further resource if required, which will help mitigate any project delays. QRS has been involved in several projects, utilising their skilled local workforce.

Signatories

	
<p>Author Jonny Hardie</p>	<p>Approved by Stephen Heath</p>

project	Risk		Phase	Financials				Delivery			Commentary
	Raw	Res.		Budget	Variation Budget	Spend to date	Forecast spend	Delivery date	%		
Water Meter Upgrade & Backflow Prevention ("Smart" Meters)			Delivery	\$ 2,725,876	-\$ 549,876	\$ 1,620,000	\$ 2,176,000		Jun 22	1	- Project duration forecasted to extend to June 2022. Extension granted to FH to complete contracted amount. 1400 tobies installed as at 6 December 2021.
Wairoa Water Treatment Plant Improvements											- WTP Improvements underway and almost complete.
Water Main Replacements - Achilles Street			Delivery	\$ 1,000,000	-\$ 220,000	\$ 462,000	\$ 780,000		Mar 22	1	- All 460m of pipe has been installed. Hydrant and valve installation underway, and commissioning expected in March.
Water Main Replacements - River Parade (Ferry Hotel)			Completed	\$ 180,000	\$ 17,000	\$ 197,000	\$ 197,000		Aug 21	1	- Complete
Mahanga Water Supply Improvements			Delivery	\$ 410,000	-\$ 335,000	\$ 7,000	\$ 61,000		Apr 22	0	- Referendum complete. Residents chose to maintain existing supply. WDC to complete minor improvements for extra storage, pumping, SCADA. Max Tarr approached to help finalise scope and price work. Glynn Waite to implement minor pipework and tank improvements.
Chlorination Dosing Pumps / Resilience - Raupunga Water Supply			Delivery	\$ 12,000	-\$ 1,565	\$ 10,435	\$ 32,000		Mar 22	0	- Scope extended to assist Raupunga water scheme with compliance with new regulations.
Blue Bay WWTP Upgrade - Stage 1 (Plant / Dump Station)			Delivery	\$ 650,000	\$ 652,000	\$ 1,242,000	\$ 1,302,000		Mar 22	1	- Dedicated self-contained vehicle waste station underground tanks to be installed, operating well so far. - Main plant upgrade has been commissioned. Almost fully compliant. Tidy up work ongoing. - Completion expected early March.
Blue Bay WWTP Upgrade - Stage 2 (Disposal Field)			Delivery	\$ 800,000	-\$ 20,000	\$ 660,000	\$ 780,000		Jun 22	1	- Disposal field work complete and field is operating well. - Dumpsite remediation and planting project is ongoing until June 2022.
Wairoa WWTP Upgrade - Biological Nutrient Removal & Activated Sludge			Delivery	\$ 897,000	\$ 1,183,000	\$ 1,437,000	\$ 2,080,000		Jun 22	1	- Forecasting over budget due to actual quotes exceeding original estimate. - Electrical upgrade cost approx \$750,000. This is considered essential to cater for new inlet screen, and to operate irrigation and Filtration/UV in future as required by new wastewater discharge consent. - Foundation works are complete. Inlet screen is on site and will be commissioned over the coming month.
CTV Wastewater Pipe Network - Wairoa Township			Completed	\$ 157,950	-\$ 79,516	\$ 78,434	\$ 78,434		Apr 21	1	- Complete
Wastewater pipes upgraded / renewed or new - Relining Wastewater Pipe Network (Wairoa Township); Scott St Sewer; Mahia Sewer Rising Main Resilience			Delivery	\$ 1,140,500	\$ 764,500	\$ 1,468,000	\$ 1,905,000		Mar 22	1	- Pipe relining completed in April, September, with the final lot underway now. - Scope increased to include Scott St Sewer construction and Mahia Sewer Rising Main Resilience projects. Scott St Sewer construction almost complete.
Dedicated Pump Station Generators - Wairoa Township			Delivery	\$ 451,350	-\$ 251,350	\$ 134,000	\$ 200,000		Jun 22	1	- Generators have been purchased. - Designs underway for A-Park and Kopu mounting. - Fitzroy St generator in place awaiting commissioning. - Generator enclosure completed at North Clyde.
telemetry Base Sets / Pump Station Renewals - Wairoa Township			Delivery	\$ 414,825	-\$ 314,825	\$ 83,000	\$ 100,000		Apr 22	1	- 3/4 gantries complete. - Fitzroy gantry design underway. - Budget reduced to accommodate other project overruns.
Lawke's Bay Regional Contribution - Water Safety Plans, etc			Delivery	\$ 166,420	\$ 100,000	\$ 147,000	\$ 266,000		Mar 22	1	- Private water supply assessments underway.
NEW Piping Open Drains - Kitchener St to Clyde Rd intersection (contribution) - ACKUP PROJECT			Delivery	\$ -	\$ 100,000	\$ 100,000	\$ 100,000		Jul 21	1	- Complete
Wairoa WWTP Upgrade - Disposal to Land / Irrigation (Mucalo / Powdrell) [DELETED]				\$ 306,000	-\$ 306,000	\$ -	\$ -				- Consent to irrigate Mucalo's property has been submitted to HBRC. - Irrigation supplier/designer of the Mahia scheme is being engaged to deliver. Lowe Environmental providing advice. Design underway. - Project removed from delivery plan, however will continue and be funded by other budgets.
Wairoa WWTP Upgrade - Filtration / UV [DELETED]				\$ 710,000	-\$ 710,000	\$ -	\$ -				- Working on developing an overall strategy for the WWTP to ensure correct components are installed. - UV and Filtration method to be determined in conjunction with ongoing discharge consent process. - WDC partering with Lowe Environmental. - Trilley has been approached to provide a price to design and install - too expensive. - WDC have approached Irrigation Services to provide a solution. Awaiting options and pricing. Project removed from delivery plan, however will continue and be funded by other budgets.
Blue Bay Water Supply Upgrade [DELETED]				\$ 200,000	-\$ 200,000	\$ -	\$ -				- Removed from scope - no action required by Council; insufficient time to implement suitable solution
TOTAL OVERHEAD ALLOCATION				\$ -	\$ -	\$ -	\$ -				
FUNDS COMMITTED TO DATE THROUGH WORK INSTRUCTIONS				\$ 973,000	\$ -	\$ 708,000	\$ 973,000				Overhead costs - Staff wages, including DIA RFI costs incurred
				\$ -	\$ -	\$ 1,699,131	\$ -				Smart meters contract - remainder; Achilles St water main - remainder; wastewater pipe relining incl. Scott St sewer - remainder; BNRAS & electrical upgrade - remainder; Regional project contribution - remainder; Blue Bay WWTP upgrade incl. planting project - remainder; Pump station upgrades and generators - remainder
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ 8,353,869	\$ 11,030,434				
Risk Key Low Considerable High Extreme											

Risk Key Low Considerable High Extreme



Achilles St Watermain (1)





Achilles St Watermain (3)





Achilles St Watermain (5)



Achilles St Watermain (6)



Achilles St Watermain (7)



Achilles St Watermain (8)



Opoutama WWTTP Stage 1 - Plant Upgrade (1)



Opoutama WWTP Stage 1 - Plant Upgrade (2)



Opoutama WWTP Stage 1 - Plant Upgrade (3)



Opoutama WWTP Stage 1 - Plant Upgrade (4)



Opoutama WWTP Stage 2 - Disposal Field (1)



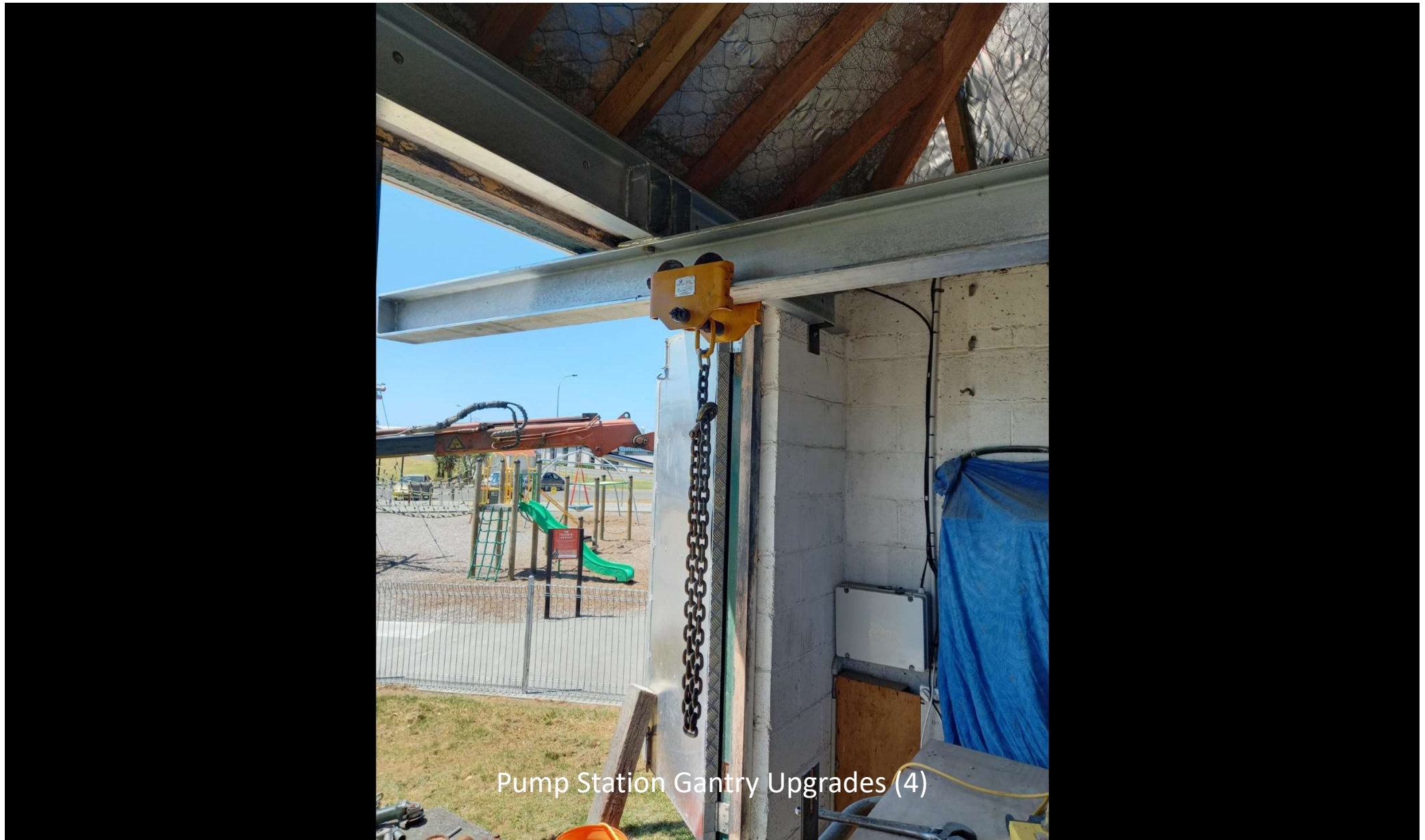
Opoutama WWTP Stage 2 - Disposal Field (6)



Opoutama WWTP Stage 2 - Disposal Field (7)



Pump Station Gantry Upgrades (3)





Pump Station Gantry Upgrades (5)



Pump Station Gantry Upgrades (6)



Wairoa WWTP BNRAS - Inlet Screen (1)



Wairoa WWTP BNRAS - Inlet Screen (2)



Wairoa WWTP BNRAS - Inlet Screen (3)



Wairoa WWTP BNRAS - Inlet Screen (4)

8.2 UPDATE ON LIBRARY ARCHIVES REDEVELOPMENT

Author: Kimberley Tuapawa, Pouwhakarae – Pārongo / Wheako Kiritaki Group Manager Information and Customer Experience

Authoriser: Kitea Tipuna, Tumu Whakarae Chief Executive

Appendices: 1. Vision Projects Update [↓](#)

1. PURPOSE

- 1.1 This report provides information for the Committee on the Library Archives redevelopment project. It is a high-level progress update and no decisions are required by the Committee at this stage.
- 1.2 A Council project team of five members representing the areas of Library, Archives, IT, Maori Relationships and Group Management represent this project. Vision Projects is contracted to deliver the Library Archives redevelopment project to the funding application stage. Elected Members have requested that progress updates be delivered periodically to this Committee.

RECOMMENDATION

The Pouwhakarae – Pārongo / Wheako Kiritaki Group Manager Information and Customer Experience RECOMMENDS that Committee receive the report.

2. BACKGROUND

- 2.1 We have some good news to share with Elected Members about funding received for the Library Archives Redevelopment project. In January, it was confirmed that Council got approval for funding for the development of the preliminary plans for the project. Preliminary plans are the architecturally-designed concepts which show what the building will look like inside and out. The cost of this work was \$70,000.
- 2.2 Council originally underwrote this cost, and then began to apply for funding to cover it. Both the First Light Foundation and Pam Torbett Trust came to the party and offered to pay half each. Both of these Trusts were pleased to hear about the project and what it will mean for the community, and they have congratulated Council for its approach. Receiving this money is a big win for Council because it reduces the cost to ratepayers while ensuring that the project moves forwards.
- 2.3 In addition to this funding, we have been also been successful in receiving another lot of funding to help pay for our cultural artist, Dr Sandy Adsett. These buckets of funding are in addition to the original \$80,000 received from National Library to fund the project management costs. This has taken the pressure off ratepayers, and has ensured that we're able to progress this work in a safe and efficient way.
- 2.4 We now have the first cut of conceptual designs and look forward to sharing these with Elected Members so that they can see what the building may look like. These early-stage concepts are subject to change and refinements will be made as feedback is collected.
- 2.5 ***The next stage will be to present the draft preliminary designs in a combined workshop for feedback and guidance.*** In the meantime, positive feedback has been received from

mana whenua about the spatial and cultural aspects reflected in the designs and landscaping.

- 2.6 The preliminary designs will be used to apply for the significant funding for the actual build. This will provide a safe gate-point at which Council can decide whether to go ahead with the project.

3. EARLY STAGE CONCEPTS

- 3.1 The next two pages provide a glimpse of the early-stage concepts. These represent the aesthetics of the building exterior and the footprint and functionality of its interior.
- 3.2 **Figure 1** represents the building as seen from Marine Parade looking southward in the direction of the existing Library and Council buildings.
- 3.3 **Figure 2** represents the view as seen from under the covered entranceway looking northward towards the Wairoa river.
- 3.4 **Figure 3** is a floor plan representing the functional spaces within the building, with assignments to areas for the Library, Archive and Digital Hub. Changes are in process for the positioning of rooms.



Figure 1: The building as seen from Marine Parade looking southward in the direction of the existing Library and Council buildings.



Figure 2: The view as seen from under the covered entranceway looking northward towards the Wairoa river.

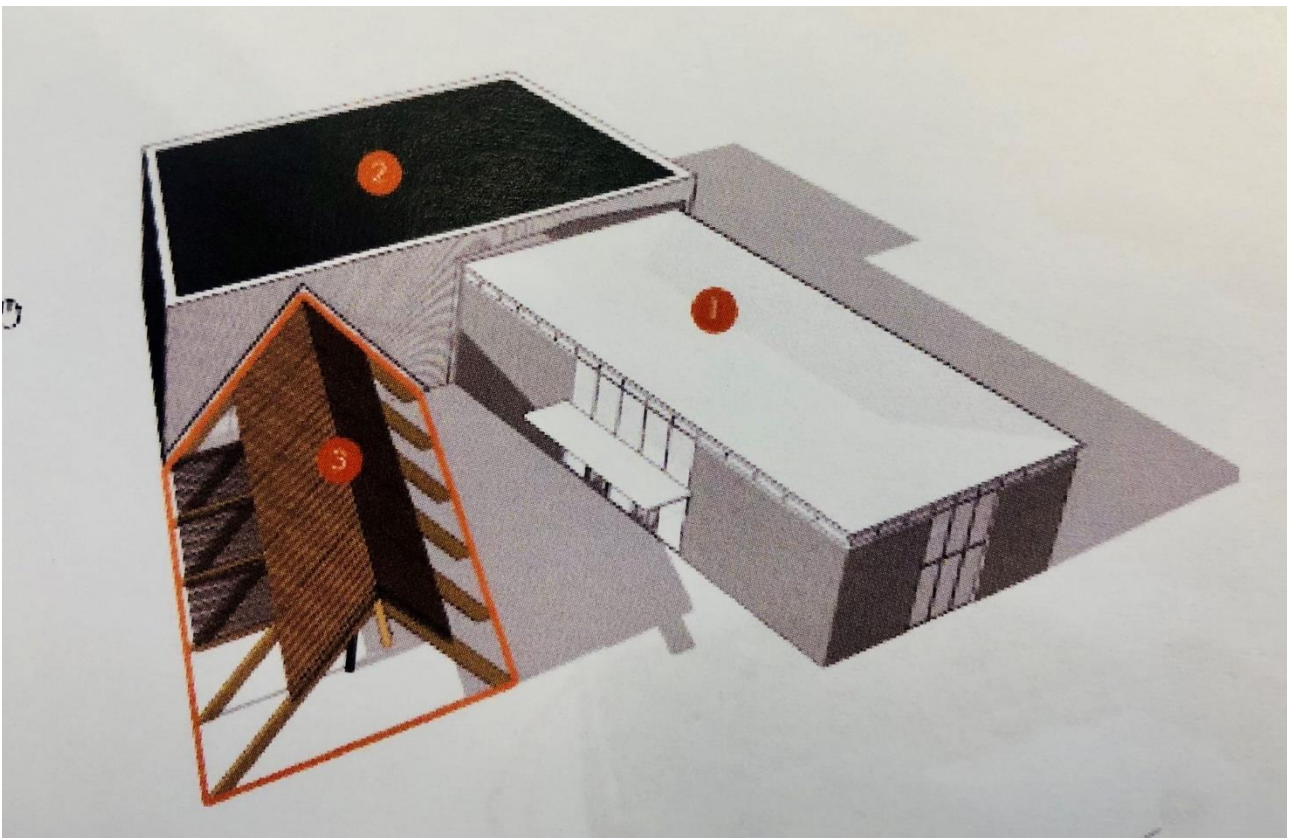


Figure 3: The view as seen from above looking south-west towards existing Library building.

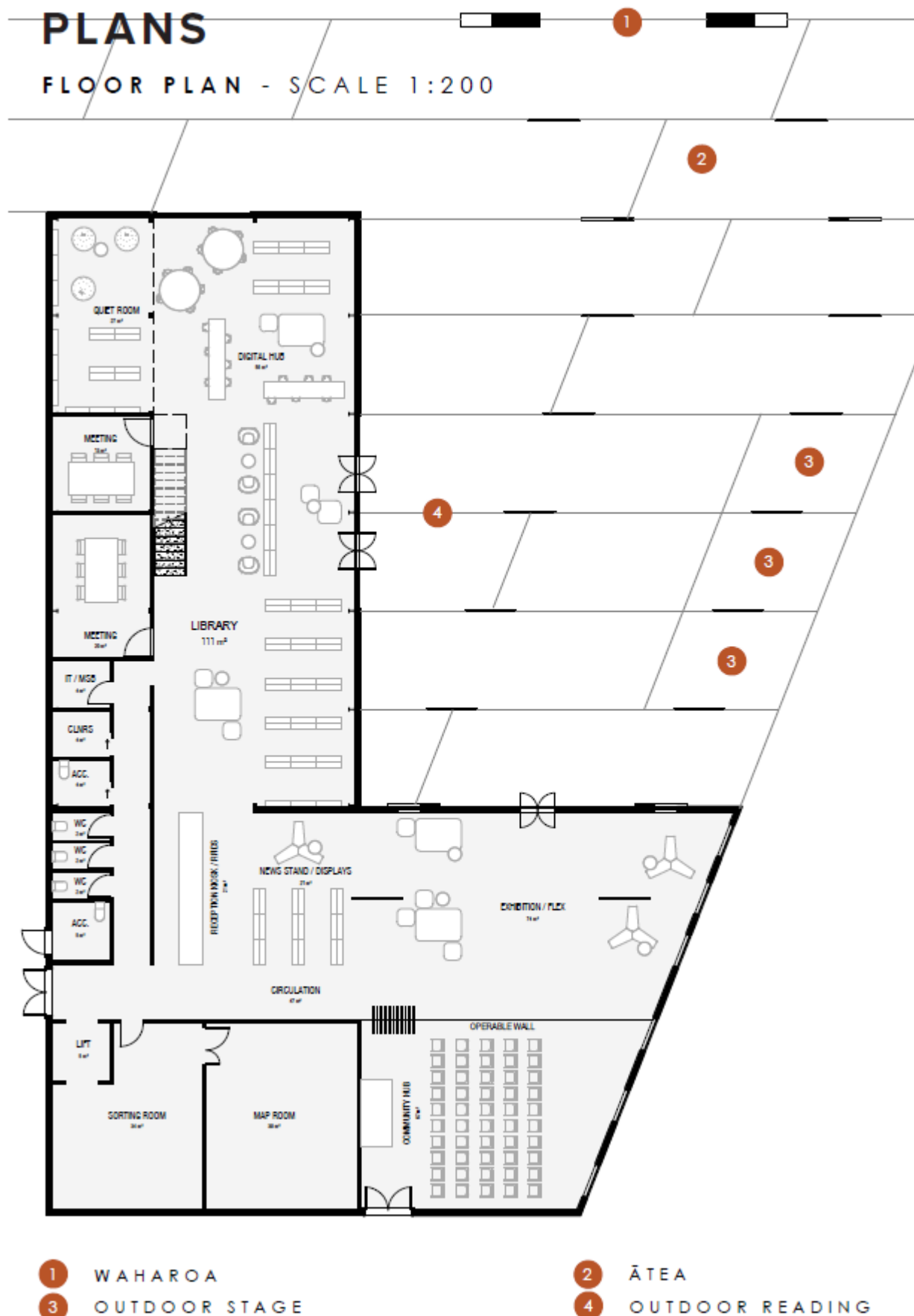


Figure 4: Floor plan of functional spaces within the building, with assignments to areas for the Library, Archive and Digital Hub.

Further Information

1. Vision Projects contract for Stage 1
2. Vision Projects contract letter for Stage 1
3. Cultural impact assessment
4. Culture and heritage assessment
5. Library Archives background paper and project plan
6. Library Archives presentation (Luke)
7. Library Archives project team meeting notes
8. Library Archives project team meeting notes
9. Library Archives project team meeting notes
10. Library Archives project team meeting notes
11. Tsunami line reports
12. High flood risk and low flood risk report
13. Archive building requirements
14. 2017 Archive budget estimates (additional space)
15. 2016 Archive budget estimates
16. Proarch geotechnical report for Memorial Park
17. Proarch geotechnical report for Fraser St
18. Old Archive building designs and preliminary plans
19. Wairoa Star articles deferring new building of standalone Archives
20. Natural hazard property report, liquefaction report, seismic assessments

References (to or from other Committees)

1. EDC. 7 Dec 2021. Update on Library Archives redevelopment.
2. Council workshop. 7 Dec 2021. Library Archives project history
3. EDC. 26 Oct 2021. Update on Library Archives redevelopment.
4. EDC. 14 Sep 2021. Update on Library Archives redevelopment.
5. EDC. 11 May 2021. Update on Library Archives redevelopment.
6. EDC. 30 March 2021. Update on Library Archives redevelopment.
7. EDC. 16 Feb 2021. Stage 1 funding for Library Archives redevelopment.
8. EDC. 8 Dec 2020. Stage 1 project management of Library Archives redevelopment
9. Council. 20 Oct 2020. Library Archives redevelopment project endorsement
10. Council workshop. 20 Oct 2020. Library Archives redevelopment project
11. EDC. 5 Sep 2020. Update on Library Archives redevelopment.
12. EDC. 4 August 2020. Update on Library Archives redevelopment.
13. MSC. 28 May 2020. Library Archives redevelopment project
14. EDC. 12 May 2020. Update on Library Archives redevelopment.
15. EDC. 3 May 2020. Update on Library Archives redevelopment.
16. Council. 1 May 2018. Site location for Archives building and options assessment.

17. Council. 28 Mar 2017. Archives Building and approval for preliminary plans



4 February 2022

ACTIVITY REPORT: CENTENNIAL LIBRARY & ARCHIVE REDEVELOPMENT FUNDING

Vision Projects is contracted to deliver the proposed Centennial Library and Archives redevelopment to the funding application stage. This contract was supported by funding from the New Zealand Libraries Partnership Programme, with the Wairoa District Council Economic Development Committee nominated as the project governance group.

1. Project Plan

The current funding project supports the intent of Council to realise the Centennial Library and Archive Redevelopment Project Plan adopted by Council (2020);

To create a landmark community and cultural facility that improves public access to information, literature, heritage and cultural resources managed by Council; where building, greenspace and riverfront combine seamlessly to create a treasured public space.

"The redeveloped Library Archive stands at the heart of Wairoa on land that was once part of Manukanui Pā. True to this kaupapa it is a place that draws us to experience, share, engage and treasure language, knowledge, heritage and culture in a vibrant, accessible and welcoming space."

2. Mana Whenua

A third mana whenua workshop in January was well attended. There is strong endorsement for the direction of the Manukanui development with engaging discussion by those in attendance. A subsequent presentation for mana whenua with RTA, Sandy Adsett will be held on 9 February in Wairoa.

3. Design

The design brief draws on the heritage of the site as land that was part of Manukanui Pā, the Cultural and Heritage Impact Assessment *Te Rauwa*, and the commitment from Council to address real and raw socio-economic needs identified in the 2019 community study *Whakarauora*. These influences, and the community's aspirations for the new centre, are captured in the project plan adopted by Council in 2020.

Concept design is informed by the project plan, detailed analysis of functional expectations and aspirations for the working spaces and bounded by an achievable build budget. Significant time is dedicated to exploring the floor experience and flow of operations inside the building with staff.

There is clear support from mana whenua for the shared vision to see Manukanui as a vibrant and welcoming celebration of Wairoa's people and place, and confidence that this will be successful through the creative collaboration between RTA and Sandy Adsett.

4. Funding

Applications have been successful to fund both architectural fees and engagement fees for Sandy Adsett for the preliminary design stage (total \$95,000). Capital funding will require Council approval. Council has committed \$1.9M to capital costs. Preliminary design presentation to governance is anticipated in March, with the opportunity to begin capital funding applications from June pending approval from Council.

5. Internal Council Support and consenting

This is a council project with WDC representing both the applicant and consenting authority. The project team is working across Council departments concurrent to the design process to ensure a smooth consent process which is critical to external funding.

6. Covid 19

At the writing of this report, disruption due to Covid restrictions is minimal. Most working meetings are progressing remotely. Meeting with mana whenua have been successfully accommodated in the War Memorial Hall, the latest scheduled for Wednesday 9 February.

7. Timeline

Concept Design (Nov – Feb 22)

- Funding and Consent document preparation
- Working Group & Stakeholder consultation
- Engagement schedule in collaboration with RTA
- Deliverable > Concept Design Report for review/validation (NZIA B1, NZIA B2)

Preliminary Design (Jan-March 2022)

- Quantity Survey
- Ongoing collaboration / project team
- Deliverable > Preliminary Design (NZIA B3)
- Council approval to proceed
- Resource Consent
- Primary capital funding application
- Additional funders mapped as required

9 PUBLIC EXCLUDED ITEMS**RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATION**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
9.1 - Community Assets and Services Department - Update	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7