

Council Meeting

Tabled Documents

22 October 2020

Item 8	Follow-up Items from Previous Meetings
Item 12	Taihape Memorial Park Amenities
Late items	Request from Central Otago District Council – Update on wine excise proposal

Update for Council Meeting – 22 October 2020

Follow-up Actions	Person Assigned:	Status Comment:
Request for Council staff to investigate and report back to the Turakina Community Committee on building a Dry Vault 24-hour toilet; And that Council continue the agreement with the Mobil Station for public use of their toilet facilities and engage with the Mobil Station as to the possibility of cleaning the Dry Vault	Gaylene Prince	The Community services property team are investigating this and will provide an update at the November meeting.
Staff to investigate whether the Caledonian society can apply for funds through the small grant scheme without jeopardising accessing funds through the Event Sponsorship Scheme	Bonnie Clayton	If a group have been successful with an application to a specific funding scheme – they technically are not eligible to apply for another fund. However, there is precedent that funding was given for a different aspect of the same event / project. This will be a decision for the Turakina Community Committee.
Request a “Keep Clear Bus Stop” roading marking and signed be installed at the Kuku Street bus shelter	Keith Sutherland	Staff are designing this along with another request for a disabled car park in the vicinity of the Town Hall. A further update will be provided at the November meeting.
That the Registrar-General of Land be advised of the cancellation of building line restriction K36547	Graeme Pointon	Advice has been sent to the Registrar-General [Action now closed]

TABLED DOCUMENT

Tabled at Council
on 22 October 2020

TABLED DOCUMENT

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on 22 October 2020

TAIHAPE MEMORIAL PARK GRANDSTAND FEASIBILITY REPORT

Client

Rangitikei District Council

Project Team

Copeland Associates Architects

BQH Quantity Surveyors

Compusoft Engineering Ltd

Holmes Fire

Ecubed Building Workshop

Bruce Dickson - Conservation Architect

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EXECUTIVE SUMMARY

This report has been produced in response to the request in September 2020 to produce comprehensive cost estimates for constructing amenities within the Taihape Memorial Park Grandstand as well as for the overall strengthening and refurbishment of that structure. The report has been produced as requested in time for the Rangitikei District Council Meeting on 22 October 2020.

The report is based on the review of information from previous reports, on visual survey of the existing structure by Barry Copeland architect, and from the engagement of multi-disciplinary design team in a high level design approach and process.

Estimated Costs

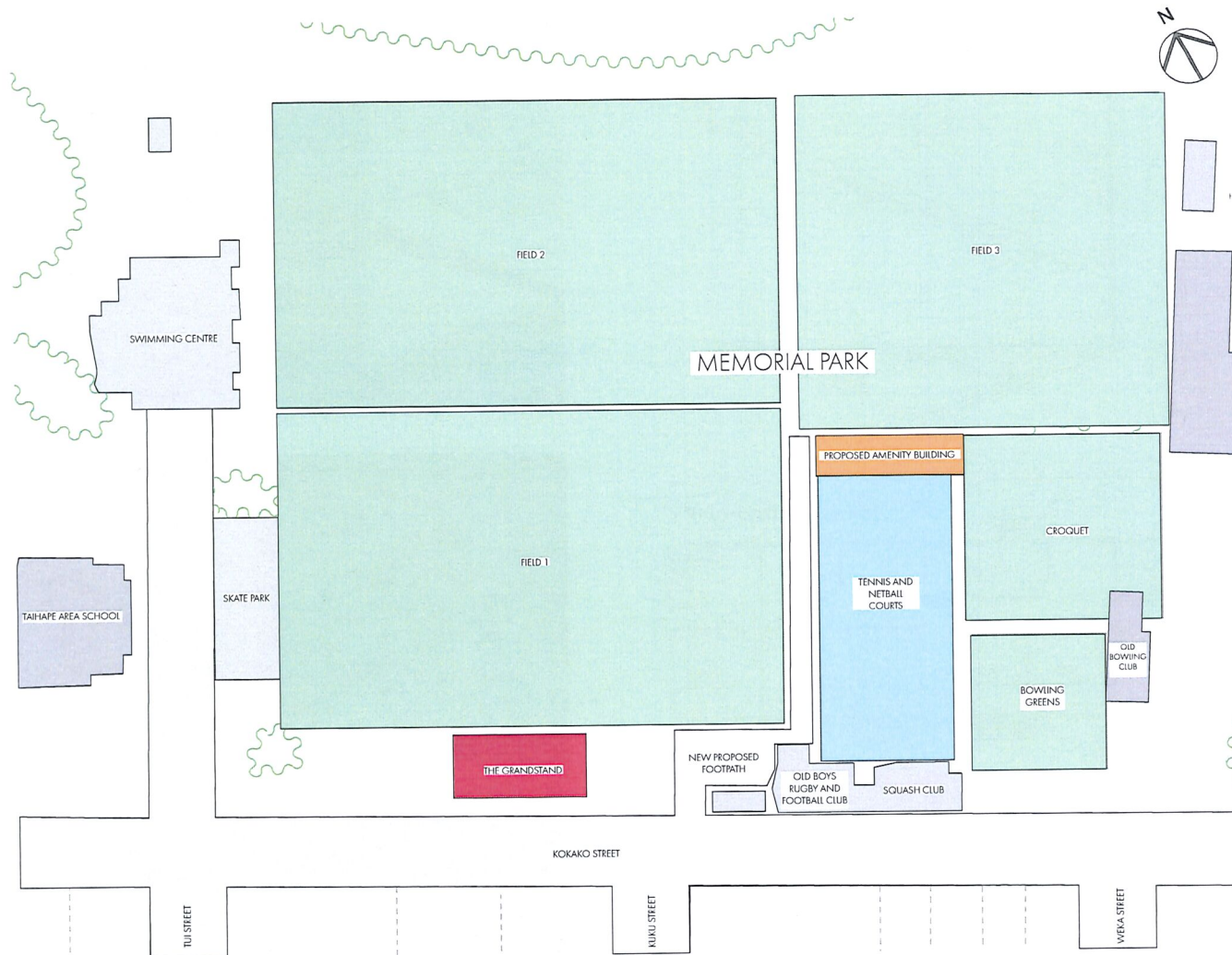
1. Cost for the new single story amenity building is reported as \$2,166,000 ex GST
2. Cost to upgrade/refurbish the existing grandstand as a stand-alone activity in the event that a separate single story amenity building is built is reported as \$744,000 ex GST
3. Cost to provide within a refurbished Grandstand an amenity facility as close as reasonably practicable to the single storey design as an additional cost is reported as \$1,740,000 ex GST.
4. The total cost of items 2 and 3 is reported as \$2,484,000 ex GST

It is noted that the estimated costs of the work to and within the Grandstand cannot be validated without considerably more investigatory and design work.

Recommendation

A recommendation is made for a strategy moving forward. This is to proceed with construction of the single storey amenity building and at the same time progress further investigations for the refurbishment of the existing grandstand.

MEMORIAL PARK TAIHAPE - BACKGROUND TO THIS REPORT



Plan of Memorial Park

May 2019 Concept Design

In May 2019 Copeland Associates prepared a Concept Design for an Amenities and Community Building in Memorial Park Taihape. Subsequent consideration by Rangitikei District Council including further consultation with the local community groups has led to the decision that the community facilities previously intended to be housed on the upper floor of this building would be better accommodated elsewhere in Taihape.

August 2020 Concept Design

A revised concept design was prepared in May 2020, and was reviewed subsequently by numerous stakeholders. The comments resulting from these reviews resulted in some modifications to the concept design. The new design is for a building predominantly of single storey to house the changing accommodation for the sporting codes, together with public toilets, officials changing rooms, a physiotherapy room, and shop and office space. The roof form has been shaped to house two small control rooms at first floor level, one that overlooks the tennis and netball courts on the west side of the building, and one that overlooks the practice rugby field on the east side.

The design reflects space standards comparable with recent similar amenity buildings constructed elsewhere in New Zealand. The concept assumes the predominant use of timber construction technology to achieve, for an affordable price, a warm and welcoming building.

July 2020 Petition

In July 2020 a petition was submitted to the council with 648 signatures by the Taihape Heritage Trust with the aim to preserve the historic Taihape Grandstand. An application has been made to Heritage New Zealand for this building to be made a Category 2 Historic Place. It was thought that by providing Amenities in the existing building, rather than in a separate new building, that the savings thus made would assist in the preservation of the historic Grandstand.

Previous Documents Referred to in this study:

Structural Condition Report by Kevin O'Connor & Associates, September 2009
Indicative Cost Estimate and Report by ProarchConsultants, February 2017
Colspec Construction Ltd Estimate, October 2018

ANALYSIS OF EXISTING GRANDSTAND BUILDING



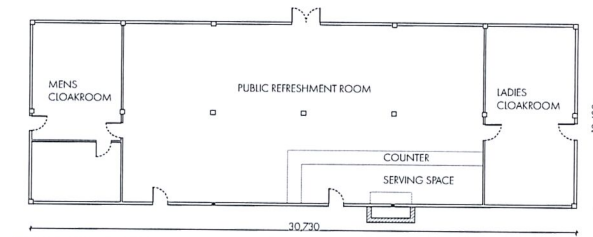
Grandstand view from the park



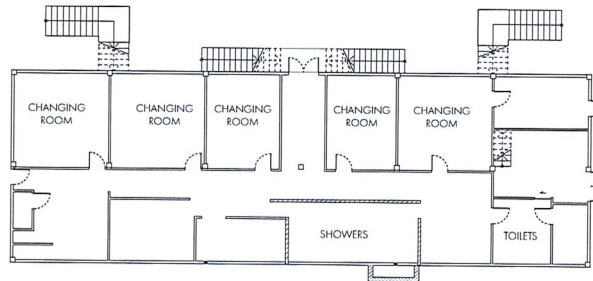
Grandstand view from Kokako street



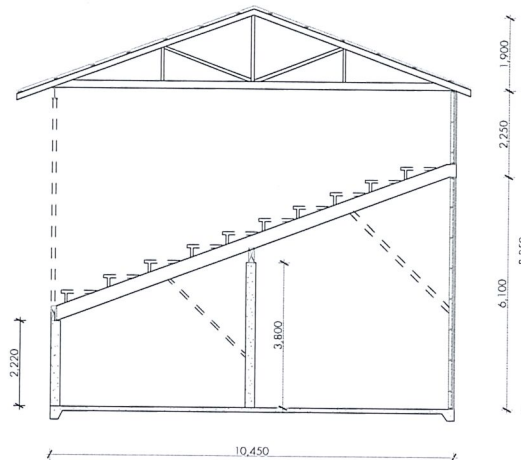
Grandstand from park



PLAN OF 1923 - Not to scale



PLAN OF 1980'S - Not to scale



GENERAL SECTION - Not to scale

Current Status

The Taihape Memorial Park Grandstand is adjacent to the No.1 Rugby Field on a topographically flat site. Its use is primarily by the rugby club, but it is also a valuable facility for A&P shows and for other community activities - for example the staircases are used for training by the local Fire Brigade.

The grandstand seating is freely accessible to the public - including at night-time - without a security system in place.

The grandstand has bench seating for approximately 625 people, although reportedly over recent years it has sheltered a maximum of only around 200 people on big match days.

The building was constructed in 1924. The original drawings, dated 1923, detailed the central stair directly up into the Grandstand. The built stairs are different and there are three in total. Originally the interior of the building was designed for use as a 'Public Recreation Room', with a Ladies' Cloakroom at one end and a Gentlemen's Cloakroom at the other. In about 1980 the interior space was refitted to provide changing rooms and showers. These are still in use, primarily by the Rugby Club.

Recently (post 2017) the original brick chimney on the south side of the building has been removed and the gap thus created reinstated with weatherboard cladding.

Heritage

The Taihape Grandstand is an important heritage building from an architectural and historical standpoint. The building is considered to be one of the few remaining wooden structures of its type in rural New Zealand. We understand that according to Heritage NZ records, the Grandstand was designed by architect Oscar Albert Jorgensen.

The Taihape Heritage Trust has recently nominated the building to Heritage New Zealand for listing as a category 2 historic place.

It should be noted that architecturally, it is the exterior of the building and the seating area which holds most of the architectural heritage. The interior layout of changing rooms and showers is not original, but was carried out decades after the original construction. The changing rooms and showers are now decrepit and we consider these should be completely removed to reveal the original building fabric.

There are apparently historic accounts of the building being moved to its current position on the western side of the park by tractors and rollers. We have enquired locally for substantiation of this, but have however heard from a reliable local source that, to the contrary, the building was constructed in its current location. More information about the history of the building could perhaps be researched via the local heritage society. This information may have some bearing on the structural condition of the building.

ANALYSIS OF EXISTING GRANDSTAND BUILDING



Grandstand Interior



Grandstand seating detail



Grandstand seating detail

Structural Condition

Reference has been made to the Structural Condition Report made by Stephen Pinkney of Kevin O'Connor & Associates Ltd dated September 2009. For the purpose of the current report this has been peer reviewed by Dr Barry Davidson of Compusoft Engineering Ltd who writes: This short note has been made from the reviewing of documentation only as we have not had an opportunity to physically visit the site. I have made the impression that the KOA report covers most issues that I would reasonably guess to be relevant. The main items are the first five listed on page 6 of their report, though, I understand that the chimney has been removed.

The structural strengthening work required, as recommended by KOA is:

- Provide additional support posts at the midspan point of the central floor support beam_ These would require concrete foundation pads to be formed under.
- Provide roof bracing and plywood or other bracing to the rear and side walls between the floor and underside of the roof
- Provide plywood linings and / or other wall bracing to ground floor walls as required to brace the structure.
- Remove or strengthen the brick chimney (now removed)
- Provide additional support / additional stringers to the main access stairs (please note this may require substantial replacement of the stairs for accessibility under the building under the remedial work)
- Provide new connections between all members of trusses
- Provide new larger timber purlins suitably designed for modern loads
- Provide additional blocking between individual bottom chords of roof trusses
- Provide additional diagonal braces and / or horizontal transom to rear wall framing to reduce wind deflections.
- Remove or strengthen concrete masonry internal partitions
- Remove areas of rotten timber wall framing and replace.
- Strengthen the South canopy most likely by replacing the existing beam and struts and providing new fixings to all members

Note that as the KOA report was carried out eleven years ago, a further structural investigation and updated report is recommended. It is likely for example that more rotten timber will now be evident than at the time of the previous report. As part of the next structural investigation it is recommended that all timber species in the building should be identified. It is noted also that the Pinkney investigation did not obtain access to all parts of the building. The next structural investigation should be more thorough and complete so as to reliably provide the basis of full specifications for renovation works.

Typically if strengthening is required (and KOA determined it was) then it is most likely that would require foundation strengthening. This will trigger the need for a geo-technical investigation. We anticipate there are pad footings. Strengthening will entail digging around them, drilling in starters and pouring addition footings looked into the originals. This of course could be part of a new slab.

Ramped seating

From a conservationist point of view, rather than replacement, it would be desirable if possible to repair and retain the original timber seating because this is a major heritage feature of the building.

It is noted that the KOA report did not consider the structural capacity of the seating in their report. The main beam supporting the sloping ramp has been identified as rimu. There is some springiness. It is not stated what timber the rest of the seating assembly is made of. The timber of the seat benches looks to be hardwood possibly totara. Despite its worn condition the timber may have much life left, however the structural system of its support needs to be assessed by an engineer.

Further structural investigation is recommended. All timber seating members should be inspected and the whole seating assembly tested to determine its structural capacity. This detailed work is needed before the restoration can be accurately costed and compared with the cost of replacement with modern construction.

In 2009, Stephen Pinkney noted: *'Whilst it appears that a waterproofing membrane has been applied to the upper surface of the sloping floor, this is unlikely to be 100% effective at keeping water out from the rooms below. Therefore, if dry areas and linings such as Gib Board are envisaged below, then at least some areas of the waterproofing will require remedial work. This may be problematic as it is also a wearing surface and has seats framed off it.'* From visual recent inspection, it is evident that the waterproofing issue has got worse since the 2009 report was prepared. It would be a major task to replace the top applied membrane and make it totally effective from a waterproofing viewpoint, and this may not be practicable. However, the finish to the top side of the ramped floor could be replaced by a new wearing surface. For the purposes of this report it is assumed that any fit-out work below the bleachers will be waterproofed independently from the sloping soffit.

Roof

As noted in the Proarch report of 2017: 'The roof is clad in short sheet lengths overlapped (painted) not long run, the roof has not been recently inspected and we have not viewed it, its condition is therefore unknown.' The replacement of the roof, including replacement flashings, gutters and downpipes to current standards, has been assumed as an essential component of the refurbishment of the building.

ANALYSIS OF EXISTING GRANDSTAND BUILDING



Typical existing window jammed in closed position



Condition of roof above seating



Existing open tread stair



Existing open tread stair



Original weatherboard cladding



Damaged waterproofing under seating

Walls, Doors, Frame, Posts, Trim

To cursory visual inspection, the external walls generally appear to be straight and true, without major signs of seismic movement or damage over the years. It is unlikely that there is any insulation in the building, and perhaps no building paper – this is not of great concern because there are no internal linings to the external walls and it would be the assumption to retain this status quo.

The Proarch Report assumes replacement of existing cladding where rotten (although the extent of this is not known), repaint of external painted surfaces, internal demolition, seal off wastes and water supplies, new internal linings and bracing elements in plywood where identified in the KOA Report 2009. This appears to be appropriate.

Maintenance and Repairs

The building appears to be in a generally run-down condition, not only in the changing and shower room areas on the ground floor, but also inside the roof canopy over the seating. This is dark and dirty, and stained and littered with bird droppings. An attempt to control birds has been made with the installation of light netting below the roof trusses. This is damaged and broken and now accommodates, as well as birds nests, many empty bottles which have been thrown there by people from below. This needs to be cleaned up, consideration given to decorative treatment of the timber, and effective new bird control installed.

The changing rooms and showers are now so dilapidated that they appear beyond maintenance and repair and need to be removed and supplanted by new facilities.

Accessibility

The means of access to the grandstand seating is significantly short of current standards. There is no wheelchair access (either by ramp or lift) to the upper level. The stairs have open treads and handrails which do not meet the current standards for accessible stairs. The KOA 2009 report also identified serious structural deficiencies with the stairs (which since may have been fixed to some extent). Escape distances and pathways potentially will not comply with regulatory requirements. Barriers also exist in excess of 20mm high at the door thresholds at ground floor level, thus inhibiting wheelchair movement.

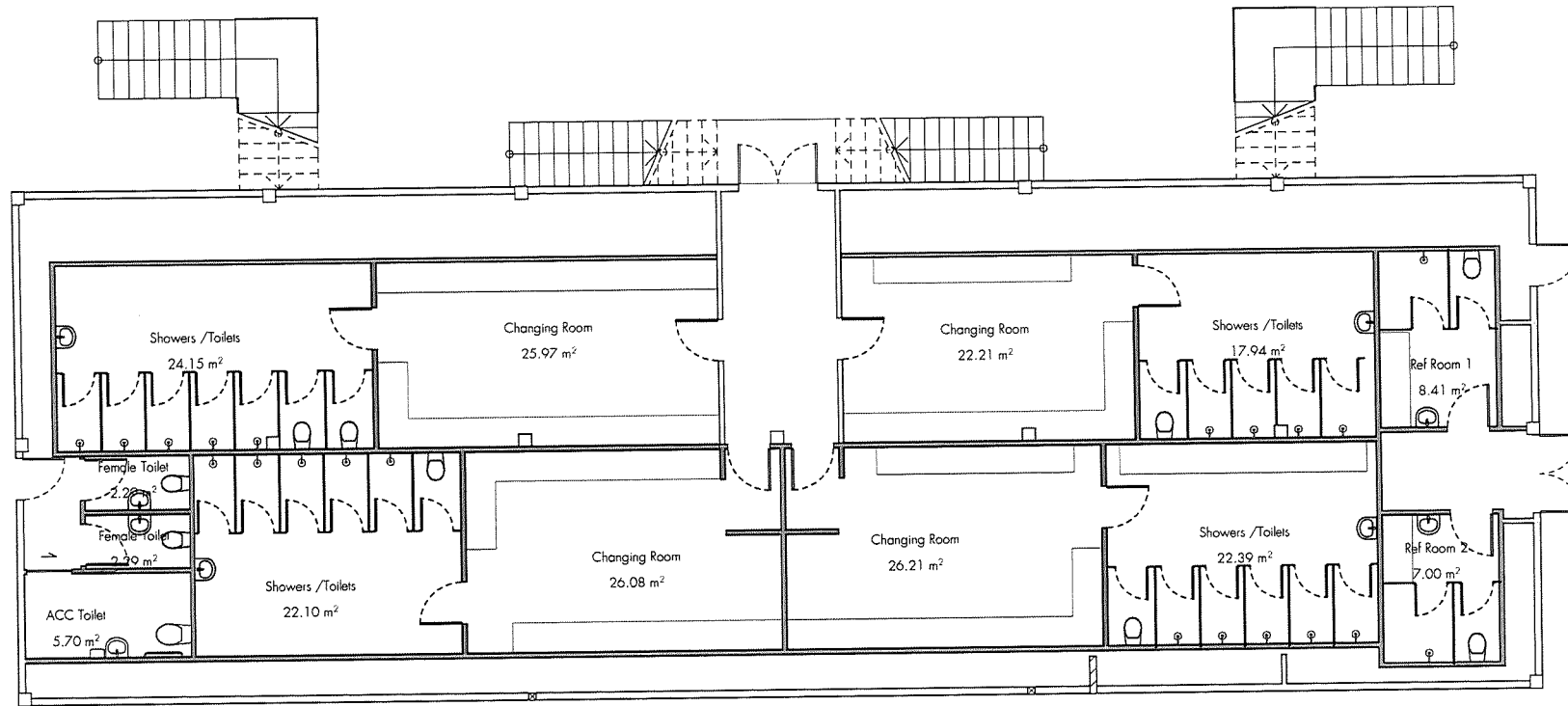
However, if the building does achieve Category 2 listing as a historic place, it could be assumed that some leniency will be forthcoming and building consent waivers granted in many of these areas.

Security

The seating in the grandstand is freely accessible to members of the public throughout opening hours of Memorial Park. There are no security systems such as CCTV. Although the grandstand is open for use at night, there is no lighting or emergency lighting.

INSTALLATION OF NEW AMENITIES INSIDE THE HISTORIC GRANDSTAND STRUCTURE

PLAN



Plan of Amenities possible layout in Grandstand
Scale: 1:100

Total Area 248m²

Construction Approach

Amenity facilities if installed in the historic grandstand would be conceived as a separate building or 'pod', 'sitting free inside it and allowing the original building's fabric to breathe. The new pod would be separately sealed, insulated and serviced to maintain its own structural and environmental integrity, and to optimize comfort conditions while keeping energy usage to the minimum. Building services would be installed in the void between the pod and the original building.

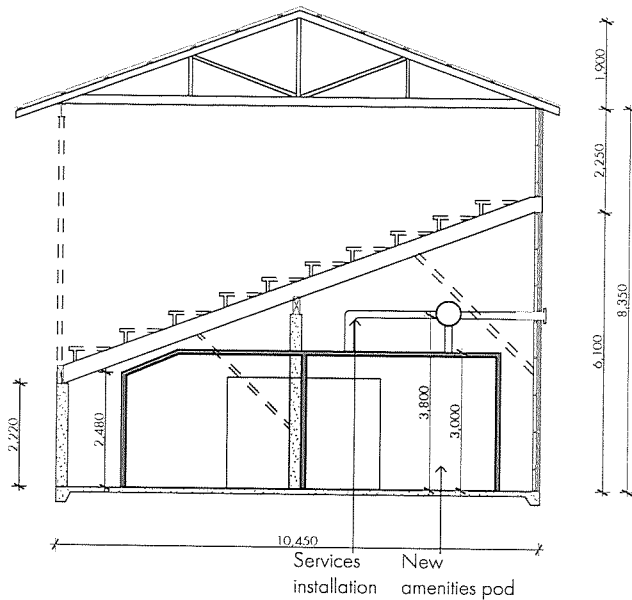
The form of construction would typically be with either blockwork or timber framed walls and a timber framed roof. A new concrete slab would be required for the floor, this could be ideally integrated into the strengthening regime for the original building's foundations. It is anticipated that some strengthening walls may be required for the original building, these would need to be integrated into the detailed layout of the new facilities.

Layout

The possible layout illustrated here has been produced primarily for comparative costing purposes. It is based on the facilities already briefed and confirmed for the new Amenities Building design. There is room to fit most of this accommodation in, but not all. In this layout it has not been possible to accommodate the shop, office, physio room, or upper level control rooms; also obviously the verandas have been omitted. At this stage structural requirements for the original building, accessibility and egress requirements have not been fully considered in this layout.

INSTALLATION OF NEW AMENITIES INSIDE THE HISTORIC GRANDSTAND STRUCTURE

DETAILS



Section of Proposed Amenities Pod

Service Requirements

The scope of Building Services anticipated for the changing rooms is generally as follows subject to confirmation by the Client and User Groups:

Mechanical

- A combination of natural but primarily mechanical ventilation. Consideration to be given to heat recovery ventilation.
- Heating – timer controlled. Either electric or heat pump. Set-up for frost protection when not in use.

Hydraulic

- Hot & cold water services using low flow fittings and timer controls. Hot water to be supplied by an LPG Instantaneous Hot Water System to suit demand.
- Sanitary drawings to building dripline for extension by Civil Engineer.
- Stormwater drainage to building dripline for extension by Civil Engineer.

Electrical

- Metered power supply
- Main switchboard/distribution small power distribution
- Small power distribution.
- Lighting on occupancy control
- Emergency lighting
- Security system including intruder detection only.
- No data services

Note that it is considered more economic to provide water heating for showers via LPG gas cylinders rather than electrically. This should also avoid the need for a significant power upgrade.

Fire safety

The fire design occupant load of the grandstand is estimated to be in the order of 500 people. The existing three egress routes from the bleachers are a sufficient width (each approximately 1.6 m wide) for this occupant load.

No Redevelopment

For costing purposes, the following Scope of Works should be expected for a case of upgrade of fire safety to current Code expectations but with no redevelopment of the building:

- A Type 2 fire alarm system (consisting of manual call points) complying with NZS 4512:2010, installed throughout the building (bleachers level and any accessible spaces beneath the bleachers)
- Exit signage throughout the building should be reviewed and upgraded as necessary for compliance with F8.

The need for this improvement would be at the discretion of the Council and would normally only apply if consented works are proposed.

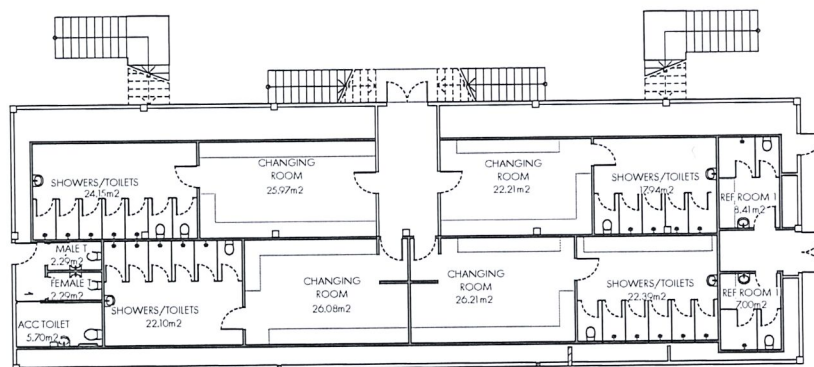
Redevelopment

For costing purposes, the following Scope of Works should be expected for the redevelopment of the building including construction of new facilities beneath the bleachers:

- A Type 2 fire alarm system (consisting of manual call points) complying with NZS 4512:2010, installed throughout the grandstand bleachers area.
- A Type 3 fire alarm system (consisting of heat detection and manual call points) complying with NZS 4512:2010 installed in the spaces below the grandstand.
- Exit signage throughout the building is to be reviewed and upgraded as necessary for compliance with F8.

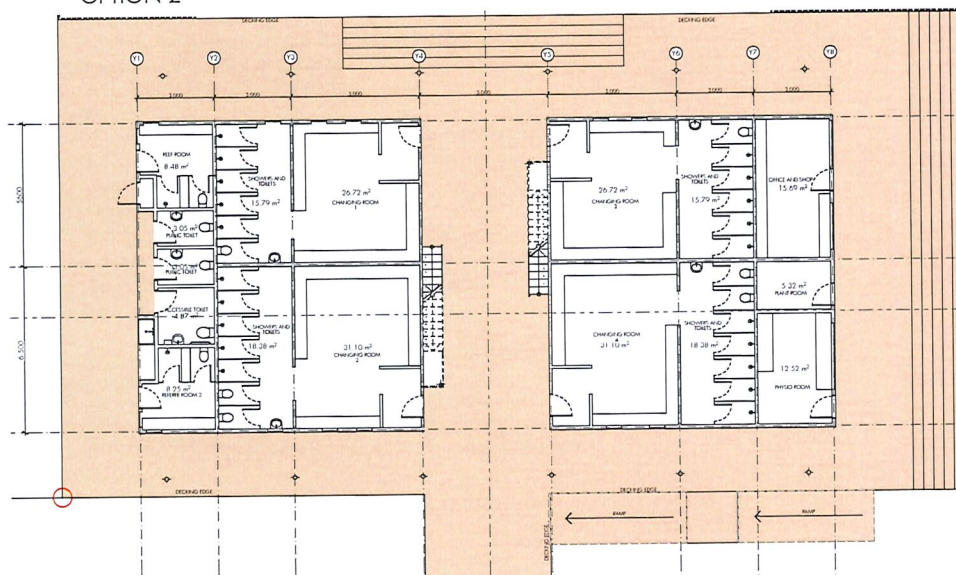
COMPARISON OF AMENITIES OPTIONS

OPTION 1



PROPOSED NEW AMENITIES WITHIN EXISTING GRANDSTAND
1:200

OPTION 2



PROPOSED NEW AMENITIES BUILDING ADJACENT TO TENNIS COURTS
1:200

TOTAL INTERNAL AREA
248m2

TOTAL INTERNAL AREA
298m2 Inc. Control
rooms above

TOTAL DECK AREA
436m²

AMENITIES - FUNCTIONAL COMPARISON OF OPTIONS

Location in Existing Grandstand

With an imperative to preserve and restore the existing Grandsland particularly if it achieves Category 2 heritage status, there may be some economic advantage in constructing new amenities within this building rather than constructing a separate building to house the urgently needed changing and other accommodation. For example, it is closer to the road for access and is already connected to mains services. However in this location it will primarily be used by rugby players and will not easily meet the brief to provide facilities for all users of the park.

Location as Stand-Alone Building adjacent to Tennis Courts

The new Amenities Building design has been developed over a significant period in consultation with user groups. It is located more centrally within the park and is reasonably accessible to all Park users. As well as changing rooms it also contains other facilities including public toilets, office, shop, physio room, control rooms and extensive verandahs which provide sheltered access and viewing platforms for a number of different sports users. As a stand-alone building it is designed for excellent daylight and predominantly natural ventilation to all spaces within it. This combination of factors should ensure maximum usage and enjoyment across all users and sports codes within the Park.

SERVICES IMPLICATIONS OF THE TWO OPTIONS

The following notes have been provided by the Services Engineer:

Location in Existing Grandstand

- Mechanical services will be more difficult to install within existing building. Less opportunity for natural light and ventilation.
- Hydraulic services will require extensive cutting of existing concrete slab although there may be an existing main gravity sanitary drainage connection available for the existing showers that could be re-used. Also, existing main stormwater drainage connections should be available.
- Being close to the road it will be easier to service LPG bottles for the hot water plant.
- Electrical services may have a suitably sized electrical supply already available for the Grandstand. TBC.

Location as Stand-Alone Building adjacent to Tennis Courts

- There is greater potential to use natural lighting and ventilation
- Hydraulic services – sanitary and stormwater will be a long distance from existing services and may require pumping. Local stormwater disposal options should be considered if feasible e.g. soakholes.
- Electrical will require new power supply from road so quite a considerable distance.

COSTS - EXISTING GRANDSTAND

Refurbishment of Existing Grandstand

Provisional Allowances	\$
Provide additional support posts at the midspan point of the central floor support beam. These would require concrete foundation pads to be formed under	18,000
Provide roof bracing and plywood or other bracing to the rear and side walls between the floor and underside of the roof	37,000
Provide plywood linings and / or other wall bracing to ground floor walls as required to brace the structure	44,000
Remove or strengthen the brick chimney	Completed
Provide additional support / additional stringers to the main access stairs	9,000
Provide new connections between all members of trusses	50,000
Provide new larger timber purlins suitably designed for modern loads	78,000
Replace roof including flashings, gutters and downpipes	122,000
Refurbish underside of roof including bird proofing	25,000
Provide additional blocking between individual bottom chords of roof trusses	21,000
Provide additional diagonal braces and / or horizontal transom to rear wall framing to reduce wind deflections	12,000
Remove or strengthen concrete masonry internal partitions	6,000
Remove areas of rotten timber wall framing and replace	25,000
Strengthen the South canopy most likely by replacing the existing beam and struts and providing new fixings to all members	18,000
Replace rot in areas of external cladding and repaint	55,000
Sub-total	520,000
Project Management, Design & Supervision	104,000
Approvals and Consents	13,000
Project Contingency	20% 127,000
Total Excluding GST	744,000

General Exclusions

Cost escalation - Allowances based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes

Estimates are not a design recommendation
Estimate update on design completion is recommended

References

Kevin O'Connor Report 2009
Proarch Report 2017
CAA visual Inspection 2020

Installation of Amenities in Existing Grandstand

Elemental Summary	Total
Site Preparation	55,800.00
Substructures	81,920.00
Frame	53,320.00
Structural Walls	29,100.00
Upper Floors	0.00
Roof	58,550.00
External Walls	91,840.00
Windows & Doors	45,510.00
Stairs & Balustrades	0.00
Partitions	91,260.00
Internal Doors	18,900.00
Floor Finishes	17,360.00
Wall Finishes	36,879.40
Ceiling Finishes	40,920.00
Fittings & Fixtures	46,750.00
Plumbing	152,600.00
Mechanical Services	54,600.00
Fire Protection	4,464.00
Electrical Services	34,800.00
Lifts & Escalators	0.00
Special Services	0.00
Drainage	30,000.00
External Works	189,200.00
Sundries	28,344.34
Preliminaries	87,158.83
Margin	<u>80,723.43</u>
	1,330,000.00
Contingency	100,000.00
Increased Costs	<u>0.00</u>
Total Excluding GST	1,430,000.00

Area	248 m2
Rate / m2	\$ 5,766/m2

COSTS - AMENITIES OPTIONS

Installation of Amenities in Existing Grandstand - Continued

Estimate Summary	\$
Amenities	1,430,000
Furniture, Furnishings, Fittings, Equipment, Audio/Visual, Security	Excluded
Accessibility upgrade and fire detection to existing Grandstand	50,000
Project Management, Design & Supervision	Prov 225,000
Approvals and Consents	Prov 35,000
Project Contingency	Excluded
Total Excluding GST	\$1,740,000

General Exclusions
Cost escalation - estimate based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes
Estimates are not a design recommendation
Estimate update on design completion is recommended

References
Copeland Associates Architects drawings

Refurbishment of Grandstand and Installation of Amenities within it

	\$
Refurbishment of Existing Grandstand	744,000
Installation of Amenities 248 square metres	1,740,000
Total Excluding GST	2,484,000

This estimate is at today's prices and excludes escalation

New Amenities Building Adjacent Tennis Courts

Estimate Summary	m2	\$/m2	\$
Allowance for drainage, power, comms & water supplies	Prov		85,000
Amenities and control rooms	298	5,872	1,750,000
External landscaping and paving	Prov		25,000
Office & shop fitout			Excluded
Physio room fitout			Excluded
Control room fitout			Excluded
Furniture, Furnishings, Fittings, Equipment, Audio/Visual, Security			Excluded
Project Management, Design & Supervision	Prov		279,000
Approvals and Consents	Prov		27,000
Project Contingency			Excluded
Total Excluding GST			2,166,000

General Exclusions
Cost escalation - estimate based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes
Estimates are not a design recommendation
Estimate update on design completion is recommended

References
Copeland Associates Architects drawings

Note: The square metre rate includes costs for the Verandas

RECOMMENDATIONS

The way forward

There appears to be three possible routes to follow:

- 1 Proceed with the separate Amenity Building, and let the Grandstand fall into further disrepair until it needs to be pulled down. This may appear to be the cheapest option (around \$2.2M) that could meet all the functional needs of the Parks users, but it is not acceptable to many that this important part of Taihape's history be neglected and eventually discarded.
- 2 Proceed to restore the Grandstand, and install into it modern amenities (around \$2.5M). This however would not meet the needs of many of the Parks users. In addition, a refit of the interior to provide enough changing and toilet facilities to meet present day needs and standards will entail much intervention with the original fabric of the building and is most likely to be a compromise from a conservationist point of view.
- 3 Proceed with the Amenity Building now so as to meet the functional needs of users, and at the same time commit to a wholehearted restoration of the Grandstand to its former glory (around \$2.9M). Remember that the Grandstand was not originally designed to accommodate changing rooms. Although this approach appears a little more expensive, it will give satisfaction to the most number of people, and be an excellent investment for Memorial Park, and for Taihape.

We propose for your consideration Number 3 as the recommended route forward.

Next Steps

- The Amenity Building concept design is ready to move into developed design and documentation. It could be completed in about 18 months time.
- A lot more detailed investigatory work is required for the existing grandstand, before detailed schemes can be developed for conservation and repair. Because the building was designed long before current building codes, much negotiation with legislative bodies and heritage interests can be expected. The time frame for the Refurbishment project may be protracted and could take 2 or 3 years
- A governance structure for this project would need to be agreed with the local Heritage Society.-

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TABLED DOCUMENT

Tabled at Council
on 22 October 2020

From: Tim Cadogan
Sent: Tuesday, 6 October 2020 3:18 PM
To: 'andy.watson@rangitikei.govt.nz'

Subject: Update on wine excise proposal

Kia ora ki a hoa

Much to discuss in relation to our joint effort to change things very much for the better for our small wine producers.

Meeting with and commitment from Grant Robertson.

The current Minister of Finance presented to the Wanaka Chamber of Commerce this morning and I was able to put (at a high level) our proposal to him at question time. I asked if he would agree to meet with a delegation from our group and industry when he returns as Minister of Finance post the election (I didn't think it would be helpful to say "if"). He gave his undertaking that he would do so and seemed positive toward the idea, although he did say precedent could be an issue, especially in relation to craft beer and spirits. Personally, I don't have an issue with that as those producers should be given the same break as wine, but I believe our best path forward remains focussing on wine and letting the others ride on our coat tails.

Communications to incoming Ministers.

In order to start raising the profile of our campaign, we suggest a letter be sent to the incoming Ministers of Finance, Small Business, Regional Development, Tourism and Revenue touching on what we are proposing and opening up a standing invitation to visit wineries in your area. It will have more impact if a regional approach is taken and has the support of the local wine growers Chair. With that in mind, and looking to make things easier, I have attached a draft letter from this area for you to plagiarise if you wish.

Governance group.

It is great that there are 20 Mayors on board with this idea, but that number is unwieldy for quick decision-making. It is therefore proposed that a governance group be set up of 4 Mayors and two or three industry representatives. I have asked Jim Boulton, Alex Walker and Rehette Stoltz to join me on that group. Mark Weldon is inviting industry members from that side of the equation but I don't have those names at this stage.

Proposition to take to the new Government.

Presently we have a great idea and some high-level numbers, but when we get in front of the Minister of Finance and other relevant Ministers (whoever they may be), we need to have a fully worked-up plan to most effectively argue our case. I am also a great believer in doing the work to make it easier for people to make the decision you want them to make.

With that in mind, Mark has contacted Olivershaw Limited who are experts in tax policy, tax economics and tax advice to undertake the following work:

- Outline how alcohol excise taxes work;
- Canvass the arguments supporting them;
- Demonstrate that the opposite case arises with small regional wineries; and
- Outline reforms to excise taxation that would recognise the benefits provided by such wineries within an overall policy framework that allows the government to retain such taxes where they do cause social harm, or where the entity they are targeting does create such externality costs; and
 - Work with the Mayors and Wine groups at a technical level in meetings with Ministers and officials, and
 - Assist officials with any drafting required.

The work would be undertaken for \$20,000 (+GST) which Mark tells me is an extremely discounted rate, largely through his influence and the amount of leg-work he will himself do. Mark is firm that he will be able to get industry to provide half of this funding.

There are 20 of us which makes the maths pretty simple. Can I please ask for a commitment of \$500+GST from each of you so we can get cracking with this work? Hopefully this will fall under discretionary budgets that many Mayors have but if you need me to do anything to get it across the line with the CFO or councillors, please let me know.

That is it for now. Today has been a very good day, with Grant Robertson being supportive of an approach to him before the next budget. I really feel that this is one of those occasions where we can collectively work on a proposal that is going to make significant impact right across the country.

Ngā manaakitanga

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